



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-24-04	Staff Report – May 16, 2024					
Application Type:	Area Variance					
Summary of Proposed Action:	Applicant is seeking relief, in regarding to the standards of MX-4 Zone District, to establish a “multi-story building wall sign” on the north elevation of a multi-unit dwelling apartment, named “The CODA”. The proposed sign will exceed the maximum allowed sign face height.					
Project Address:	301 South Crouse Avenue & East Genesee St (Tax Map ID: 048.-05-04.3)					
Owner/Applicant	TLSP CODA LLC (Owner) James Trasher, CHA Consulting Inc. (Applicant)					
Zoning Violations	<p>The proposed project is seeking an area variance from the Board of Zoning Appeals to violate the following Zoning Ordinances:</p> <ol style="list-style-type: none"> ReZone, Art. 4, Sec. 4.8H(2), Sign regulations for MX-4 Zone District. – Maximum sign face height for Multi-story Building Wall Sign is 10 FT. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Allowed in Zoning Code</th> <th style="text-align: center;">Proposed by Applicant</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum sign face height: 10 FT</td> <td style="text-align: center;">Proposed sign face height: 23.583 FT</td> </tr> </tbody> </table>		Allowed in Zoning Code	Proposed by Applicant	Maximum sign face height: 10 FT	Proposed sign face height: 23.583 FT
Allowed in Zoning Code	Proposed by Applicant					
Maximum sign face height: 10 FT	Proposed sign face height: 23.583 FT					
Existing Zone District:	Urban Core, MX-4 Zone District					
Summary of Changes	This is not a continued application.					
Surrounding Zone Districts:	The neighboring properties to the north, south, west and east are in Urban Core, MX-4 Zone District.					
Companion Application(s)	None					
Scope of Work:	Installation of a multi-story building wall sign on the north elevation of The CODA Apartment.					
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> The CODA apartment is a six-story building with a 106.583 FT of north elevation facing East Fayette Street. The proposed sign will be located above the third floor and its sign area is in compliance with the zoning code. The proposed sign will be internally illuminated by LED lights. The SLPB reviewed the application materials at its 5/9/24 meeting. The SLPB determined that the wall sign facing E. Fayette Street ("Sign 1") would have no impact on historic resources. 					
Zoning Procedural History:	<ul style="list-style-type: none"> R-22-50 Resubdivision to combine 6 lots into 1 new lot. Approved on 11/21/2022. V-22-19 Area Variance to construct a six-story multi-unit residential apartment. Approved on 12/8/2022. PR-22-19 Project Site Review to demolish existing structures and construct a multi-unit residential apartment. Approved on 12/12/2022. 					
Summary of Zoning History:	In 2022, a Resubdivision application was approved to combine 6 parcels into the subject parcel. Soon after the approval, an area variance was granted, and a project site review was approved to construct the six-story multi-unit residential apartment (The CODA) on the subject parcel.					

V-24-04

<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Property Characteristics:</i>	The subject property is irregular in shape with 132.03 feet of frontage on East Fayette Street, 512.5 feet of frontage on South Crouse Avenue and 210.61 feet of frontage on East Genesee Street.
<i>SEQR Determination:</i>	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition. However, the Board has comment: <ul style="list-style-type: none">- The Board generally discourages allowances for such substantial signage variances, which can dominate the façade of the building and detract from desired community character.

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

- Area Variance Application
- Short Environmental Assessment Form Part 1
- Zoning Information (Sheet A.01). Prepared by QPK Design, LLP; Scale as noted; Date: 01/11/2024.
- Exterior Elevations (Sheet A.02). Prepared by QPK Design, LLP; Scale as noted; Date: 01/11/2024.
- Sign Plan for Wall Sign (Sheet A.04). Prepared by QPK Design, LLP; Scale as noted; Date: 01/11/2024.

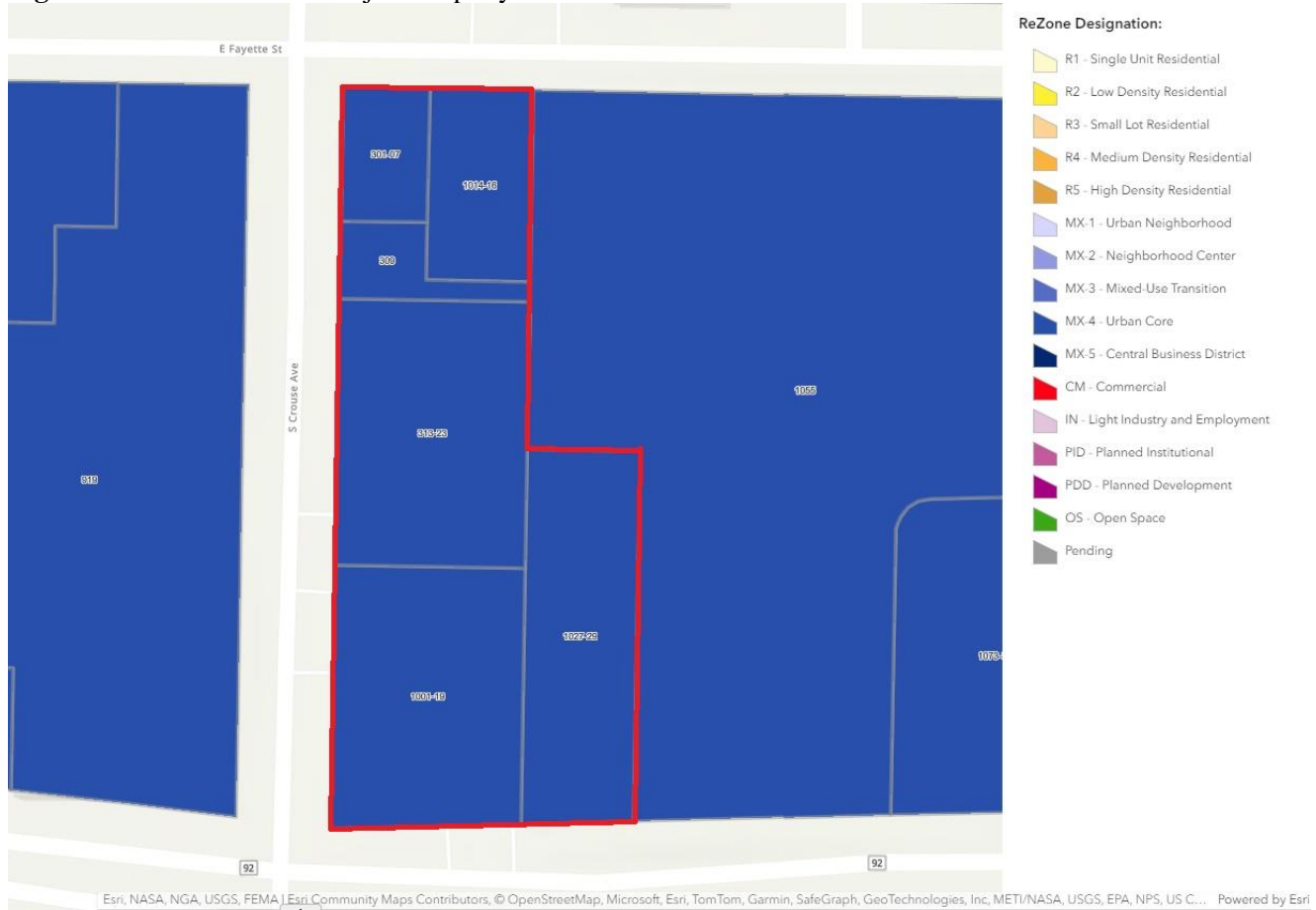
Attachments:

