



**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

<b>V-24-06</b>	<b>Staff Report – May 16, 2024</b>										
<b>Application Type:</b>	Area Variance										
<b>Summary of Proposed Action:</b>	Applicant is seeking relief, in regarding to the standards of MX-4 Zone District, to establish a “projecting sign” on the south elevation of a multi-unit dwelling apartment, named “The CODA”. The proposed sign will exceed maximum sign area, maximum sign face height, maximum projecting distance from building façade, and to be located above the third floor.										
<b>Project Address:</b>	301 South Crouse Avenue & East Genesee Street (Tax Map ID: 048.-05-04.3)										
<b>Owner/Applicant</b>	TLSP CODA LLC (Owner) James Trasher, CHA Consulting Inc. (Applicant)										
<b>Zoning Violations</b>	<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"> <li>1. ReZone, Art. 4, Sec. 4.8H(2), Sign regulations for MX-4 Zone District: Maximum sign area for Projecting Sign is 10 SF.</li> <li>2. ReZone, Art. 4, Sec. 4.8H(2), Sign regulations for MX-4 Zone District: Maximum sign face height for Projecting Sign is 4 FT.</li> <li>3. ReZone, Art. 4, Sec. 4.8H(3)k., Sign regulations for Projecting Signs: Projecting signs shall not project more than three feet beyond the building’s face.</li> <li>4. ReZone, Art. 4, Sec. 4.8H(2), Sign regulations for MX-4 Zone District: Signs above the second floor are not allowed, except multi-story building wall signs.</li> </ol> <table border="1"> <thead> <tr> <th>Allowed in Zoning Code</th> <th>Proposed by Applicant</th> </tr> </thead> <tbody> <tr> <td>Maximum sign area: 10 SF</td> <td>Proposed sign area: 196 SF</td> </tr> <tr> <td>Maximum sign face height: 4 FT</td> <td>Proposed sign face height: 21 FT</td> </tr> <tr> <td>Maximum projecting distance from façade: 3 FT</td> <td>Proposed projecting distance from façade: 5.33 FT</td> </tr> <tr> <td>Projecting Sign can only be located at or below the second floor</td> <td>Proposed Projecting Sign to be located above the third floor</td> </tr> </tbody> </table>	Allowed in Zoning Code	Proposed by Applicant	Maximum sign area: 10 SF	Proposed sign area: 196 SF	Maximum sign face height: 4 FT	Proposed sign face height: 21 FT	Maximum projecting distance from façade: 3 FT	Proposed projecting distance from façade: 5.33 FT	Projecting Sign can only be located at or below the second floor	Proposed Projecting Sign to be located above the third floor
Allowed in Zoning Code	Proposed by Applicant										
Maximum sign area: 10 SF	Proposed sign area: 196 SF										
Maximum sign face height: 4 FT	Proposed sign face height: 21 FT										
Maximum projecting distance from façade: 3 FT	Proposed projecting distance from façade: 5.33 FT										
Projecting Sign can only be located at or below the second floor	Proposed Projecting Sign to be located above the third floor										
<b>Existing Zone District:</b>	Urban Core, MX-4 Zone District										
<b>Summary of Changes</b>	This is not a continued application.										
<b>Surrounding Zone Districts:</b>	The neighboring properties to the north, south, west and east are in Urban Core, MX-4 Zone District.										
<b>Companion Application(s)</b>	None										
<b>Scope of Work:</b>	Installation of a projection sign on the south elevation of The CODA Apartment.										

