

AGENDA
BOARD OF ZONING APPEALS
Thursday, April 4, 2024
1:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Call to Order

- II. Adoption of the minutes of the March 14th, 2024 Board of Zoning Appeals Meeting

- III. Public Hearing
 - A. Old Business
 - 1) **V-23-23**
Area Variance - to allow Building 1 to exceed maximum allowable building length.
301-11 E. Taylor Street
William Simmons, Executive Director, Syracuse Housing Authority (Owner)
Michael Saunders, Vice President, McCormack Baron Salazar (Applicant)
MX-2 Zone District

- IV. Adjourn

Minutes
 City of Syracuse
 Board of Zoning Appeals
 Thursday, March 14th, 2024
 1:00 p.m.
 Common Council Chamber

I. Meeting called to order at 1:00 p.m.

Members Present

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

Staff Present

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

II. Approval of Minutes

A motion to approve the February 22nd, 2024, meeting minutes was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

III. Public Hearings

1.) V-24-02

A Use Variance to allow an automobile repair, heavy use.
 612 Wolf Street
 Angelo Chiodo (Applicant)
 Tony Paris (Representative)
 Zone District MX-2

Tony Paris, from Costello Cooney and Fearon, PLLC, presented the Use Variance application.

Chairman Koenig asked if the repair services are to remain the same as what they have been doing. Mr. Paris confirmed that is correct. Chairman Koenig asked if they did mechanical and collision. Mr. Paris stated they mainly did bodywork. Mr. Stanton asked if prior to ReZone being adopted, was it out of compliance at that time as well? Mr. Paris said it was, but that was without knowledge on the part of the applicant. Asst. Corporation Counsel Hertzberg stated for the record that the DMV license they applicant obtained was for automobile sales and not for repair. Mr. Stanton asked if they sold cars at this location, Mr. Paris stated they do not. Mr. Stanton asked if they had any financial analysis prepared on what uses are allowed there as is required by the use variance criteria. Mr. Paris spoke to what would happen if they were to introduce a storage/warehouse use. Mr. Stanton reiterated that for their process they are required to evaluate the financial feasibility of allowed uses in the zone district. Chairman Koenig explained the process for evaluating Use Variance's and what the board is tasked with evaluating to the applicant. Asst. Corporation Counsel Hertzberg directed the applicants to the Use Variance criteria which both Chairman Koenig and Mr. Stanton were referring to. Mr. Paris directed the board to

Minutes of the
Syracuse Board of Zoning Appeals
March 14th, 2024

a letter they had submitted as part of their application which addressed the Use Variance criteria. The board reviewed the letter. Mr. Stanton again stated that what the board needs for evaluation is an analysis done by the applicant of the uses which are permitted in that zone district and why they would be unable to get a reasonable return. Mr. Cheslik asked if the auto shop was operating today. Mr. Paris stated that was correct. Asst. Corporation Counsel Hertzberg stated that under the old code the use would have required a Special Use Permit, which the applicant did not obtain. Chairman Koenig asked if the business had investigated moving. Mr. Paris said they may have to, but they would be a hardship on the owner and tenant. Mr. Rudd reviewed the four variance criteria allowed. Chairman Koenig explained that although he agreed with Mr. Rudd's analysis, the applicants may not have provided necessary proof for the Board to evaluate. Mr. Paris stated that is a unique case because they are dealing with a business that has been operating for several years rather than a vacant parcel with a new business looking to move in. If the tenant were forced to vacate while they do an analysis of other viable business that would lead to hardships for both the owner and tenant.

Mr. Dishaw distributed a letter to the board dated March 14th, 2024, which expands on the original letter submitted by the applicant and was included in the staff report.

Patrick Hogan, the second district councilor, spoke in favor of the Urea Variance application.

Marty Nave, the first district councilor, spoke in favor of the Use Variance application.

Angelo Chiodo, owner of 612 Wolf Street, spoke in favor of the Use Variance application.

No members of the public spoke in opposition of the Area Variance application.

Asst. Corporation Counsel stated that the applicant communicated to her that they would like the board to make a motion to hold the application over to give them the opportunity to gather more information to provide to the Board. Mr. Stanton made a motion to hold the application, Mr. Jennings seconded the motion. The motion passed unanimously.

IV. Adjourn

A motion to adjourn was made by Mr. Cheslik and seconded by Mr. Jennings. The motion carried unanimously. Meeting called to adjourn at 2:46 pm.



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

| | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| V-23-23 | Staff Report – April 4th, 2024 |
| Application Type: | Area Variance |
| Summary of Proposed Action: | Applicants are seeking relief in regard to Building 1 to exceed a building length of 180 feet. The project will demolish the existing apartment complex at Angelou Terrace and redevelop the site into 133 mixed-income and affordable dwelling units across 6 new buildings. |
| Project Address: | 301-11 E. Taylor Street (Tax Map no. 095.-08-01.0) |
| Owner/Applicant | William Simmons, Executive Director, Syracuse Housing Authority (Owner) Michael Saunders, Vice President, McCormack Baron Salazar (Applicant/Project Sponsor) |
| Zoning Violations | The proposed project is seeking an area variance from the Board of Zoning Appeals to violate the following Zoning Ordinances: 1. ReZone, Art. 4, Sec. 4.6D.(4)a. – Building 1 to exceed maximum allowable building length. |
| Existing Zone District: | Neighborhood Center, MX-2 Zone District |
| Summary of Changes | Since the previous BZA public hearing, McCormack Baron Salazar and Hord Coplan Macht worked on completely bringing Building 2 into compliance. McCormack Baron Salazar has also rescinded the request to violate the ground floor unit regulations, pursuant to ReZone, Art. 4, Sec. 4.6D.(2)a. & b, as recommended by the Office of Zoning Administration. The Office of Zoning Administration determined that the ground floor unit regulations (ReZone, Art. 4, Sec. 4.6D.(2)a. & b.) do not apply to Buildings 3 – 6 because Buildings 3 - 6 are attached single-unit dwellings (townhouses) while the ground floor unit regulations are only applicable to multi-unit dwelling structures. Lastly, the CPC (Lead Agency) issued a negative declaration on the Type 1 action for the coordinated review, pursuant to 6 NYCRR §617.7, for the East Adams Redevelopment Project Phases I and II at the 3/25/2024 public hearing. The Planning Commission approved companion applications for the Resubdivision (R-23-70) and conditionally approved the Major Site Plan Review (MaSPR-23-07) contingent upon approval of this area variance by the Board of Zoning Appeals. |
| Surrounding Zone Districts: | The Zone Districts of the neighboring properties are: to the north are in the Central Business District, MX-5 Zone District, to the south are Light Industry and Employment, IN Zone District, and Neighborhood Center, MX-2 Zone District. To the west are Open Space, OS Zone District, Central Business District, MX-5 Zone District, and Mixed-Use Transition, MX-3 Zone District. To the east is Neighborhood Center, MX-2 Zone District. |
| Companion Application(s) | MaSPR-23-07 (Major Site Plan Review): Demolish existing apartment complex at Angelou Terrace and redevelop the site into 133 mixed-income and affordable dwelling units across 6 new buildings. R-23-70 (Resubdivision): Divide one lot (301-11 E. Taylor St & S. State St) into three lots. Lot 1 will be developed into a multi-unit dwelling community named East Adams Phase I. Lot 2 is for establishing a new street. Lot 3 is for future development. |

V-23-23

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| <p>Scope of Work:</p> | <p>The scope of work includes completely demolish six (6) existing buildings with 25 dwelling units (“<i>Angelou Terrace</i>”) in order to redevelop the new Lot 1 after the concurrent resubdivision divides the current parcel into three new lots. The redevelopment will consist of: (a) 158,620 gross square feet (GSF) of mixed-income residential space containing 133 dwelling-units, one of which will be an efficiency unit and the rest a mix of one, two, three, and four-bedroom dwelling units; (b) 63 dwelling units will be replacements for the existing Syracuse Housing Authority (SHA) units, there will be 54 Low-Income Housing Tax Credit (LIHTC) dwelling units reserved for households earning up to 80 percent of the Area Median Income, and the remaining 15 dwelling units will be unrestricted/market rate units; (c) the proposed units would be located in one (1) four-story multifamily, mixed-use building (“<i>Building 1</i>”), one (1) three-story multi-family, mixed-use building (“<i>Building 2</i>”), and four (4) two-story town homes (“<i>Buildings 2-6</i>”), and (d) “Site Improvements” that would include an internal surface parking lot outfitted with several playgrounds, landscaping, sidewalks, new utility connections and associated stormwater management systems.</p> |
| <p>Staff Analysis:</p> | <p>Factors:</p> <ul style="list-style-type: none"> • This project proposal is the first phase of a 12-phase project to redevelop the entire East Adams Street Neighborhood, formerly the historic 15th ward, which conforms with the intent of the MX-2 Zone District. • Public amenities, improved public infrastructure such as sidewalks, landscaping and a new road will be built to service the project site and improve the urban character of the East Adams neighborhood. • Among added density that will provide more affordable housing in the 6-building apartment complex, there will be one-to-one housing replacements for the existing SHA units, in other words there is a guaranteed spot of those living in McKinney Manor if they choose. • Mixed-income housing will be available to more people to live close to the Central Business District. • The proposed project supports the strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, The Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040. • Building 1 has architectural features such as vertical and horizontal articulation as described in ReZone, Art.4, Sec. 4.6C(6) and ReZone, Art. 4, Sec. 4.6D(4). |
| <p>Zoning Procedural History:</p> | <p>12/04/1935 C-0029 Specific use for dry cleaning business Denied 04/03/1940 C-0095 Specific use for dry cleaning business Approved 02/04/1942 C-0122 Specific use to operate a wastepaper business Denied 12/11/1942 C-0139 Conditional use to operate a waste materials business Denied 09/01/1943 C-0147 Conditional use to operate a wastepaper business Approved 08/01/1951 C-0786 Conditional use to operate a junk yard Withdrawn 10/25/1956 C-1425 Conditional use to operate a warehouse Approved 03/22/1988 Z-2368 Multi-building review (SHA – 18 buildings, 75 units) Approved</p> |

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|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Summary of Zoning History:</i> | The earliest recorded land use of the subject property was a dry-cleaning business which eventually became a wastepaper business and then a warehouse. After the warehouse land use went vacant, SHA proposed an affordable housing cul-de-sac consisting of 18 building with 75 units, formally known as McKinley Manor. |
| <i>Code Enforcement History:</i> | See attached code enforcement history. There has been an open Code violation whereby the property owner has not applied to obtain a new certificate of compliance which is required for owners of multi-dwelling units. This is likely because of the plans to redevelop the property into the proposed actions mentioned in this application. |
| <i>Property Characteristics:</i> | The subject property is currently 11.068 acres. After the resubdivison, Lot 1 will be a regularly shaped lot of 3.041 acres with 310.39 feet of frontage along South State Street, 382.35 feet of frontage along East Adams Street, 330.47 feet of frontage along South Townsend Street, and 411.94 of frontage along the new proposed street. |
| <i>SEQR Determination:</i> | Pursuant to 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action. |
| <i>Onondaga County Planning Board Referral:</i> | Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition toward the area variance for Building 1. |

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

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

Attachments:

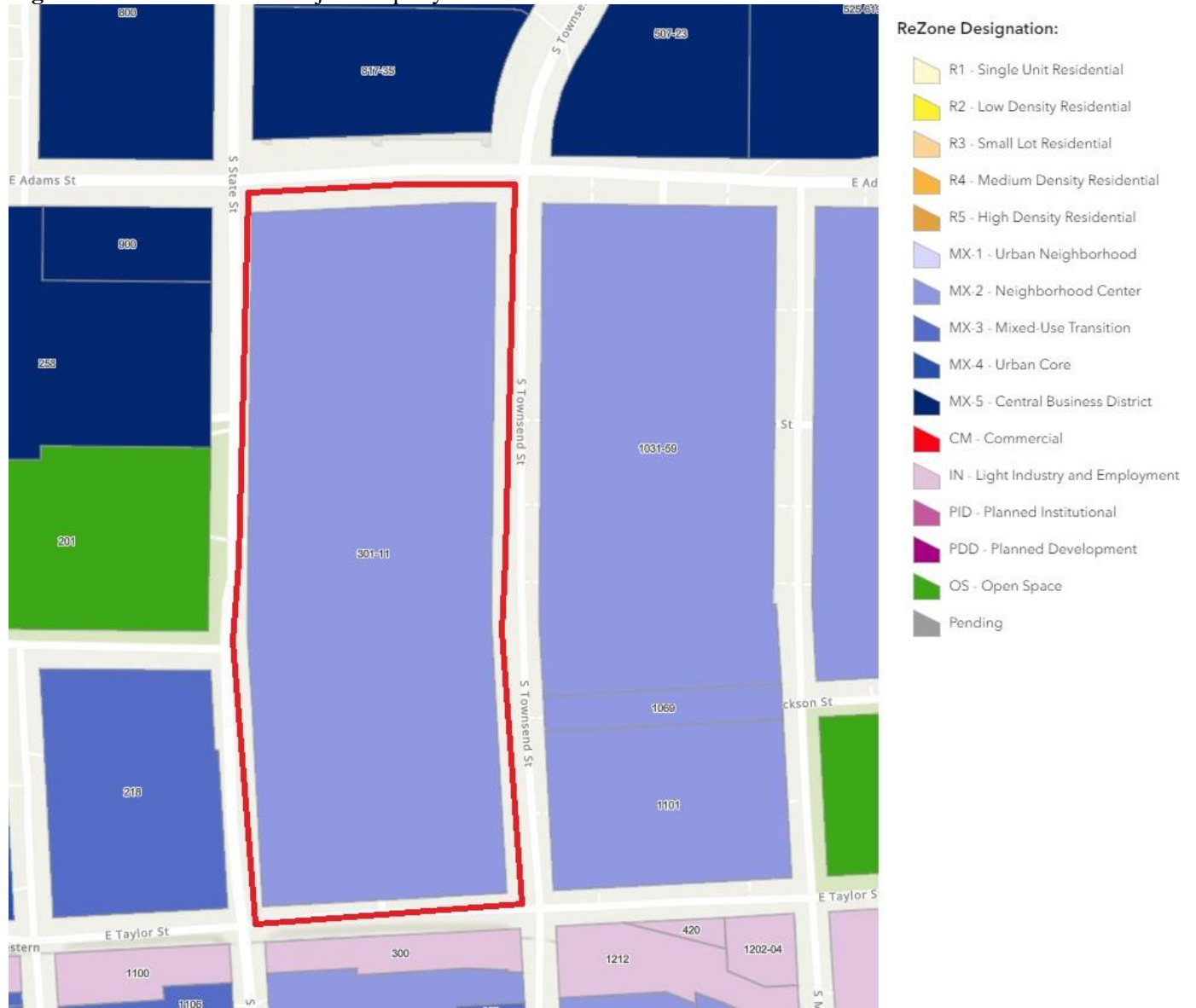
Area Variance Application
 Applicant Submittals
 Code Enforcement History

IPS Comments from City Departments
 OCPB Comments

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Context Maps:

Figure 1. Zone District of Subject Property

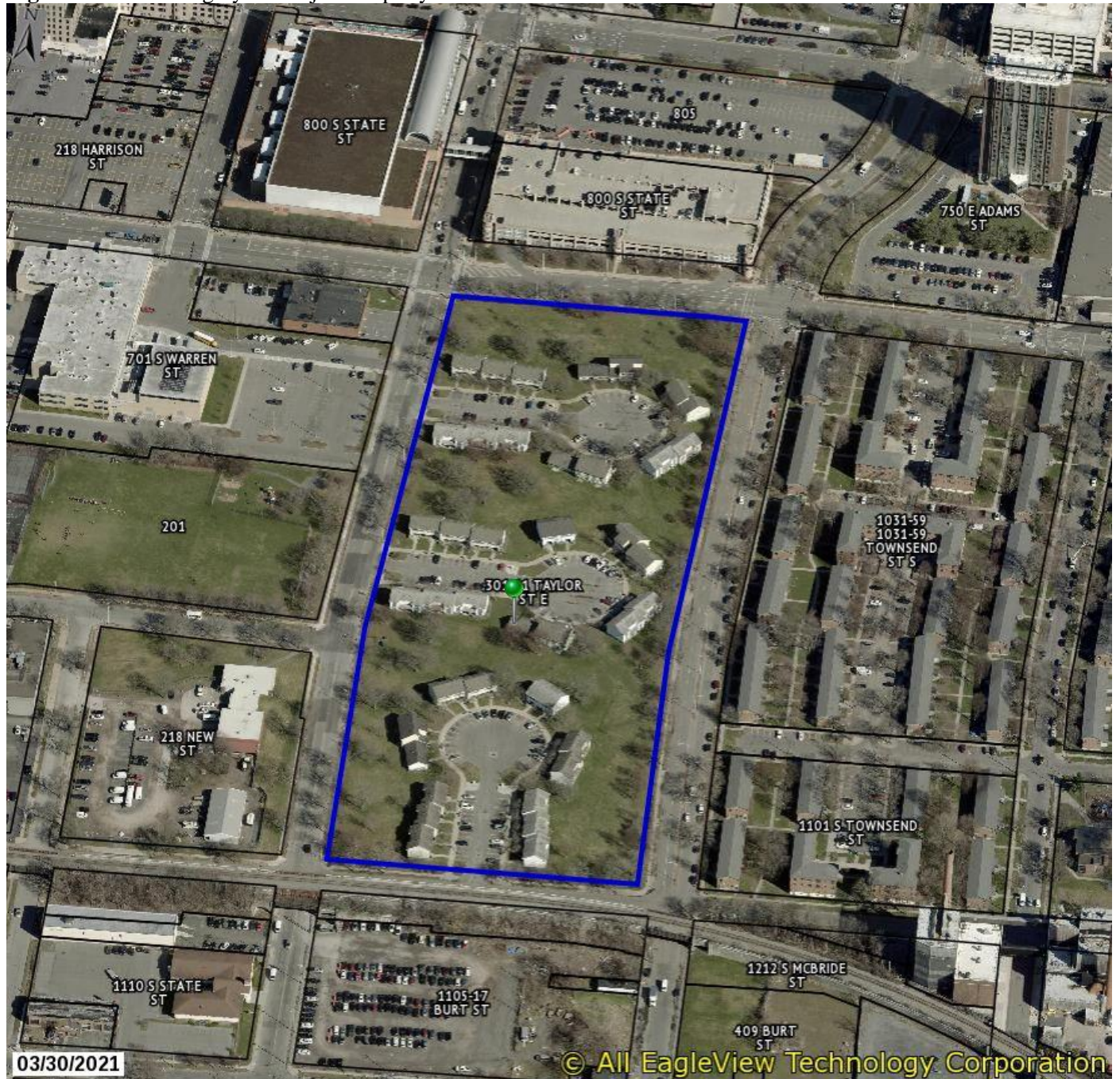


Description: Figure 1 shows the current Zone District of the subject property.

