



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-24-08</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 off-street parking and loading regulations, to establish a loading area in front setback. The project will construct a new loading dock on the east elevation of the building.
<i>Project Address:</i>	100 Court St W & Clinton St N (Tax Map ID: 117.-03-01.1)
<i>Owner/Applicant</i>	Doug Sedgwick (Owner) Ed Keplinger, Keplinger Freeman Associates LLC (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: 1. ReZone, Art. 4, Sec. 4.4G(1)c.1. – Loading areas shall not be permitted in a front setback, except in the LI Zone district.
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Summary of Changes</i>	This is not a continued application.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and east are in Mixed-Use Transition, MX-3 Zone District; The neighboring properties to the south and west are in Urban Core, MX-4 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The scope of work includes: (1) repaving part of the site with new asphalt pavement; (2) reconfiguring the parking spaces to solve encroachment issue; (3) installing a new loading dock on the east elevation of the building; (4) implementing landscaping buffer in the parking lot area.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none">The existing loading area at east elevation encroaches into public right-of-way. The applicant relocates the existing loading dock from south elevation to east elevation to solve the encroachment issue.The subject property is surrounded by 3 public streets. The front setback facing West Court Street of this property is large enough to accommodate a loading area without encroaching into public street or impede traffic circulation. <u>Suggest Conditions:</u> <ul style="list-style-type: none">The applicant shall not use the platform on south elevation as a loading dock upon the approval of use variance.
<i>Zoning Procedural History:</i>	None
<i>Summary of Zoning History:</i>	None
<i>Code Enforcement History:</i>	None
<i>Property Characteristics:</i>	The subject property is 3.64-acre in total area and is irregular in shape with 207.82 feet of frontage on Genant Drive, 463.06 feet of frontage on North Clinton Street, and 342.50 feet of frontage on West Court Street
<i>SEQR Determination:</i>	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.

***Onondaga County
Planning Board
Referral:***

Pursuant to GML §239-l, 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:

- Given the site's location among various roadway and right-of-way changes related to the Interstate 81 reconstruction project, the applicant is advised to coordinate all proposed work with the City Engineer and New York State Department of Transportation.

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

- Use Variance Application
- Short Environmental Assessment Form Part 1
- Boundary and Topographic Survey for a portion of the lands of Sedgwick Business Interior, City of Syracuse, Onondaga County, New York. Prepared by C.T. Male Associates. Drawn by David Michael Sliski. Scale: 1"=20'; Dated 5/29/2020.
- Site Preparation Plan and Site Plan (Sheets L1.1 and L2.1), prepared by Keplinger Freeman Associates LLC; Scale as noted; Dated: 3/13/2024
- Circulation Plan (Sheet L2.2), prepared by prepared by Keplinger Freeman Associates LLC; Scale as noted; Dated: 3/13/2024
- Loading Dock Plan (Sheet D100 and A100), prepared by Brian Manthey Architect; Scale 1/4"=1'; Dated: 3/13/2024

Attachments:

Use Variance Application

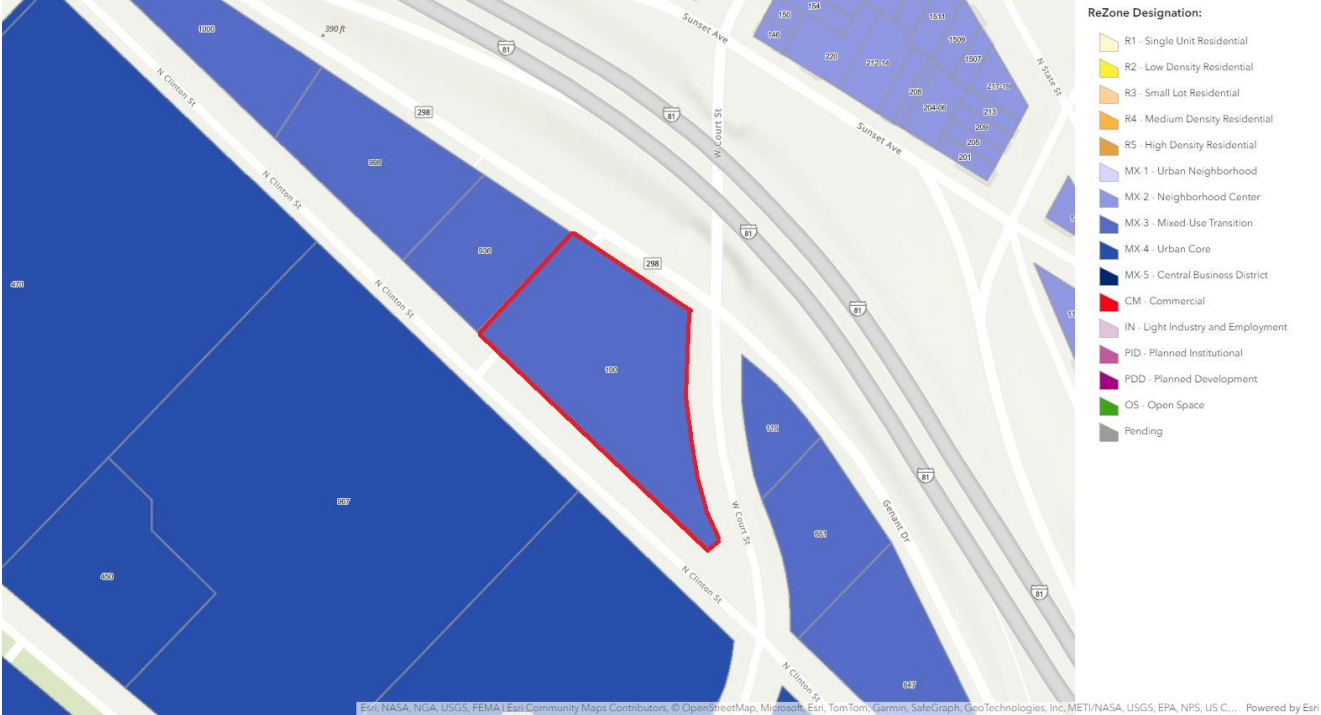
Short Environmental Assessment Form Part 2 & 3

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



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: Sedgwick Business Loading Dock		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 100 W Court St Syracuse, NY 13204		
Lot numbers: 117.-03-01.0	Block number:	Lot size (sq. ft.) 61,800
Current use of property: Commercial Office Furniture Supply Company Proposed: unchanged		
Current number of dwelling units (if applicable): 0 Proposed: unchanged		
Current hours of operation (if applicable): M-F 8-5 Proposed: unchanged		
Current onsite parking (if applicable): 29 Proposed: 34		
Zoning (base and any overlay) of property: Mx-3 Mixed Use Transition		
Companion zoning applications (if applicable, list any related zoning applications): Project Site Review		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input checked="" 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 checked="" type="checkbox"/> Use variance <input type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): Installation of loading dock for larger truck access and to remedy existing side yard setback infringement. Refer to attached letter from Keplinger Freeman Associates.		

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: Doug Sedgwick

Signature:

Date: 3/14/24

Mailing address: 100 W Court St, Syracuse, NY 13204

Print authorized agent's name: Ed Keplinger

Date: 2/29/2024

Signature:

Mailing address: 6320 Fly Road, Suite 109 East Syracuse, NY 13057

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.

Syracuse Zoning Administration
300 S State Street, Suite 700
Syracuse, NY 13202

13 March 2024

**RE: Sedgwick Business Interiors
Loading Dock Addition/ Renovation
Use Variance Application
100 W Court St Syracuse, NY 13204**



**KEPLINGER
FREEMAN
ASSOCIATES**

LANDSCAPE ARCHITECTURE & LAND PLANNING

6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057

PHONE: (315) 445-7980

Dear Syracuse Zoning Administration:

Keplinger Freeman Associates, on behalf of the applicant/ owner, respectfully submits the enclosed Use Variance Application related to the property and project noted above.

History

The building was constructed in 1927, with portions of the building being one and two stories. Sedgwick Business Interiors has conducted business here since 2003. The total building area is approximately 25,000sf. An iconic silo highlights the southwest corner of the building. This silo will be retained with the proposed project.



Property Zoning

This property is zoned MX-3 Mixed Use Transition. The property is bounded by W Court St to the south, North Clinton to the west, Genant Drive to the east, and Court Place to the north and contains four front yards. The building use conforms with ReZone Syracuse 2023 zoning guidelines. The existing building and proposed loading dock addition conform to zoning lot coverage and setbacks of 0' front; 10' side (corner lot); 4ft rear. By right, the zoning code allows for one loading dock (section G1b, Table 4.3). Zoning requires 1 parking spot/500sf (office) and 1/2000sf (warehouse) for a total of 32 spots.

