



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-24-03</i>	<i>Staff Report – April 25th, 2024</i>
<i>Application Type:</i>	Use Variance
<i>Summary of Proposed Action:</i>	Applicants are seeking relief, in regarding to the use regulations, to establish a parking lot in R2 Zone District. The project will remove part of the lawn area on the site and construct a parking lot that has 58 parking spaces including 3 ADA accessible spaces.
<i>Project Address:</i>	1201-1499 Salt Springs Rd & Springfield Rd (Tax Map ID: 039.-01-01.1)
<i>Owner/Applicant</i>	Le Moyne College (Owner) Fouad Dietz, Campus Architect of Le Moyne College (Applicant)
<i>Zoning Violations</i>	The proposed project is seeking a use variance from the Board of Zoning Appeals to violate the following Zoning Ordinances: <ol style="list-style-type: none"> 1. ReZone, Art. 3, Sec. 3.2E – Establish a land use (parking lot) which is not allowed in R2 Zone District
<i>Existing Zone District:</i>	Low Density Residential, R2 Zone District
<i>Summary of Changes</i>	This is not a continued application.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, west and east are in the Single Unit Residential, R1 Zone District; The neighboring properties to the south are Single Unit Residential, R1 Zone District, and High Density Residential, R5 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The scope of work includes: (1) removing grass area located at southwest of Mitchell Hall of Le Moyne College campus; (2) paving the project site with asphalt and striping the parking spaces; (3) installing pole lighting and planting evergreen trees along the south side of proposed parking lot.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> • The proposed parking lot is located closer to the campus and will have landscaping buffers to mitigate the impact on neighboring residential properties. • The proposed parking lot does not require a new curb cut and is accessible using the existing private road of Le Moyne College. • The establishment of proposed parking lot may bring extra traffic pressure on Salt Spring Road.
<i>Zoning Procedural History:</i>	08/02/1990 V-90-049 Variance to expand parking lot for Loyola Hall Approved 03/29/2007 V-07-03 Variance to construct new parking lot Approval Expired. 05/27/2014 R-14-13 Resubdivision to divide 1 parcel into 6 parcels Approved 05/27/2014 Z-2772 Construct 8 townhouses for student housing Approved 01/18/2022 AS-22-01 Sign Waiver to waive the sign area and number requirements for Le Moyne College Approved
<i>Summary of Zoning History:</i>	In 1990, a variance was granted to expand the Loyola Hall’s parking lot. In 2007, a variance was granted to establish the same parking lot as proposed but the approval expired because the campus failed to obtain a building permit in time. In 2014, part of the subject property was divided into 6 parcels for the construction of 8 townhouses. In 2022, a sign waiver was granted to Le Moyne College.
<i>Code Enforcement History:</i>	See attached code enforcement history.

V-24-03

Property Characteristics:	The subject property is 7.54-acre in total area and is irregular in shape with 2031.02 feet of frontage on Salt Spring Road and a lot depth of 127.23 feet.
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition toward the use variance. The Board has following comment: <ul style="list-style-type: none">- Given the identified priority of the surrounding neighborhood to add pedestrian infrastructure to Salt Springs Road and connect the campus with the adjacent neighborhood, the applicant and municipality are encouraged to construct sidewalks along Salt Springs Road and both internal roads in addition to connecting the proposed parking lot with the interior of campus.

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

- Use Variance Application
- Short Environmental Assessment Form Part 1
- Topographic Survey. Le Moyne College, Springfield Road and Salt Springs Road, City of Syracuse – Onondaga County, State of New York. Prepared by Delta Engineers, Architects, & Surveyors. Scale: 1"=30'; Dated 6/13/2014.
- Existing Conditions Plan (Sheet V-002), prepared by EDR; Scale 1"=20'; Dated: 2/23/2023
- Demolition Plan (Sheet C-002), prepared by EDR; Scale 1"=20'; Dated: 2/23/2023
- Site Plan (Sheet C-102), prepared by EDR; Scale 1"=20'; Dated: 2/23/2023
- Grading Plan (Sheet C-202), prepared by EDR; Scale 1"=20'; Dated: 2/23/2023
- Utility Plan (Sheet C-302), prepared by EDR; Scale 1"=20'; Dated: 2/23/2023
- Planting Plan (Sheet C-402), prepared by EDR; Scale 1"=20'; Dated: 2/23/2023

Attachments:

Use Variance Application

Short Environmental Assessment Form Part 2 & 3

Code Enforcement History

IPS Comments from City Departments

OCPB Comments

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

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/> (SOCPA Citation)

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

Summary of Variance Procedure (cont.)

What is a variance and when is a variance needed for my project? If your project is not expressly allowed under the current zoning ordinance you may seek a variance from the City of Syracuse Board of Zoning Appeals. A zoning variance is an exception to a zoning ordinance that may be granted by the Board of Zoning Appeals on a case-by-case basis. Depending on the nature of the proposed project an applicant will be required to apply for either a use or an Area Variance. The evidence burden for the approval of a variance is on the applicant. Therefore the applicant should provide any evidence that may support their claim. Evidence may include financial records and estimates and detailed explanations, supported by evidence, of the nature of the project and its potential effect on the community.

A **Use Variance** is required to permit a use of land that is otherwise prohibited by the local zoning ordinance. Here, the applicant must seek permission from the Board of Zoning appeals to use the property in a manner that is not permitted in their zoning district.

Use Variance Approval Criteria

In making its determination the Board of Zoning Appeals must find that the applicant meets all of the criteria to demonstrate an unnecessary hardship on the property. A Use Variance cannot be granted without a showing by the applicant that applicable requirements of this Ordinance have caused unnecessary hardship. In order to prove unnecessary hardship, the applicant meet the requirements of New York General City Law, which requires the applicant to demonstrate that, for each and every allowed use under the zone district in which the property is located: (if the use variance is granted)

- The applicant must prove that the property is unable to achieve a reasonable return for any use allowed in that zone district;
- The applicant must prove that unique circumstances apply to the property for which the variance is requested;
- The applicant must prove that the hardship is not self-created; and
- The applicant must prove that the essential character of the neighborhood will not be altered.

Generally, the necessity for a Use Variance is more difficult to prove than the necessity for an Area Variance because all the above criteria must be proven in order to permit the Board to approve an application.

An **Area Variance** is required for a use of land in a manner that is allowable under the local zoning ordinance, but which is not allowed by the dimensional or physical requirements of the applicable zoning regulations. One seeks an area variance to seek relief from hardship created by the strict application of the zoning code.

Area Variance Approval Criteria

In making its determination, the Board of Zoning Appeals will take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- 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;
- whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an Area Variance;
- whether the requested Area Variance is substantial;
- whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Zoning Appeals and shall not necessarily preclude the granting of the Area Variance.

The board of appeals, in the granting of Area Variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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:		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):		
Lot numbers:	Block number:	Lot size (sq. ft.)
Current use of property:	Proposed:	
Current number of dwelling units (if applicable):	Proposed:	
Current hours of operation (if applicable):	Proposed:	
Current onsite parking (if applicable):	Proposed:	
Zoning (base and any overlay) of property:		
Companion zoning applications (if applicable, list any related zoning applications):		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input 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 type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary):		

Variance Application



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One Park Place, 300 S State St,
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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:

Signature:

Date:

Mailing address:

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



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Use Variance Test

A Use Variance is permission to establish a land use that is not allowed by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that this has caused an unnecessary hardship using all of the four tests below (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf for more information).

Briefly describe below how each of the required Use Variance tests is met and attach all supporting materials.

1. Reasonable Return

Describe how the property is unable to achieve a reasonable return for any use allowed in that zoning district (actual "dollars and cents" proof must be submitted).

2. Unique Circumstances

Describe that unique circumstances apply to the property for which the variance is requested.

3. Neighborhood Character

Describe the variance, if granted, the essential character of the neighborhood will not be altered.

4. Self-Created Hardship

Describe how the hardship is not self-created.

Variance Application



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Phone: (315) 448-8640
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 315-448-8600.
- 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
 - 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input 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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
<input type="checkbox"/> Forest Agriculture Aquatic 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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 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 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 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 type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

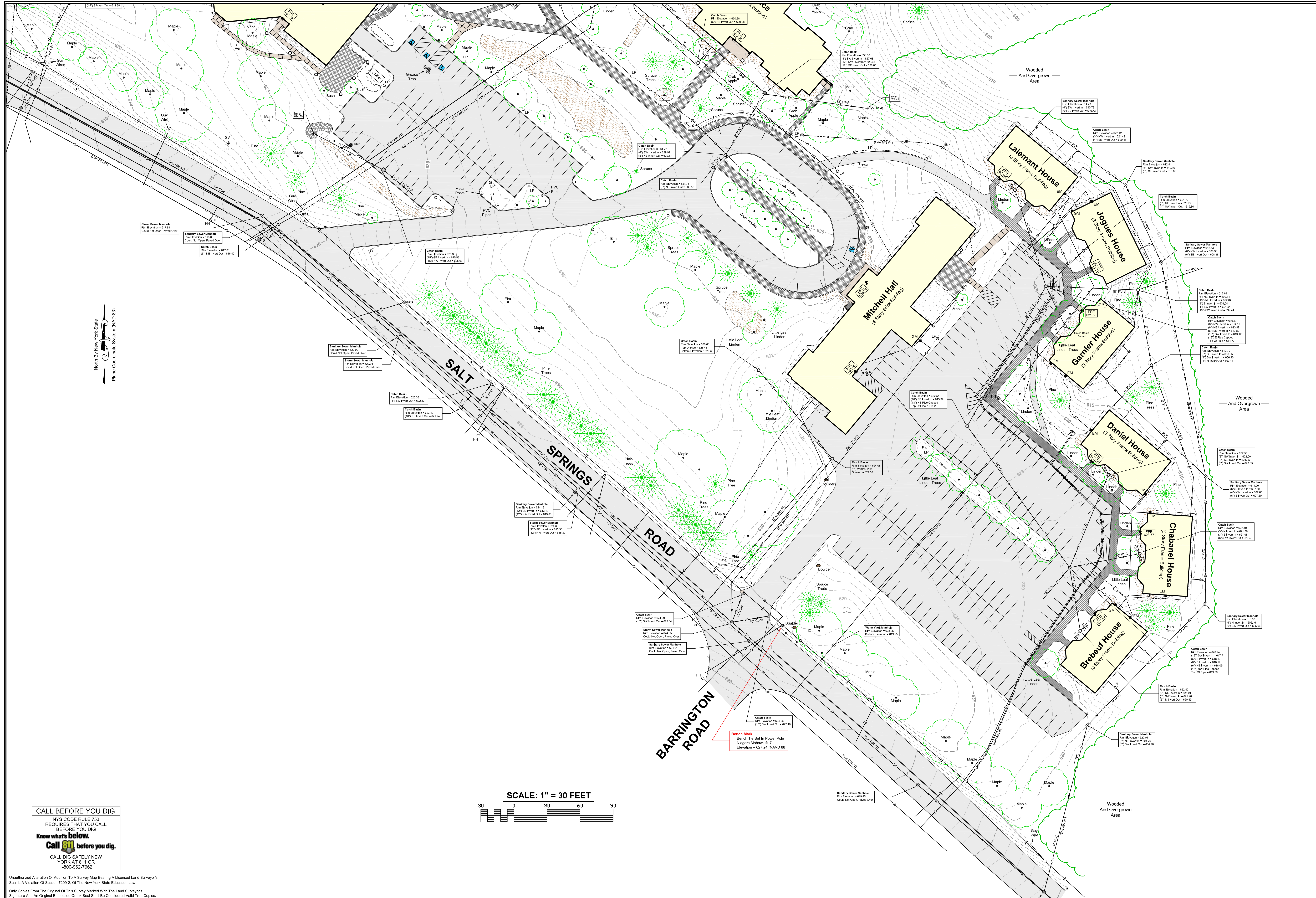
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. 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 type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature:  _____ Title: _____		