<p><b>Staff Analysis:</b></p>	<p><b>Factors:</b></p> <ul style="list-style-type: none"> <li>• The CODA apartment is a six-story building with a 145.583 FT of south elevation facing East Genesee Street.</li> <li>• The proposed sign will be located above the third floor.</li> <li>• The proposed sign will be internally illuminated by LED lights.</li> <li>• The SLPB reviewed the application materials at its 5/9/24 meeting. The SLPB determined that the scale of the proposed projecting sign facing E. Genesee Street ("Sign 3") would have a negative impact on the historic character of the National Register-eligible residence at 1029 E. Genesee St (former Dr. Levy House). Mike O'Shea (QPK Architects) who was present at the meeting on behalf of the applicant suggested that the sign could be reduced in size and lowered to a point just above the horizontal line immediately above the ground floor storefronts. The SLPB agreed that this design revision would address its concerns regarding the scale of the sign in relation to the historic residence.</li> </ul>
<p><b>Zoning Procedural History:</b></p>	<ul style="list-style-type: none"> <li>- R-22-50   Resubdivision to combine 6 lots into 1 new lot. Approved on 11/21/2022.</li> <li>- V-22-19   Area Variance to construct a six-story multi-unit residential apartment. Approved on 12/8/2022.</li> <li>- PR-22-19   Project Site Review to demolish existing structures and construct a multi-unit residential apartment. Approved on 12/12/2022.</li> </ul>
<p><b>Summary of Zoning History:</b></p>	<p>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.</p>
<p><b>Code Enforcement History:</b></p>	<p>See attached code enforcement history.</p>
<p><b>Property Characteristics:</b></p>	<p>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.</p>
<p><b>SEQR Determination:</b></p>	<p>Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.</p>
<p><b>Onondaga County Planning Board Referral:</b></p>	<p>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:</p> <ul style="list-style-type: none"> <li>- The Board generally discourages allowances for such substantial signage variances, which can dominate the façade of the building and detract from desired community character.</li> </ul>

**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 Projecting Sign (Sheet A.03). Prepared by QPK Design, LLP; Scale as noted; Date: 01/11/2024.