Use Variance Request

A use variance request is necessary to locate the proposed loading dock on the front of the building. Specific relief is requested from zoning code section G1c, which prohibits off street loading areas in a front setback.

Reasonable Return

Alternatives were considered and dismissed to locate a loading area on the North Clinton St façade. Accommodating tractor trailer traffic on the site and within the setbacks would require significant demolition of the existing building. Alternatively, the existing building is not tall enough to accept a full-size truck within its height. The architect's opinion of probable cost (AOPC) for these options are \$4m and \$3m respectively. Both come at an additional cost of space lost within the footprint of the existing building. By comparison, the AOPC for the proposed option is less than \$500,000.

Unique Hardship

The existing building is constrained on 4 sides by roads. While this aspect contributes to the character of the neighborhood, it does not permit a loading area on other than the front of the building.

The existing building is currently served by loading docks that fronts on North Clinton Street. The loading dock/area is non-conforming. The existing loading area encroaches into the North Clinton Street, where parked box trucks extend from the loading dock platform almost to the street curb line. Full size tractor trailers are offloaded within the Sedgwick parking lot.



As part of the I-81 interstate reconstruction project, North Clinton Street will be reconstructed, and a new sidewalk will be added along the Sedgwick property frontage. Relocation of the loading dock is necessary to eliminate functional and safety issues within both the site and the North Clinton Street right of way. Providing the building's designated loading dock area at the Southwest corner of the building will, and improve box truck and tractor trailer access to the building for loading and unloading while not encroaching into the right of way and potentially blocking the sidewalk, and will improve pedestrian and employee safety by segregating the truck traffic to a designated area of the site.

Functionally, the loading dock must stay near the current loading dock location. The interior building layout and the location of interior storage areas require that the loading dock stay near its current location. Moving the loading dock to a different part of the building/site would require a significant cost to move building walls and relocate current building uses to different areas of the building. Furthermore, there is not enough site area on any of the other building frontages that would allow for tractor trailer access to the building. The proposed loading dock location is ideal and addresses function and safety issues while not being too costly for the applicant to implement.

Use Variance will NOT alter the Character of the Neighborhood

This brick and stucco building positively contributes to the character of the neighborhood. This loading dock addition/ renovation will maintain that character. Furthermore, removing overnight truck parking from the side yard (N Clinton St) will improve visibility of the existing building to the neighborhood.

Hardship is NOT Self-Created

This property is bounded by roads on all sides, and the only adequate site area for a loading dock is on the front façade. Current operations utilize a side yard facing North Clinton St, but this requires encroaching on the side yard setback. Proposed NYS DOT renovations to North Clinton Street will place a sidewalk across this edge of the property.

Accompanying this submission:

- Architectural Plans
- Photo board of existing conditions
- Short Environmental Assessment Form (SEAF)
- Site Plan Application
- Site Plans
- Site Survey
- Use Variance Application

Respectfully

Keplinger Freeman Associates, PLLC

Edward Keplinger

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.

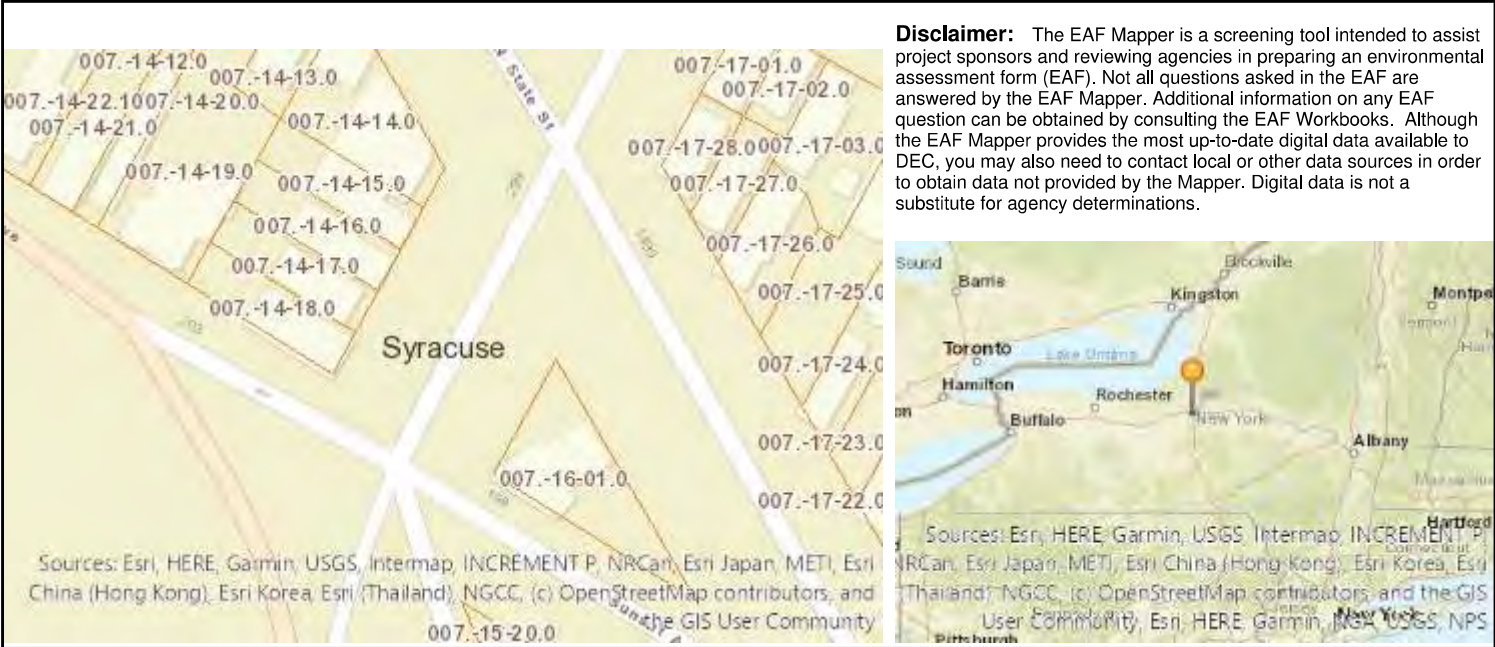
Part 1 – Project and Sponsor Information			
Name of Action or Project: Sedgwick Loading Dock			
Project Location (describe, and attach a location map): Loading Dock Addition and Site Improvements.			
Brief Description of Proposed Action: An addition of a loading dock and improvements to the existing site. Including pavement improvements and the addition of a loading dock.			
Name of Applicant or Sponsor: Sedgwick Business Interiors		Telephone: (315) 424-1500	
		E-Mail:	
Address: 100 West Court Street Syracuse NY 13204			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.20 acres	
b. Total acreage to be physically disturbed?		0.08 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.64. acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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"/>
_____ Surface drainage to (2) storm drywell structures. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The adjacent property of Safety-Kleen Corp., site #734067, present in the groundwater is Chlorobenzene at 80 parts per billion and Mineral Spirits at 1300 parts per billion. Remedial activities include in-situ oxidation and groundwater monitoring as of January 4, 2024		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Christian R. Freeman</u> Date: <u>March 13, 2024</u> Signature: <u></u> Title: <u>Landscape Architect</u>		

EAF Mapper Summary Report

Wednesday, November 8, 2023 10:49 AM



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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DAVID M. SLISKI PLS # 50105 DATE 05/29/20



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
2020					C.T. MALE ASSOCIATES
					APPROVED:
					DRAFTED : DMS
					CHECKED : DMS
					PROJ. NO : 20.0235
					SCALE : 1" = 20 FEET
					DATE : MAY 29, 2020