Area Variance Application
Code Enforcement History

IPS Comments from City Departments
OCPB Comments

Context Maps:

Figure 1. Zone District of Subject Property



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

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

Figure 2. Aerial Imagery of Subject Property



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

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



March 11, 2024

Syracuse Board of Zoning Appeals
City of Syracuse
One Park Place, 300 S. State St, Suite 700
Syracuse, New York 13202

**RE: CODA Signage – Variance Application – Sign 1
301 S. Crouse Ave
CHA Project No. 075309**

Dear Board of Zoning Appeals:

CHA, on behalf of the applicant, is pleased to submit the following Variance Application for the above referenced project. The proposed project is requesting relief from certain requirements within the City’s Zoning Ordinance into order to provide signage for the project.

The following is a list of the zoning ordinances that the applicant is requesting relief from:

- 4.8.H.2 Table 4.5 Sign Allowances MX-4 Wall Sign 6+ Stories Maximum Height -10ft
 - Requested variance to allow Maximum Height of 23’-7”

The following lists the variances requested for the sign:

- Sign 1 Wall Sign North Elevation
 - Allowed 10 ft maximum height
 - Requested variance to allow a height of 23’-7” due to the vertical orientation

The requested variance provides the minimal relief necessary for the project to have a sufficient sign package. The unique orientation of the building along S. Crouse and E. Genesee Street creates the need for projecting signs (under separate application) as wall signs would not be visible to either pedestrians or motorists traveling on S. Crouse or East Genesee Street. Signage along East Fayette is proposed as a wall sign since the building’s face is setback from the roadway therefore creating visibility for the sign. To keep signage consistent across the building with the projecting signs the lettering has been positioned in a vertical orientation creating a height variance for the wall sign. Turning the wall sign lettering horizontally would create inconsistent signage around the project and would not provide an aesthetically appealing sign.

In order reduce the requested relief to the minimum the name of the project has been changed on the signage from "The CODA" to "CODA". By removing "The" from the signage the applicant is truly seeking the minimum relief on signage.

The following narrative lists the standards of proof and how each are addressed.

(1) Will granting of the variance produce an undesirable change in the character of the neighborhood or a detriment to nearby properties? And if not, please explain why:

The proposed variance will not have an undesirable change in the neighborhood. The requested increase in wall sign maximum height will not impact the neighborhood. The proposed signage package would have been compliant under the former zoning code for which the project was initially permitted under. Prior to rezone Syracuse the project would have been allowed up to 765 SF of signage along S. Crouse, 212 SF along East Fayette and 290 SF along East Genesee Street and two signs per road frontage. Under the current zoning code the total area of the signage is well under the allowed 1sf per linear foot of building frontage.

(2) Could the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance:

The requested relief to allow the proposed signage cannot be achieved by other methods without significant impacts to the wayfinding of the project. As shown on the enclosed site signage package the area of the signs is appropriately scaled to the building. The maximum height of the wall sign cannot be reduced to 10' as the wall sign has been designed to create a uniform look with the projecting signs on the other sides of the building. Unlike many traditional signs the lettering is proposed as vertical therefore creating a much narrower but taller sign, necessitating a height variance. The wall sign is otherwise compliant and would be if turned vertically but would not be uniform around the building. The requested variance can not be achieved by any other method without significantly compromising the way finding ability of the project.

(3) Is the requested area variance substantial? If not explain why it is not substantial?

The requested variance is not substantial. The variance provides the minimal relief necessary to provide a viable sign package for the project and sufficient wayfinding while reducing the request as much as possible. The project when approved was named "The CODA" but in an effort to reduce the signage variance request "The" has been removed from the signs to minimize the signage area and height. In addition, the signage would be compliant under the previous zoning code which the project had been permitted under. The total signage for the project is still under the 1sf per linear ft allowed for maximum wall sign area (634.83SF max 506SF proposed). The height variance for the wall sign is not substantial. The sign lettering is in a vertical orientation creating the variance in height but creating uniform signage. The height of the individual letters is well below the 10ft allowed for sign height, but a horizontal orientation of the letters would create inconsistent undesirable signage.