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

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Figure 2. Aerial Imagery of Subject Property





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

| For Office Use Only | |
|------------------------|---------------|
| Zoning District: | _____ |
| Application Number: V- | _____ - _____ |
| Date: | _____ |

Variance Application

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

General Project Information

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Business/project name: East Adams Phase I | |
| Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 100-124 Angelou Terrace | |
| Lot numbers: | Block number: _____ Lot size (sq. ft.) 125,385 sf |
| Current use of property: Multi-unit Residential | Proposed: Multi-unit Residential |
| Current number of dwelling units (if applicable): 26 | Proposed: 133 units |
| Current hours of operation (if applicable): | Proposed: |
| Current onsite parking (if applicable): 55 | Proposed: 88 |
| Zoning (base and any overlay) of property: MX-2 | |
| Companion zoning applications (if applicable, list any related zoning applications): Major Site Plan Review (R-23-07); Resbudivision (R-23-70) | |
| Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes | |
| Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance | |
| Nature and extent of variance requested (attach additional pages if necessary): This project is requesting the following variance to the development standards to align with the East Adams Street Neighborhood Transformation Plan: Art. 4.6(D)(4)a. Massing and Horizontal Articulation - A variance is requested to permit the overall building length to exceed 180'. The current design reflects the goals of the East Adams Street Neighborhood Transformation Plan to maximize the number of affordable units while maintaining open space for recreation, stormwater management, and surface parking. The overall length of the north and east wings of Building 1 are 303'-9" and 199'-8", respectively, however, the building elevations provide horizontal and vertical articulation similar to those outlined in Art. 4.6(C)(6) and (D)(4)b to provide variation in perceived building scale, length, and definition. | |



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

Owner/Owner’s Agent Certification

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

Print owner’s name:

Signature: *Lindy Madill*

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.



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 One Park Place, 300 S State St,
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Area Variance Test

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

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

1. Neighborhood Character

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

The requested variance does not result in an undesirable change in neighborhood character. The East Adams Neighborhood Transformation Plan calls for variation in residential building typologies to provide a diversity of housing types, including larger-scale 3 and 4-story multi-family along with smaller-scale 2-story single family townhomes.

2. Feasibility of Alternatives

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

The proposed building length of Building 1 accommodates the required number of replacement dwelling units for the McKinney Manor homes.

3. Substantiality

Describe whether the requested area variance is substantial.

No, the requested variances is not considered substantial. A variance from Art. 4.6D(4) Massing and Horizontal Articulation, allows the building to fit in with the context of adjacent buildings across East Adams and State Street.

4. Adverse Effect

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

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

5. Self-Created Difficulty

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

The variance requested is intended to support the outcomes of the East Adams Transformation Plan.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------|
| Name of Action or Project: East Adams Redevelopment - Phase One and Two Areas | | |
| Project Location (describe, and attach a general location map): 1301-11 E. Taylor Street, Syracuse NY 13202 (Tax Map #95-08-02) & 1105-1117 S State Street (516 Burt Street), Syracuse 13202 (Tax Map # 94-08-04) | | |
| Brief Description of Proposed Action (include purpose or need): See Attached Document | | |
| Name of Applicant/Sponsor: East Adams Phase I, LP; East Adams Phase IIA, LP; East Adams Phase IIB, LP | Telephone:314-425-0750, 347-986-0387 | |
| | E-Mail: Allyson.Carpenter@McCormackBaron.com | |
| Address:100 N. Broadway St. #100 | ray_rybak@yahoo.com | |
| City/PO:St. Louis | State:MO | Zip Code:63102 |
| Project Contact (if not same as sponsor; give name and title/role): Same as sponsor (all c/o McCormack Baron Salazar) | Telephone: | |
| | E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | Telephone: | |
| | E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

B. Government Approvals

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

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------|
| a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Syracuse Planning Commission | |
| c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | City of Syracuse | |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Syracuse Housing Authority, City of Syracuse Central Permit Office | |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Onodaga County Planning Board | |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | NYS DOT (E Adams Street), NYSHCR (Affordable Housing Financing), NYSDEC (SWPPP) | |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | HUD | |
| i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |

C. Planning and Zoning

C.1. Planning and zoning actions

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

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

C.2. Adopted land use plans

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

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

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

If Yes, identify the plan(s):

East Adams Transformation Plan (published by the Syracuse Housing Authority in September 2016)

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The project sites are in a MX-2 "Neighborhood Center" zoning district

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services

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

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

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Department (Station 1)

d. What parks serve the project site?
Roesler Park (~530 feet phase 1 area, ~650 feet phase 2 area), Wilson Park (~1,100 feet phase 1 area, ~830 feet phase 2 area)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Affordable multifamily housing (Phase 1 area), Affordable multifamily housing and supportive services for residents (Phase 2 area)

b. a. Total acreage of the site of the proposed action? 6.18 acres
b. Total acreage to be physically disturbed? 6.18 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.18 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % ~450% of floor area Units: 133 prop. - 63 ex. = 70 net

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
For phase 1 area - subdivision of existing lot into 3 separate lots for residential and future city street/infrastructure
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated 2
• Anticipated commencement date of phase 1 (including demolition) 1 month 2025 year
• Anticipated completion date of final phase 10 month 2026 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

| | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____ | _____ | _____ | 259 |
| At completion | _____ | _____ | _____ | _____ |
| of all phases | _____ | _____ | _____ | 259 |

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. none anticipated
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes No

If Yes:

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

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

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ ~45,950 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Cit of Syracuse Department of Water
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ ~45,950 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater (assumes that the sanitary wastewater is equal to the water demand)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plan
- Name of district: Onodaga County District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

Yes No
 Yes No

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

Yes No

If Yes:

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

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

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

Wastewater would be directed to the Metropolitan Syracuse Wastewater Treatment Plant, where wastewater would be treated and recycled by the Onondaga County Department of Water.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

Yes No

If Yes:

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

_____ Square feet or 4.18 acres (impervious surface)
_____ Square feet or 6.18 acres (parcel size)

ii. Describe types of new point sources: Stormwater would infiltrate or would be charged into the City is Syracuse's sewer system in accordance with underlying regulations.

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

Stormwater would infiltrate or be collected into subsurface drainage systems where it will be temporarily stored and treated prior to release in the City's sewer system in the surrounding street network. Treatment and pre-treatment will be handled through a series of NYSDEC-approved practices.

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

- Will stormwater runoff flow to adjacent properties?

Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?

Yes No

If Yes, identify:

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

Private passenger vehicles and delivery vehicles (i.e., USPS, UPS, DHL, and Amazon)

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

Power generators (portable)

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

Emergency power generators (only used during emergencies and testing). Buildings will use electric-powered heat and hot water systems.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?

Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)

Yes No

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

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

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?

Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

During the temporary construction stage, emissions would be released by equipment that is typical of new construction, such as generators, excavators, concrete mixer trucks, and concrete pump trucks.

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?

Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 56 (p1), vacant (p2) Proposed 176 Net increase/decrease 120

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?

Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
The projects have requested 3700kW from NG. We estimate roughly 744,000 kWh/year in consumption.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Grid/Local Utility - National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Generally 7AM-5PM
- Saturday: Generally 7AM-5PM (or as apprvd)
- Sunday: Generally 7AM-5PM (or as apprvd)
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

If yes:

i. Provide details including sources, time of day and duration:

Construction equipment will generate additional noise during periods of construction. New noise sources will comply with the Syracuse Noise Control Ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?

Yes No

Describe: _____

n. Will the proposed action have outdoor lighting?

Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

New lighting will be designed in accordance with City of Syracuse standards.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?

Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day?

Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?

Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?

Yes No

If Yes:

i. Describe proposed treatment(s):

Termiticide (termite treatment) during construction; Standard residential property management vermin control and lawn care products will be used during operation

ii. Will the proposed action use Integrated Pest Management Practices?

Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?

Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: _____ 13 tons per _____ month (unit of time)

• Operation : _____ 400 tons per _____ year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: Waste will be hauled to a local waste facility and sorted

• Operation: Recycling opportunities available at each building

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: Waste will be picked up by trucks as needed and disposed at a local solid waste facility

• Operation: Waste will be picked up by trucks on a scheduled basis and disposed at a local solid waste facility

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No Page 20 of 63

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): Institutional and Community Facilities

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

| Land use or Covertypes | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|------------------------------------------------------------------------------------------|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | 2.87 | 4.14 | +1.27 |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: <u>Landscaping/lawn</u> | 3.31 | 2.04 | -1.27 |

c. Is the project site presently used by members of the community for public recreation?
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Central Technical Vocational School, SUNY Upstate Medical Hospital, SUNY Upstate Childcare Center, and Syracuse University.

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
See Attached Document

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:
Phase 2 area - Four 1,000-gallon petroleum USTs were closed/removed from the Project Site, and documentation suggests contaminated soil. The Applicant is actively seeking enrollment in the Brownfield Cleanup Program administered by NYSDEC.
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 734140, C734144, C734140, C734144A, E734086
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The status is listed as completed for all sites within 2,000 feet of the project.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ unknown feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

| | | | |
|------------|-------|-------|------|
| Urban (Ub) | _____ | _____ | 100% |
| | _____ | _____ | % |
| | _____ | _____ | % |

d. What is the average depth to the water table on the project site? Average: approx. 20 feet

e. Drainage status of project site soils:

| | | | |
|---------------------------------------------------|-------|-------|-----------|
| <input checked="" type="checkbox"/> Well Drained: | _____ | 100% | of site |
| <input type="checkbox"/> Moderately Well Drained: | _____ | _____ | % of site |
| <input type="checkbox"/> Poorly Drained | _____ | _____ | % of site |

f. Approximate proportion of proposed action site with slopes:

| | | | |
|--------------------------------------------|-------|-------|-----------|
| <input checked="" type="checkbox"/> 0-10%: | _____ | 100% | of site |
| <input type="checkbox"/> 10-15%: | _____ | _____ | % of site |
| <input type="checkbox"/> 15% or greater: | _____ | _____ | % of site |

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ Page 23 of 63

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Multiple resources within the City of Syracuse, the nearest being Central Technical HS (between ~600 and ~1,200ft)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): S/NR-listed Beaux Arts and Classical Revival high school.

iii. Distance between project and resource: between 0.11 and 0.4 miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Mike Saunders (for sponsor in section A) Date March 22, 2024

Signature  Title _____

Section A. Brief Description of Proposed Action:

Phase 1 Area

The Proposed Project would demolish the site's existing 63 units of Syracuse Housing Authority (SHA) housing to allow the construction of 158,620 gross-square-feet (gsf) of new mixed-income residential development containing 133 units of multifamily housing. The 133 units would comprise one efficiency unit and mix of one-, two-, three-, and four-bedroom units. 63 of the proposed units would be replacements for the existing SHA units. The remaining 69 units would be Low-Income Housing Tax Credit (LIHTC) units (reserved for households earning up to 80 percent of the Area Median Income).

The proposed residential units would be located across two (one three-story and one four-story) multifamily residential buildings and four groupings of townhomes. The four-story building would contain residential amenities and office space for resident support services. Accessory surface parking would be provided. The development also includes a future new street, along with utility connections, connecting S. State and S. Townsend Streets.

The project would support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040.

Phase 2 Area

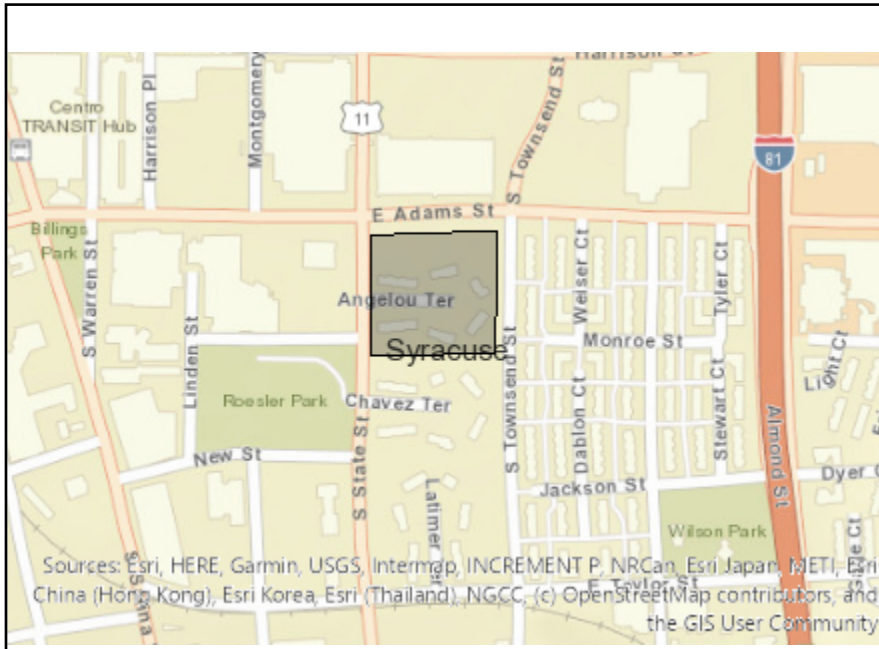
The Proposed Project would demolish a vacant parking lot to construct 125 income-restricted dwelling units (DUs) across two residential buildings. The project has been bifurcated to account for distinct resident programs: seniors and domestic violence survivors being served by the Young Women's Christian Association (YWCA). Phase A consists of 76 one-bedroom DUs, all of which would be made available to senior households earning 60 percent of the Area Median Income (AMI) or below. These units will have amenities such as a community room and lounge, computer lab, indoor bike storage, fitness center, laundry rooms, library, parking, and an outdoor terrace. Phase B consists of 49 total units, all of which will be made available by the YWCA to households at or below 60 percent of the AMI that are also survivors of domestic violence.

The Proposed Project would support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year

Section - E.1.g.i

Phase 1 area - Per Phase I ESA, the Project Site was a junk yard until 1961. Several off-site locations were determined to pose a potential environmental risk to the Project Site.

Phase 2 area - The Project Site has been developed for multiple industrial, commercial, and residential uses dating back to the 1890s. Uses included a stone yard, carriage manufacturing and painting, bridge manufacturing, a scrap metal yard, a retail gasoline station and a paper baling facility.

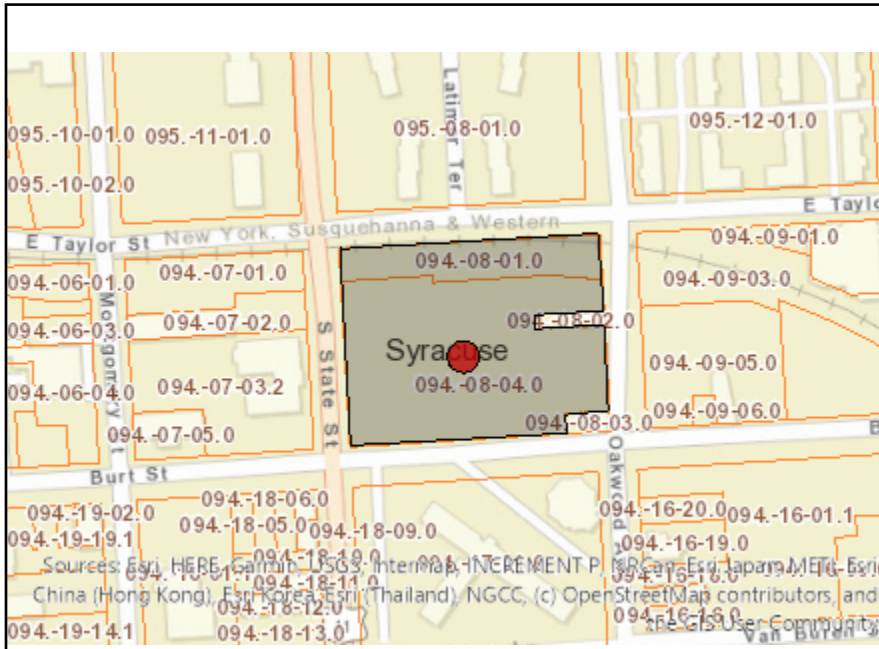


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



| | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | 734140, C734144, C734140, C734144A, E734086 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | No |
| E.2.h.iii [Surface Water Features] | No |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | No |

| | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------|
| E.2.p. [Rare Plants or Animals] | No | |
| E.3.a. [Agricultural District] | No | Page 27 of 63 |
| E.3.c. [National Natural Landmark] | No | |
| E.3.d [Critical Environmental Area] | No | |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. | |
| E.3.f. [Archeological Sites] | No | |
| E.3.i. [Designated River Corridor] | No | |



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



| | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | 734140, C734144, C734140, C734144A, E734086 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | No |
| E.2.h.iii [Surface Water Features] | No |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | No |

| | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------|
| E.2.p. [Rare Plants or Animals] | No | |
| E.3.a. [Agricultural District] | No | Page 29 of 63 |
| E.3.c. [National Natural Landmark] | No | |
| E.3.d [Critical Environmental Area] | No | |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. | |
| E.3.f. [Archeological Sites] | No | |
| E.3.i. [Designated River Corridor] | No | |





SITE CONTEXT

NOTES:

- SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN INSURANCE FOR ANY SUBSEQUENT GRANTEE'S.
- THE SURVEYED PROPERTY IS ZONED "RB" - RESIDENTIAL DISTRICT, CITY OF SYRACUSE.
- SURVEYED PARCELS ARE SUBJECT TO ANY EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

NOTES:

- SURVEY WAS PERFORMED BY BRYANT ASSOCIATES, P.C. IN SEPTEMBER AND OCTOBER 2022.
- HORIZONTAL DATUM IS CITY OF SYRACUSE BLOCK PLATES.
- AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- EXISTING CONDITIONS SHOWN AS PER THE CLIENTS REQUEST.