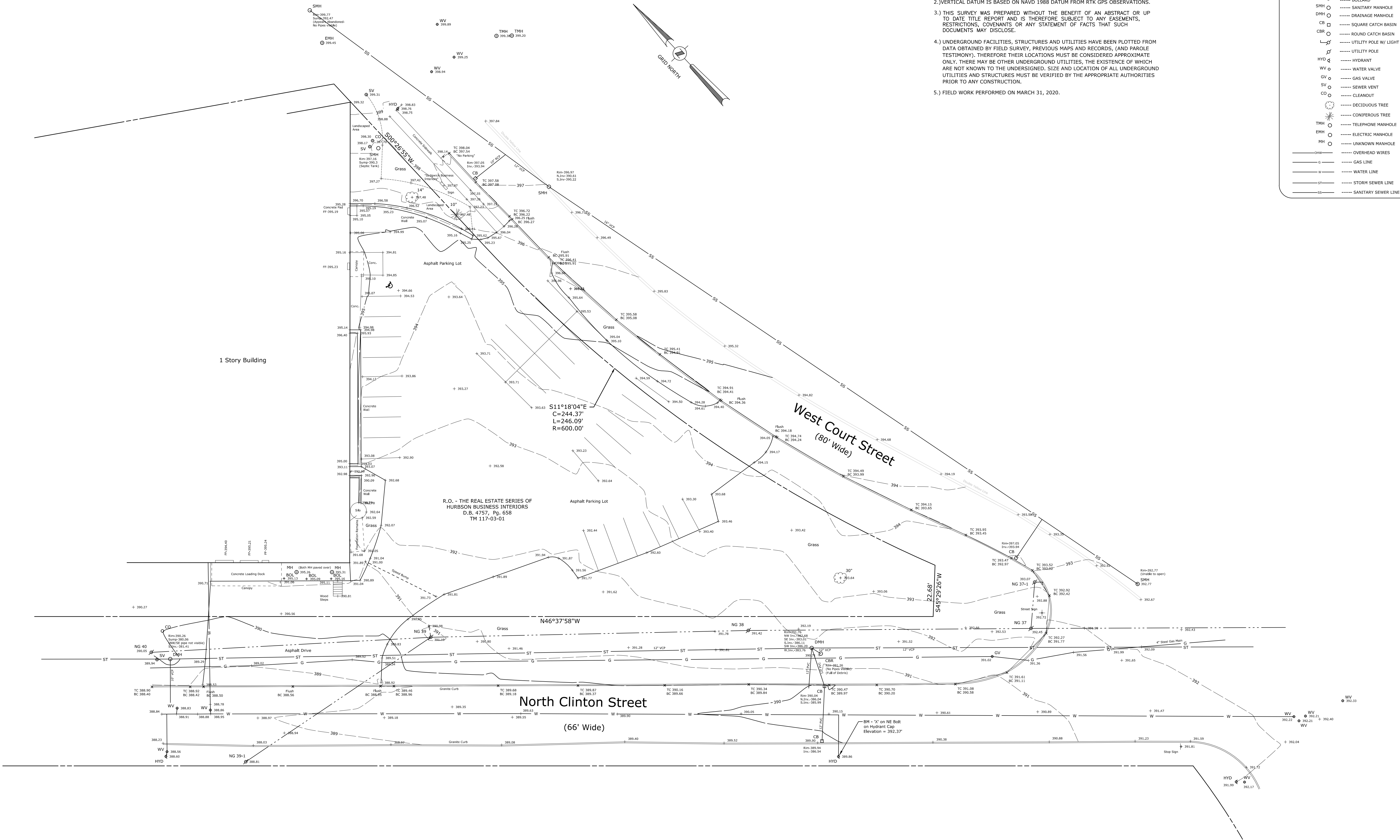
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR A PORTION OF THE LANDS OF
SEDGWICK BUSINESS INTERIOR
100 WEST COURT STREET

CITY OF SYRACUSEONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY • JOHNSTOWN, NY
LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY

www.ctmale.com

SHEET 1 OF 1
DWG. NO: 20-0313



MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED ON MARCH 31, 2020.

LEGEND

- SIGN
- BOL o ----- BOLLARD
- SMH o ----- SANITARY MANHOLE
- DMH o ----- DRAINAGE MANHOLE
- CB o ----- SQUARE CATCH BASIN
- CBR o ----- ROUND CATCH BASIN
- L o ----- UTILITY POLE W/ LIGHT
- HYD d ----- UTILITY POLE
- HYD d ----- HYDRANT
- WV o ----- WATER VALVE
- GV o ----- GAS VALVE
- SV o ----- SEWER VENT
- CO o ----- CLEANOUT
- DECIDUOUS TREE
- CONIFEROUS TREE
- TMH o ----- TELEPHONE MANHOLE
- EMH o ----- ELECTRIC MANHOLE
- MH o ----- UNKNOWN MANHOLE
- OVERHEAD WIRES
- G ----- GAS LINE
- W ----- WATER LINE
- ST ----- STORM SEWER LINE
- SS ----- SANITARY SEWER LINE



1
P1.0
LOOKING EAST DOWN COURT STREET



2
P1.0
LOOKING SOUTH ON THE CORNER OF N. COURT AND N. CLINTON STREET



3
P1.0
LOOKING NORTHEAST AT PROPOSED RENOVATION AREA



4
P1.0
LOOKING NORTH FROM PARKING LOT AT PROPOSED RENOVATION AREA



5
P1.0
LOOKING NORTH FROM THE CORNER OF COURT ST.
AND N CLINTON ST AT SEDGWICK BUILDING



6
P1.0
LOOKING WEST AT CORNER OF GENANT DRIVE AND COURT
STREET



7
P1.0
WEST SIDE RETAINING WALL



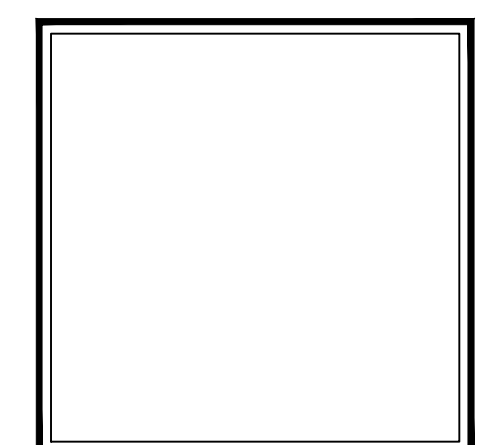
LOCATION MAP

0 50 100 150
SCALE IN FEET

SEDGWICK BUSINESS INTERIORS
100 W COURT ST.
SYRACUSE, NEW YORK 13204

CLIENT:
BRIAN MANTHEY ARCHITECT
1919 PATTERSON ROAD
MARIETTA, NEW YORK 13110

ISSUED AND REVISIONS NOTIFICATION	No	Rev	Description	Date
	1			
	2			
	3			
	4			
	5			
	6			
	7			



Drawn By: KSK
Checked By: C.R.F.
KFA Proj. No.: 43126
Date: MARCH 13, 2024
Scale: AS NOTED

SITE
PHOTOBOARD

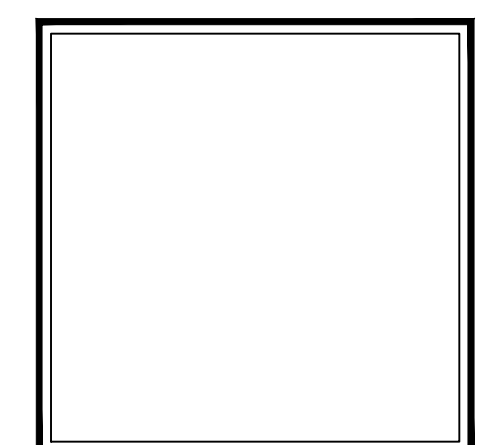
P1.0



SEDGWICK BUSINESS INTERIORS
100 W COURT ST.
SYRACUSE, NEW YORK 13204

CLIENT:
BRIAN MANTHEY ARCHITECT
1919 PATTERSON ROAD
MARIETTA, NEW YORK 13110

ISSUED AND REVISIONS NOTIFICATION	No.	Rev.	Description	Date
	1			
	2			
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Drawn By: KSK
Checked By: CRF
KFA Proj. No.: 43126
Date: MARCH 13, 2024
Scale: AS NOTED