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.

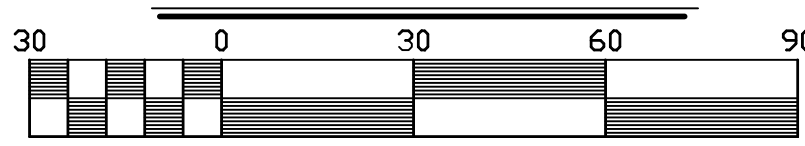


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or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



North By New York State
Plane Coordinate System (NAD 83)

SCALE: 1" = 30 FEET



CALL BEFORE YOU DIG:
NYS CODE RULE 753
REQUIRES THAT YOU CALL
BEFORE YOU DIG
Know what's below.
Call 811 before you dig.
CALL DIG SAFELY NEW
YORK AT 811 OR
1-800-962-7962

Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's Seal Is A Violation Of Section 7209-2, Of The New York State Education Law.
Only Copies From The Original Of This Survey Marked With The Land Surveyor's Signature And An Original Embossed Or Ink Seal Shall Be Considered Valid True Copies.

NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS
AN ACCURATE MAP OF AN ACTUAL FIELD SURVEY
DATED: June 13, 2014 AND
THAT BOTH MAP AND SURVEY ARE CORRECT.

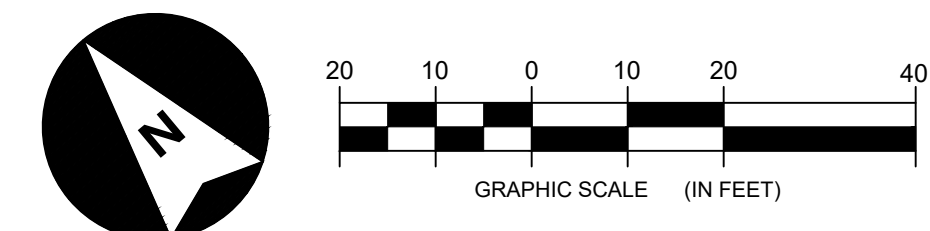
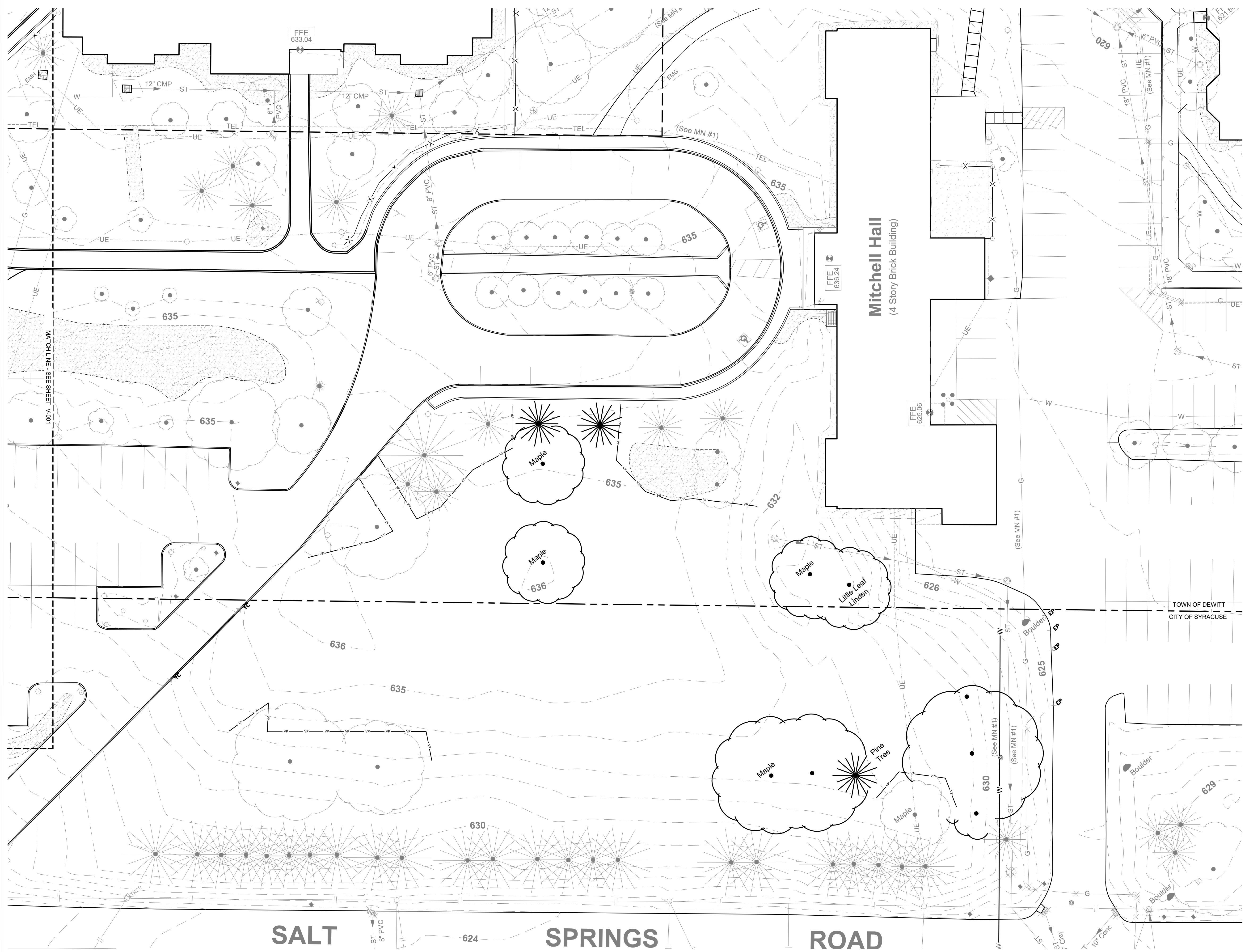
Bruce W. Snyder L.S.#050195

TOPOGRAPHIC SURVEY
Le Moyne College
Springfield Road and Salt Springs Road
City of Syracuse - Onondaga County
State of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
4873 NYS Route 5, Vernon, NY 13476
Tel: 315.953.4200
Fax: 315.953.4202
Website: www.deltalaengineers.com

Designed by: N/A
Drawn by: J. Ariglio
Reviewed by: B. Snyder
Date: June 13, 2014
Last Revised:
Scale: 1" = 30 Feet
Project Number: 2014.145.001
File Number: N/A

**SHEET
11
OF
14**



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 The following is paraphrased from the New York Education Law, Article 142, Section 1702 and Chapter 11, Section 79-1.4, and applies to this drawing. It is a violation of this law for any person acting in the direction of a licensed professional engineer, licensed landscape architect or licensed land surveyor to alter an item in any way, if an item bearing the seal of an engineer, landscape architect or land surveyor is altered, without the written consent of the professional engineer, landscape architect or land surveyor. The alteration shall be indicated by his signature and the date of such alteration and a specific description of the alteration.

CLIENT / SUBCONSULTANT:
 LE MOYNE COLLEGE

EDR
 a better environment

Environmental Design & Research,
 Landscape Architecture, Engineering & Environmental Services, D.P.C.
 217 Montgomery Street, Suite 1100
 Syracuse, New York 13202
 P. 315.471.0688

PROJECT TITLE: **CHAPEL QUAD & LOT P2**
 PROJECT LOCATION: 1419 SALT SPRINGS RD, SYRACUSE, NY 13214
 CLIENT: LE MOYNE COLLEGE
 DRAWING TITLE: EXISTING CONDITIONS PLAN

DRAWINGS ISSUED FOR / REVISIONS				EDR JOB# 23039		
NO.	DATE	ISSUED FOR / REVISION	BY	CHK	APP	DATE: FEBRUARY 23, 2023
1						SCALE: 1:20
2						DRAWN BY: JK
3						CHECKED BY: SB
4						DRAWING NUMBER:
5						V-002
6						



View #1 - Looking north from Salt Springs Road (Google Earth image: 07/2023)