DEED REFERENCES:

- BARGAIN AND SALE DEED FROM SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO THE SYRACUSE HOUSING AUTHORITY DATED OCTOBER 27, 1986 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON OCTOBER 31, 1986 IN LIBER 3303 PAGE 178.

FLOOD ZONE DESIGNATION:

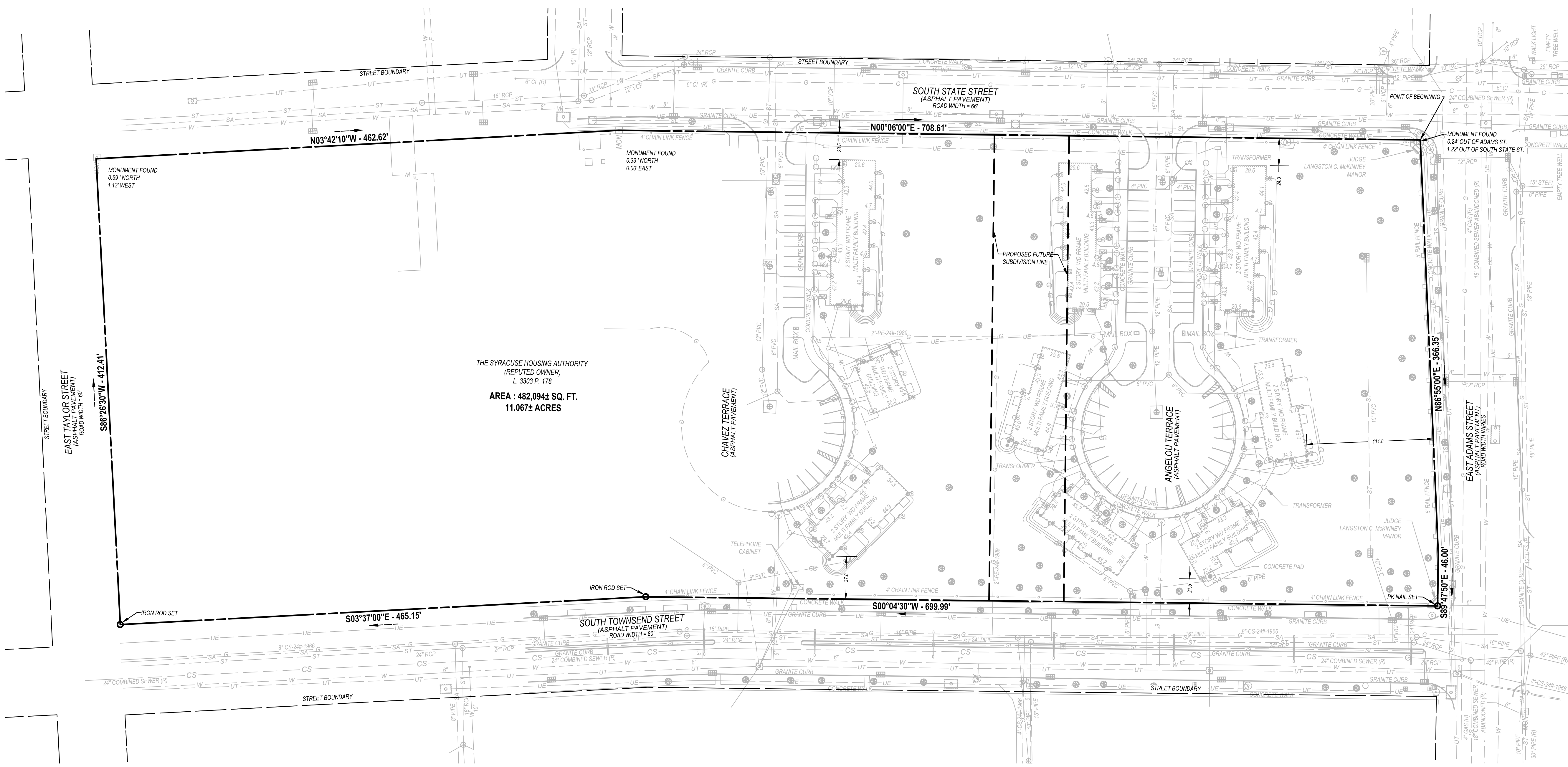
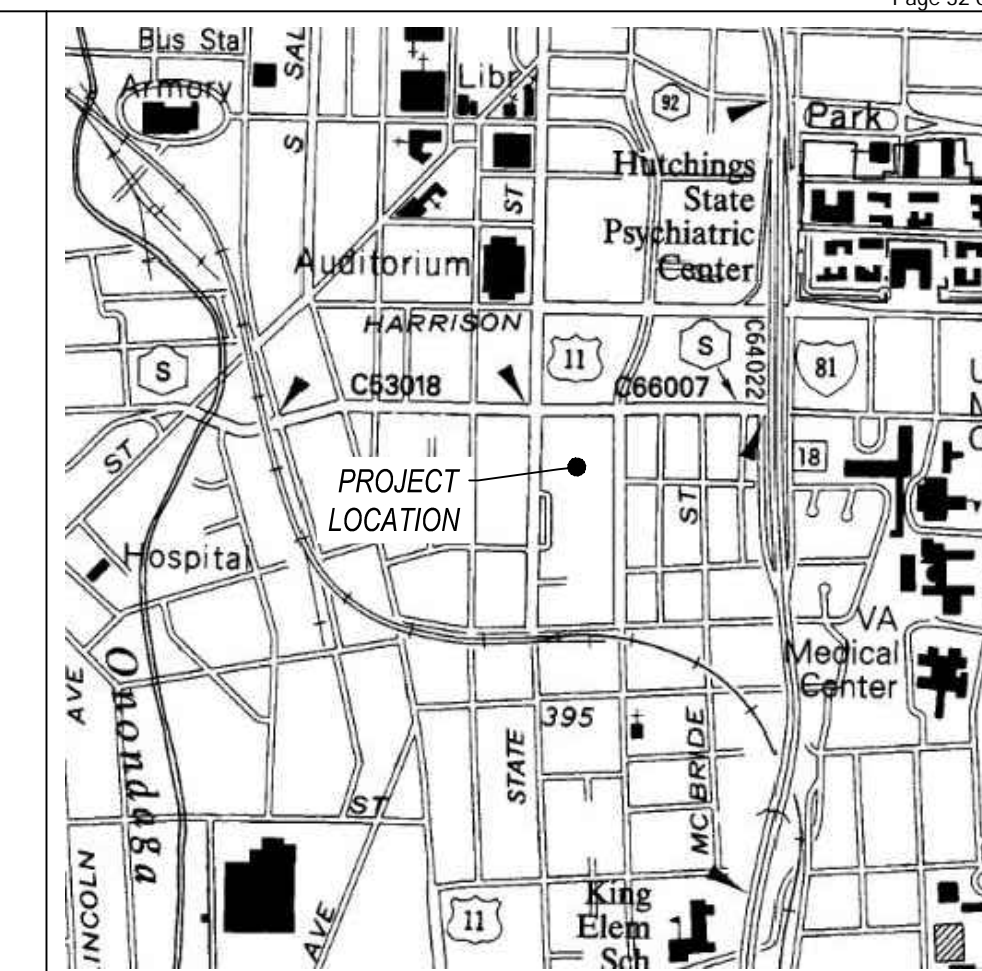
FLOOD ZONE CLASSIFICATION X FROM MAP NUMBER 36067C0217F, EFFECTIVE DATE NOVEMBER 4, 2016, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

EASEMENTS:

- THERE ARE EASEMENTS OF RECORD IN THE ABSTRACT OF TITLE HOWEVER THESE EASEMENTS ARE NOT PLOTTABLE.

MAP REFERENCES:

- SURVEY MAP MADE BY D.W. HANNIG AND ASSOCIATES ENTITLED AS BUILTS MULBERRY SQUARE APARTMENTS, DATED OCTOBER 31, 1989.



| LEGEND | |
|--------|------------------------------|
| | BASELINE POINT |
| | MONUMENT |
| | BENCHMARK |
| | POST SIGN |
| | STREET INTERSECTION |
| | LARGE SIGN |
| | POST |
| | MAILBOX |
| | HANDICAP PARKING |
| | HAND HOLE |
| | UTILITY POLE |
| | UTILITY POLE WITH LIGHT |
| | LIGHT POLE |
| | DOUBLE LIGHT POLE |
| | GUY WIRE |
| | ELECTRIC MANHOLE |
| | ELECTRIC METER |
| | ELECTRIC RISER |
| | GAS CATHODIC PROTECTION TEST |
| | GAS METER |
| | GAS RISER |
| | GAS VALVE |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEAN OUT |
| | SANITARY SEWER VENT |
| | CATCH BASIN |
| | CATCH BASIN |
| | STORM SEWER MANHOLE |
| | STORM SEWER CLEAN OUT |
| | TELEPHONE MANHOLE |
| | TELEPHONE RISER |
| | TRAFFIC POLE WITH CONTROLLER |
| | FIRE HYDRANT |
| | WATER SERVICE |
| | WATER VALVE |
| | GATE POST |
| | DECIDUOUS TREE |

| | |
|--|-----------------------|
| | CHAIN LINK FENCE |
| | IRON FENCE |
| | UNDERGROUND TELEPHONE |
| | UNDERGROUND ELECTRIC |
| | STREET LIGHT CONDUIT |
| | SANITARY SEWER |
| | COMBINED SEWER |
| | STORM SEWER |
| | GAS LINE |
| | WATER LINE |
| | STREET BOUNDARY |

RECORD DESCRIPTION

All that tract or parcel of land, situate in the City of Syracuse, County of Onondaga, and State of New York, being part of Block No.151 and No. 251 and being part of Jackson Street and Star Avenue (both now abandoned) and being more particularly described as follows:
 Beginning at the intersection of the easterly line of South State Street and southerly line of East Adams Street. Thence North 86° 55' 00" East measured along the southerly line of East Adams Street a distance of 366.35 feet to a point in the southerly line of East Adams Street. Thence South 89° 47' 50" East measured along said southerly line of East Adams Street a distance of 46.00 feet to a point in the westerly line of South Townsend Street. Thence South 0° 04' 30" West measured along said line of South Townsend Street a distance of 699.99 feet to a point of deflection in same; Thence South 3° 37' 00" East continuing along said westerly line of South Townsend Street a distance of 465.15 feet to a point in the northerly line of East Taylor Street. Thence South 86° 26' 30" West measured along said northerly line of East Taylor Street a distance of 412.41 feet to a point in the easterly line of South State Street. Thence North 3° 42' 10" West measured along the easterly line of South State Street a distance of 462.62 feet to a point of deflection in same; Thence North 0° 06' 00" East continuing along the easterly line of South State Street a distance of 708.61 feet to the place of beginning.
 Containing 482,060.24 square feet of land, more or less.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 8, 9, 11b, 13, 14, 17, AND 18 OF TABLE A THEREOF.

| REVISIONS | |
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BRYANT ASSOCIATES
 Improving lives through infrastructure

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY PREPARED UNDER MY DIRECTION.

October 16, 2023

John M. Adams

JOHN M. ADAMS, L.S.
 NYS LICENSE NO. 050090
 FOR BRYANT ASSOCIATES, P.C.
 108 WEST JEFFERSON STREET, SUITE 400
 315-479-7565



ALTA / NSPS LAND TITLE SURVEY

**JUDGE LANGSTON C. MCKINNEY MANOR
 BLOCK A & B
 EAST ADAMS - PHASE I**

BLOCK 151 & 251
 CITY OF SYRACUSE
 TAX MAP # 95-08-01

ONONDAGA COUNTY,
 NEW YORK

OWNER
East Adams Phase I, LLP
c/o McCormack Baron Salazar Development
100 N. Broadway St, Suite 100 St. Louis, MO 63102
p. 314.425.0750

ARCHITECT
Hord Coplan Macht, Inc.
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125 E. Jefferson St. 15th Floor Syracuse, NY 13202
p. 315.425.1814

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Bryant Associates
108 W. Jefferson St, Suite 400 Syracuse, NY 13202
p. 315.741.3053 f. 315.474.2834

LANDSCAPE ARCHITECT
Appel Osborne Landscape Architecture
102 W Division St, Suite 100 Syracuse, NY 13204
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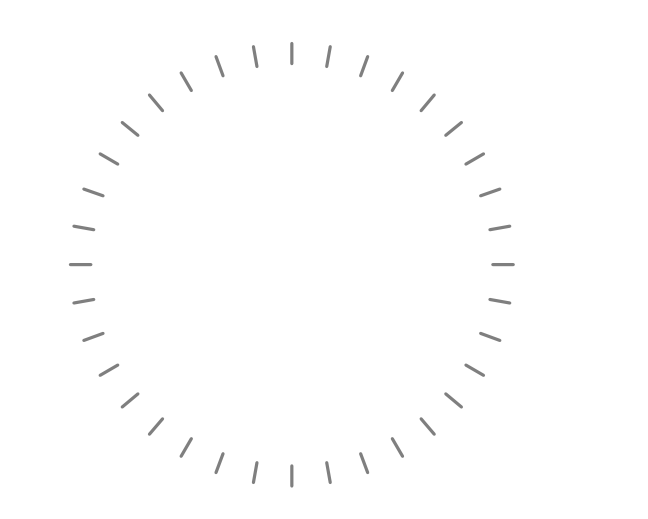
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p. 315.471.4013

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Palucci Engineering P.C.
225 Greenfield Parkway Liverpool, NY 13088
p. 315-472-1264 f. 315-478-6819

McCORMACK BARON SALAZAR
DEVELOPMENT, INC.
**EAST ADAMS I -
BUILDING I**
Syracuse, NY

hord | coplan | macht

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



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| no. | date | revision |
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Project Name
EAST ADAMS I - BUILDING I

Project Number
222197.00

Date
10.23.2023

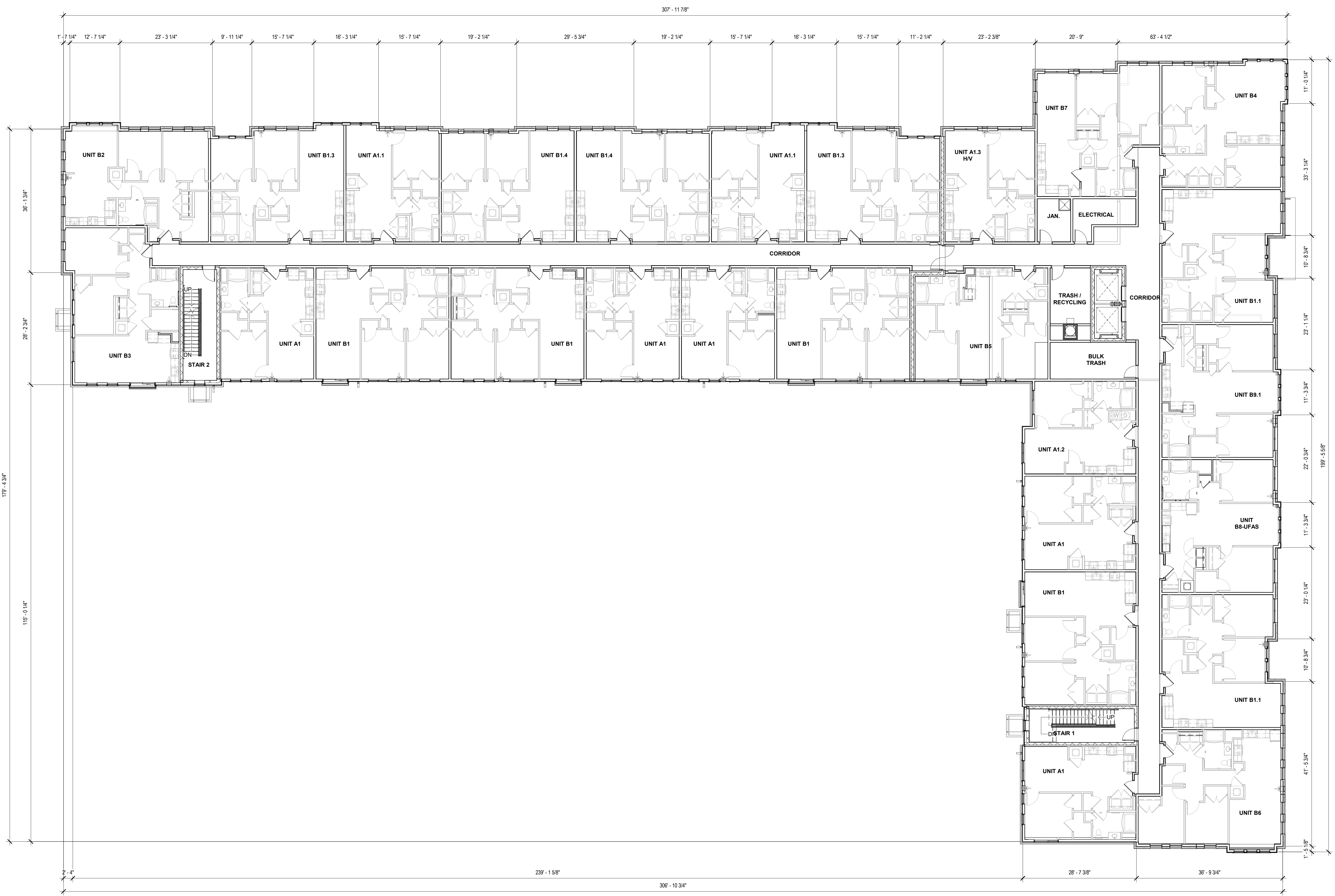
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Drawing
OVERALL FLOOR PLAN - LEVEL 2