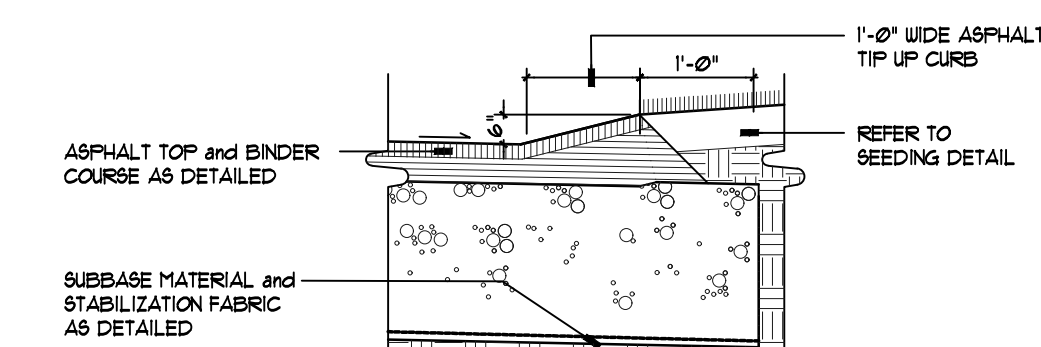
SITE
PREPARATION
PLAN

L1.1

EXISTING CONDITIONS &
REMOVAL/DEMOLITION NOTES

X-L1-SITE-PRP-001

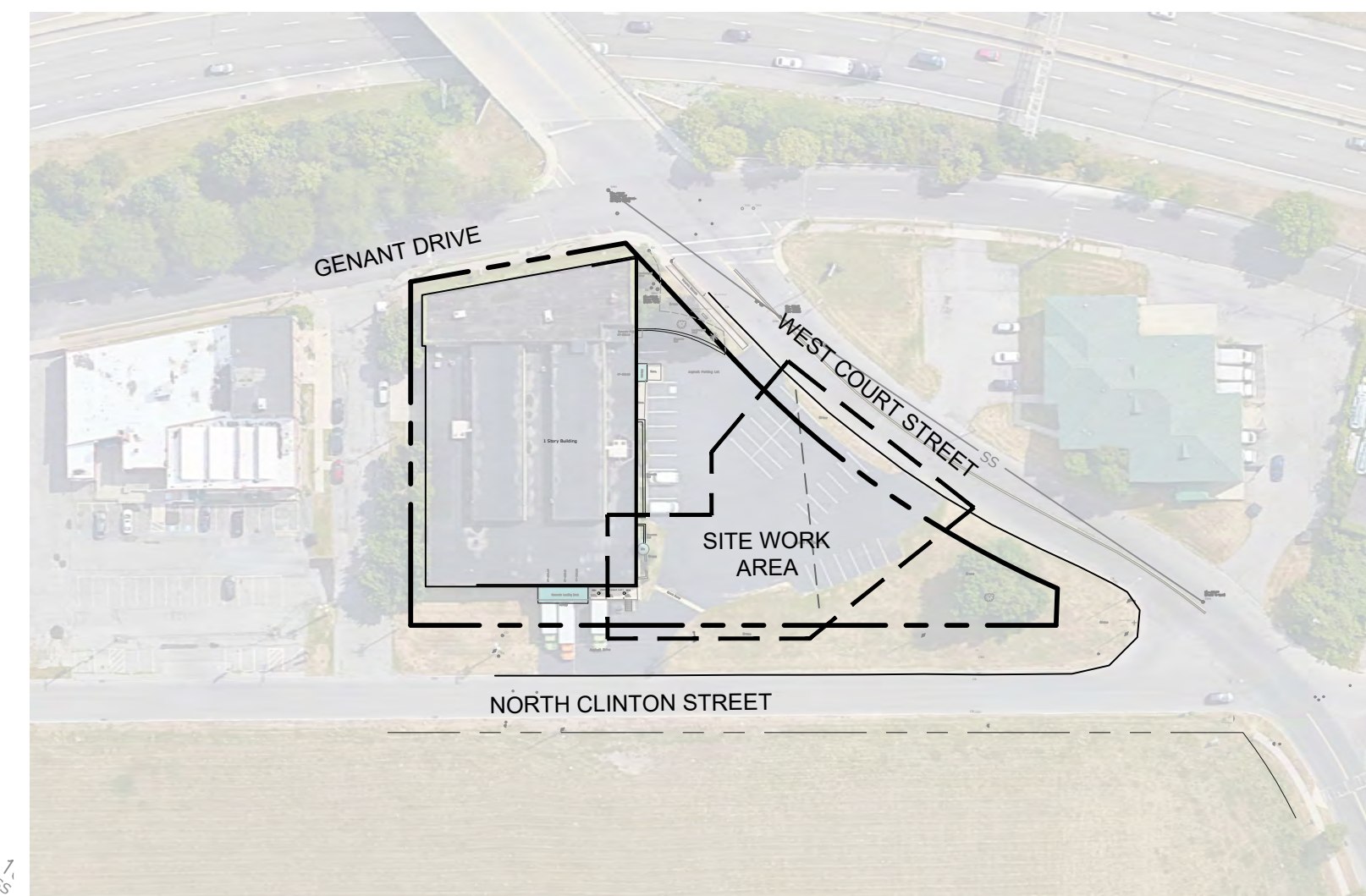
- GLL — CONTRACT LIMIT LINE
1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
 2. REMOVE ASPHALT PAVEMENT INCLUDING BASE MATERIAL AND DISPOSE OF OFF SITE.
 3. EXISTING STAIRS TO REMAIN AND PROTECT.
 4. EXISTING SILO TO REMAIN AND PROTECT.
 5. EXISTING CONCRETE DOCK TO REMAIN AND PROTECT.
 6. EXISTING EXITWAY AND STEEL PIPE RAILING TO REMAIN AND PROTECT.
 7. EXISTING PLANTER BED TO REMAIN AND PROTECT.
 8. BLACKOUT EXISTING PAINTLINE



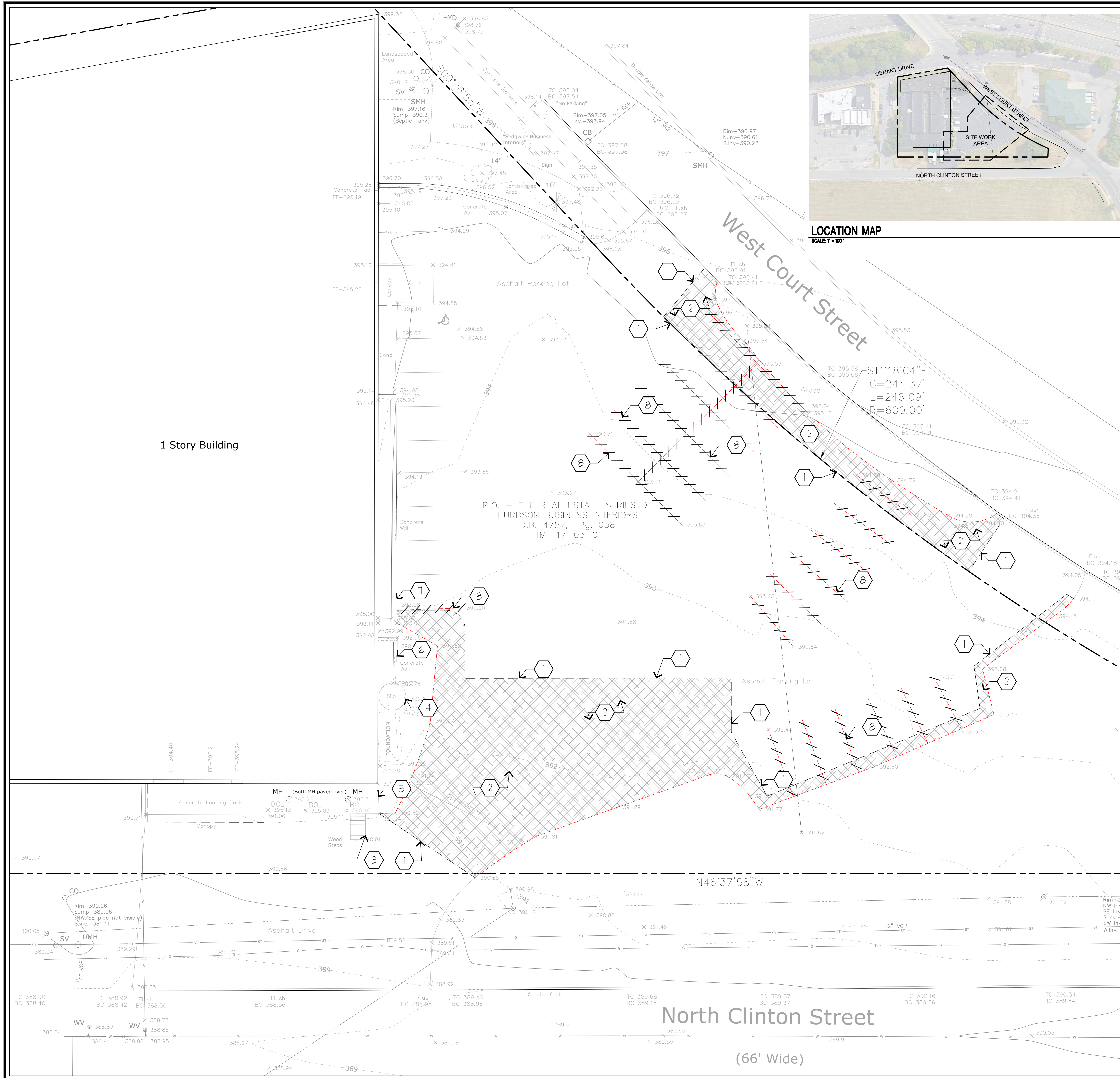
SECTION

1
L1.1
ASPHALT KICK-UP GUTTER
NOT TO SCALE

32-1218-11



LOCATION MAP
SCALE 1" = 100'