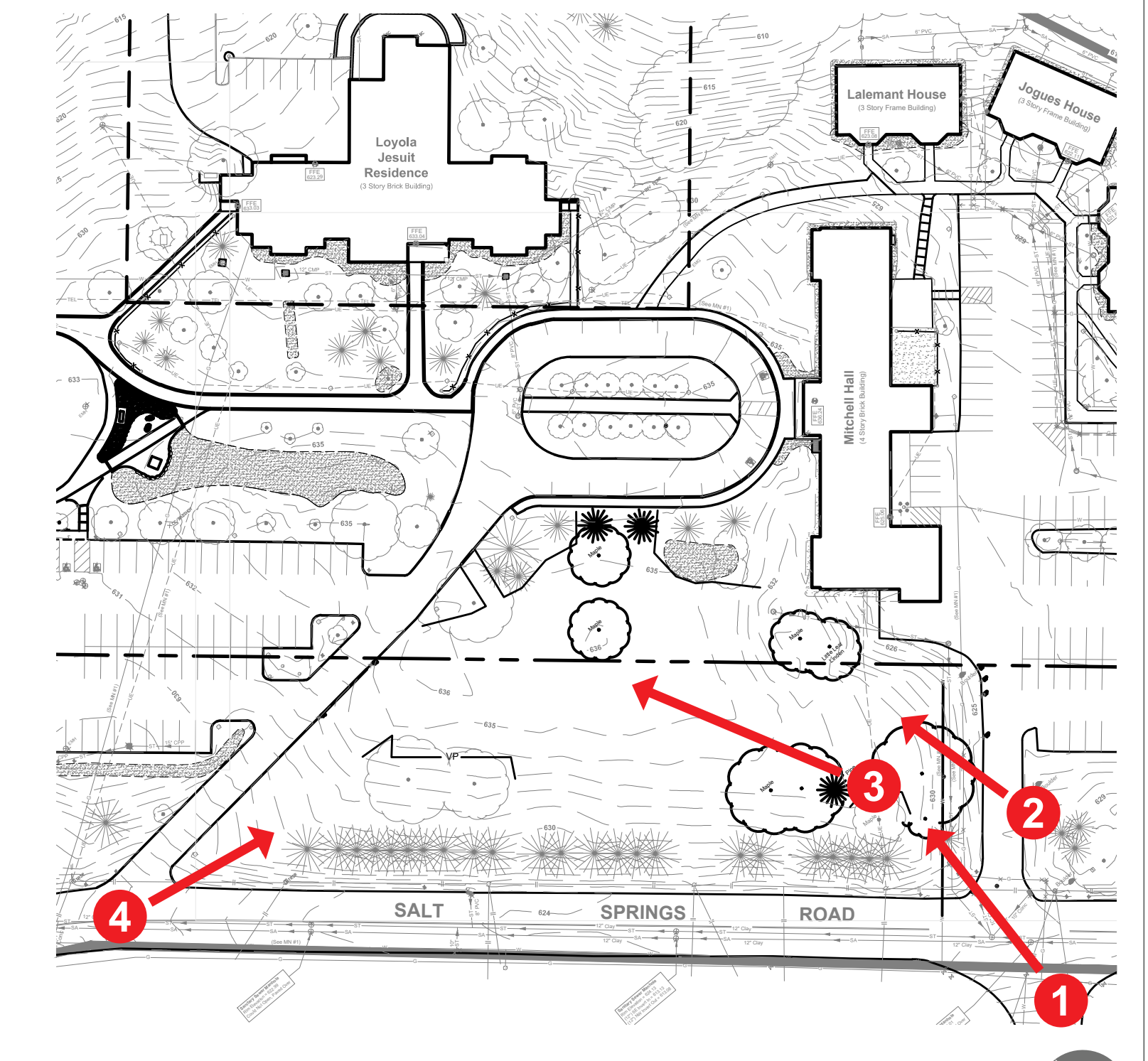
View #2 - Looking north from site entry (Google Earth image: 07/2023)



View #3 - Looking northwest across site (Image: 02/2024)



View #4 - Looking east from Salt Springs Road (Google Earth image: 11/2020)



Key Plan

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CLIENT / SUBCONSULTANT:



Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
217 Montgomery Street, Suite 1100
Syracuse, New York 13202
P. 315.471.0688

PROJECT TITLE: **CHAPEL QUAD & LOT P2**

PROJECT LOCATION: 1419 SALT SPRINGS RD, SYRACUSE, NY 13214

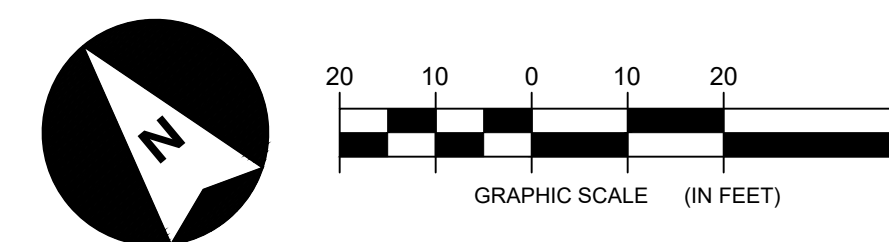
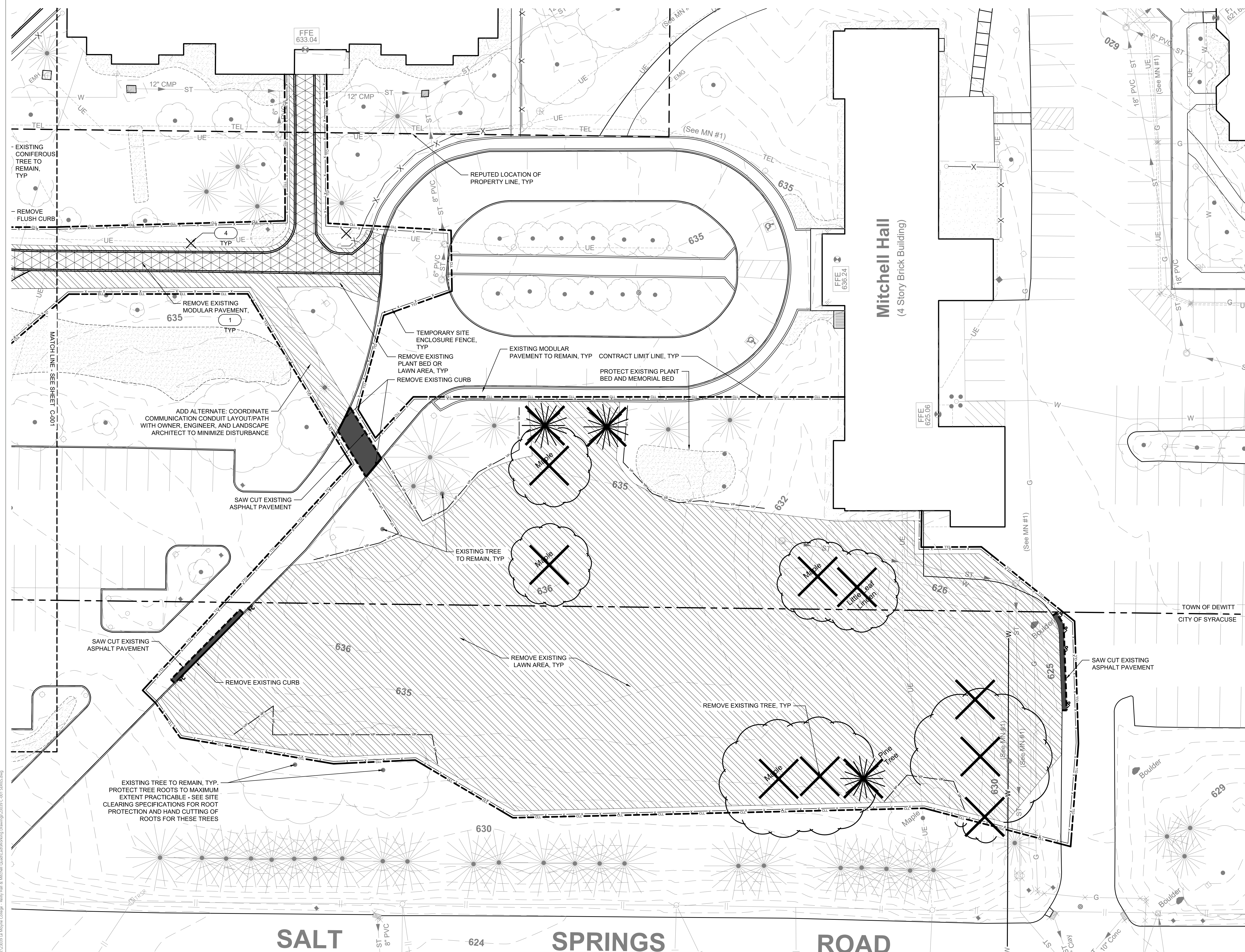
CLIENT: LE MOYNE COLLEGE

DRAWING TITLE: **SITE PHOTOS**

DRAWINGS ISSUED FOR / REVISIONS				EDR JOB# 23039		
NO.	DATE	ISSUED FOR / REVISION	BY	CHK	APP	DATE: FEBRUARY 23, 2023
1						SCALE:
2						DRAWN BY:
3						CHECKED BY: SB
4						DRAWING NUMBER:
5						V-003
6						

DEMOLITION PLAN LEGEND	
SYMBOL	ITEM
	CONTRACT LIMIT LINE
	REMOVE EXISTING MODULAR PAVEMENT
	REMOVE EXISTING CONCRETE PAVEMENT
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING PLANT BED OR LAWN AREA
	EXISTING WALL TO REMAIN
	REMOVE EXISTING CURB
	SAW CUT PAVEMENT
	REMOVE EXISTING TREE OR SHRUB
	REMOVE EXISTING LIGHT POLE
	REMOVE EXISTING UTILITY LINE
	REMOVE EXISTING WALL
	VEGETATION PROTECTION

NOTE:
1. SALVAGE QUANTITY OF EXISTING PAVERS REQUIRED TO REINSTALL AS SHOWN ON SITE PLAN DRAWING C-101 AND C-102.