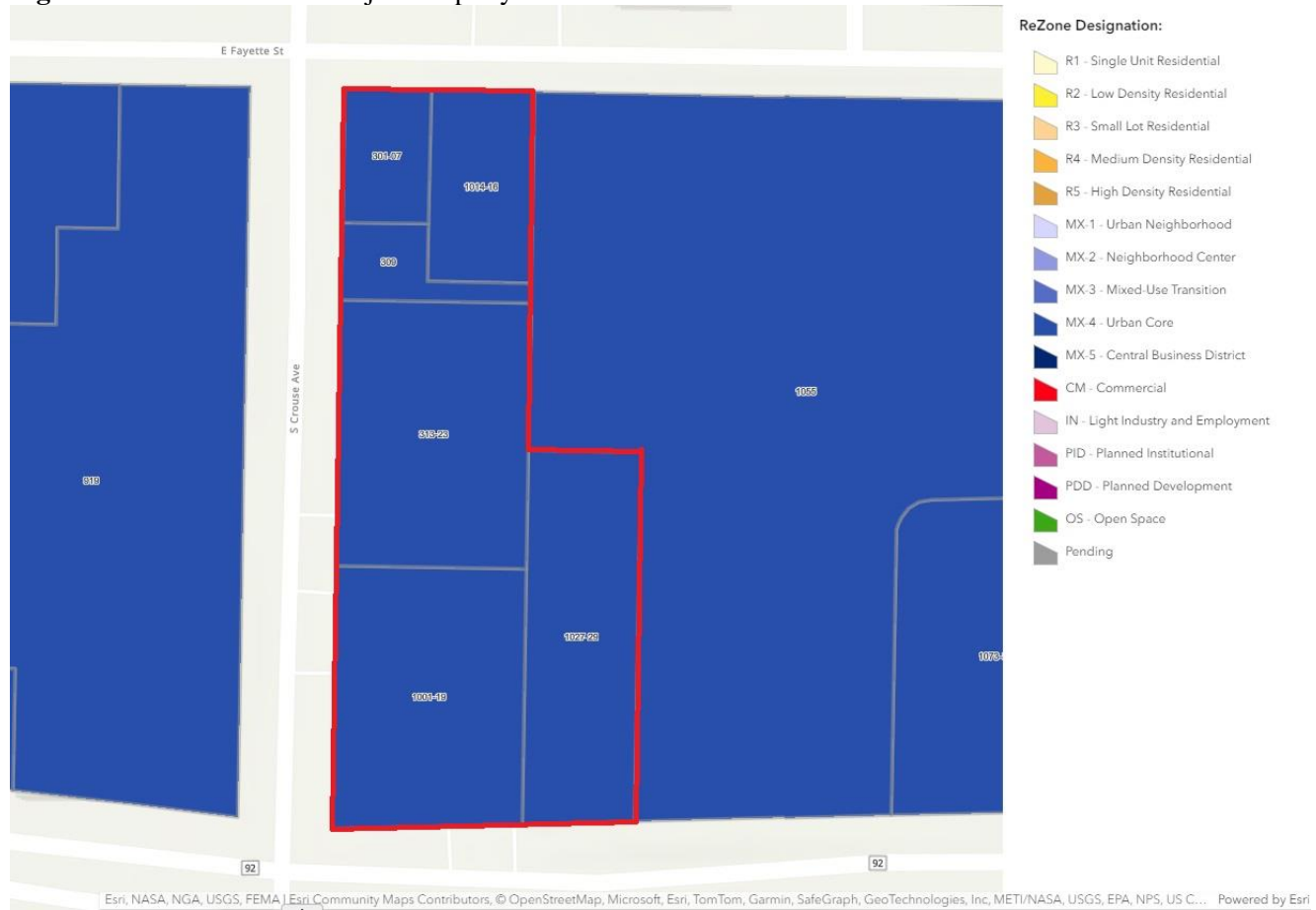
**Attachments:**

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 3  
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 Projecting Max. Area -10 SF
  - Requested variance to allow 196 SF of sign area
- 4.8.H.2 Table 4.5 Sign Allowances MX-4 Signs above the second floor are not allowed, except multi-story building wall signs.
  - Requested variance to allow projecting sign above the second floor
- 4.8.H.2 Table 4.5 Sign Allowances MX-4 Projecting Max. Sign Face Height -4ft
  - Requested variance to allow Max. sign face height of 21ft
- 4.8.H.3.k.1 – Projecting signs shall not project more than three feet beyond the building face, including projections over the public right-of-way
  - Requested variance to allow a projection of 5’-4” beyond the building face

The following lists each of the variances requested:

- Sign 3 Projecting Sign along E, Genesee Street
  - Allowed:
    - 10 SF Maximum Area
    - Maximum sign face height 4’
    - Maximum projection beyond building face 3’
    - Projecting sign mounted at second floor or below



- Requested:
  - 196 SF Maximum Area
  - Maximum sign face height 21'
  - Maximum projection beyond building face 5'-4"
  - Projecting sign to be allowed above second floor

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 as wall signs would not be visible to either pedestrians or motorists traveling on S. Crouse or East Genesee Street. The mass and scale of the building also necessitates relief from the maximum area, height, and projection of the signs so the signage is legible and appropriately sized for the building. In order to 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 variances will not have an undesirable change in the neighborhood. The requested increase in maximum area of the projecting sign, location of the projecting sign above the second floor, projecting sign max height, and projecting sign projection distance 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. Reducing the max sign area of the projecting sign to 10sf would not be appropriate and would be very difficult to see on a building of this size. Lowering of the projecting signs below the second story is not feasible as the proposed location would be blocked by the street trees if lowered. Additionally, those traveling along East Genesee Street and traveling North on S. Crouse would not be able to see a wall mounted sign. Projection signs are necessary for visibility along these two main corridors. The maximum projecting sign face height cannot be reduced to 4' as the sign would not be legible and would not look appropriate on a building of this scale. The requested relief for the projection distance cannot be reduced as the sign would become illegible and reduce visibility from S. Crouse and E. Genesee



Street. The requested variances can not be achieved by any other method without significantly comprising 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 unique orientation of the building along S. Crouse and E. Genesee Street necessitates the use of projecting signs which are significantly more restricted than wall signs which would not be visible. The request to allow projecting signs above the second floor is not substantial as the signage is appropriately scaled to the building. Signage has been limited to 1 per street frontage as the building is unique in that it fronts along 3 streets and eliminating signage along any of those streets would significantly impact wayfinding to the site.

**(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. Utilization of projecting signs is necessary for visibility along the roadway and all the proposed signage would have been compliant under the former zoning code which the building construction was started under.

**(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 not self-created for the projecting sign max height, max area, location above the second floor and maximum projection distance variances. While the requested variances have 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 unique mass and scale of the building along with the building orientation necessitates the increased sign area and dimensions for the projecting signs to create appropriately scaled signage that is visible.