SEDGWICK BUSINESS INTERIORS
100 W COURT ST.
SYRACUSE, NEW YORK 13204

CLIENT:
BRIAN MANTHEY ARCHITECT
1919 PATTERSON ROAD
MARIETTA, NEW YORK 13110

ISSUED AND REVISIONS NOTIFICATION		Date
No.	Rev.	Description
1	1	
2	2	
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4	4	
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6	6	
7	7	

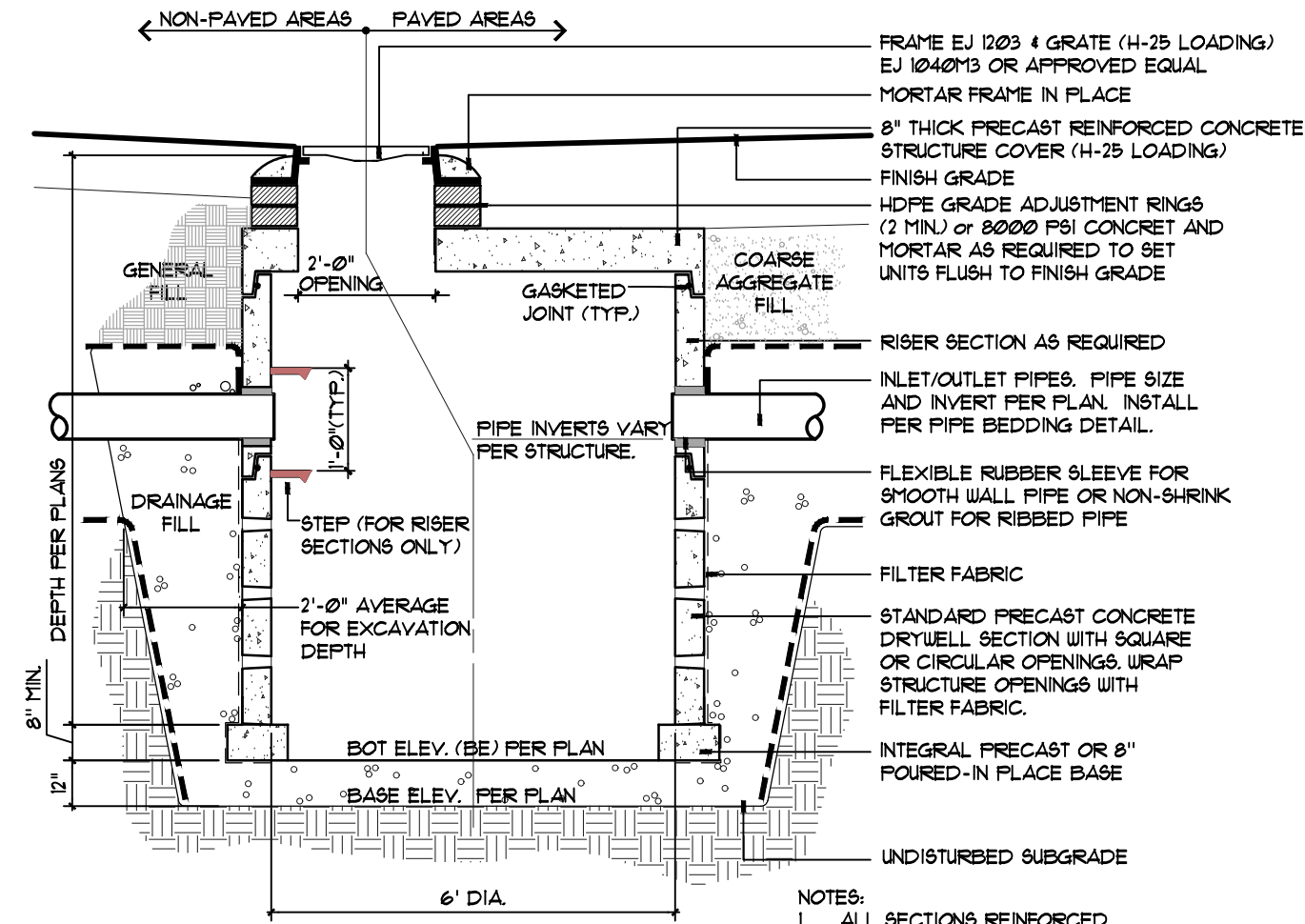
Drawn By: KSK
Checked By: CRF
MFA Proj. No.: 43126
Date: MARCH 13, 2024
Scale: AS NOTED
Title:

SITE PLAN

L2.1

LAYOUT CONSTRUCTION NOTES

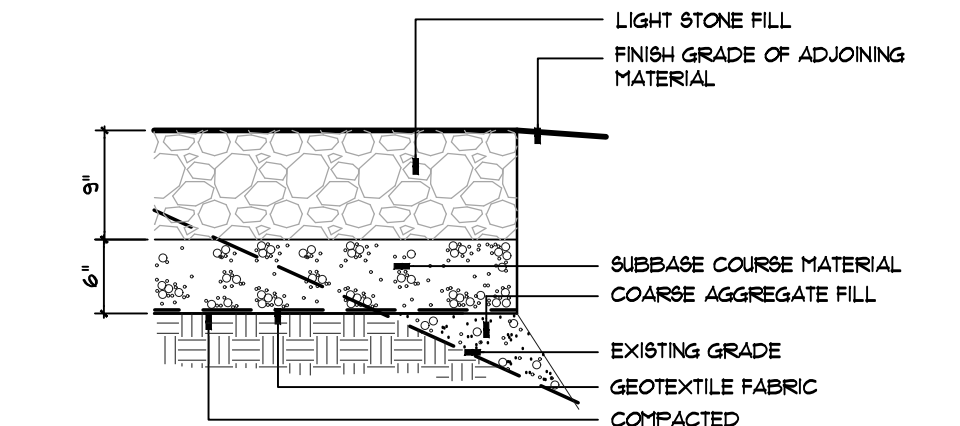
1. INSTALL ASPHALT PAVEMENT - DRIVE PER DETAIL 1 L2J
2. INSTALL HEAVY DUTY CONCRETE PER DETAIL 3 L2J
3. PROPOSED LOADING DOCK SEE ARCHITECTURAL DRAWINGS
4. INSTALL PAINTED LINES AT 45° 2' O.C.
5. INSTALL CONCRETE CURB PER DETAIL 2 L2J
6. INSTALL SEEDED LAWN PER DETAIL 4 L2J
7. INSTALL STONE SURFACING PER DETAIL 5 L2J
8. INSTALL KICKUP GUTTER PER DETAIL 1 L1J