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CLIENT / SUBCONSULTANT:
SALT SPRINGS ROAD

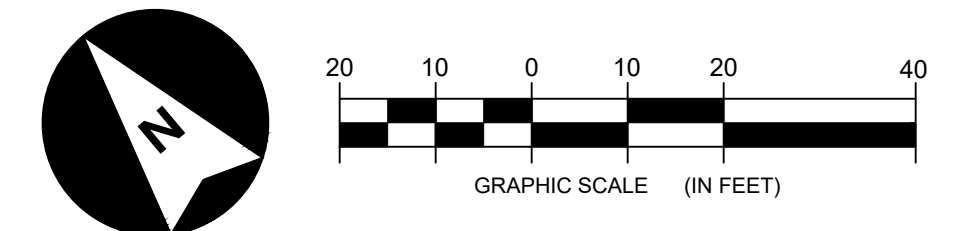
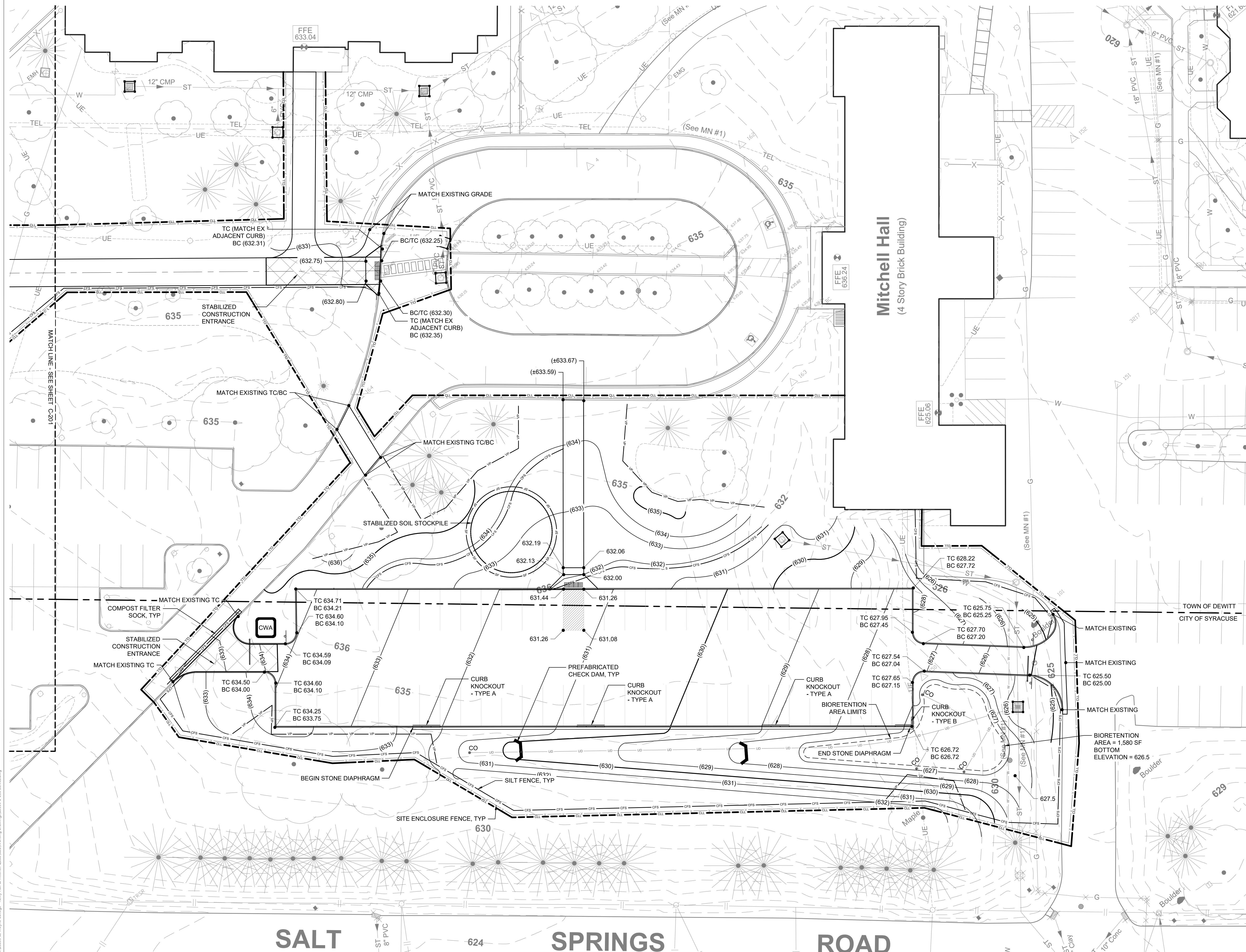
EDR Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C.
217 Montgomery Street, Suite 1100
Syracuse, New York 13202
P. 315.471.0688

PROJECT TITLE: **CHAPEL QUAD & LOT P2**
PROJECT LOCATION: 1419 SALT SPRINGS RD, SYRACUSE, NY 13214
CLIENT: LE MOYNE COLLEGE
DRAWING TITLE: **DEMOLITION PLAN**

DRAWINGS ISSUED FOR / REVISIONS				EDR JOB# 23039	
NO.	DATE	ISSUED FOR / REVISION	BY	CHK	APP
1					DATE: FEBRUARY 23, 2023
2					SCALE: 1:20
3					DRAWN BY: JK
4					CHECKED BY: SB
5					DRAWING NUMBER:
6					C-002

GRADING LEGEND	
SYMBOL	ITEM
	CONTRACT LIMIT LINE
	SPOT ELEVATION - FINISHED
	CONTOUR - FINISHED
	CONTOUR - FINISHED - INDEX

EROSION CONTROL LEGEND	
SYMBOL	ITEM
	CONTRACT LIMIT LINE
	SILT FENCE
	COMPOST FILTER SOCK
	VEGETATION PROTECTION
SYMBOL	ITEM
	STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION
	PREFABRICATED CHECK DAM
	CONCRETE WASHOUT AREA
	STABILIZED SOIL STOCKPILE



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CLIENT / SUBCONSULTANT:
EDR Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C.
 217 Montgomery Street, Suite 1100
 Syracuse, New York 13202
 P. 315.471.0688

PROJECT TITLE: **CHAPEL QUAD & LOT P2**
 PROJECT LOCATION: 1419 SALT SPRINGS RD, SYRACUSE, NY 13214
 CLIENT: LE MOYNE COLLEGE
 DRAWING TITLE: **GRADING, EROSION, & SEDIMENT CONTROL PLAN**

DRAWINGS ISSUED FOR / REVISIONS			EDR JOB: 23039		
NO.	DATE	ISSUED FOR / REVISION	BY	CHK	APP
1					
2					
3					
4					
5					
6					

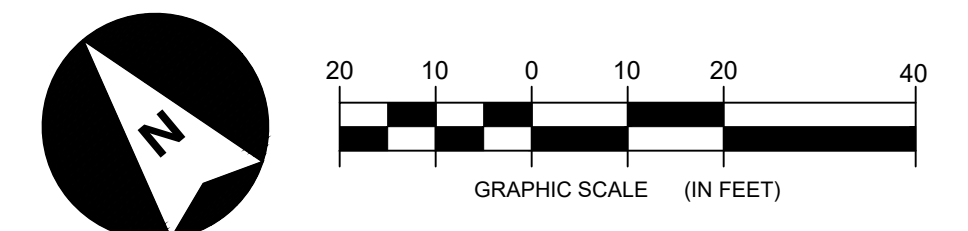
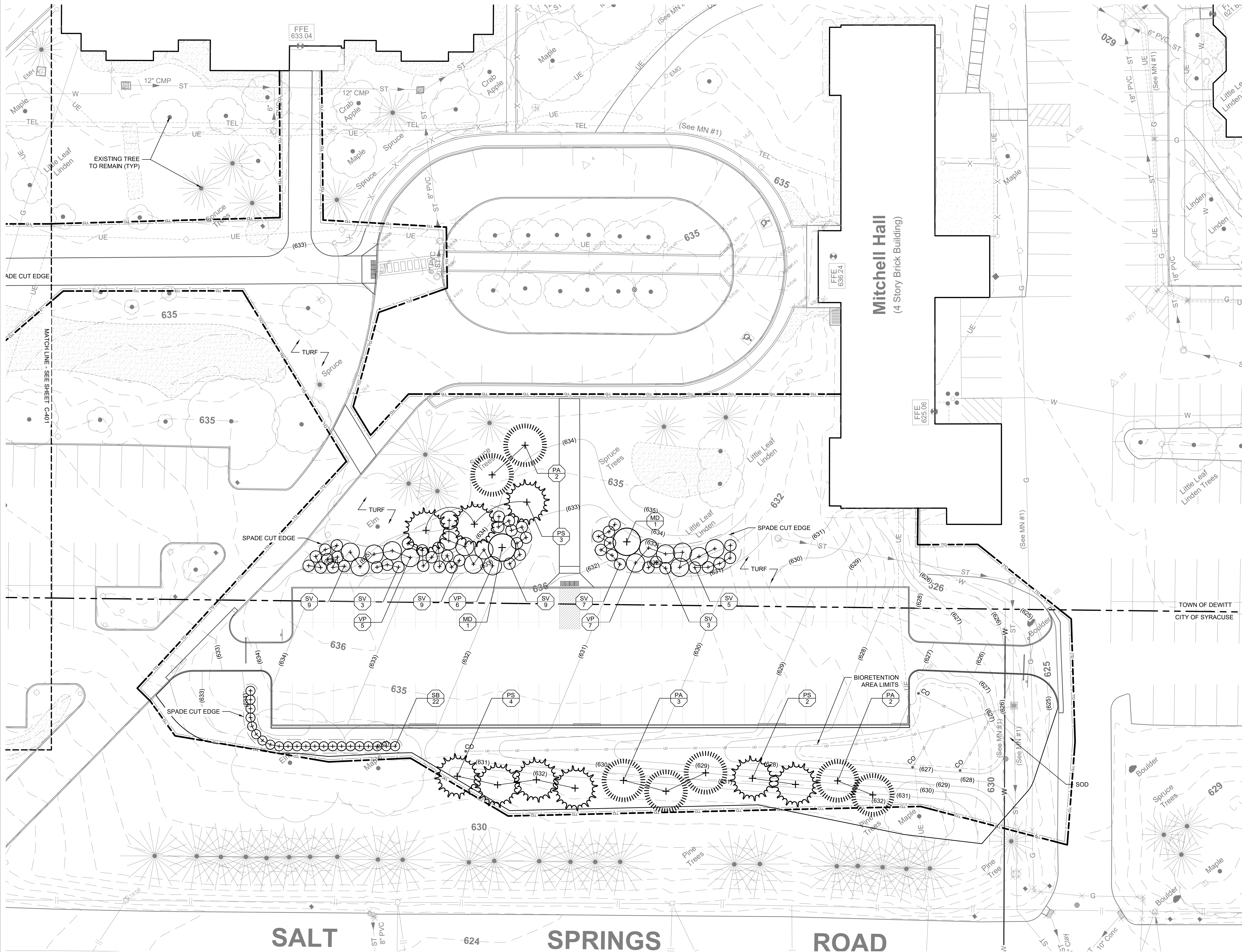
DATE: **FEBRUARY 23, 2023**
 SCALE: **1:20**
 DRAWN BY: **JK**
 CHECKED BY: **SB**
 DRAWING NUMBER: **C-202**

PLANT LIST - TREES					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
MS	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	2 1/2' CAL	B&B	
PA	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	
PS	PINUS STROBUS	WHITE PINE	6' HT.	B&B	

PLANT LIST - SHRUBS & GROUNDCOVER					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
SB	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	36" SPREAD	CONT.	
SV	SYRINGA VULGARIS	COMMON LILAC	5' HT.	CONT.	MATCHED SPECIMENS
VP	JUNIPERUS * PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	3' HT	CONT.	