(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The requested variance will not have an adverse impact on the environmental conditions of the neighborhood. The variance will provide minimal relief necessary to create a signage package that is visible and legible for wayfinding to the site.

(5) Is the alleged difficulty self-created? Consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

The request is self-created for the wall sign maximum height variance. While the requested variance has been minimized to the most practical extent the unique site configuration along three street frontages necessitate relief from the zoning code to create a viable sign package. The signage would be compliant under the former zoning code and the total sign area is less than 80% of the allowed maximum sign area using 1sf per linear foot of building street frontage. The self-created height variance for the wall sign is to create a consistent sign for the project by orienting the letters vertically to match the projecting signage that is needed on the other sides of the project.

The following items are included in this submission:

- Area Variance Application Form
- SEQR Environmental Assessment Form
- Application Fee - \$25
- Site Plan Drawing – Three (3) Copies & 1-11x17
- Exterior Building Elevations – Three (3) Copies & 1-11x17

Please note that an as-built property survey and site photos are not included as the property is currently under construction per the approved site plans. If photos of the project site are desired for the application they can be provided but at the current phase of construction the project team does not feel they would accurately portray the finished building.

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-257-7220 or JTrasher@chasolutions.com

Very truly yours,



James Trasher, PE.
Market Segment Leader

Enclosures

Cc:

V:\Projects\ANY\K6\075309.000\07_Permitting\Local\18 - Variance Application\0 - Variance Cover Letter-3-11-2024_Sign 1



Variance Application

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

For Office Use Only

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

Variance Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. 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: The CODA		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 301 S. Crouse Ave		
Lot numbers: 048.-05-04.3	Block number: 05	Lot size (sq. ft.) 87,505 SF
Current use of property: Residential Multifamily	Proposed: Residential Multifamily	
Current number of dwelling units (if applicable): 305	Proposed: 305	
Current hours of operation (if applicable): NA	Proposed:	
Current onsite parking (if applicable): NA	Proposed:	
Zoning (base and any overlay) of property: MX-4		
Companion zoning applications (if applicable, list any related zoning applications): NA		
Project construction (check all that apply): <input 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): See attached cover letter listing variances		

Owner/Owner's Agent Certification

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

Print owner name: TLSP CODA LLC

Signature: 

Date: 2/23/2024

Mailing address: P.O. Box 4369 Jackson WY 83001

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Variance Application



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

Area Variance Test

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

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

1. Neighborhood Character

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

See attached cover letter.

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.

3. Substantiality

Describe whether the requested area variance is substantial.

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.

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.

Variance Application



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

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed.
- DENIAL OF PERMIT** – provided by the City of Syracuse Central Permit Office at 315-448-8600.
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed.
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan.
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- APPLICATION FEE** – \$25 for Area Variance and Use Variance issued to the Commissioner of Finance.

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

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 - Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses.
- EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings, if available.)

Short Environmental Assessment Form

Part 1 - Project Information

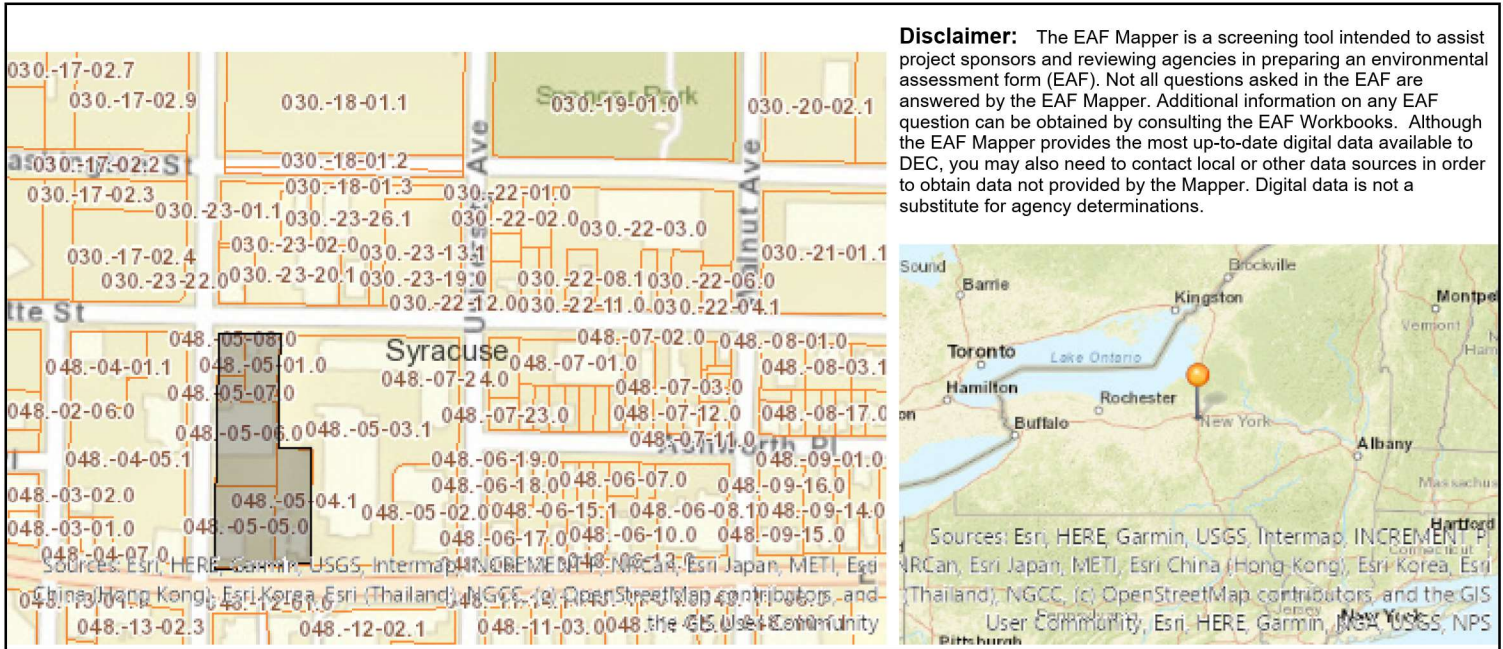
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: The CODA			
Project Location (describe, and attach a location map): 301 S. Crouse Ave			
Brief Description of Proposed Action: Requested area variances for proposed building signage			
Name of Applicant or Sponsor: TLSP CODA LLC		Telephone: E-Mail:	
Address: P.O. Box 4639			
City/PO: Jackson		State: WY	Zip Code: 83001
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.00 acres	
b. Total acreage to be physically disturbed?		0 (For Signs) acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.00 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