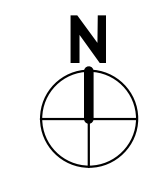
A-2.01

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HCR APPLICATION



9A FLOOR PLAN - LEVEL 2
A4-00 (A-2.01) 3/32" = 1'-0"



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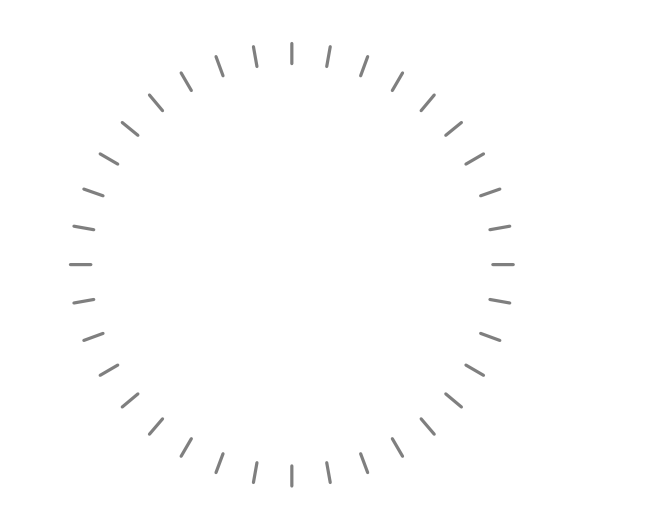
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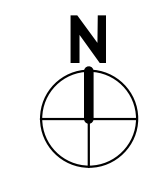
Project Name
EAST ADAMS I - BUILDING I
Project Number
222197.00
Date
10.23.2023

Scale
3/32" = 1'-0"
Drawing
OVERALL FLOOR PLAN - LEVEL 3

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9A FLOOR PLAN - LEVEL 3
A4-00, A-2.02 3/32" = 1'-0"



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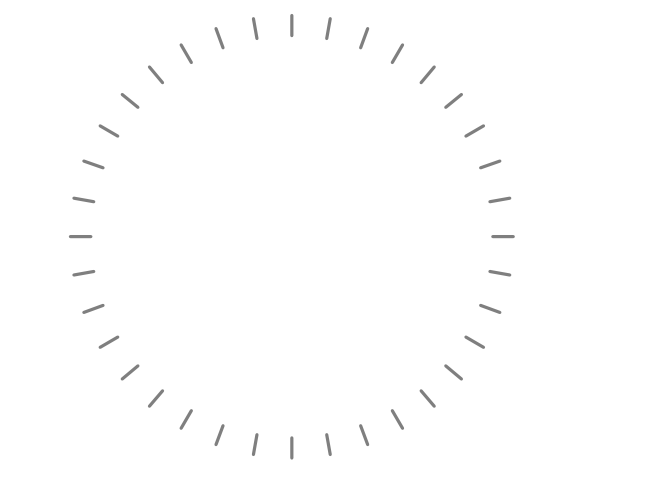
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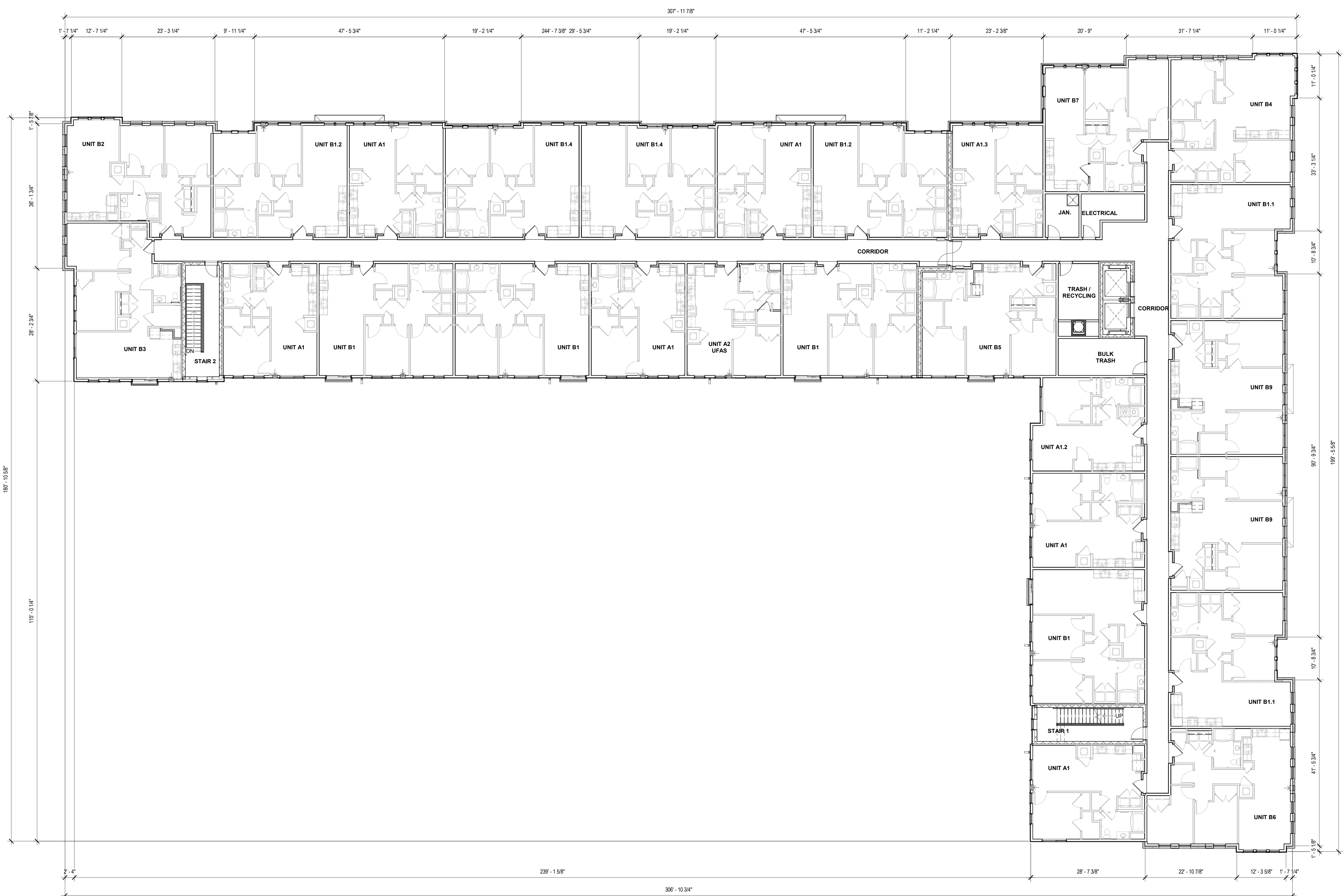
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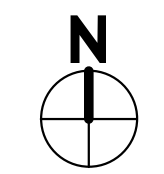
Project Name
EAST ADAMS I - BUILDING I
Project Number
222197.00
Date
10.23.2023

Scale
3/32" = 1'-0"
Drawing
OVERALL FLOOR PLAN - LEVEL 4

A-2.03
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9A FLOOR PLAN - LEVEL 4
14-00 1A.2.03 3/32" = 1'-0"



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Project Name
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Project Number
222197.00

Date
10.23.2023

Scale
3/32" = 1'-0"

Drawing
EXTERIOR ELEVATIONS

A-4.00

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3A OVERALL NORTH ELEVATION
A2.05 | A-4.00 | 3/32" = 1'-0"



5A OVERALL SOUTH ELEVATION
A2.05 | A-4.00 | 3/32" = 1'-0"



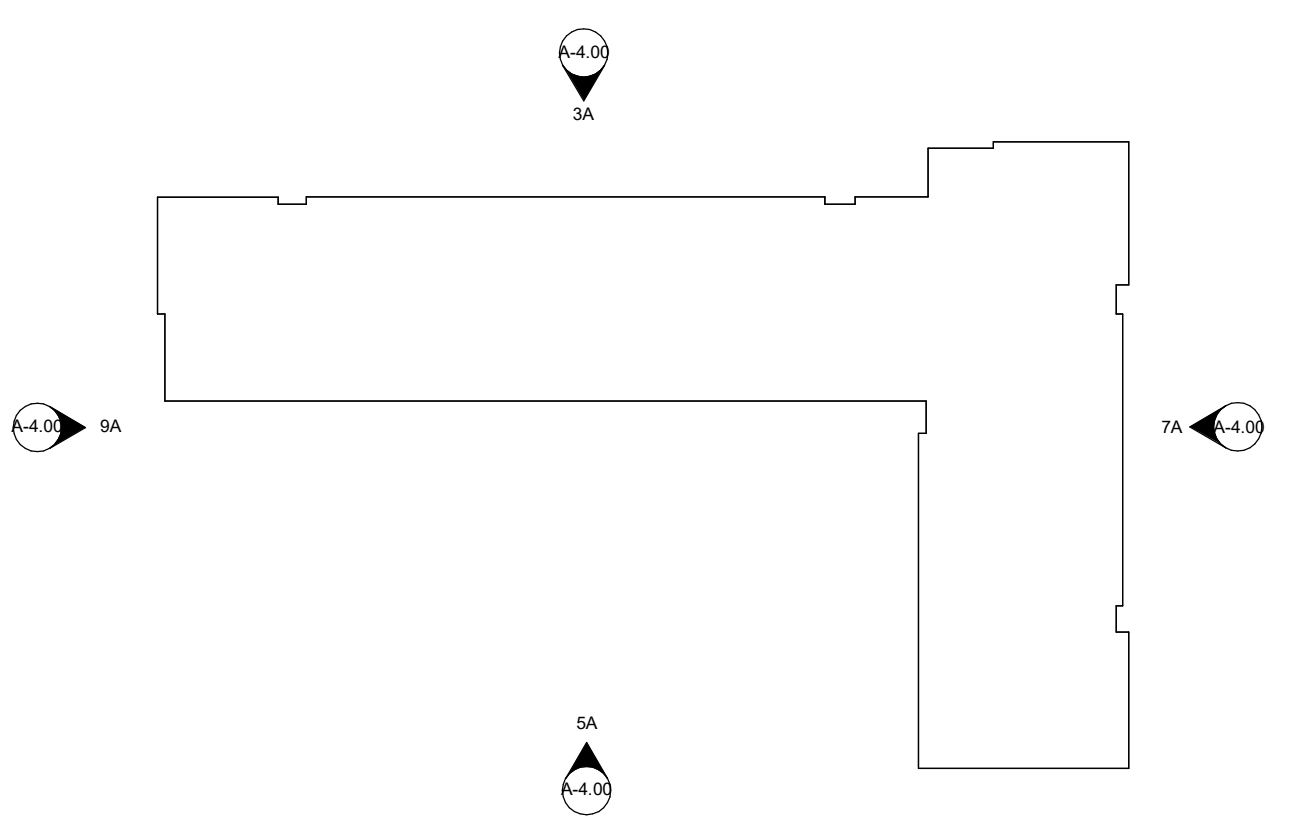
7A OVERALL EAST ELEVATION
A2.05 | A-4.00 | 3/32" = 1'-0"



9A OVERALL WEST ELEVATION
A2.05 | A-4.00 | 3/32" = 1'-0"

Exterior Material Legend

| | |
|----|----------------------------------------------------------------------------------------------------------|
| 4A | STANDARD MODULAR BRICK - COLOR 1 |
| 4B | STANDARD MODULAR BRICK - COLOR 2 |
| 4C | STANDARD MODULAR BRICK - COLOR 3 |
| 4D | STANDARD MODULAR BRICK - COLOR 4 |
| 4E | BRICK SOLDIER COURSE - COLOR 1 |
| 4F | BRICK SOLDIER COURSE - COLOR 2 |
| 4H | BRICK SOLDIER COURSE - COLOR 4 |
| 4J | BRICK ROWLOCK COURSE - COLOR 1 |
| 4J | BRICK ROWLOCK COURSE - COLOR 2 |
| 4L | BRICK ROWLOCK COURSE - COLOR 4 |
| 6A | PREFINISHED ALUMINUM RAILING, TYP. |
| 6C | PREFABRICATED CANOPY |
| 7A | FIBER CEMENT LAP SIDING AND TRIM - COLOR 1 |
| 7B | FIBER CEMENT LAP SIDING AND TRIM - COLOR 2 |
| 7C | FIBER CEMENT PANEL SIDING AND TRIM - COLOR 1 |
| 7D | FIBER CEMENT PANEL SIDING AND TRIM - COLOR 2 |
| 7E | FIBER CEMENT PANEL SIDING AND TRIM - COLOR 3 |
| 7G | PRE-FINISHED METAL GUTTER / DOWNSPOUT |
| 7I | PRE-FINISHED METAL COPING |
| 8A | VINYL WINDOW, TYP. |
| 8B | VINYL SLIDING GLASS DOOR |
| 8C | ALUMINUM STOREFRONT SYSTEM |
| 8G | EXHAUST / INTAKE: PROVIDE FIBER CEMENT TRIM AT FIBER CEMENT SIDING; COLOR TO MATCH ADJACENT WALL SURFACE |
| 8H | MATCH DOOR AND FRAME COLOR TO ADJACENT EXTERIOR MATERIAL COLOR |



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c/o McCormack Baron Salazar Development
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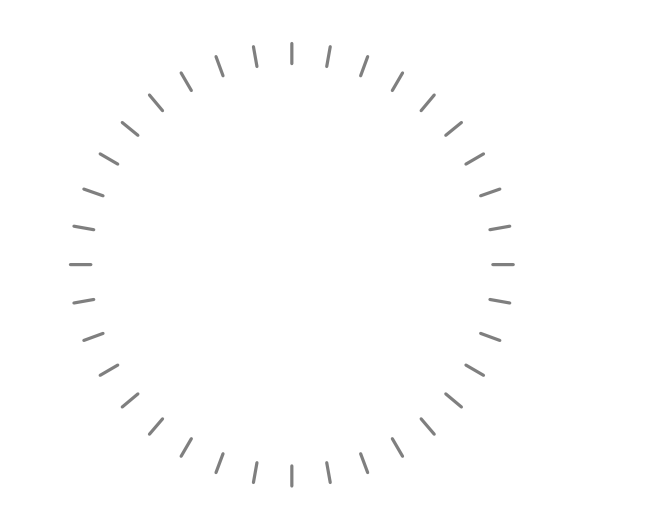
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McCORMACK BARON SALAZAR
DEVELOPMENT, INC.
**EAST ADAMS I -
BUILDING 2**
SYRACUSE, NY

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LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



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LICENSE NUMBER:
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Project Name
EAST ADAMS I - BUILDING 2