PLANTING LINE LEGEND	
SYMBOL	ITEM
	CONTRACT LIMIT LINE
	EDGE OF TREES / BRUSH
	SPADE CUT EDGE
	METAL EDGE

PLANTING SYMBOL LEGEND	
SYMBOL	ITEM
	DECIDUOUS TREE
	DECIDUOUS TREE - MULTI-STEM
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	SOD



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CLIENT / SUBCONSULTANT:

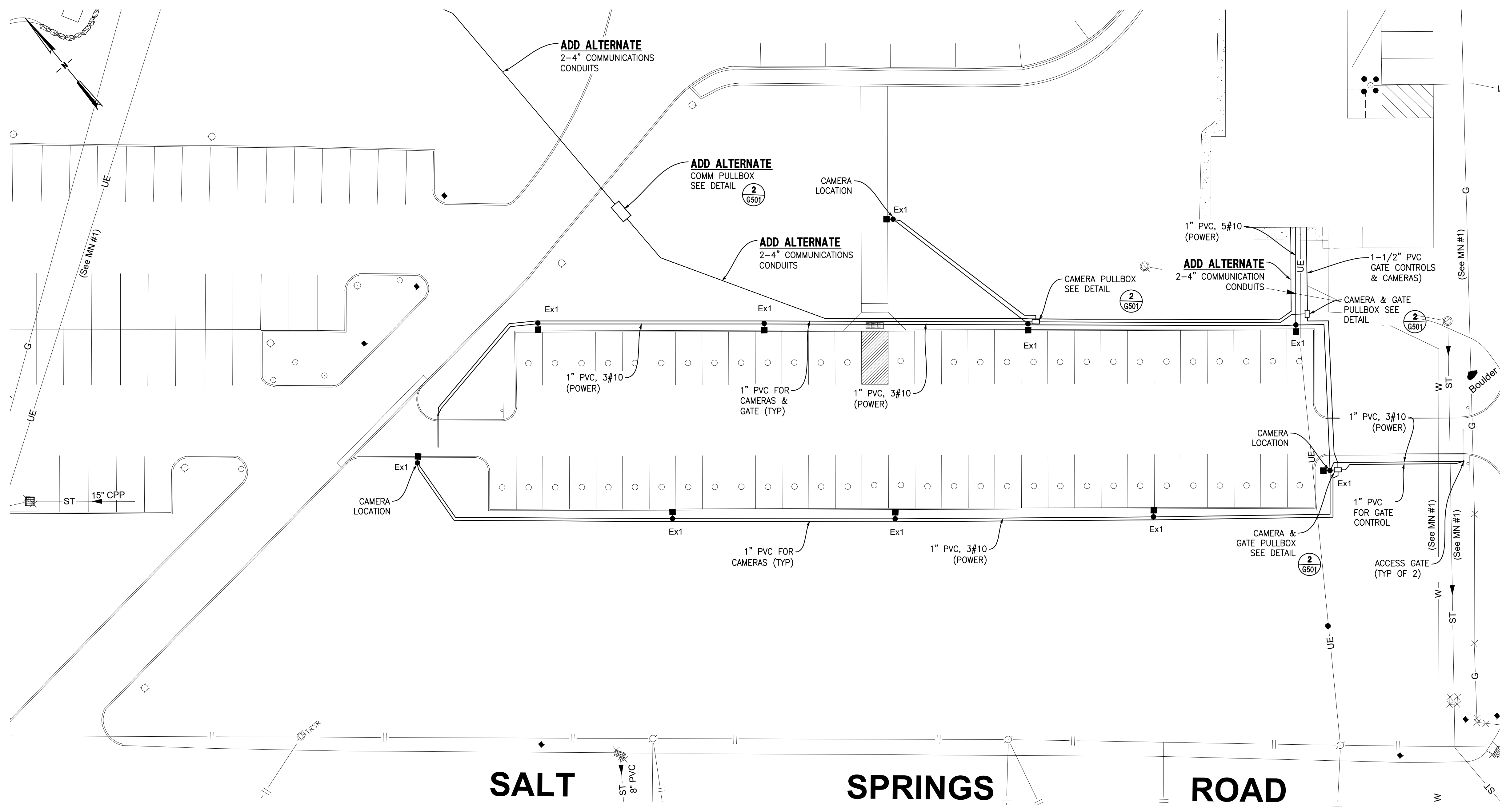

EDR
 a better environment

Environmental Design & Research,
 Landscape Architecture, Engineering & Environmental Services, D.P.C.
 217 Montgomery Street, Suite 1100
 Syracuse, New York 13202
 P. 315.471.0688

PROJECT TITLE: **CHAPEL QUAD & LOT P2**
 PROJECT LOCATION: 1419 SALT SPRINGS RD, SYRACUSE, NY 13214
 CLIENT: LE MOYNE COLLEGE
 DRAWING TITLE: **PLANTING PLAN**

DRAWINGS ISSUED FOR / REVISIONS		
NO.	DATE	ISSUED FOR / REVISION
1		
2		
3		
4		
5		
6		

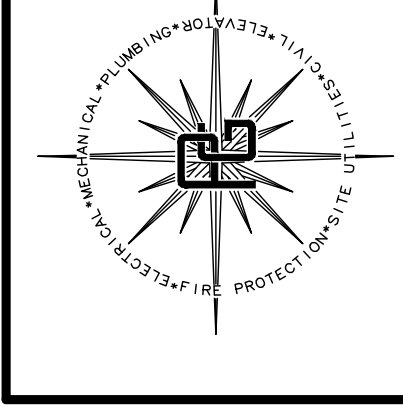
EDR JOB# 23039		
DATE	BY	CHK
FEBRUARY 23, 2023		
SCALE: 1:20		
DRAWN BY: JK		
CHECKED BY: SB		
DRAWING NUMBER:		
C-402		



SALT SPRINGS ROAD

1
G103 LOT P2 - SITE UTILITY PLAN
SCALE: 1" = 20'-0"

Peterson Guadagnolo
Consulting Engineers PC
476 East Brighton Avenue
Syracuse, New York 13210-4144
Telephone: (315) 476-8311
email: email@pgeengineers.com



Derek J. Guadagnolo
NYS PE LICENSE # 077853
Expiration Date: 7-31-2026

No.	Revision	Date

LOT P2 - SITE UTILITY PLAN
LE MOYNE COLLEGE
CHAPEL QUAD & LOT P2

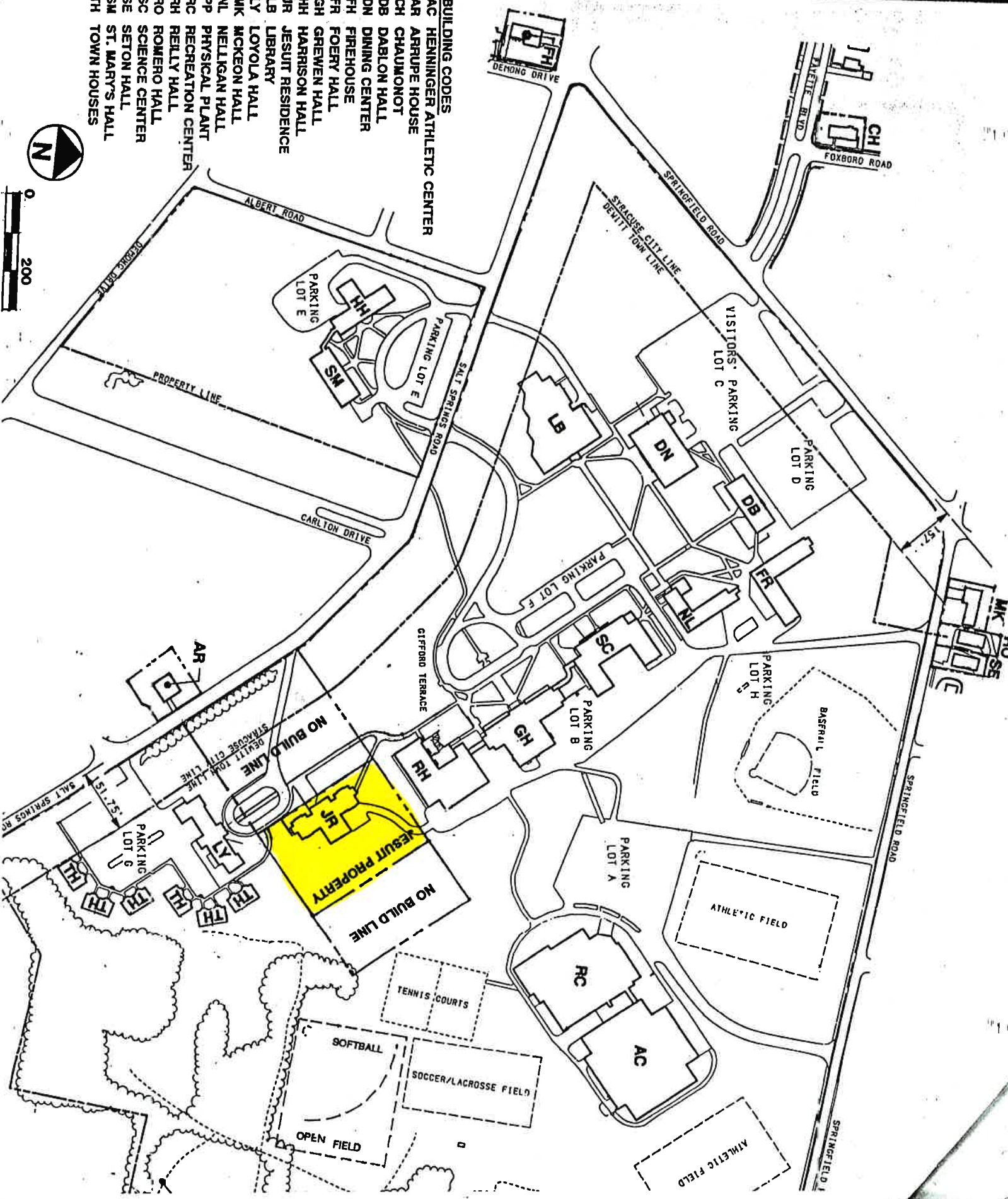
Scale	AS SHOWN
Date	FEBRUARY 16, 2024
Drawn	SAK & NGP
Designed	DDH, DJG, NGP
Checked	DJG

Project No. **507.018**
Drawing No.