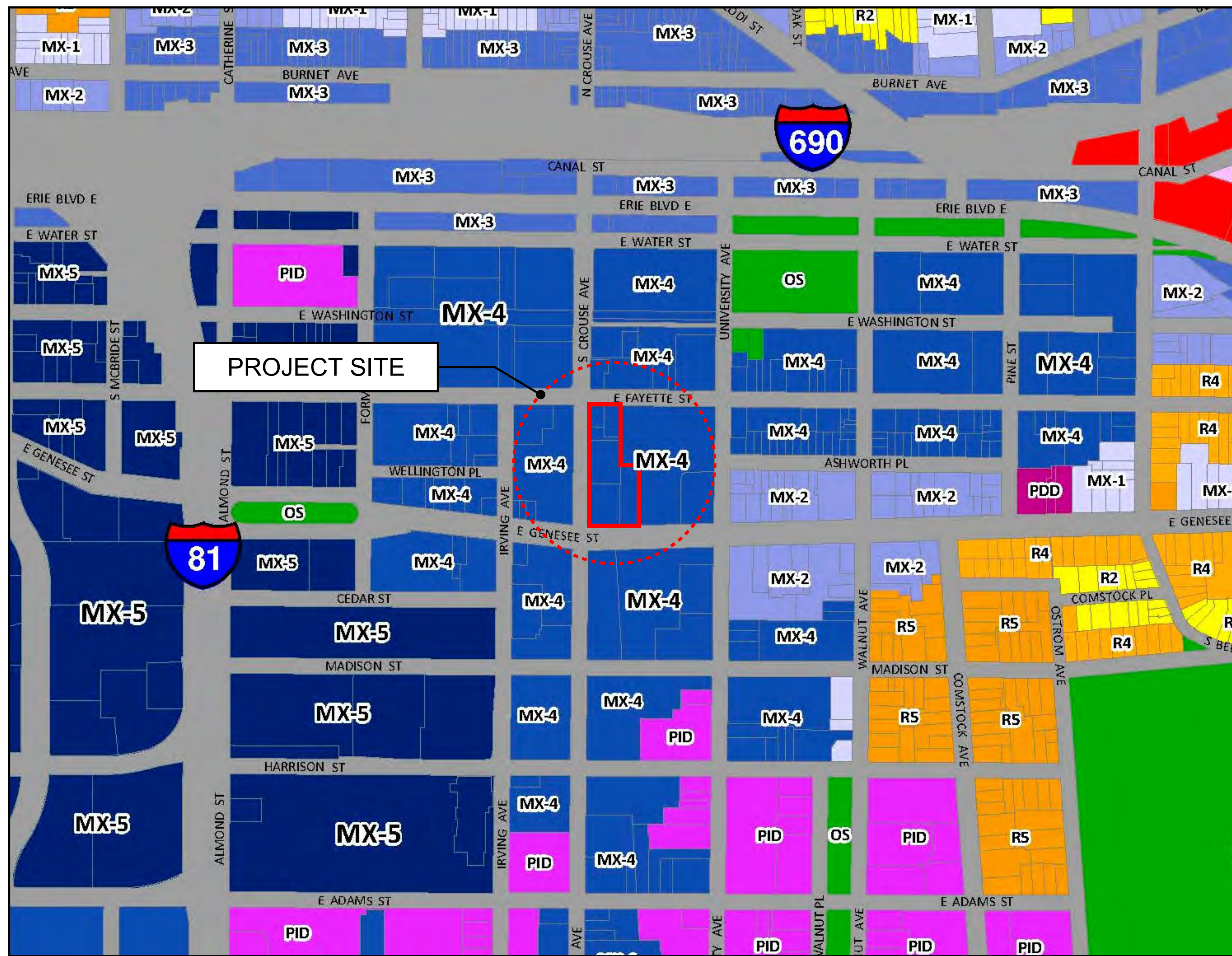


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

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

Article 4: Development Standards

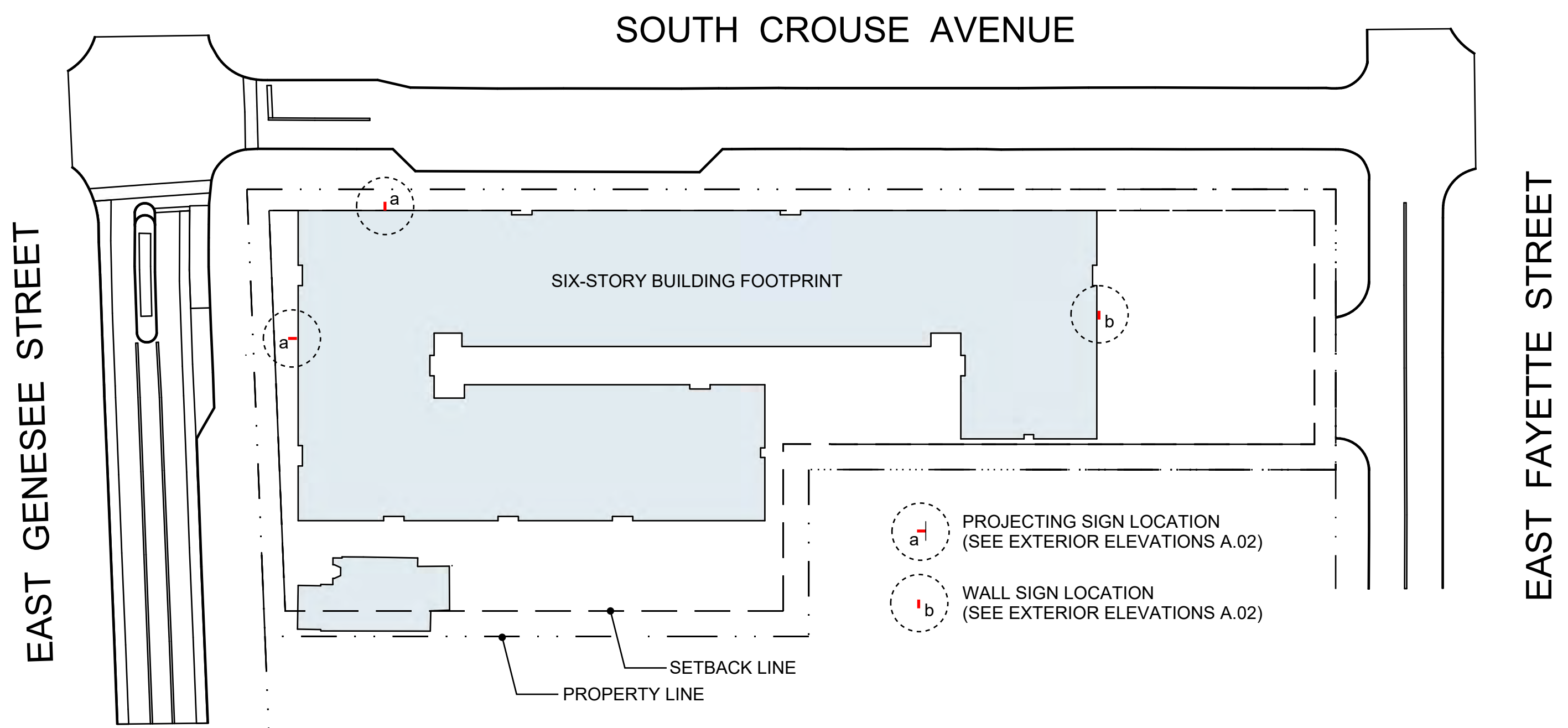
4.8: Signs H: Sign Standards



1
01 ZONING MAP (REZONE SYRACUSE MARCH 2023)

MX-4	A maximum of two business identification signs per allowed use, per street on which the business fronts. Total square footage cannot exceed 1 sq ft per 1 linear ft of business structure/tenant space street frontage. Signs above the second floor are not allowed, except multi-story building wall signs.				
	Max. Area	Number Allowed	Max. Sign Face Height	Max. Sign Height	Illumination
Ground	30 sq ft	1		12 ft	Internal or External
Monument	30 sq ft	1		5 ft	Internal or External
Multi-Tenant	100 sq ft	1	2 ft	12 ft	Internal or External
Changeable Message	48 sq ft	1		5 ft	Internal or External
Wall	1 sq ft per 1 linear ft	1			Internal or External
Window	15 sq ft, not to exceed 50%	2			Internal or External
Projecting	10 sq ft	1	4 ft		Internal or External
Awning/Canopy	15 sq ft, not to exceed 50%	2			External
Canopy, Detached	15 sq ft per side	1			Internal or External
Multi-story Bldg. Wall Sign	See Below		See Below	See Below	Internal or External
	One building wall sign per street frontage with a maximum of two signs for any building. Signs must be located above the third floor.				
3 - 5 Stories	.5 sq ft per 1 linear ft of building street frontage with a maximum height of 2 ft and width of 10 ft.				
6 + Stories	A total of 25 sq ft per story including stories 1 -5 with a maximum height of 10 ft.				

3
01 ZONING SIGN INFORMATION



2
01 SIGNAGE KEY PLAN
SCALE: 1" = 50'
NORTH

	WALL SIGN CALCULATION		
	BASED ON LEGTH		BASED ON # STORIES
	BUILDING LENGTH (FT)	TOTAL SF 1 SF/ 1 LF	6-STORIES 25 SF/STORY
SOUTH CROUSE AVENUE	382.67	382.67	150
EAST FAYETTE STREET	106.58	106.58	150
EAST GENESEE STREET	145.58	145.58	150