Project Number
222197.00

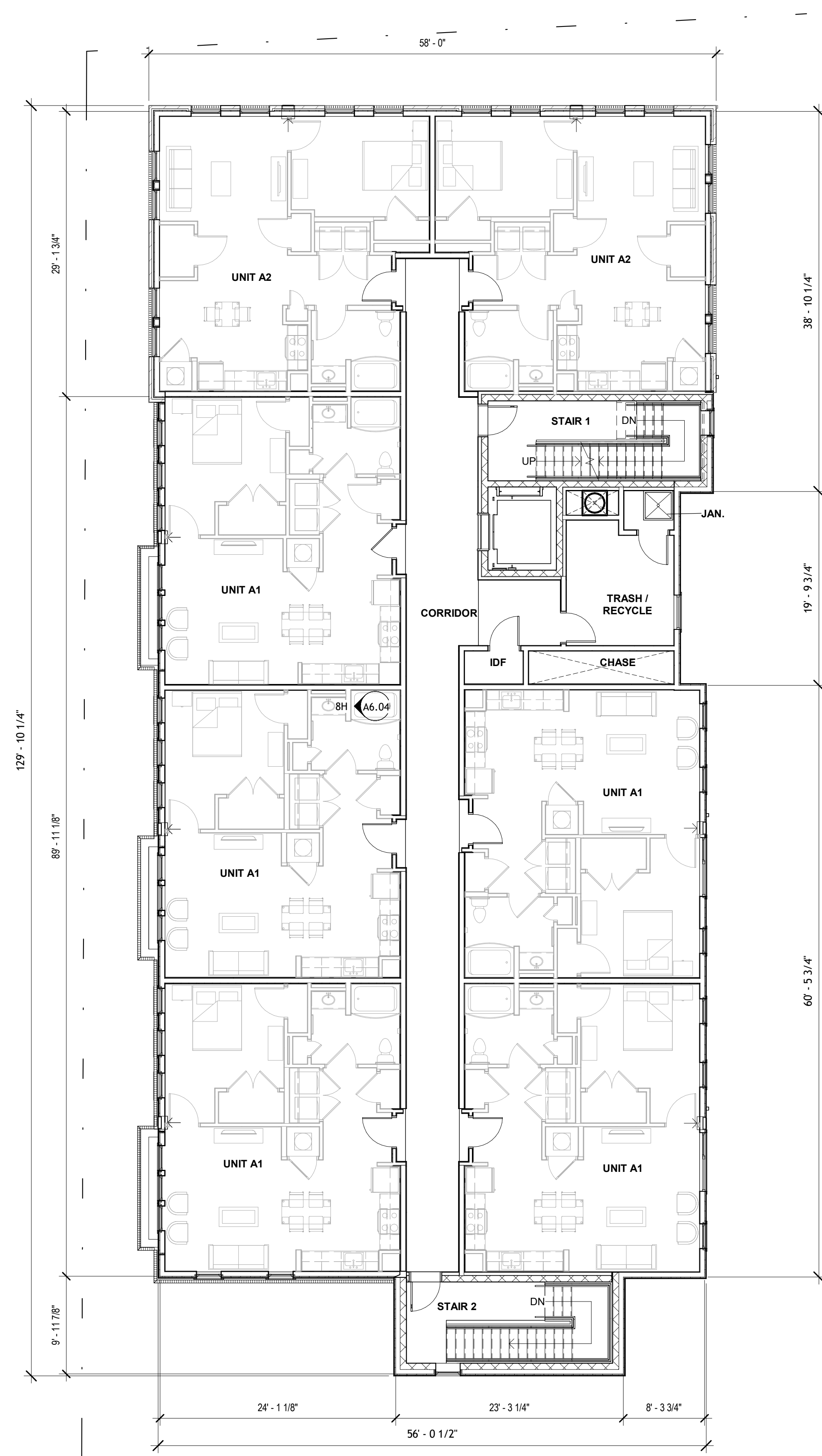
Date
10.23.2023

Scale
1/8" = 1'-0"

Drawing
OVERALL FLOOR PLANS - LEVEL
3

A-2.01

NOT FOR CONSTRUCTION
HCR APPLICATION



9A FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

OWNER
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c/o McCormack Baron Salazar Development
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102 W Division St, Suite 100 Syracuse, NY 13204
p. 315.476.1022

MEP ENGINEER
FS Engineering, D.P.C.
721 E. Genesee St Syracuse, NY 13210
p. 315.471.4013

STRUCTURAL ENGINEER
Palucci Engineering P.C.
225 Greenfield Parkway Liverpool, NY 13088
p. 315.472-1264 f. 315-478-6819

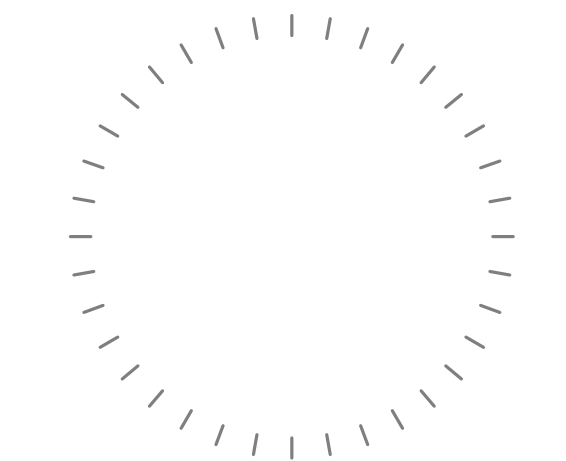
McCORMACK BARON SALAZAR
DEVELOPMENT, INC.

**EAST ADAMS I -
BUILDING 2**

SYRACUSE, NY

hord | coplan | macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROFESSIONAL CERTIFICATION: CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER:
EXPIRATION DATE:

| no. | date | revision |
|-----|------|----------|
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Project Name
EAST ADAMS I - BUILDING 2
Project Number
222197.00
Date
10.23.2023

Scale
1/8" = 1'-0"
Drawing
EXTERIOR ELEVATIONS

A-4.00

NOT FOR CONSTRUCTION
HCR APPLICATION



3A WEST ELEVATION - 1/8"
A-4.00 1/8" = 1'-0"



3J NORTH ELEVATION - 1/8"
A-4.00 1/8" = 1'-0"



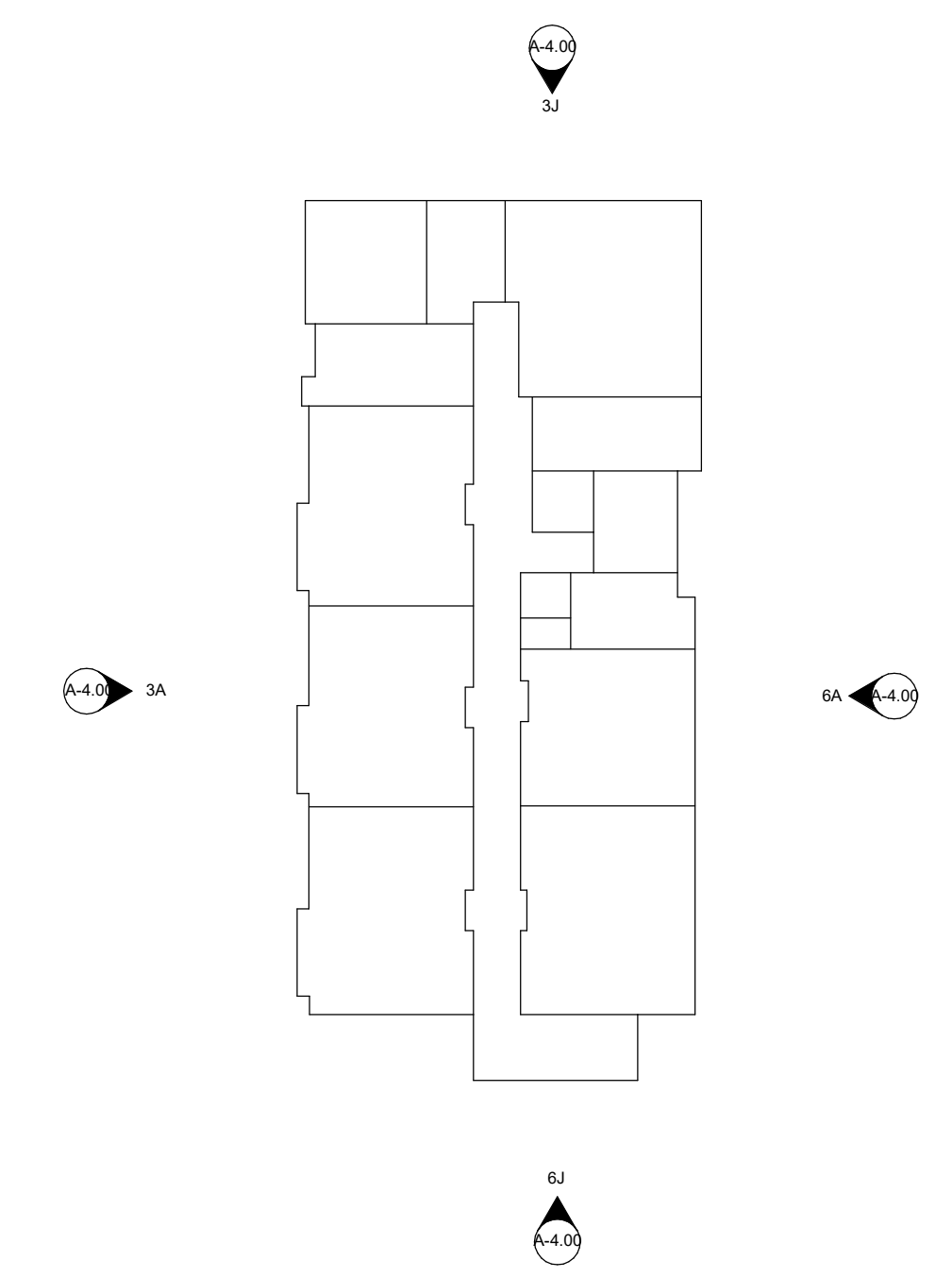
6A EAST ELEVATION - 1/8"
A-4.00 1/8" = 1'-0"



6J SOUTH ELEVATION - 1/8"
A-4.00 1/8" = 1'-0"

Exterior Material Legend

| | |
|----|----------------------------------------------------------------------------------------------------------|
| 4A | STANDARD MODULAR BRICK - COLOR 1 |
| 4B | STANDARD MODULAR BRICK - COLOR 2 |
| 4C | STANDARD MODULAR BRICK - COLOR 3 |
| 4D | STANDARD MODULAR BRICK - COLOR 4 |
| 4E | BRICK SOLDIER COURSE - COLOR 1 |
| 4F | BRICK SOLDIER COURSE - COLOR 2 |
| 4H | BRICK SOLDIER COURSE - COLOR 4 |
| 4I | BRICK ROWLOCK COURSE - COLOR 1 |
| 4J | BRICK ROWLOCK COURSE - COLOR 2 |
| 6C | PREFABRICATED CANOPY |
| 6I | CANOPY |
| 7A | FIBER CEMENT LAP SIDING AND TRIM - COLOR 1 |
| 7B | FIBER CEMENT LAP SIDING AND TRIM - COLOR 2 |
| 7C | FIBER CEMENT PANEL SIDING AND TRIM - COLOR 1 |
| 7D | FIBER CEMENT PANEL SIDING AND TRIM - COLOR 2 |
| 7E | FIBER CEMENT PANEL SIDING AND TRIM - COLOR 3 |
| 7I | PRE-FINISHED METAL COPING |
| 8A | VINYL WINDOW, TYP. |
| 8G | EXHAUST / INTAKE; PROVIDE FIBER CEMENT TRIM AT FIBER CEMENT SIDING; COLOR TO MATCH ADJACENT WALL SURFACE |
| 9A | PRE-FINISHED METAL DOWNSPOUT |



OWNER
East Adams Phase I, LLP
c/o McCormack Baron Salazar Development
100 N. Broadway St., Suite 100 St. Louis, MO 63102
p. 314.425.0750

ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St., Suite 1200 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

Ashley McGraw Architects, D.P.C.
125 E. Jefferson St. 15th Floor Syracuse, NY 13202
p. 315.425.1814

CIVIL ENGINEERS
Bryant Associates
108 W. Jefferson St., Suite 400 Syracuse, NY 13202
p. 315.741.3053 f. 315.474.2834

LANDSCAPE ARCHITECT
Appel Osborne Landscape Architecture
102 W. Division St., Suite 100 Syracuse, NY 13204
p. 315.476.1022

MEP ENGINEER
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p. 315.471.4013

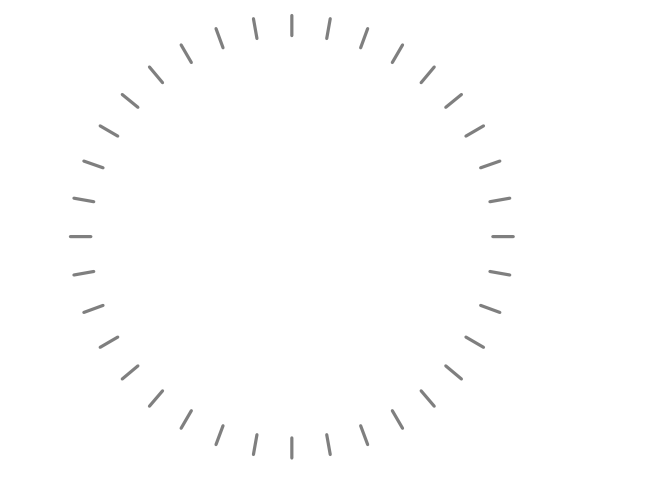
STRUCTURAL ENGINEER
Palucci Engineering P.C.
225 Greenfield Parkway Liverpool, NY 13088
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McCORMACK BARON SALAZAR DEVELOPMENT, INC.
EAST ADAMS I

SYRACUSE, NY

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



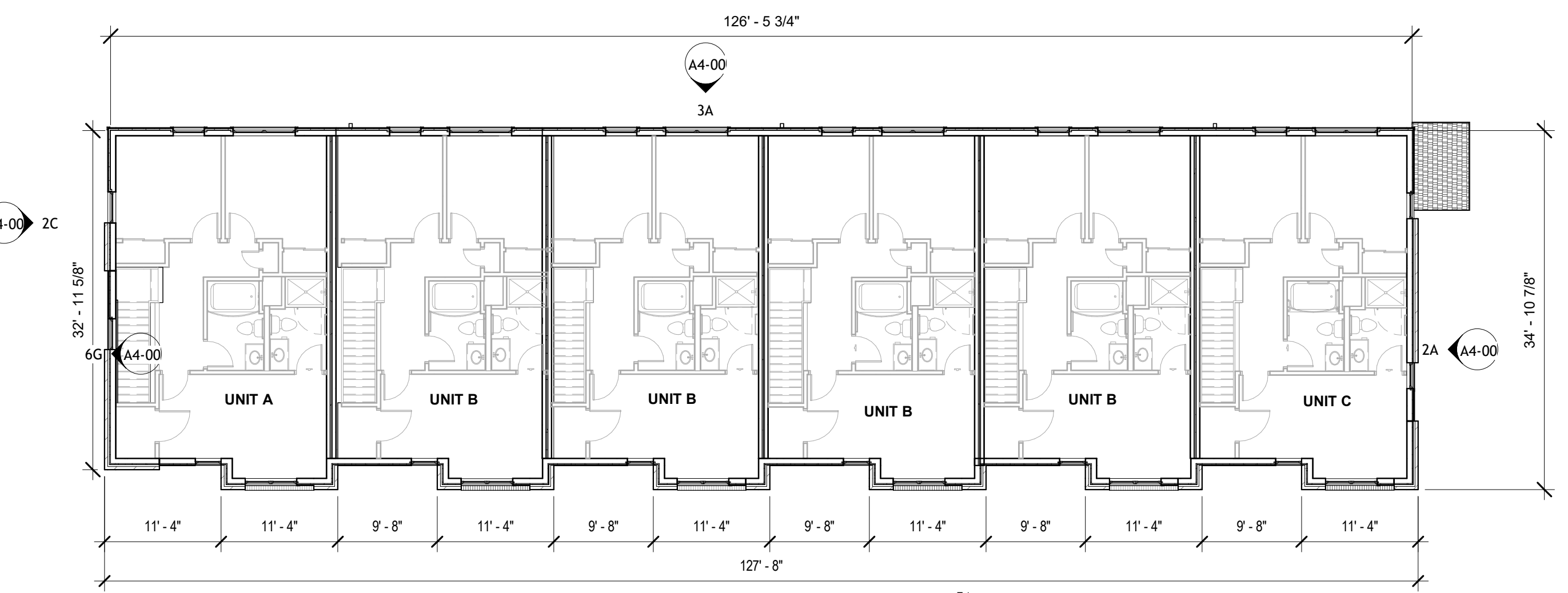
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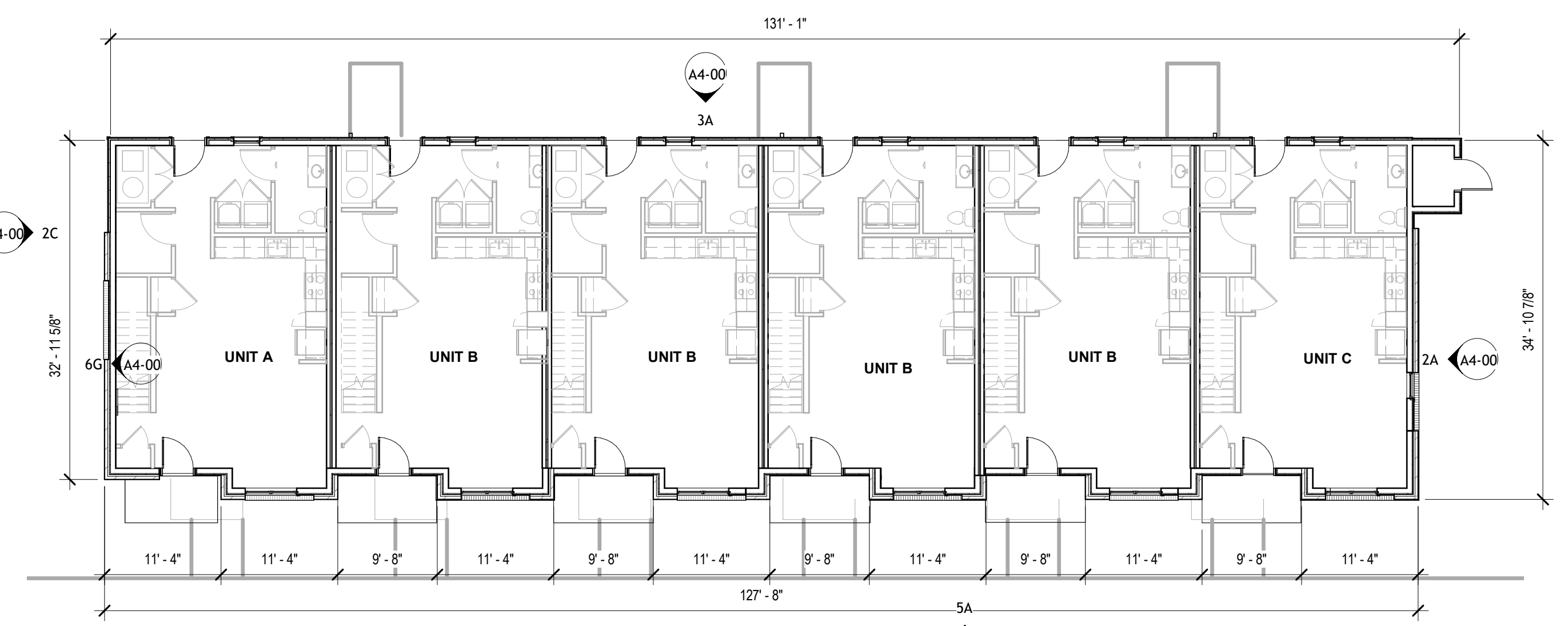
Project Name
EAST ADAMS I
Project Number
222197.00
Date
09.11.2023
Scale
3/32" = 1'-0"
Drawing
OVERALL FLOOR PLANS