G103

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PROFESSIONAL SHALL AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION AND A DESCRIPTION OF THE ALTERATION. THIS STATEMENT IS PROVIDED HEREIN AS REQUIRED BY LAW.

- BUILDING CODES**
- AC HENNINGER ATHLETIC CENTER
 - AR ARRUPPE HOUSE
 - CH CHAUMONOT
 - DB DABLON HALL
 - DN DINING CENTER
 - FH FIREHOUSE
 - FR FOERY HALL
 - GH GREWEN HALL
 - HH HARRISON HALL
 - JR JESUIT RESIDENCE
 - LB LIBRARY
 - LY LOYOLA HALL
 - MK MCKEON HALL
 - NL NELLIGAN HALL
 - PP PHYSICAL PLANT
 - RC RECREATION CENTER
 - RH REILLY HALL
 - RO ROMERO HALL
 - SC SCIENCE CENTER
 - SE SETON HALL
 - SM ST. MARY'S HALL
 - TH TOWN HOUSES




AGREEMENT BETWEEN THE JESUITS AT LE MOYNE, INC.
AND LE MOYNE COLLEGE

The Jesuits at Le Moyne, Inc. and Le Moyne College have executed deeds and covenants concerning the exchange of property between the parties. (See attachments.)

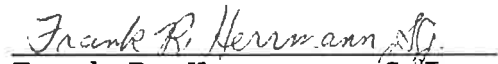
In addition to the disposition of property set forth in these documents, the parties agree that a path may be constructed to run from the new college townhouses downhill toward the present tennis courts (in a generally northerly direction). This path will be for pedestrian use, except that it may accommodate maintenance and service vehicles. It shall not otherwise be used for motor vehicles or parking.

It is anticipated and agreed that this path will cross a section of the covenanted land toward the base of the hill in the rear of the Jesuit property. The path may be appropriately illuminated.

The parties further agree to consult and cooperate with each other in the development and use of their respective properties, in so far as the use and planning of one party may affect the interests of the other.


Kevin G. O'Connell, S.J.
President
Le Moyne College

5 June 1989
Date


Frank R. Herrmann, S.J.
President
Jesuits at Le Moyne, Inc.

5 June 1989
Date

**AGREEMENT BETWEEN THE JESUITS AT
LEMOYNE, INC. AND LEMOYNE COLLEGE,
FOR THE EXCHANGE OF REAL PROPERTY**

THIS AGREEMENT made as of this 1st day of June, 1989,
by and between THE JESUITS AT LEMOYNE, INC. ("Jesuits") and
LEMOYNE COLLEGE ("LeMoyne").

RECITALS

The parties wish to exchange the Jesuits' existing Loyola Hall for a new smaller faculty residence hall to be constructed on adjoining LeMoyne property in the Town of Dewitt, New York.

In consideration for the Jesuits' conveyance to LeMoyne of the Jesuits' thirteen acre Loyola Hall site ("Loyola Hall site"), LeMoyne will convey to the Jesuits (1) an adjoining two acre parcel for the Jesuits' new residence hall ("2 acre parcel") and (2) an additional four acre parcel of LeMoyne's vacant land on Thompson Road ("Thompson Road parcel"), and will pay the Jesuits up to \$2,000,000 toward the cost of constructing and furnishing the Jesuits' new residence hall on the 2 acre parcel, including, the reasonable expenses connected therewith.

The Jesuits will continue to have rent-free possession of Loyola Hall until its new residence hall is ready for occupancy on or before August 1, 1990. LeMoyne will construct new student townhouses on the Loyola Hall site, and upon the sur-

render of possession by the Jesuits, will convert Loyola Hall for additional student dormitory housing.

NOW, THEREFORE, the parties mutually agree as follows:

1. On the closing date (as defined in paragraph 3), the Jesuits shall convey to LeMoyne by warranty deed with lien covenant, title to the Loyola Hall site identified on the attached sketch and more particularly described on Exhibit A annexed, free and clear of all liens and encumbrances except for easements, covenants and restrictions of record.

2. On the same closing date, LeMoyne shall convey to the Jesuits by warranty deed with lien covenant, title to:

(a) the 2 acre parcel identified on the attached sketch and more particularly described on Exhibit B annexed, together with and subject to

- (i) easements of ingress and egress to and from the 2 acre parcel to Salt Springs Road and Springfield Road over existing driveways and walkways of LeMoyne;
- (ii) necessary utility easements for underground water, sanitary, drainage, electrical, telephone and cable service to the 2 acre parcel;
- (iii) a restriction by LeMoyne against the construction of any buildings, additional roads or improvements in front of the 2 acre parcel between the extension

of its side lines to Salt Springs Road;
and

- (iv) a restriction by LeMoyne against the construction of any buildings or parking lots to the rear of the 2 acre parcel between the extension of its side lines for a distance of 200 feet; and

(b) the Thompson Road parcel identified on the attached sketch and more particularly described on Exhibit C annexed.

Both conveyances shall be subject to LeMoyne's continuing right of first refusal to purchase the 2 acre parcel and the Thompson Road parcel until sold by the Jesuits, upon the same terms and price (not to exceed then fair market value) which Jesuits are willing to accept for its conveyance of either or both properties, to be exercised by LeMoyne within 30 days of its receipt of Jesuits' notice of any such acceptable offer.

3. Closing shall occur on July 1, 1989, or such other date as the parties shall mutually agree ("closing date"), at the offices of Bond, Schoeneck & King, One Lincoln Center, Syracuse, New York.

4. (a) The Jesuits shall have the right to immediately enter upon the 2 acre parcel for the purpose of commencing construction of its new residence hall and site improvements ("project") in accordance with the preliminary architectural

plans and specifications of Associated Architects annexed as Exhibit D.

(b) LeMoyne will advance payment to the Jesuits of its initial project costs, and shall advance monthly sums thereafter as work progresses upon requisition of the Jesuits' architects certifying completion of the prior month's work, such payments to continue until final completion of the project or until total payments by LeMoyne to the Jesuits have reached \$2,000,000, whichever first occurs. The Jesuits shall be responsible for any amount in excess of \$2,000,000 necessary to complete the project.

(c) LeMoyne shall have the right to review all final architectural and construction contracts entered into by the Jesuits for such work.

(d) Construction of the project shall be completed and the new residence hall shall be ready for occupancy by the Jesuits on or before June 1, 1990, unless delayed by reasons beyond the reasonable control of either party. .

(e) In the event that LeMoyne should materially default in its obligation to make timely progress advances of up to \$2,000,000 for completed work, furnishings and expenses for the new Jesuit residence hall, the Jesuits shall be entitled to recover its money damages from LeMoyne for the breach. In addition, if, as a direct result of such default, the new residence hall is less than 50% complete by June 1, 1990, the Jesuits shall have the right to convey back the 2 acre parcel to

LeMoyne in exchange for LeMoyne's reconveyance to the Jesuits of the Loyola Hall building.

(f) In the event that LeMoyne is not in material default in its obligation to make timely progress advances of up to \$2,000,000 for completed work and expenses for the construction and furnishing of the new Jesuit residence hall, and the Jesuits default in its obligation to complete the project for occupancy by June 1, 1990, or if delayed by reasons beyond its control, by August 1, 1990, LeMoyne shall have the right to enter upon the 2 acre parcel to complete the project and shall have the right to recover all of its costs thereof from the Jesuits in excess of its maximum \$2,000,000 commitment to the project.

5. The Jesuits shall have the right to remain in possession of Loyola Hall, rent free, until August 1, 1990, or until its new residence hall is ready for occupancy, whichever first occurs. If, for reasons within the reasonable control of the Jesuits, the new Jesuit residence is not ready for occupancy by August 1, 1990, the Jesuits shall pay rent to LeMoyne in the amount of \$5,000 each month thereafter until its surrender of possession of Loyola Hall to LeMoyne.

(a) The Jesuits shall pay all costs of utilities and maintenance on Loyola Hall until surrender of possession to LeMoyne and shall maintain Loyola Hall in a state of good order and condition, reasonable wear and tear excepted.

6. LeMoyne shall have the right to immediately enter upon the Loyola Hall site (except for the Loyola Hall building)

for the purpose of commencing construction of six new free-standing, four dwelling unit student townhouses and site improvements southeast of Loyola Hall, in accordance with the architectural plans and specifications of Beardsley, Beardsley, Cowden & Glass annexed as Exhibit E.

7. (a) During the period from June 1, 1989 until surrender of possession of Loyola Hall to LeMoyne, the Jesuits shall maintain at its cost fire and extended insurance protection on Loyola Hall, insuring LeMoyne and the Jesuits as their interests shall appear, in an amount equal to its full replacement cost. The parties shall each procure and maintain throughout the periods of construction all risk builders risk insurance policies on their respective projects in amounts equal to their full construction costs. Each policy shall name and insure both parties as their interests shall appear and shall be non-cancellable except upon written notice to each named insured.