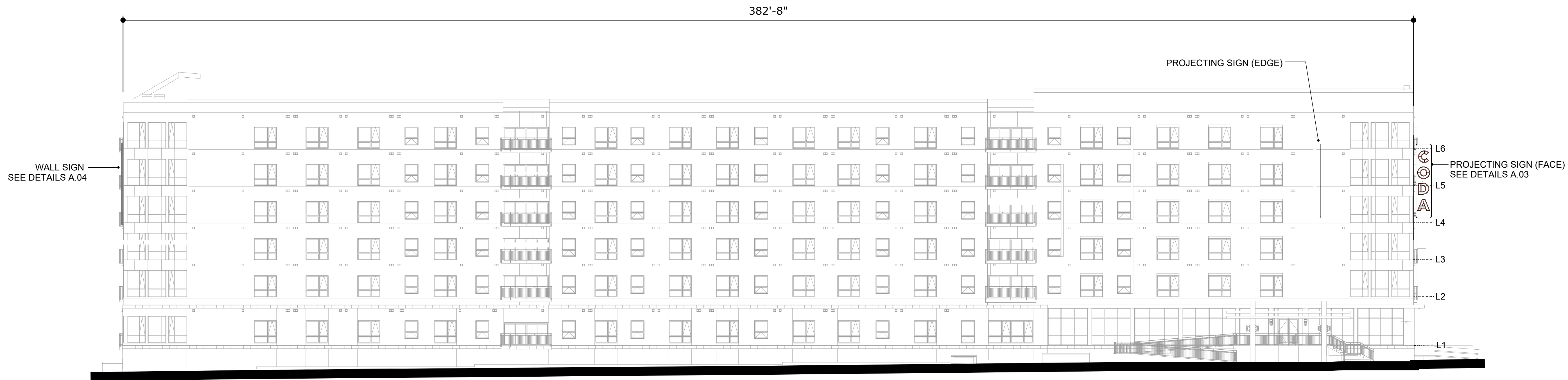
CLIENT
TIMBERWOLF CAPITAL PARTNERS LLC
PO BOX 54369 JACKSON NY

PROJECT
THE CODA - SOUTH CROUSE AVENUE AND EAST GENESEE STREET DEVELOPMENT
NE CORNER S. CROUSE AVE. AND E. GENESEE ST. SYRACUSE NY