A-2.00

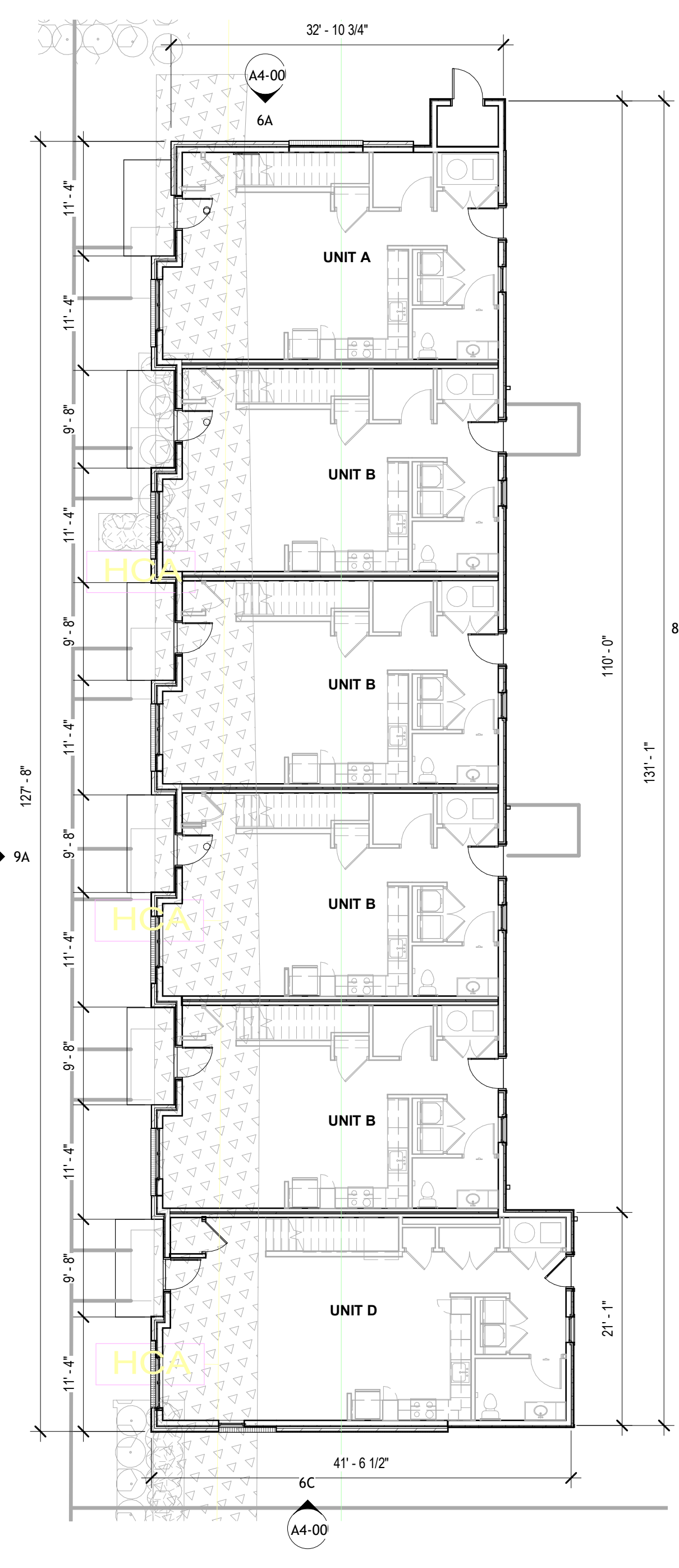
NOT FOR CONSTRUCTION
HCR APPLICATION



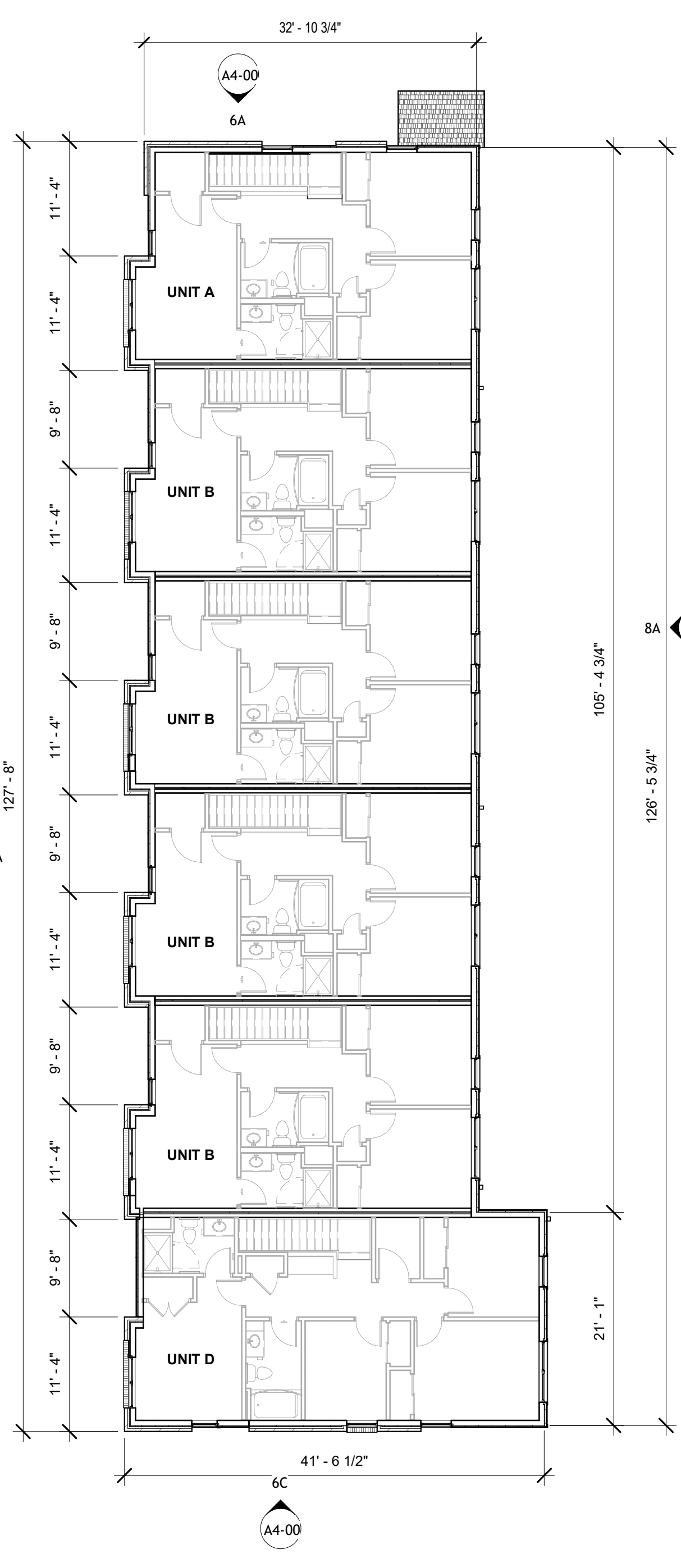
2A BUILDING 5 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



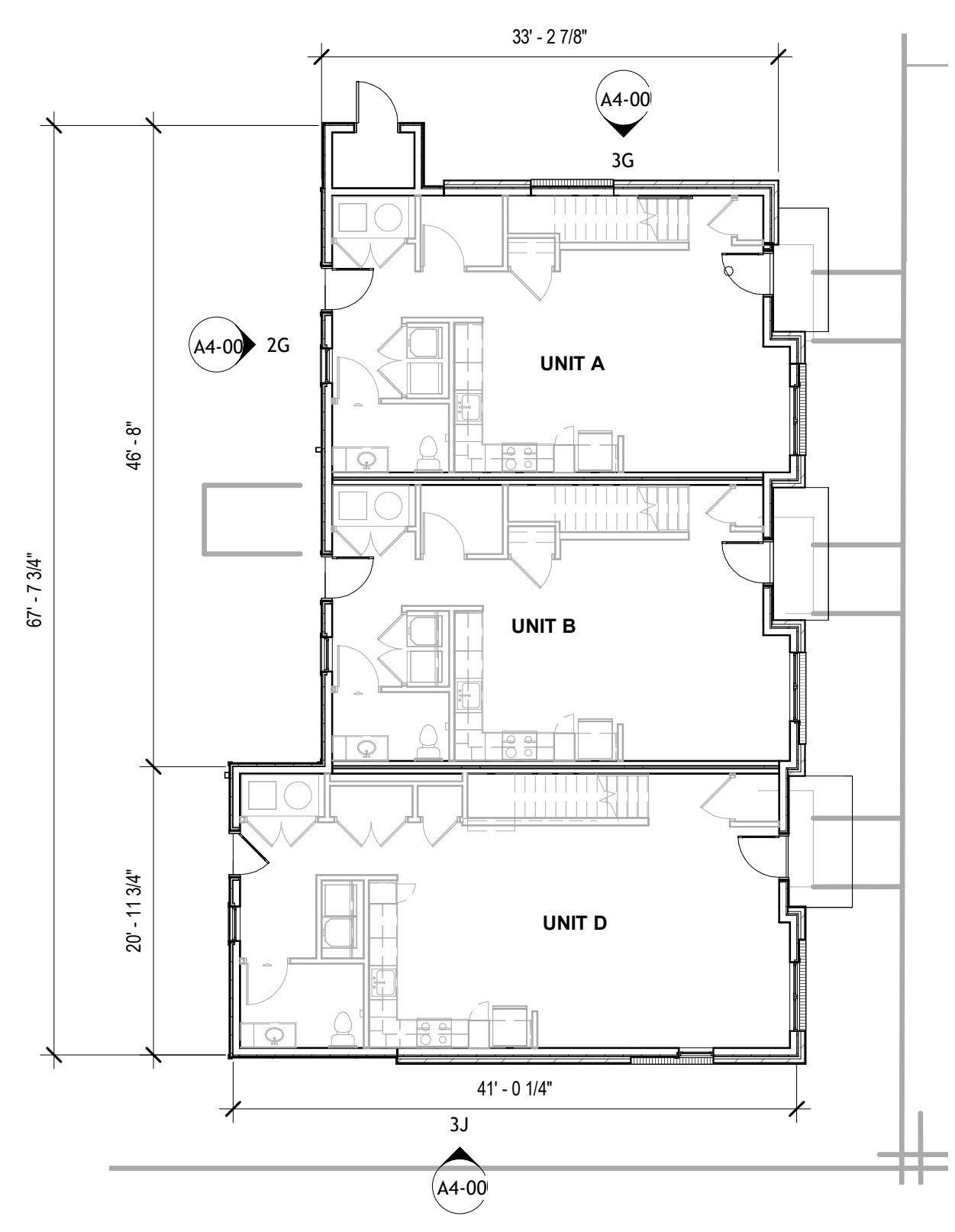
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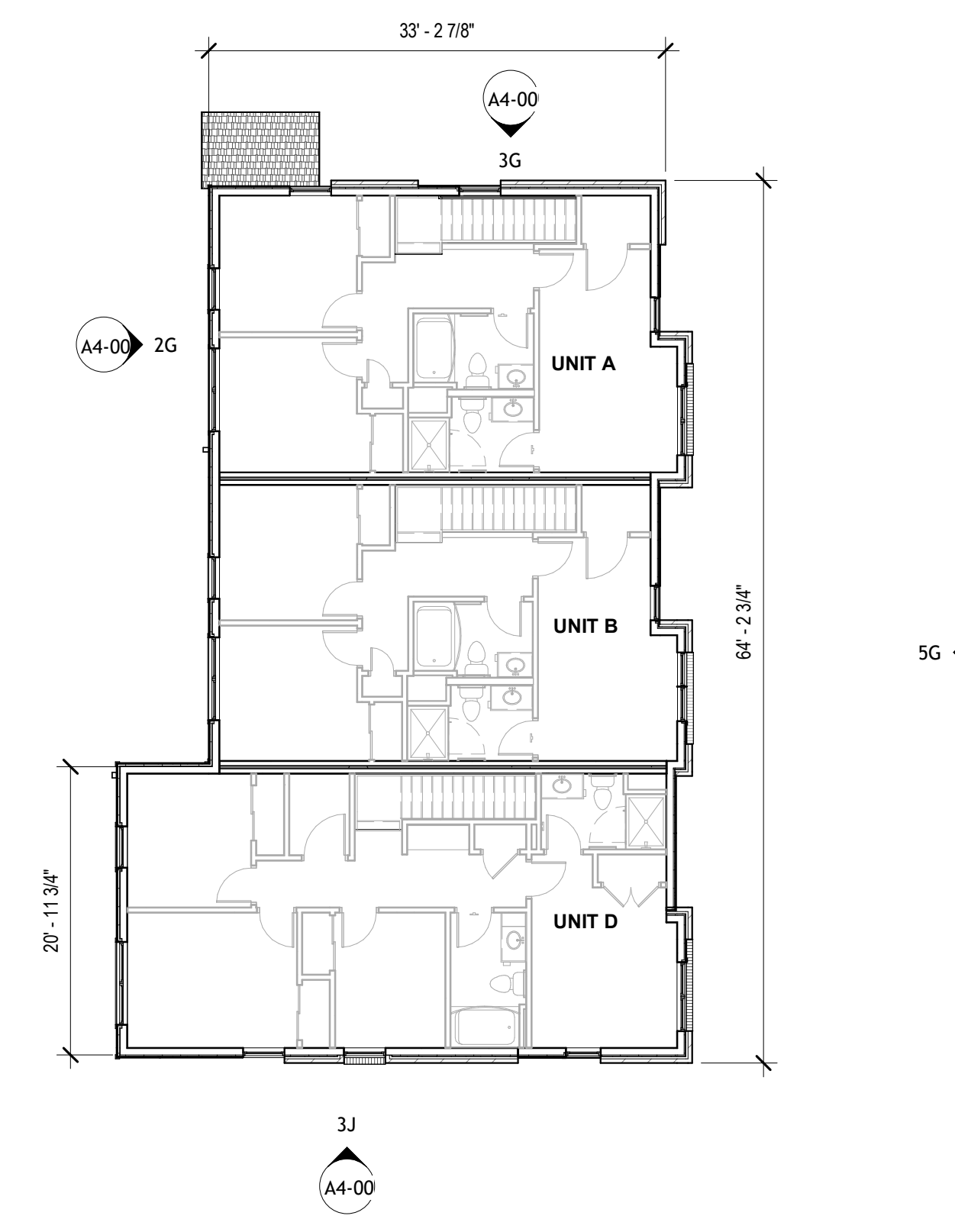
9A BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



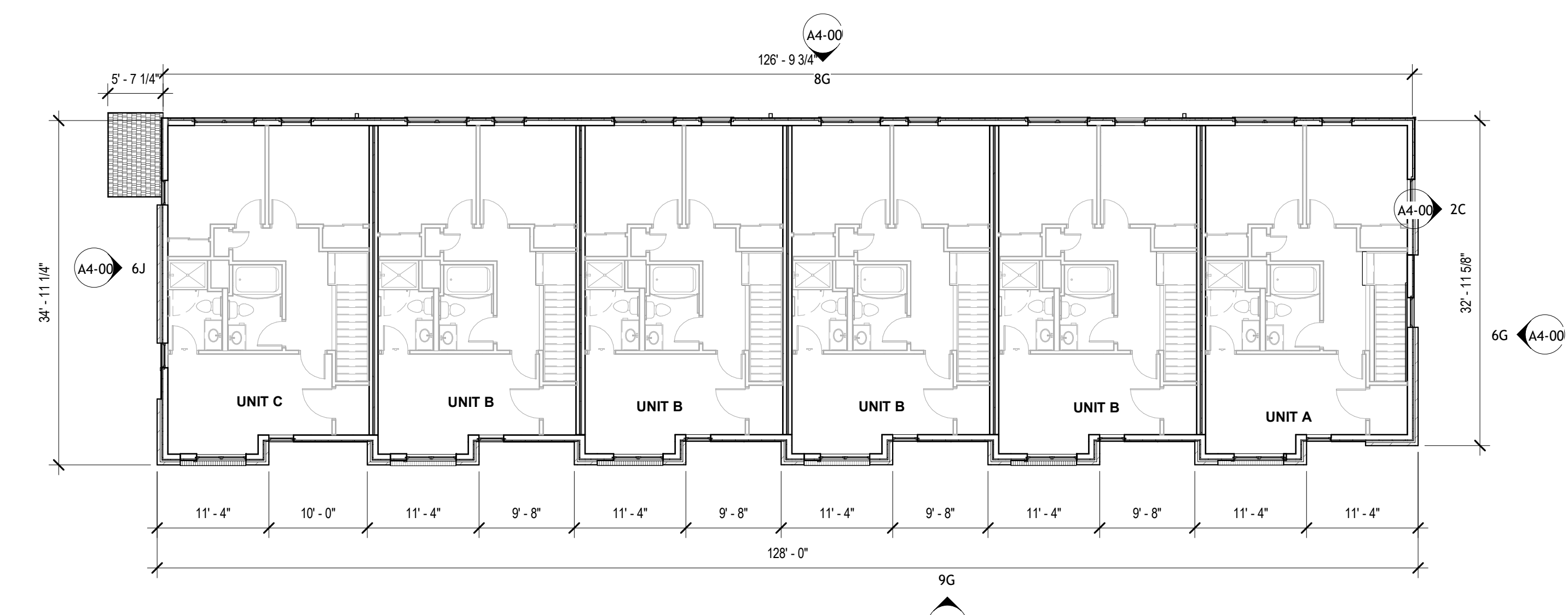
9D BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