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](mailto: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 3





**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@syr.gov.net

### Area Variance Test

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

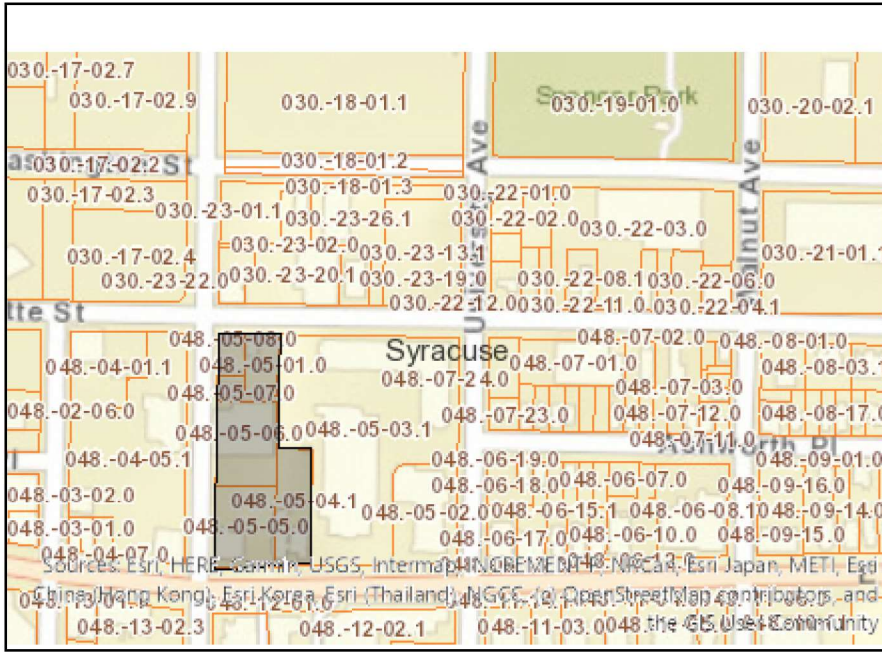
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
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:	
Address: P.O. Box 4639		E-Mail:	
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"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>CHA Consulting (c/o James Trasher)</u> Date: <u>2-22-2024</u>  Signature: <u></u> Title: <u>Market Segment Leader</u>		



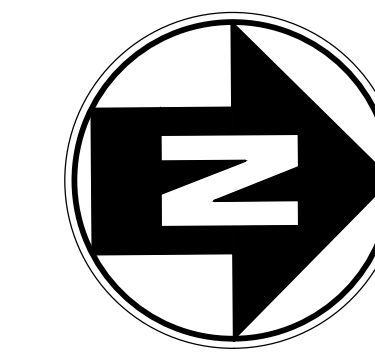


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting 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





0 20 40  
Scale in feet

### PARKING REGULATIONS

RESIDENTIAL PARKING REQUIREMENTS: CODE	PROPOSED
PARKING SPACE SIZE:	8.5' X 18'      8.5' X 18'
NUMBER OF SPACES: RESIDENTIAL (282 PROPOSED D.U.)	
=0.5 SP / DWELLING UNIT (D.U.) =	141 SP.      160 SP.

ON SITE PARKING (GARAGE) = 146 SPACES  
ON SITE PARKING (SURFACE) = 14 SPACES



400 SOUTH SALINA STREET  
SUITE 500  
SYRACUSE NEW YORK 13201-0029



One Park Place, 300 South State Street, Suite 600  
Syracuse, NY 13202  
315.471.3820   www.chacompanies.com

IF A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY, OR ALTER THE ALTERING ARCHITECT SHALL AFFIX THEIR SEAL AND THE NOTATION, ALTERED BY FOLLOWERS BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



CLIENT  
**TIMBERWOLF CAPITAL  
PROPERTIES LLC**  
PO BOX 4369  
JACKSON NY 83001

PROJECT  
**PROPOSED DEVELOPMENT AT NORTHEAST  
CORNER OF SOUTH CROUSE AVENUE AND  
EAST GENESEE STREET**  
1001 EAST GENESEE STREET  
SYRACUSE NY 13210