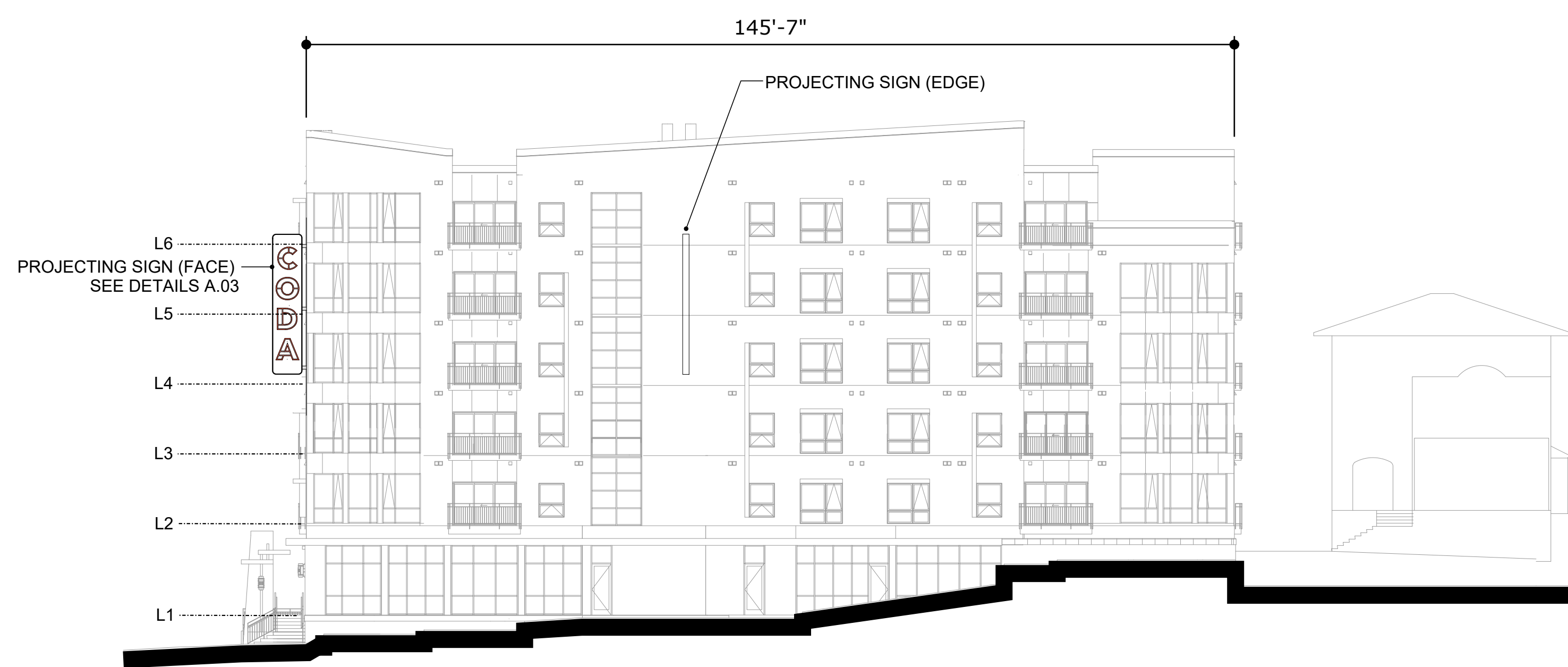
REVISIONS

PROJECT NO. 222038
DATE 01/11/2024
DRAWN BY SRL

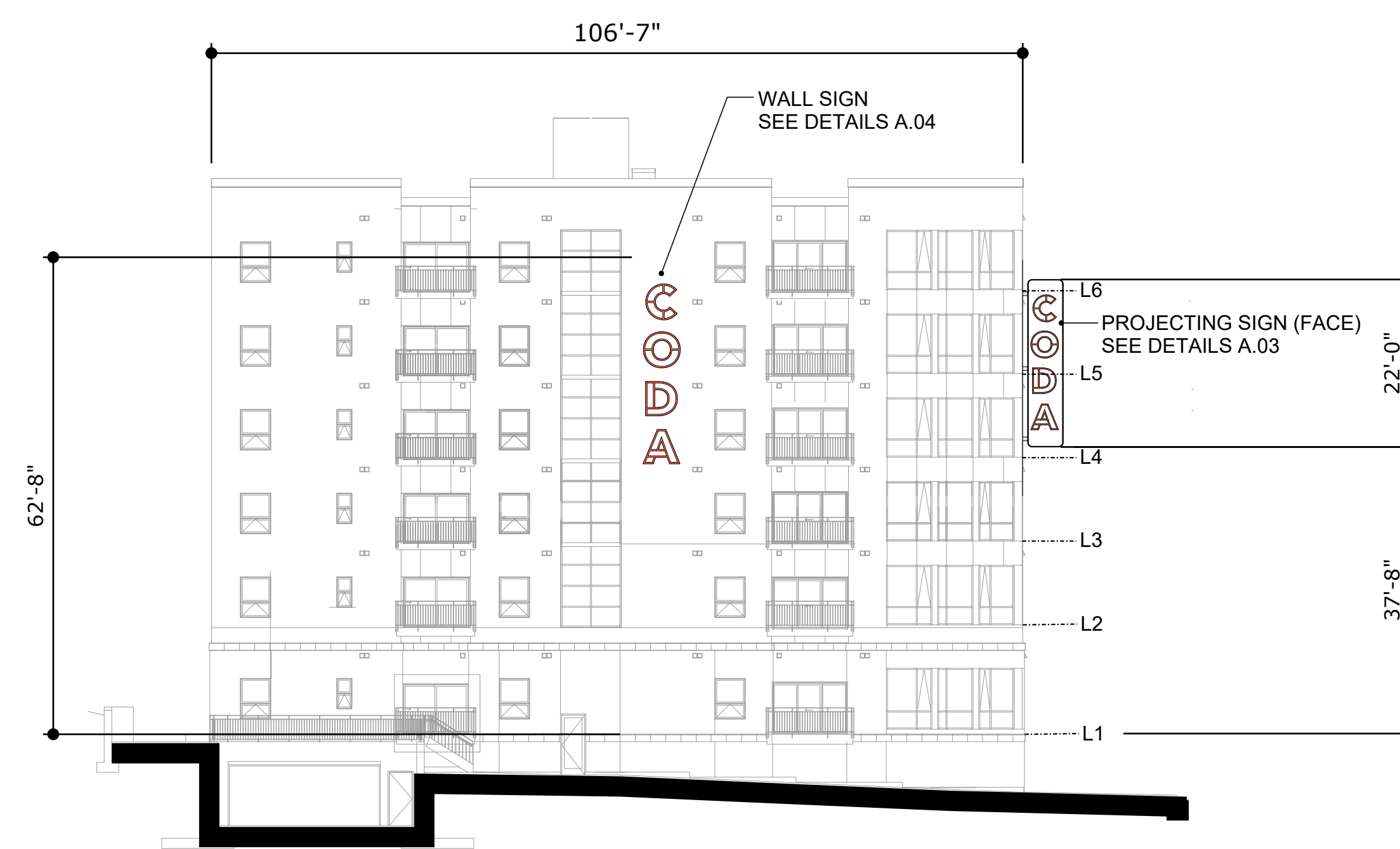
SHEET TITLE
ZONING INFORMATION