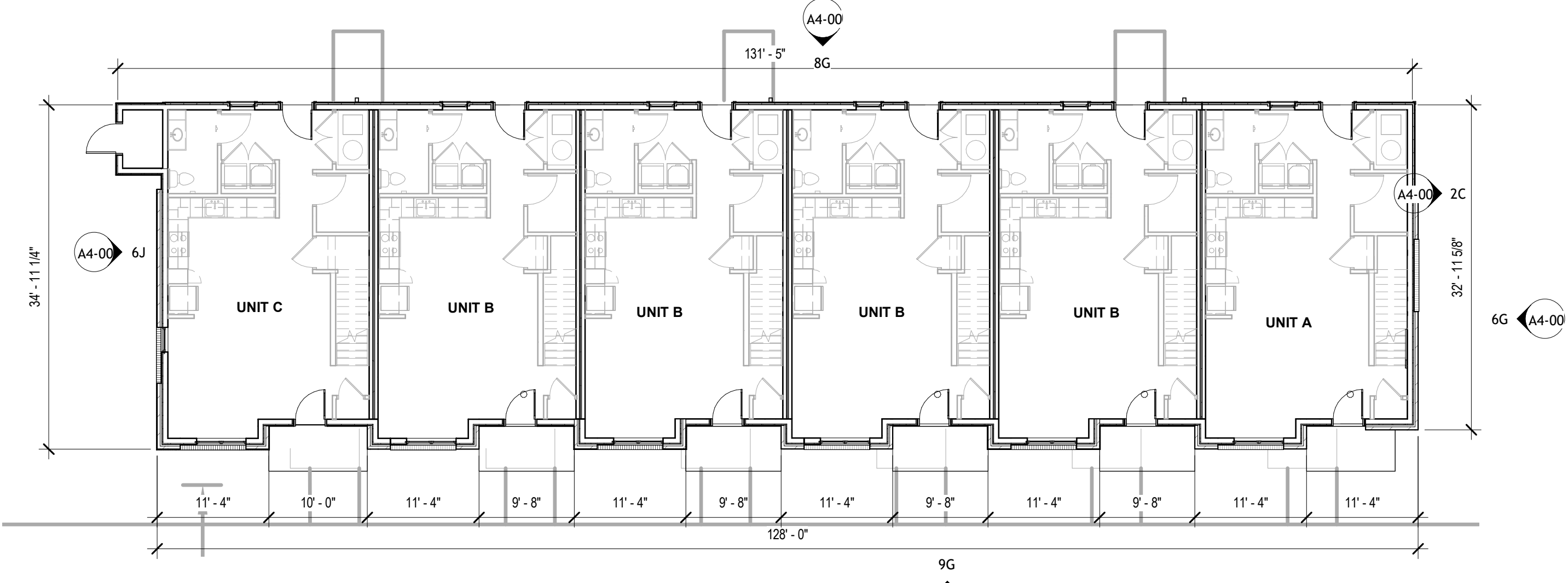
4G BUILDING 6 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



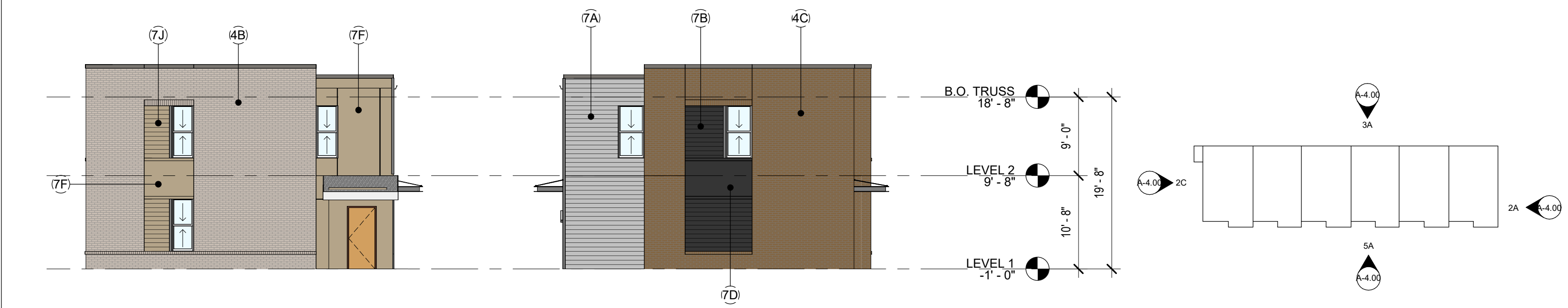
4K BUILDING 6 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



7G BUILDING 4 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



9G BUILDING 4 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



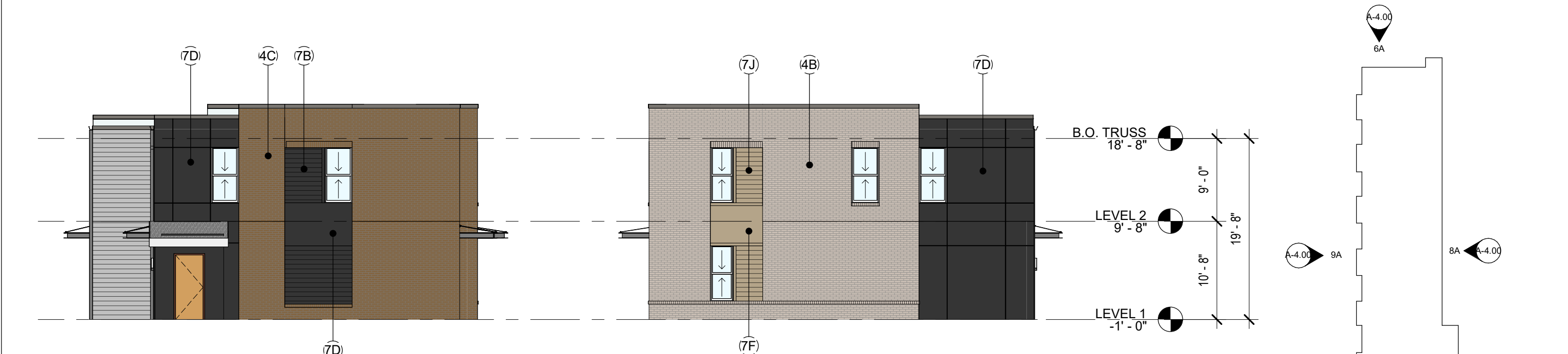
2A BUILDING 5 - EAST ELEVATION - COLOR 2C BUILDING 5 - WEST ELEVATION - COLOR



3A BUILDING 5 - NORTH ELEVATION - COLOR



5A BUILDING 5 - SOUTH ELEVATION - COLOR



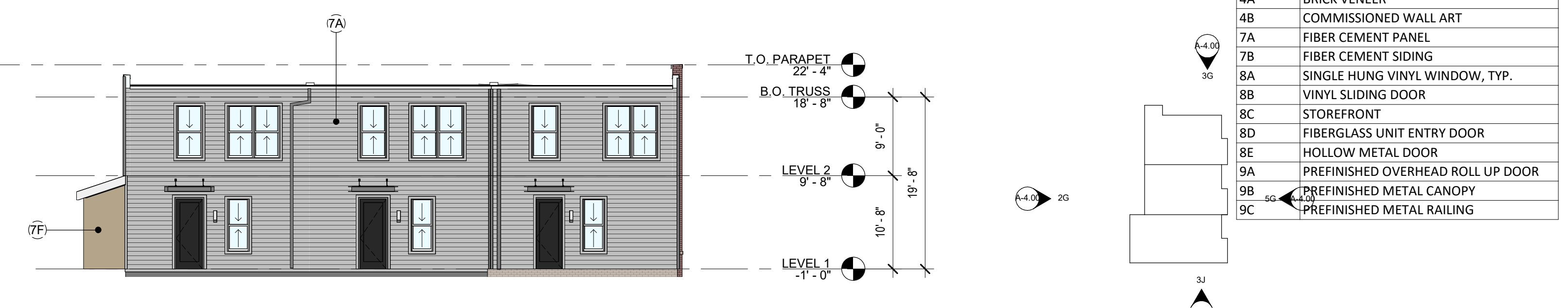
6A BUILDING 3 - NORTH ELEVATION - COLOR 6C BUILDING 3 - SOUTH ELEVATION - COLOR



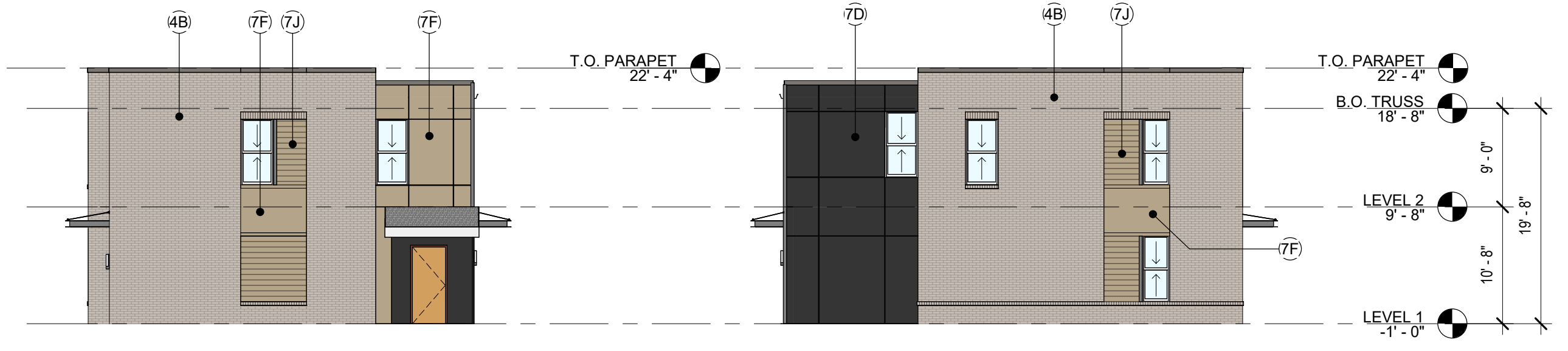
8A BUILDING 3 - EAST ELEVATION - COLOR



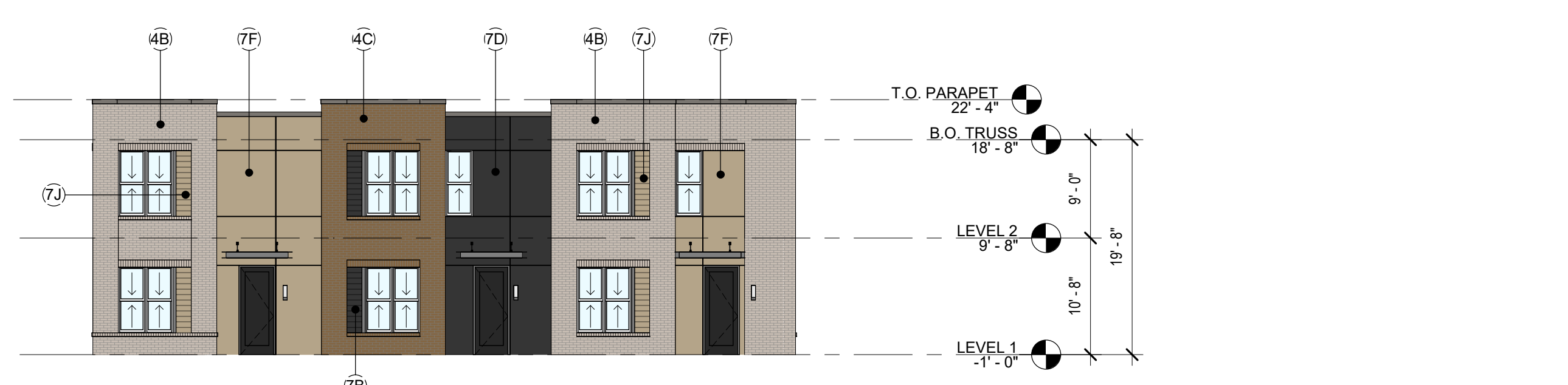
9A BUILDING 3 - WEST ELEVATION - COLOR



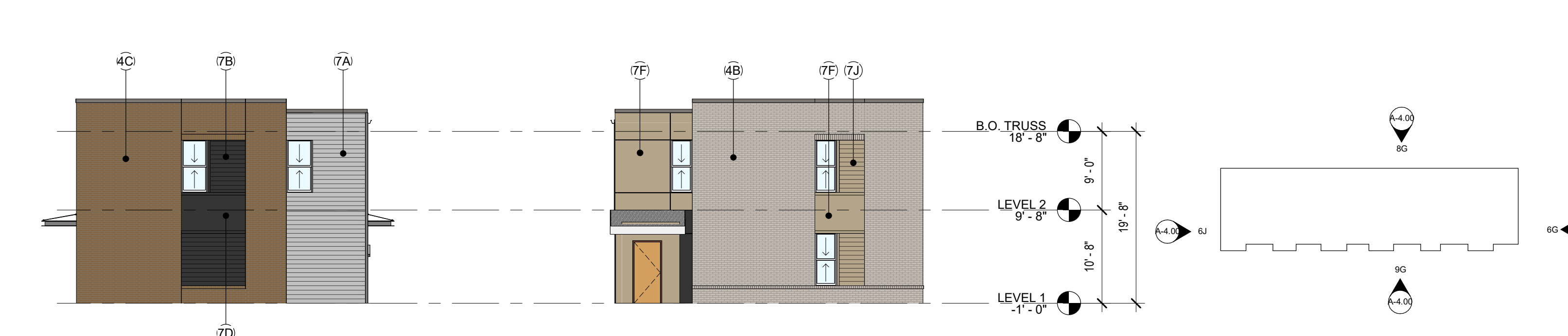
2G BUILDING 6 - WEST ELEVATION - COLOR



3G BUILDING 6 - NORTH ELEVATION - COLOR 3J BUILDING 6 - SOUTH ELEVATION - COLOR



5G BUILDING 6 - EAST ELEVATION - COLOR



6G BUILDING 4 - EAST ELEVATION - COLOR 6J BUILDING 4 - WEST ELEVATION - COLOR



8G BUILDING 4 - NORTH ELEVATION - COLOR



9G BUILDING 4 - SOUTH ELEVATION - COLOR

Table with 2 columns: TAG and DESCRIPTION. Lists materials and finishes such as BRICK VENEER, COMMISSIONED WALL ART, FIBER CEMENT PANEL, etc.

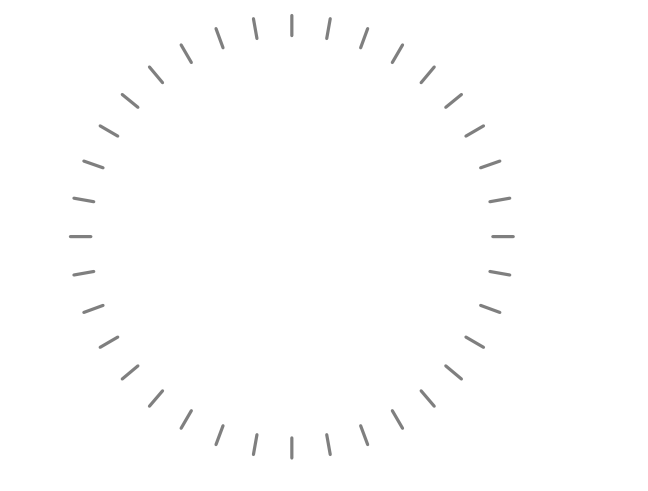
OWNER: East Adams Phase I LLP, 100 N. Broadway St., Suite 100, St. Louis, MO 63102. ARCHITECT: Hord Coplan Macht, Inc., 700 E. Pratt St., Suite 1200, Baltimore, MD 21202. CIVIL ENGINEERS: Bryant Associates, 108 W. Jefferson St., Suite 400, Syracuse, NY 13204.

LANDSCAPE ARCHITECT: Appel Osborne Landscape Architecture, 102 W. Division St., Suite 100, Syracuse, NY 13204. MEP ENGINEER: FS Engineering, D.P.C., 721 E. Genesee St., Syracuse, NY 13210. STRUCTURAL ENGINEER: Palucci Engineering P.C., 225 Greenfield Parkway, Liverpool, NY 13088.

McCORMACK BARON SALAZAR DEVELOPMENT, INC. EAST ADAMS I SYRACUSE, NY

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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING INTERIOR DESIGN



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Table with 3 columns: no., date, revision. Contains a single row with empty cells.