(b) LeMoyne hereby waives any right of recovery from the Jesuits if Loyola Hall is damaged or destroyed by fire or any other peril included in the "all risk" (as that term is commonly defined in the insurance industry) form of fire insurance during the term of the Jesuits' occupancy of Loyola Hall. The Jesuits hereby waive any right of recovery from LeMoyne if the Jesuits' personal property in Loyola Hall is damaged or destroyed by fire or any other peril included in the "all risk" form of fire insurance, during the term of this agreement.

The Jesuits and LeMoyne shall have waiver of subrogation clauses attached to, and made a part of, their insurance policies in the following or equivalent form:

WAIVER OF SUBROGATION CLAUSE

This insurance shall not be invalid should the insured waive in writing, prior to a loss, any or all rights of recovery against any party for a loss occurring to the property described herein. Notice is hereby accepted by insurer that the insured has agreed in writing, prior to a loss, to waive any and all of its rights of recovery from (Jesuits or LeMoyne as the case may be).

(c) As soon as practicable after the execution of this agreement, each party shall furnish the other party with proof that it has obtained the insurance coverages required hereunder.

8. (a) Each party shall defend, indemnify and hold the other party harmless from and against all claims, actions, damages, liabilities and expenses in connection with loss of life, personal injury, or damage to property arising out of the use, occupancy, or construction upon the other party's premises by such party, or its members, employees, agents or contractors. Each party shall maintain throughout the entire term of this agreement public liability insurance covering these risks in a combined single limit of not less than \$1,000,000.00 which shall

name the other party as an additional insured and which shall contain a contractual liability coverage endorsement.

9. (a) LeMoyne shall deliver to the Jesuits' attorneys at least twenty (20) days prior to closing an abstract of title, updated to within six (6) months of closing, for the 2 acre parcel and the Thompson Road parcel, prepared by an abstract company duly qualified to do business in the State of New York, covering a period of at least forty (40) years and beginning with a warranty deed or other source of title reasonably satisfactory to the Jesuits, a ten (10) year tax search, current receipted tax bills and a current location survey certified to the Jesuits and to each of the Jesuits' designees to be prepared by a New York State Licensed Land Surveyor or Engineer.

(b) The Jesuits shall provide LeMoyne's attorneys with an existing abstract of title and survey for the Loyola Hall site, at least twenty (20) days prior to closing. LeMoyne shall be responsible for, and pay the cost of updating the abstract and survey and for all tax searches.

(c) The survey of the 2 acre parcel and the Thompson Road parcel shall show the location of all improvements, easements, road, rights-of-way, encroachments, restrictions contained in paragraph 2(a)(iii) and (iv) herein, and other matters affecting the parcels and shall contain a legal description of the boundaries of the parcels by metes and bounds. Any and all matters shown of the survey that have been recorded shall be

legibly identified by appropriate book and page recording references.

10. Real property taxes, municipal charges and assessments, if any, shall be adjusted and prorated as of the closing date with credit given to the appropriate party. Transfer taxes, if any, applicable to the sale and transfer of the Loyola Hall site shall be borne by the Jesuits. Transfer taxes, if any, applicable to the transfer of the 2 acre parcel and the Thompson Road parcel shall be borne by LeMoyne.

11. The Jesuits hereby represent and warrant to LeMoyne that, to the best of their knowledge:

(a) The existing use of the Loyola Hall site is not in violation of any applicable laws, ordinances, rules, regulations, restrictions and requirements of any governmental authorities having jurisdiction thereof, including, without limitations, those pertaining to zoning, subdivision, building safety, fire and health;

(b) The Jesuits at LeMoyne Inc. is a corporation organized, validly existing and in good standing under the laws of the State of New York and has the corporate power to enter in to this Agreement, to perform its obligations hereunder and to carry out the transactions contemplated hereby; and

(c) The execution and delivery of this Agreement by the Jesuits, and the performance by the Jesuits of its obligations hereunder, have been duly authorized by all the necessary corporate actions of Jesuits at LeMoyne, Inc., and no other

authorization or approval with respect to the Jesuits is required for the Jesuits to enter into this Agreement and to perform its obligations hereunder.

12. LeMoyne hereby represents and warrants to the Jesuits, that:

(a) The existing use of the 2 acre parcel and the Thompson Road parcel are not in violation of any applicable law, ordinances, rules, regulations, restrictions and requirements of any governmental authorities having jurisdiction thereof, including, without limitations, those pertaining to zoning, subdivision, building, safety, fire and health;

(b) The Planning Board of the Town of Dewitt has granted controlled site approval of the proposed new Jesuit residence hall, student townhouse and dormitory conversion of Loyola Hall uses;

(c) LeMoyne is a duly chartered not-for-profit educational corporation validly existing and in good standing under the laws of the State of New York and has the corporate power to enter into this Agreement and to perform its obligations hereunder and to carry out the transactions contemplated hereby; and

(d) The execution and delivery of this Agreement by LeMoyne, and the performance by the LeMoyne of its obligations hereunder, have been duly authorized by all the necessary corporate actions of LeMoyne, and no other authorization or approval

with respect to LeMoyne is required for LeMoyne to enter into this Agreement and to perform its obligations hereunder.

13. The Jesuits shall present to LeMoyne and LeMoyne shall present to the Jesuits a certificate executed by an Officer of each on behalf of each of them, dated the Closing Date, reasonably satisfactory in form and substance to each other and their counsel, certifying that the representations and warranties made in Paragraphs 11 and 12 herein have been fully satisfied and that all necessary corporate consents have been received to carry out the terms of these transactions.

14. The parties acknowledge that there is not broker or finder which brought about the consummation of the transactions contemplated by this Agreement or any person entitled to receive any commission as a result thereof.

15. (a) The Jesuits and LeMoyne represent that this Agreement constitutes the valid and binding obligations of the parties in accordance with its terms.

(b) This Agreement supersedes any prior agreements or understandings between the parties hereto oral or written, and may not be modified or amended except by written instruments signed by the parties hereto. This Agreement contains the entire agreement between the Jesuits and LeMoyne and there are no other terms, obligations, representations, statements or conditions, oral or otherwise, of any kind whatsoever, concerning the subject matter hereof.

(c) This Agreement shall inure to the benefit and be binding upon the parties hereto, their respective successors and assigns.

(d) The rights and obligations of the parties under this Agreement shall survive the closing.

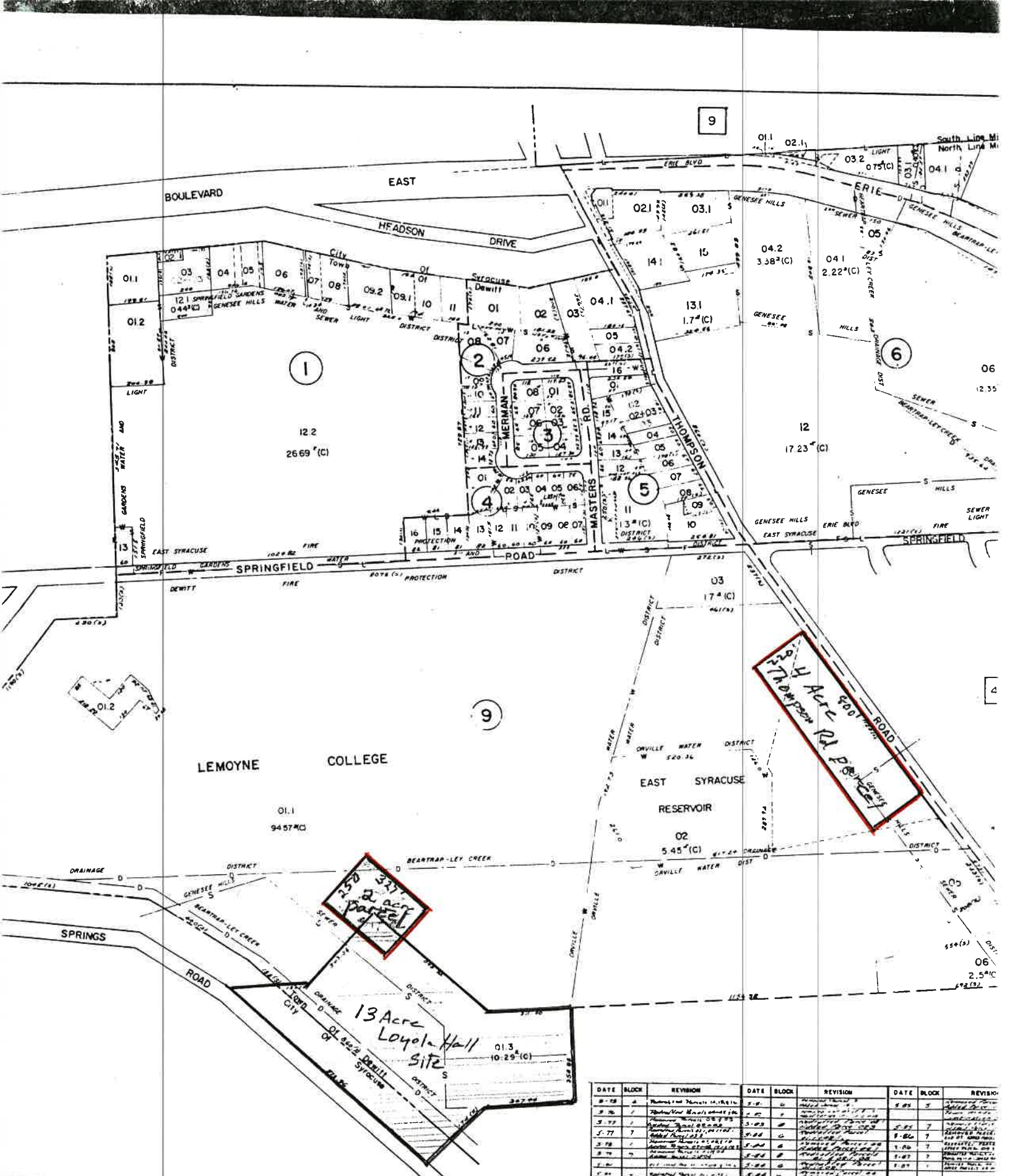
IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized officers as of the date and year first written above.