1 WEST ELEVATION (SOUTH CROUSE AVENUE)
A.02 SCALE: 1/16" = 1' - 0"



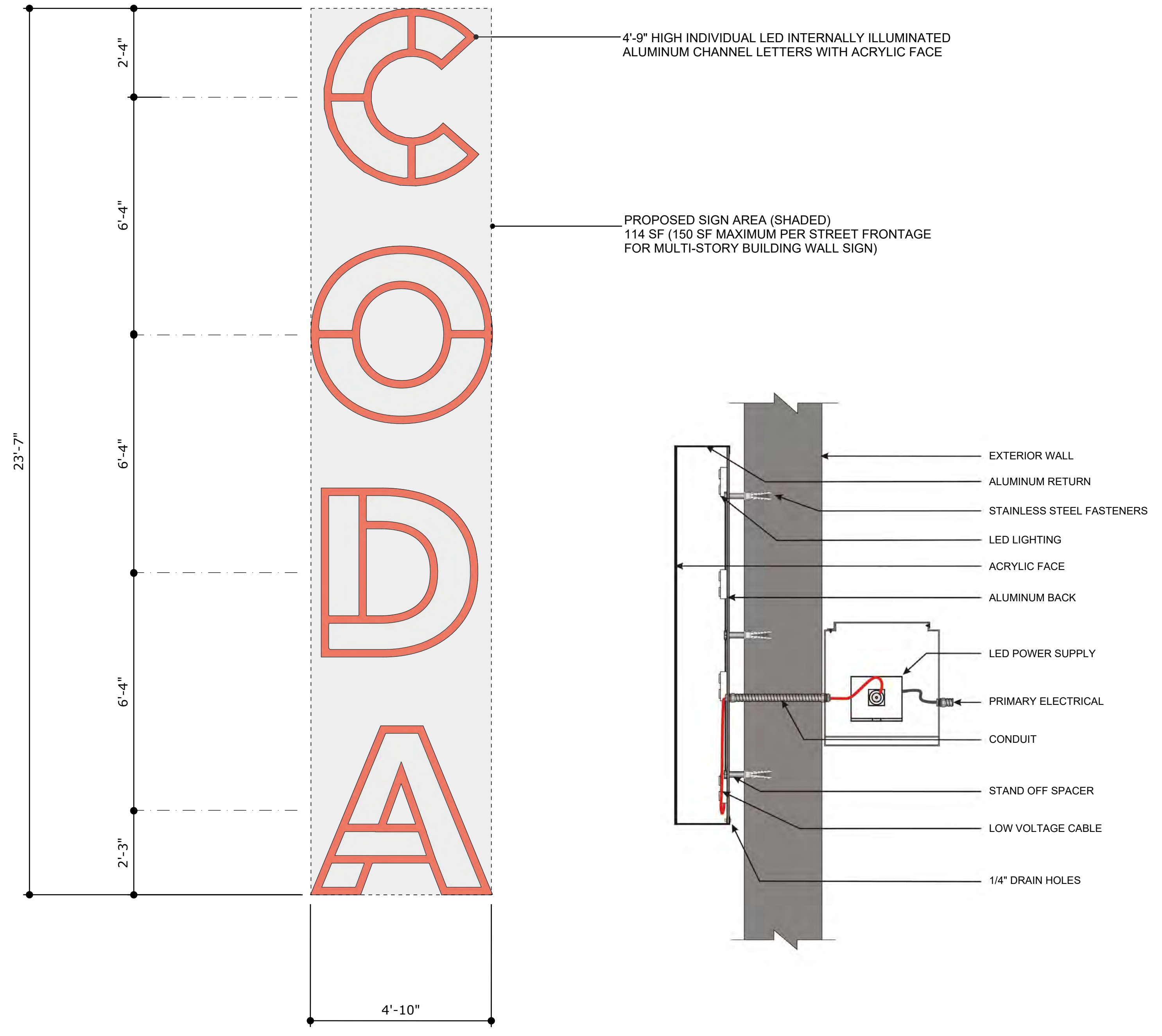
2 SOUTH ELEVATION (EAST GENESEE STREET)
A.02 SCALE: 1/16" = 1' - 0"