SECTION

6 DRYWELL (DW)
NOT TO SCALE

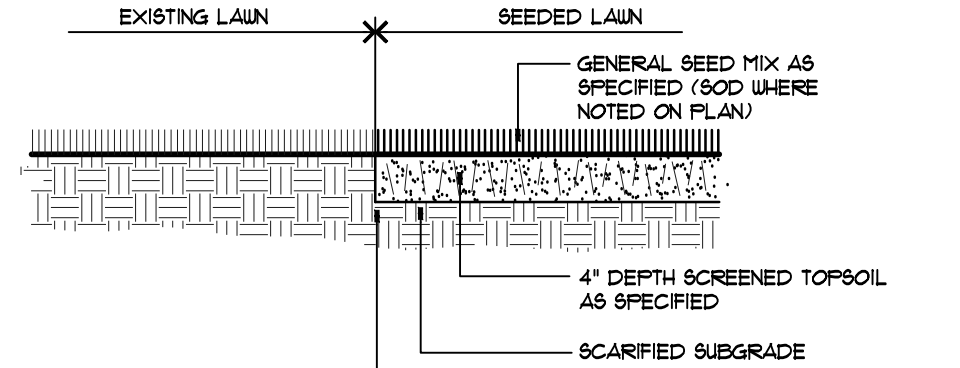
32-4000-05



SECTION

5 LIGHT STONE SURFACING
NOT TO SCALE

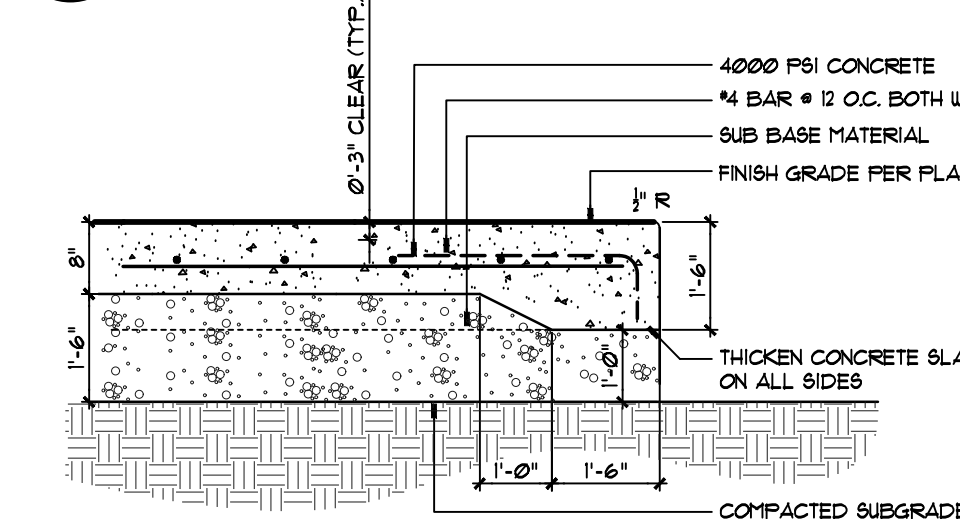
32-228-1A



SECTION

4 SEEDED LAWN
NOT TO SCALE

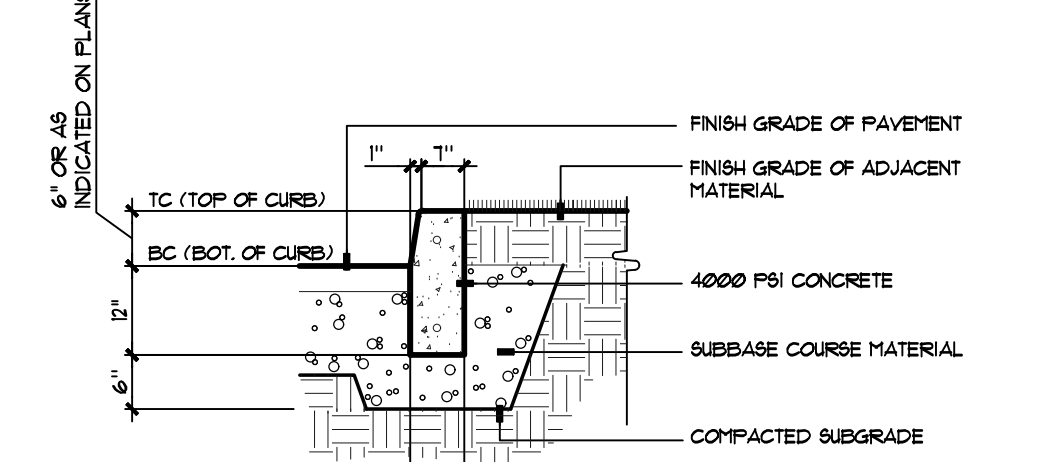
32-6200-01A



SECTION

3 CONCRETE PAD - HEAVY DUTY
NOT TO SCALE

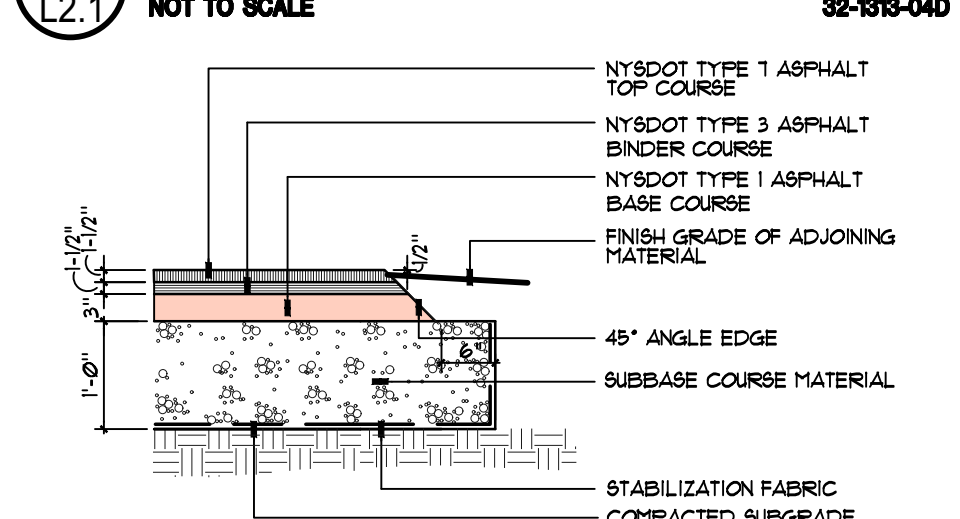
32-618-12A



SECTION

2 CONCRETE CURB
NOT TO SCALE