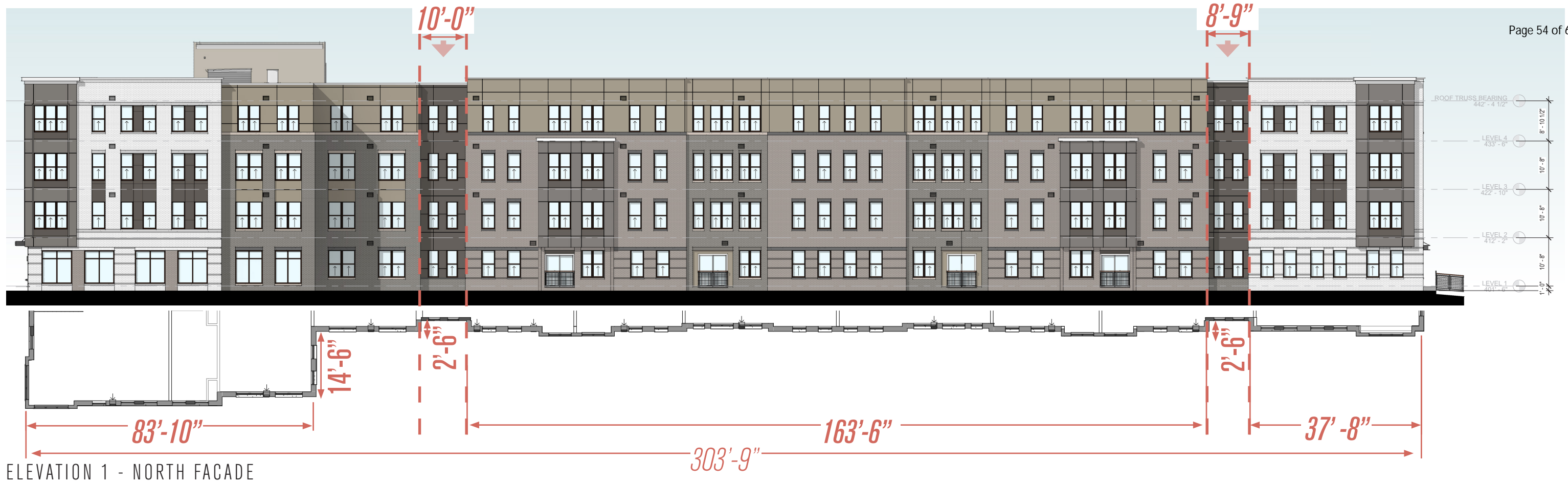
Project Name: EAST ADAMS I Project Number: 222197.00 Date: 09.11.2023 Scale: 3/32" = 1'-0" Drawing: EXTERIOR ELEVATIONS

A-4.00 NOT FOR CONSTRUCTION HCR APPLICATION

EAST ADAMS PHASE I ZONING VARIANCE APPLICATION

AREA VARIANCE 1

ART. 4.6D(4)a. - MASSING AND HORIZONTAL ARTICULATION



ELEVATION 1 - NORTH FACADE

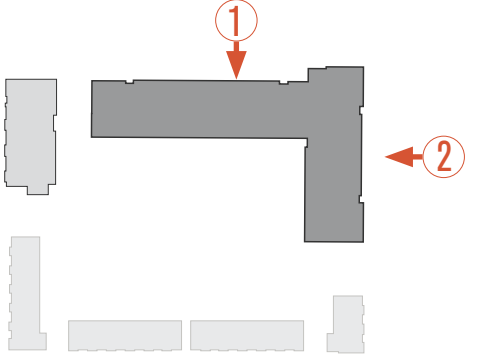


ELEVATION 2 - EAST FACADE

BUILDING 1 EXTERIOR ELEVATIONS

- 1. Projections or recesses, min. depth of 3 ft, every 50 linear ft & at least 20% of the total length of the façade
 - 3. A change in materials, textures, patterns, or colors that extend the full height, excluding ground level
 - 4. A change in the fenestration pattern
- *AT LEAST TWO CONDITIONS MET AT ALL FACADES*

ARTICULATION ELEMENTS SHOWN

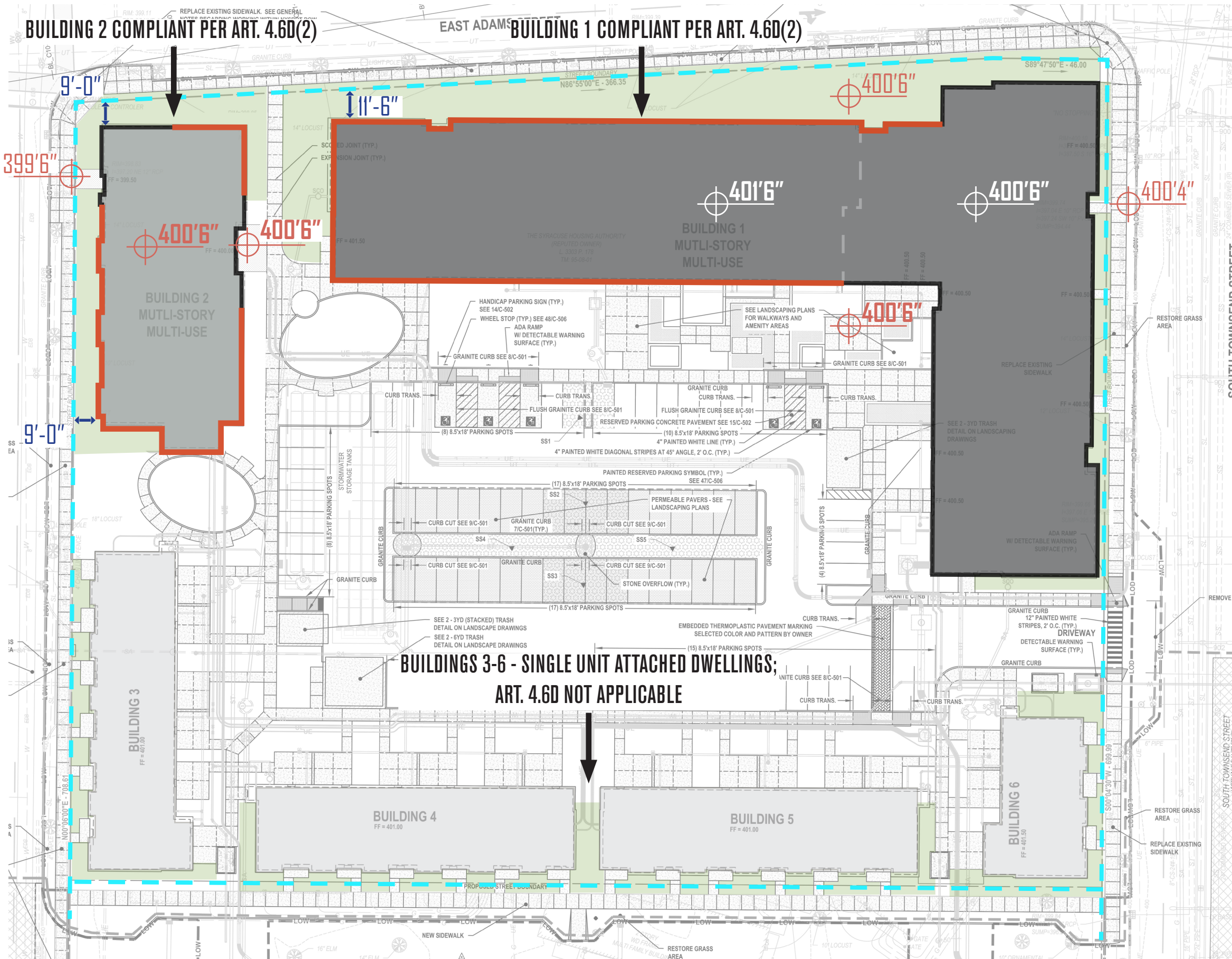


KEYPLAN



NO VARIANCE REQUIRED

ART. 4.6D(2)a. & b. - GROUND FLOOR RESIDENTIAL UNITS



- STREETFACING LANDSCAPE
- UNITS WITH BEDROOMS AT GROUND FLOOR
- ROW BOUNDARY
- 9'-0" SETBACK FROM BUILDING EDGE TO R.O.W.
- FOUR STORY MULTIFAMILY
- THREE STORY MULTIFAMILY
- SINGLE FAMILY DWELLINGS

SITE PLAN CURRENT DESIGN



Parcel History

01/01/1900 - 03/26/2024

Tax Map #: 095.-08-01.0

Owners: Syr Housing Authority

Zoning: MX-2

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------------------|----------|---------------------|---------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------|
| 301-11 Taylor St E & State St S | 12/04/35 | Project | Conditional Use | Denied | C-0029 Specific use for a dry cleaning business. aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 04/03/40 | Project | Conditional Use | Approved | C-0095 Specific use for a dry cleaning business. aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 02/04/42 | Project | Conditional Use | Denied | C-0122 Specific use to operate a waste paper business. aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 12/11/42 | Project | Conditional Use | Denied | C-0139 Cond. use to operate a waste materials business in a Loc Bus A zone. aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 09/01/43 | Project | Conditional Use | Approved | C-0147 Cond. use to operate a waste paper business in a Loc Bus A zone. aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 08/01/51 | Project | Conditional Use | Withdrawn | C-0786 Cond. use to operate a junk yard. aka 307-25 Taylor St & State St S & Adams St E |
| 301-11 Taylor St E & State St S | 10/25/56 | Project | Conditional Use | Approved | C-1425 Cond. use to operate a warehouse in a Loc Bus A zone. aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 03/22/88 | Project | Zoning (Converted) | Approved | Z-2368 Multi-building review (SHA - 18 bldgs, 75 units) aka 307-25 Taylor St E & State St S |
| 301-11 Taylor St E & State St S | 07/08/13 | Permit Application | Electric | Issued | 11793 Electric |
| 301-11 Taylor St E & State St S | 07/08/13 | Completed Permit | Electric | Certificate Issued | 11793 Electric Certificate of Completion #11793 |
| 301-11 Taylor St E & State St S | 01/06/14 | Inspection | Final Inspection | Pass | |
| 301-11 Taylor St E & State St S | 09/22/16 | Completed Complaint | Trash/Debris-Private, Occ | Completed | 2016-27602 caller staes that 931ish from East Taylor to S. Townsend is trash everywhere. |
| 301-11 Taylor St E & State St S | 09/22/16 | Inspection | Complaint Inspection | Pass | |
| 301-11 Taylor St E & State St S | 02/07/17 | Periodic Inspection | C of C | Invalid - failed to | |
| 301-11 Taylor St E & State St S | 02/15/22 | Complaint | Certificate of Compliance | Referred to BAA | 2022-00902 C of C |
| 301-11 Taylor St E & State St S | 02/15/22 | Violation | SPCC SEC. 27-15 | Open | |
| 301-11 Taylor St E & State St S | 03/24/22 | Inspection | Complaint Re-Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 03/24/22 | Inspection | Complaint Re-Inspection | No Progress | |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------------------|----------|-------------|----------------------------------------------------------|-------------|-------------|
| 301-11 Taylor St E & State St S | 03/24/22 | Violation | SPCC 27-43 (e) (1)(2)(3)(4) Certification | Closed | |
| 301-11 Taylor St E & State St S | 04/26/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 04/28/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 05/26/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 05/30/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 06/29/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 06/30/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 07/18/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 07/29/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 08/09/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 08/30/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 09/09/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 09/09/22 | Violation | SPCC - Section 27-15 (a) (3) Discontinue occupancy | Open | |
| 301-11 Taylor St E & State St S | 09/09/22 | Violation | SPCC - Section 27-15 (b) Multiple dwelling | Open | |
| 301-11 Taylor St E & State St S | 10/04/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 10/13/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 10/27/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 11/16/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 12/12/22 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 01/13/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 02/09/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 03/13/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 03/15/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 04/05/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 04/10/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 05/10/23 | Inspection | Complaint Inspection | No Progress | |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------------------|----------|---------------------|---------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 301-11 Taylor St E & State St S | 05/12/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 06/16/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 06/19/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 07/28/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 07/28/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 08/29/23 | Completed Complaint | Smoke Alarm Certification | Completed | 2022-00903 Smoke cert |
| 301-11 Taylor St E & State St S | 08/29/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 10/05/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 10/25/23 | Project | Resubdivision | Approved | R-23-70 The applicant proposes to split one lot into three, part of Phase I of 15th ward project and monore street action |
| 301-11 Taylor St E & State St S | 10/26/23 | Project | Major Site Plan Review | Active | MaSPR-23-07 Demo existing residential buildings and redevelop 133 units across six (6) multi-unit residential buildings. Project also include Extending Monroe Street through site. |
| 301-11 Taylor St E & State St S | 11/01/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 11/22/23 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 12/28/23 | Project | Variance (Area) | In Review | V-23-23 Part of Major Site Plan Review (MaSPR-23-07) to demolish angelou terrace and rebuild a 133 unit, 6-building affordable housing complex. This area variance is for Art. 4, Sec. 4.6(D)(4)a.(proposed building will exceed 180 feet). |
| 301-11 Taylor St E & State St S | 12/29/23 | Inspection | BAA - 1st Ticket Plea | Default | |
| 301-11 Taylor St E & State St S | 01/05/24 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 02/12/24 | Inspection | Complaint Inspection | No Progress | |
| 301-11 Taylor St E & State St S | 03/19/24 | Inspection | Complaint Inspection | No Progress | |



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-287

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of East Adams Phase I / Michael Saunders for the property located at 301-311 East Taylor Street and South State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and Oncenter parking facility, all county-owned properties; and
- WHEREAS, the applicant is proposing to demolish existing residential units and construct 133 mixed-income units across 6 multi-unit buildings on a proposed 3.041-acre parcel in a Neighborhood Center (MX-2) zoning district, as part of the redevelopment of the 15th Ward; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-32) to subdivide the project area from two existing apartment complexes contained in the same parcel; and
- WHEREAS, the site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse; adjacent parcels contain additional apartment complexes, a fire station, the OnCenter and its parking garage, and an Upstate Medical University Residence Hall; and
- WHEREAS, the parcel contains Angelou Terrace, Chavez Terrace, and Latimer Terrace, cul de sacs surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on East Adams Street, South State Street, South Townsend Street, and East Taylor Street; and
- WHEREAS, the applicant is proposing to subdivide Angelou Terrace from the remaining lands, demolish the cul de sac and apartments, extend Monroe Street west to South State Street, and construct 133 mixed-income units in 6 multi-unit buildings along with a playground and central parking lot; and
- WHEREAS, per the referral materials, the proposed project is Phase 1 of a revitalization of the Old 15th Ward and will seek Enterprise Green Communities (EGC) certification and will certify under Energy Star for Multifamily High Rise (MFHR) Building's rating system; per the Environmental Assessment Form (EAF) dated 10/18/23, the project has funding from the NYS Agency of Homes and Community Renewal (HCR), the US Department of Housing and Urban Development (HUD), and HUD's Rental Assistance Demonstration; and
- WHEREAS, the proposal is to construct six new buildings: building 1 will be an L-shaped 4-story, multi-use building to be placed in the northeast corner of the site, building 2 will be a 3-story, multi-use building in the northwest corner of the lot, and buildings 3, 4, 5, and 6 will be grouped two-story townhouse-style apartments

consisting of 3 and 4-bedroom units placed along the southern lot boundary; a driveway from South Townsend Street will enter the site between buildings 1 and 6, leading to a central 93-space parking lot; 2 playgrounds will be constructed near the northwest corner of the parking lot; and

WHEREAS, the proposal will create 113 dwelling units; referral materials do not include a breakdown of how many apartments will be in each building; Floor Plans show the ground floor of building 1 to house offices, a community space, fitness room, computer lab, a business incubator, and bike storage; no mixed use details for building 2; per the Planting Plan dated 9/11/23, trees, shrubs, perennials, and grasses will be planted along the perimeter of buildings, walkways, and the parking lots;

ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, Site Plan notes roadway work on Lot 2 to occur under separate public infrastructure contract; no details were provided with current referrals, other than coordination is to occur; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/18/23, 3.50 acres of the site will be disturbed by the proposed project; per the Drainage Plan dated 9/11/23, stormwater infrastructure will be placed under the parking lot, draining to stormwater storage tanks under the western side of the parking lot; per the EAF, stormwater will be managed with an “internal stormwater management system with underground chambered storage that will discharge to established public stormwater system”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the apartment complex; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the new apartment complex; the site is located within the Metropolitan Wastewater Treatment Plan service area;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, C734140, C734144A, E734086) in the NYS Department of Environmental

Conservation Environmental Site Remediation database (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 and may consequently be acted on solely by the referring board.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a long horizontal stroke extending to the right.

Martin E. Voss, Chairman
Onondaga County Planning Board



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syr Housing Authority c/o James-Geddes
From: Zhitong Wu, Zoning Planner
Date: 3/28/2024 3:59:37 PM
Re: Variance (Area) V-23-23
301-11 Taylor St E & State St S, Syracuse, 13202

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

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 | 12/28/2023 | | |
| Zoning Planner | Internal Review Complete | 03/28/2024 | Zhitong Wu | No significant concerns about the proposal. |
| DPW Sewers - Zoning | Internal Review Complete | 12/28/2023 | Vinny Esposito | Sewer invert elevations must be looked at closely to insure against the possibility of sewer back-ups during peak periods, especially in these ground floor units. Back water protection may be necessary. |
| DPW Traffic Control- Zoning | Internal Review Complete | 01/02/2024 | Charles Gafrancesco | MUTCD compliant WZTP must be submitted if project is going to effect safe passage of vehicular or pedestrian traffic.- No sidewalk obstructions or street closures will be allowed as part of this work unless accompanied by MUTCD compliant detour.- Any deviation from the requirements explained in these comments may result in revocation of permits on site |