3 NORTH ELEVATION (EAST FAYETTE STREET)
A.02 SCALE: 1/16" = 1' - 0"



2
A.04 IMAGE OF WALL MOUNTED SIGNAGE FROM CORNER OF SOUTH CROUSE AND EAST FAYETTE STREET



1
A.04 WALL MOUNTED SIGN DETAIL
SCALE: 1/2" = 1' - 0"

Project:	V-24-04
Date:	5/16/2024

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project: V-24-04

Date: 5/16/2024

Short Environmental Assessment Form

Part 3 Determination of Significance

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse Board of Zoning Appeal

5/16/2024

Name of Lead Agency

Date

Michael Cheslik

Vice Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

ONONDAGA COUNTY DEPARTMENT OF PLANNING



TO: Members, City of Syracuse Zoning Board of Appeals
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 4/10/2024
RE: Administrative Review – CODA sign waiver
RECOMMENDATION: No Position with Comment

J. Ryan McMahon, II
County Executive

Don Jordan Jr.
Acting Director

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

CASE NUMBER: Z-24-87
REFERRING BOARD: City of Syracuse Zoning Board of Appeals
DATE RECEIVED: 4/17/2024
TYPE OF ACTION: Area Variance
APPLICANT: TLSP CODA, LLC
LOCATION: 301 South Crouse Ave
WITHIN 500' OF: SUNY Upstate Medical Center (NYS owned)
TAX ID(s): 048.-05-04.3
PRIOR CASES: Z-22-265 Site Plan
Z-22-266 Area Variance

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

Project Summary:

The applicant is requesting nine area variances for three signs proposed for the new CODA building located on the east side of the City of Syracuse in an Urban Core (MX-4) zoning district near both Syracuse University and downtown. The building contains 305 dwelling units on six stories and has frontage on East Genesee Street, South Crouse Avenue, and East Fayette Street.

The applicant is proposing a wall sign on the East Fayette Street face of the building and projecting signs for the East Genesee and South Crouse Avenue sides of the building, all internally lit. The applicant states the placement of the building along three street frontages along with the size and scale of the building necessitates the scale, type, and location of the proposed signs. Part of the nature of variances is due to vertical orientation with total signage still within maximum wall sign area standards. The applicant further notes the name was changed from "the CODA" to "CODA" to reduce the requested relief from City Code.

Sign	Facing	Allowed	Variance requested
23'7"x4'10" Wall Vertical	E Fayette St	10' max height	23'7" max height
21'x4'8" Projecting Vertical	S Crouse Ave	4' max height 10 sf max area 3' projection beyond building face Projecting signs not allowed above 2 nd floor	21' max height 196 sf max area 5'4" projection Projecting sign above 2 nd floor
21'x4'8" Projecting Vertical	E Genesee St	4' max height 10 sf max area 3' projection beyond building face Projecting signs not allowed above 2 nd floor	21' max height 196 sf max area 5'4" projection Projecting sign above 2 nd floor

Recommendation: No Position with Comment

Comment:

The Board generally discourages allowances for such substantial signage variances, which can dominate the façade of the building and detract from desired community character.

Parcel History

01/01/1900 - 05/06/2024
 Tax Map #: 048.-05-04.3
 Owners: TLSP CODA LLC
 Zoning:

Address	Date	Transaction	Transaction Type	Status	Description
301 Crouse Ave S & Genesee St E	02/05/24	Permit Application	Com. Reno/Rem/Chg Occ	In Review - Revised	50493 Renovations of a structure for a Cafe Kubal.
301 Crouse Ave S & Genesee St E	03/18/24	Project	Variance (Area)	In Review	V-24-04 Area variance for CODA wall sign facing East Fayette Street
301 Crouse Ave S & Genesee St E	03/18/24	Project	Variance (Area)	In Review	V-24-05 Area variance for CODA projecting sign facing South Crouse Avenue.
301 Crouse Ave S & Genesee St E	03/18/24	Project	Variance (Area)	In Review	V-24-06 Area variance for CODA projecting sign facing East Genesee Street.
301 Crouse Ave S & Genesee St E	04/30/24	Permit Application	Com. Reno/Rem/Chg Occ	In Review	50776 Construction of a pergola and Cabana

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: TLSP CODA LLC
From: Zhitong Wu, Zoning Planner
Date: 5/10/2024 3:16:09 PM
Re: Variance (Area) V-24-04
301 Crouse Ave S & Genesee St E, Syracuse, 13210

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	03/18/2024		
Zoning Planner	On Hold	04/18/2024	Zhitong Wu	On hold for approval from BZA.
Landmark Preservation Board	Internal Review Complete	05/10/2024	Kate Auwaerter	The SLPB reviewed the application materials at its 5/9/24 meeting. The SLPB determined that the wall sign facing E. Fayette Street ("Sign 1") would have no impact on historic resources.