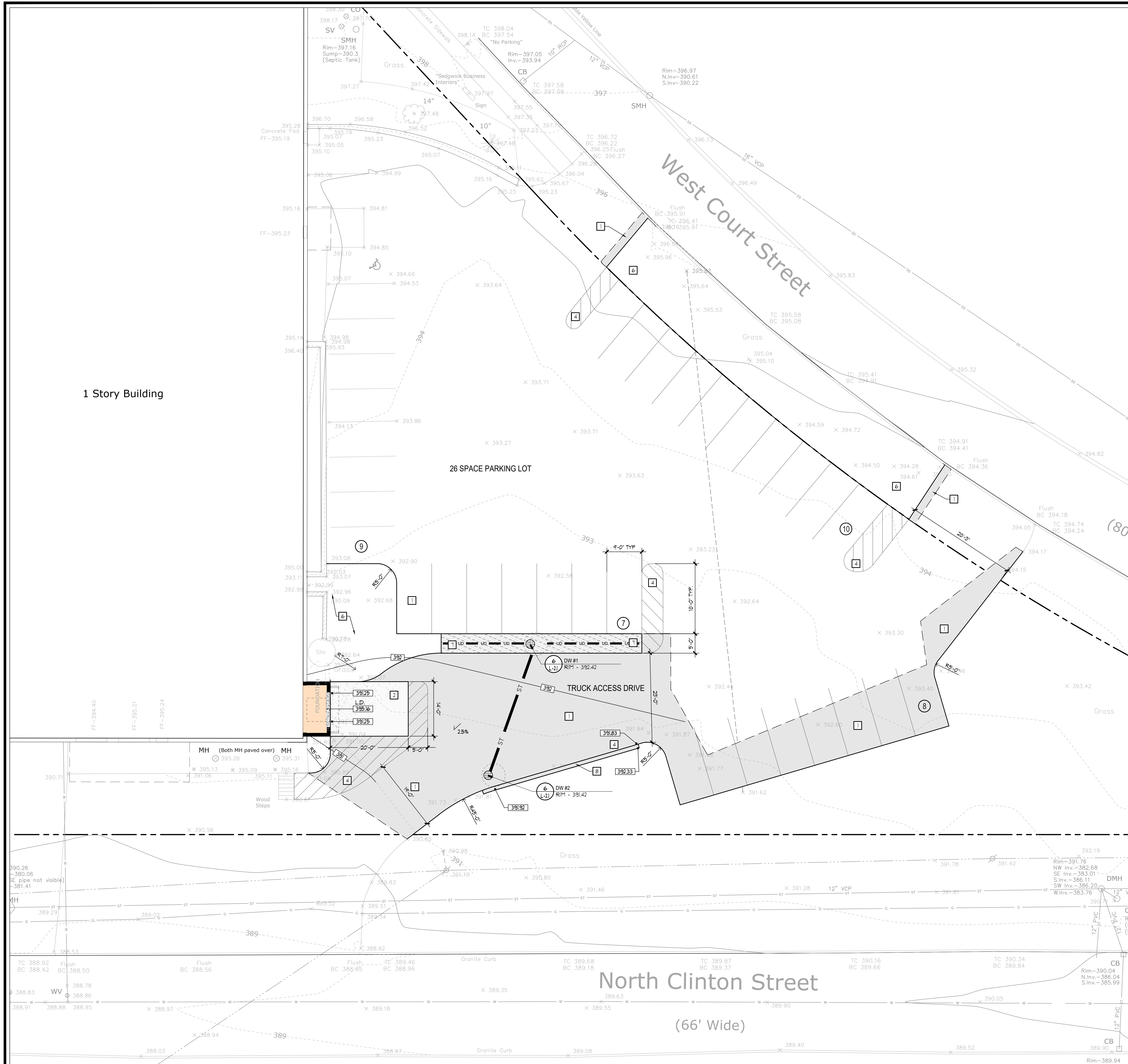
32-618-04D



SECTION

1 ASPHALT PAVEMENT - DRIVE
NOT TO SCALE

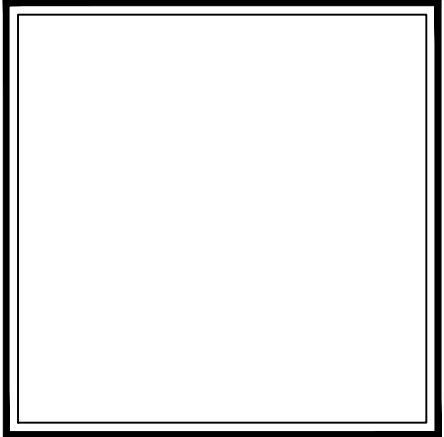
32-618-03



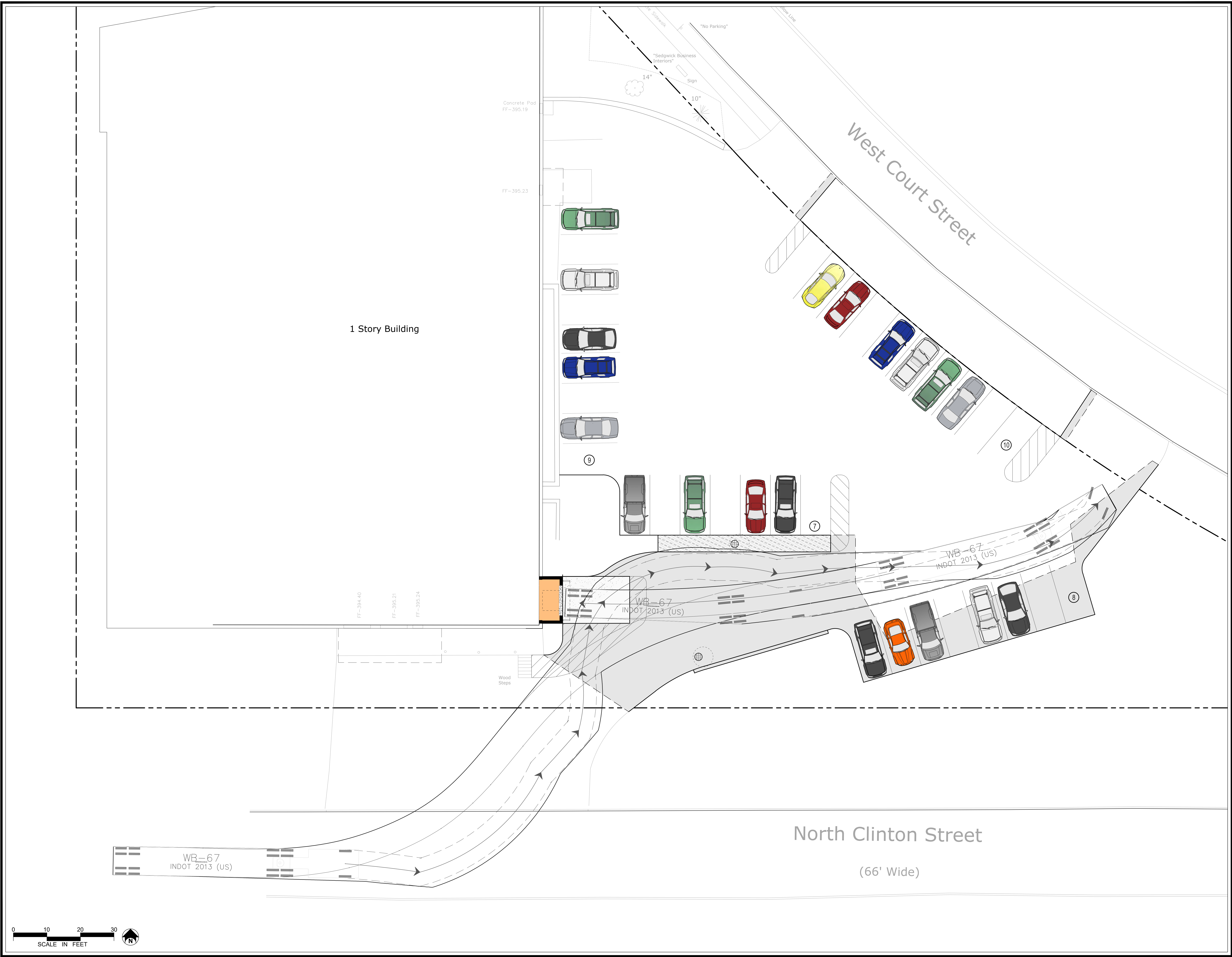
SEDGWICK BUSINESS INTERIORS
100 W COURT ST.
SYRACUSE, NEW YORK 13204

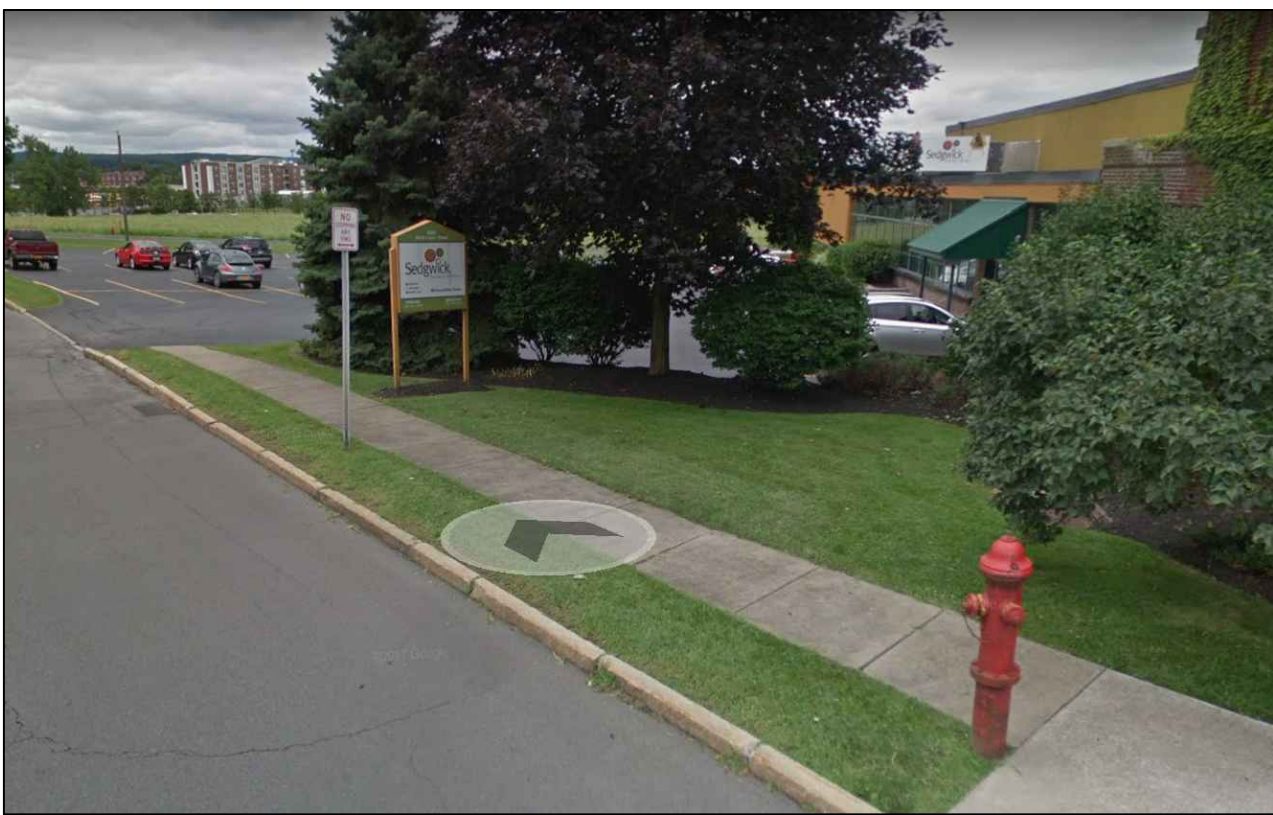
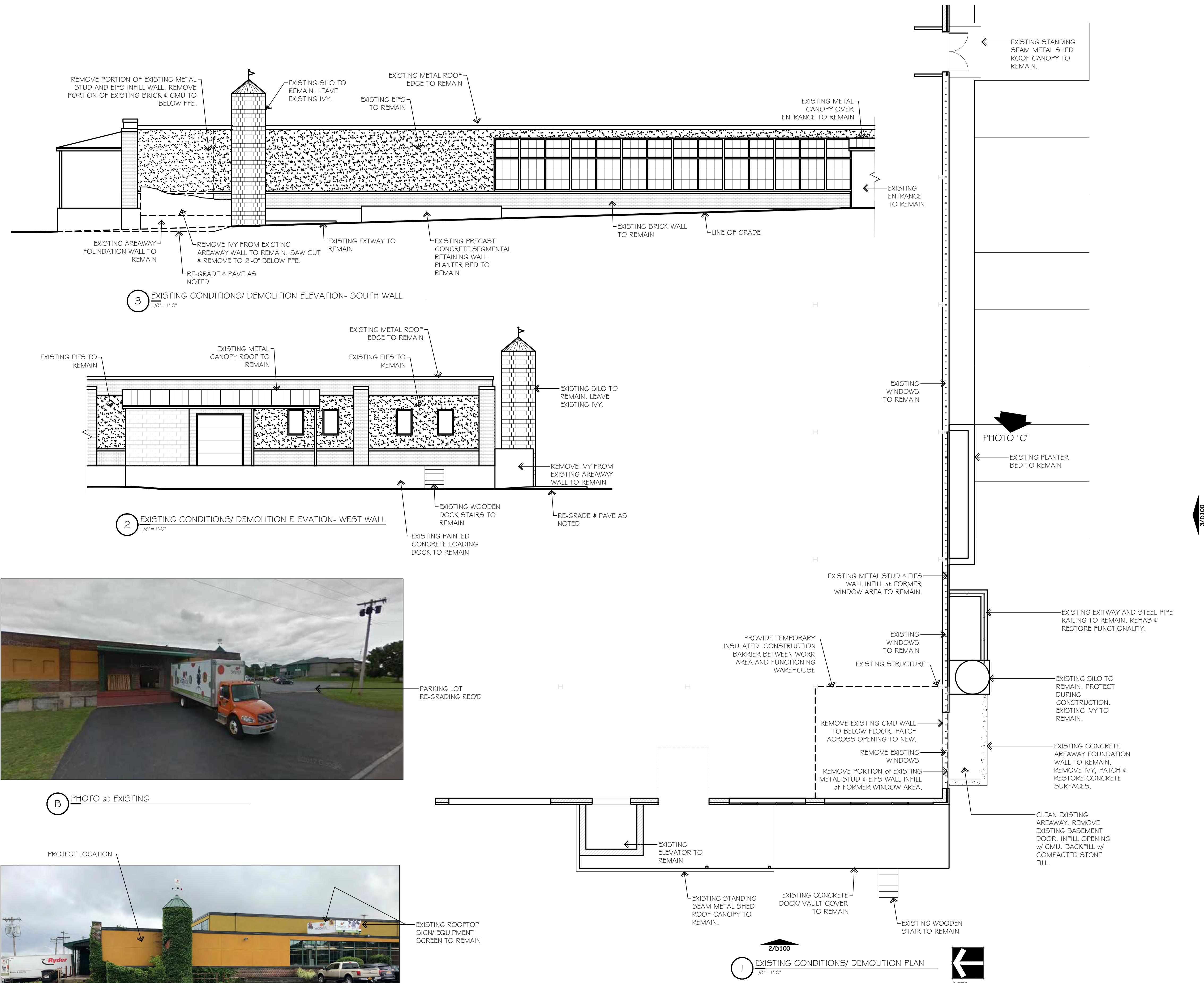
CLIENT:
BRIAN MANTHEY ARCHITECT
1919 PATTERSON ROAD
MARIETTA, NEW YORK 13110