THE JESUITS AT LEMOYNE, INC.

By: Frank R. Herrmann, Jr.

LEMOYNE COLLEGE

By: Kevin J. Connelly



DATE	BLOCK	REVISION	DATE	BLOCK	REVISION	DATE	BLOCK	REVISION
8-78	2	Planning and Records 14, 1978	5-81	6	Planning and Records 14, 1981	8-85	5	Planning and Records 14, 1985
8-78	1	Planning and Records 14, 1978	5-81	7	Planning and Records 14, 1981	8-85	6	Planning and Records 14, 1985
5-77	7	Planning and Records 14, 1977	5-81	8	Planning and Records 14, 1981	8-85	7	Planning and Records 14, 1985
5-77	7	Planning and Records 14, 1977	5-81	9	Planning and Records 14, 1981	8-85	8	Planning and Records 14, 1985
5-78	7	Planning and Records 14, 1978	5-81	10	Planning and Records 14, 1981	8-85	9	Planning and Records 14, 1985
8-78	7	Planning and Records 14, 1978	5-81	11	Planning and Records 14, 1981	8-85	10	Planning and Records 14, 1985
8-78	7	Planning and Records 14, 1978	5-81	12	Planning and Records 14, 1981	8-85	11	Planning and Records 14, 1985
8-78	7	Planning and Records 14, 1978	5-81	13	Planning and Records 14, 1981	8-85	12	Planning and Records 14, 1985
8-78	7	Planning and Records 14, 1978	5-81	14	Planning and Records 14, 1981	8-85	13	Planning and Records 14, 1985
8-78	7	Planning and Records 14, 1978	5-81	15	Planning and Records 14, 1981	8-85	14	Planning and Records 14, 1985

M 1, 1986 MENT OF PLANNING				SPECIAL DISTRICT INFORMATION				LEGEND					
VISION	DATE	BLOCK	REVISION	SCHOOL	SYRACUSE - DEWITT	SCHOOL DISTRICT LINE	— SC —	PROPERTY PARCEL LINE	— P —	COUNTY LINE	— C —	BLOCK NUMBER	— B —
				FIRE	COUNTY ZONE 3	FIRE DISTRICT LINE	— F —	ORIGINAL LOT LINE	— O —	TOWN LINE	— T —	PARCEL NUMBER	— P —
				WATER (benef.)	ORVILLE EXT. SPRINGFIELD	WATER DISTRICT LINE	— W —	ROAD ON RAILROAD	— R —	VILLAGE LINE	— V —	DEED BLOCK NUMBER	— D —
				SEWER	SPRINGFIELD GONS. ORVILLE	SEWER DISTRICT LINE	— S —	RIGHT-OF-WAY LINE	— RW —	CITY LINE	— C —	DEED LOT NUMBER	— L —
				SEWER (benef.)	GENESEE HILLS WATER EXT.	DRAINAGE DISTRICT LINE	— D —	STREAM	— S —			DEED DIMENSION	— D —
				LIGHT	SPRINGFIELD GARDENS SPRINGFIELD HILLS	LIGHT DISTRICT LINE	— L —	RAILROAD TRACK	— RT —			DEED AREA	— A —
					ESS. SCHOOLS	HYDRANT DISTRICT LINE	— H —						

Project:	V-24-03
Date:	4/25/2024

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:		
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"/>

Project:	V-24-03
Date:	4/25/2024

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.	
City of Syracuse Board of Zoning Appeal	4/25/2024
Name of Lead Agency	Date
Stewart Koenig	Chairperson
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)



Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II
COUNTY EXECUTIVE

Meeting Date: April 17, 2024

OCPB Case # Z-24-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Fouad Dietz / LeMoyne College for the property located at 1201-1499 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a use variance to allow a new LeMoyne College parking lot on a 7.54-acre parcel in a Low Density Residential (R2) zoning district; and
- WHEREAS, the Board previously held No Position on an Other Authorization (Z-22-18), sign waiver, to install a new monument sign at LeMoyne College; the Board has reviewed multiple other referrals (Z-21-119, Z-21-120, Z-21-300) for recent improvements to the Le Moyne College campus; and
- WHEREAS, the site is part of Le Moyne College campus on the eastern side of the City; other surrounding land uses include various residential properties; the site has frontage on Salt Springs Road, a city street; and
- WHEREAS, aerial imagery dated May 2021 shows the parcel is a long strip of land running parallel to Salt Springs Road which includes college access roads and parking lots leading to nearby academic buildings; and
- WHEREAS, the applicant is proposing a use variance for a proposed 58-space parking lot to be constructed on a vacant lawn area at the eastern end of the parcel, between two private internal roads; the parking lot will be accessed via 12'-wide driveways to the two internal roads with no access to Salt Springs Road; per the Site Layout and Materials Plan dated 2/23/23, the proposed lot will be along the Salt Springs Road frontage with a 9'-wide concrete sidewalk to the internal sidewalk network; and
- WHEREAS, per the Planting Plan dated 2/23/23, 15 conifers will be planted between the parking lot and Salt Springs Road along with additional plantings around the perimeter of the parking lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated) , 0.74 acres of the site will be disturbed by the proposed project; per the Utility Plan dated 2/23/23, a stormwater collection basin will be installed in the southeast corner of the lot; per the EAF, "stormwater will flow to a vegetated swale, bioretention basin, and discharge to an existing stormwater system"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no new connections are proposed at this time; and

WHEREAS, the LeMoyne Area Neighborhood Development Strategy (LANDS) developed in 12/2021 investigated “the needs and opportunities present within the neighborhood areas that surround the campus of LeMoyne College” and seeking opportunities to improve “the physical and social relationships between the campus and those neighborhoods”; within the LANDS report, sidewalks, pedestrian safety, and connections between the LeMoyne Campus and the surrounding neighborhoods were identified as important goals; the subject area of Salt Springs Road was identified as one of the areas used most heavily by pedestrians; there are no sidewalks on either side of Salt Springs Road within several blocks of this location, but there are sidewalks and crosswalks crossing Salt Springs Road, connecting sections of the LeMoyne Campus; and

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Demolition Plan dated 2/23/23, it appears that 12 trees will be removed as part of the proposed project; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the identified priority of the surrounding neighborhood to add pedestrian infrastructure to Salt Springs Road and connect the campus with the adjacent neighborhood, the applicant and municipality are encouraged to construct sidewalks along Salt Springs Road and both internal roads in addition to connecting the proposed parking lot with the interior of campus.



Martin E. Voss, Chairman
Onondaga County Planning Board

City of Syracuse

Parcel History

01/01/1900 - 04/16/2024

Tax Map #: 039.-01-01.1

Owners: Lemoyne College

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
1201-1499 Salt Springs Rd & Springf	03/07/14	Project	Pre-Development	Approved	LeMoyne Townhouses Jed Schneider (LeMoyne), Bruce King (HKK), Katy Johnson (Appel-Osborne) presented plans for new townhouses for upperclassmen. Former parcel 1201-1543 Salt Springs Rd was divided into seral parcels - this one plus 1501,1505,1509,1513 and 1529 Salt Springs Rd.
1201-1499 Salt Springs Rd & Springf	11/05/14	Completed Complaint	Bulk Household Items	Completed	2014-28745 1215 Salt Springs Road: 1 mattress
1201-1499 Salt Springs Rd & Springf	01/18/22	Project	Sign Waiver	Approved	AS-22-01 Waiver of Area and Number (LeMoyne Le Moyne College) Le Moyne College institution sign at main entrance with gateway features also includes a new walkway and landscaping
1201-1499 Salt Springs Rd & Springf	05/23/22	Permit Application	Sign	Issued	46276 MONUMENT SIGN - LEMOYNE COLLEGE
1201-1499 Salt Springs Rd & Springf	06/06/22	Inspection	Inspector Notification	In Progress	
1201-1499 Salt Springs Rd & Springf	10/11/22	Inspection	Progress Inspection	In Progress	
1201-1499 Salt Springs Rd & Springf	11/10/22	Inspection	Final Inspection	Pass	
1201-1499 Salt Springs Rd & Springf	11/14/22	Completed Permit	Sign	Certificate Issued	46276 MONUMENT SIGN - LEMOYNE COLLEGE Certificate of Completion #46276
1201-1499 Salt Springs Rd & Springf	03/07/24	Project	Variance (Use)	In Review	V-24-03 A Use variance to permit a parking lot in an R2 Zone District. Lemoyne College.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Lemoyne College
From: Zhitong Wu, Zoning Planner
Date: 4/17/2024 11:42:30 AM
Re: Variance (Use) V-24-03
1201-1499 Salt Springs Rd & Springf, Syracuse, 13214

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the 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	03/07/2024		
Zoning Planner	On Hold	04/17/2024	Zhitong Wu	On hold for BZA's decision.
DPW Street Repair - Zoning	Pending	03/07/2024		
DPW Commissioner - Zoning	Pending	03/07/2024		
DPW Sewers - Zoning	Internal Review Complete	03/08/2024	Vinny Esposito	No issues provided City of Syracuse construction requirements are met.
DPW Sidewalks - Zoning	Pending	03/07/2024		
Eng. Design & Cons. - Zoning	Internal Review Complete	03/11/2024	Mirza Malkoc	<ul style="list-style-type: none"> • No objection to the variance. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review.
City Engineer - Zoning	Pending	03/07/2024		
Eng. Mapping - Zoning	Internal Review Complete	03/19/2024	Ray Wills	issuance of variance would have no impact on Mapping Division assets in the area.
City Planning - Zoning	Internal Review Complete	03/26/2024	Owen Kerney	The City has recently updated the roadway layout along this portion of Salt Spring road. In collaboration with the College, on street parking has been removed/prohibited to facilitate additional bike and pedestrian improvements. Considering these changes, and the College's desire the provide on-campus parking to their sizable commuter students, I encourage the BZA to review public testimony and consider this Variance

request. Other institutions have used Planning Institutional districts to facilitate on campus parking in otherwise "residential areas", and although this area remains in an R2 district, this parking would be situated entirely within the College's campus. If approved, lighting should be downlit, kept entirely on the site, and screening between the proposed parking area and the adjacent residential uses should be robust. Owen Kerney

Onondaga Co Planning Board	Pending	03/22/2024		
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