ISSUED AND REVISIONS NOTIFICATION		
No	Rev	Description
1		
2		
3		
4		
5		
6		
7		



Drawn By: KSK
Checked By: C.R.F.
KFA Proj. No.: 43126
Date: MARCH 13, 2024
Scale: AS NOTED





D PHOTO at EXISTING SIGN at COURT St



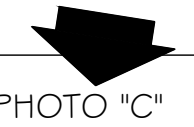
C PHOTO at EXISTING



B PHOTO at EXISTING



A PHOTO at EXISTING PROJECT LOCATION



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY, TITLE, OR PART 65.0 (b).

OWNER CONTACT INFO:
Doug Sedgwick:
dsedgwick@sedgwickbusiness.com

Brian Manthey
ARCHITECT
1919 Patterson Road WARRETA, NEW YORK 13110
E-mail: Brian@bmantheyarchitect.com Phone: 315.636.9436

SEDGWICK BUSINESS INTERIORS
LOADING DOCK ADDITION
100 W. Court St
Syracuse, NY 13204
Onondaga County

DATE	ISSUED FOR:
13 MAR. '24	
SCALE	1/4" = 1'-0"
DRAWN BY	BSM
PROJ. No.	
TITLE	PRELIMINARY EXISTING PLANS & ELEVATIONS
	D100



SPECIFICATION DATA SHEET

DATE	ISSUED FOR:

DATE 13 MAR.

SCALE 1/4" = 1'-

DRAWN BY BS

PROJ. No.

TITLE PRELIMINARY
PLAN
ELEVATION

A100

Project: V-24-08

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:	<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"/>

Project: V-24-08

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)



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-101

- 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 Ed Keplinger for the property located at 100 West Court Street; 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a use variance to relocate loading docks for large truck access in the existing front yard setback on a 3.64-acre parcel, containing Sedgwick Business Interiors, in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the site is in a commercial area adjacent to Interstate 81 in the Inner Harbor area of the City of Syracuse; neighboring businesses include a liquor store, a produce distributor, and a petroleum and propane distributor; large vacant parcels to the south of the site separate this commercial area from Inner Harbor; and
- WHEREAS, the site is an irregular shaped parcel containing an approximately 24,800 sf 1-and-2-story building in the northwestern side of the lot, a 29-space parking lot along the eastern side of the building, and a loading dock along the southern side near the southeastern corner of the building; the site is surrounded by local roads Genant Drive to the north, West Court Street to the east, North Clinton Street to the south, and Clinton Place to the west; the site is also across Genant Drive from Interstate 81; the parking lot has two driveways to West Court Street and access near the existing loading dock to North Clinton Street; and
- WHEREAS, the site is located adjacent to Interstate 81 and is in an area to be significantly altered by the relocation of Interstate 81 and conversion to a Community Grid within the City; and
- WHEREAS, the applicant is proposing a use variance to relocate the loading dock area to the eastern side of the southeastern corner to allow loading/unloading at the building without trucks being parked in a road right-of-way like the existing arrangement; the narrative included in the referrals justifies the relocation of the loading dock to the front of the business by discussing the current safety concerns of trucks parked in the North Clinton Street right-of-way, particularly when North Clinton pedestrian accommodations are improved as part of the Interstate 81 project, the eastern side of the building is the only side with enough space to allow large delivery trucks and tractor trailers, and the complications associated with the parcel being bound on all sides by roadways;
- WHEREAS, per the Site Plan dated 3/13/24, the parking lot will be reconfigured to separate the main lot from the loading area, add 5 parking spaces, and install stormwater infrastructure under the southern side of the parking lot; road access to the site will be unchanged, but loading and parked trucks will be positioned along the

southern parcel boundary instead of protruding into the City right-of-way; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/13/24, 0.08 acres of the site will be disturbed by the proposed project and stormwater will be managed by “surface drainage to two storm drywell structures”; and

WHEREAS, the site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant; no changes to existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734134, C734136, C734137, C734150, C734143, C734135, C734156) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site is located near the J.M. Wall Machine Co. Building which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; 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

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 site’s location among various roadway and right-of-way changes related to the Interstate 81 reconstruction project, the applicant is advised to coordinate all proposed work with the City Engineer and New York State Department of Transportation.



Martin E. Voss, Chairman
Onondaga County Planning Board



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: The Real Estate Series Of
From: Zhitong Wu, Zoning Planner
Date: 4/19/2024 10:21:38 AM
Re: Variance (Use) V-24-08
100 Court St W & Clinton St N, Syracuse, 13204

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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	04/01/2024		
Zoning Planner	On Hold	04/19/2024	Zhitong Wu	On hold for BZA's approval.
Zoning Administrator	Pending	04/01/2024		
DPW Street Repair - Zoning	Pending	04/01/2024		
DPW Commissioner - Zoning	Pending	04/01/2024		
DPW Sewers - Zoning	Internal Review Complete	04/02/2024	Vinny Esposito	Drainage plan must be approved by the City Engineer.
DPW Sidewalks - Zoning	Pending	04/01/2024		
Eng. Design & Cons. - Zoning	Internal Review Complete	04/05/2024	John Kivlehan	No concerns with variance request to allow dock in the front setback due to planned improvements along N. Clinton St as part of the 81 project (applicant per this variance request is agreeing not to use the ex. dock facing N. Clinton in the future when the N. Clinton St improvement are complete as delivery trucks or similar would block the sidewalk. Proposed improvements require applicable City permitting, review & approval.
City Engineer - Zoning	Pending	04/01/2024		
Eng. Mapping - Zoning	Internal Review Complete	04/01/2024	Ray Wills	No impact on Mapping Division assets in the area.
City Planning - Zoning	Pending	04/01/2024		
Onondaga Co Planning Board	Pending	04/01/2024		