#### REVISIONS

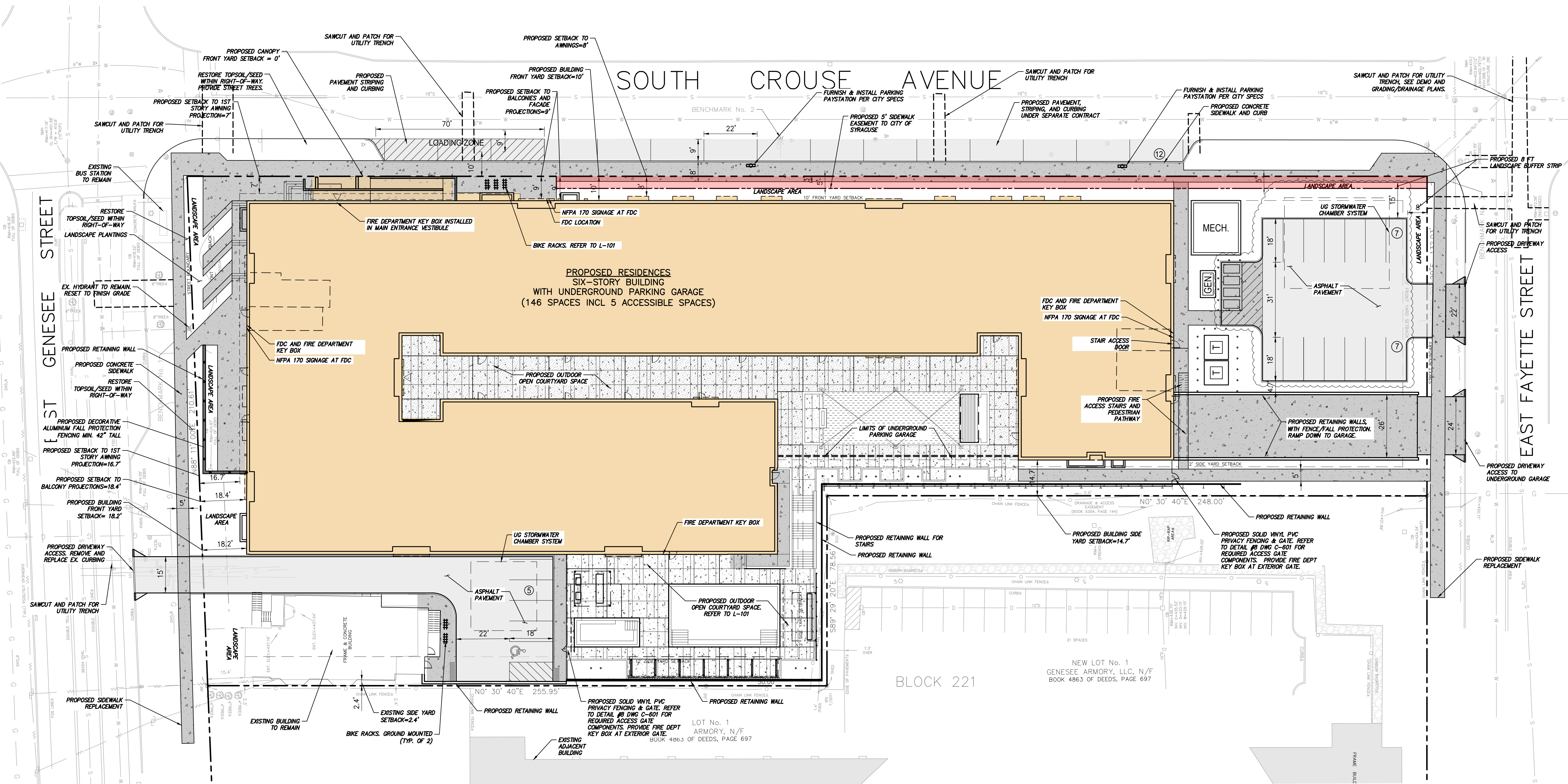
- SITE PERMIT SUBMISSION
- SITE PERMIT SUBMISSION 01/16/23
- SITE PERMIT RESUB. 02/17/23
- FIRE DEPT COMMENTS 03/21/23
- DOT LANE SHIFT CURB 07/11/23
- SURFACE PARKING 08/13/23

CHA PROJECT NO. 075509  
ISSUED DATE 12 | 23 | 2022  
DRAWN BY AMV

SHEET TITLE  
**PARKING PLAN**

SCALE: AS NOTED

**PP-01**

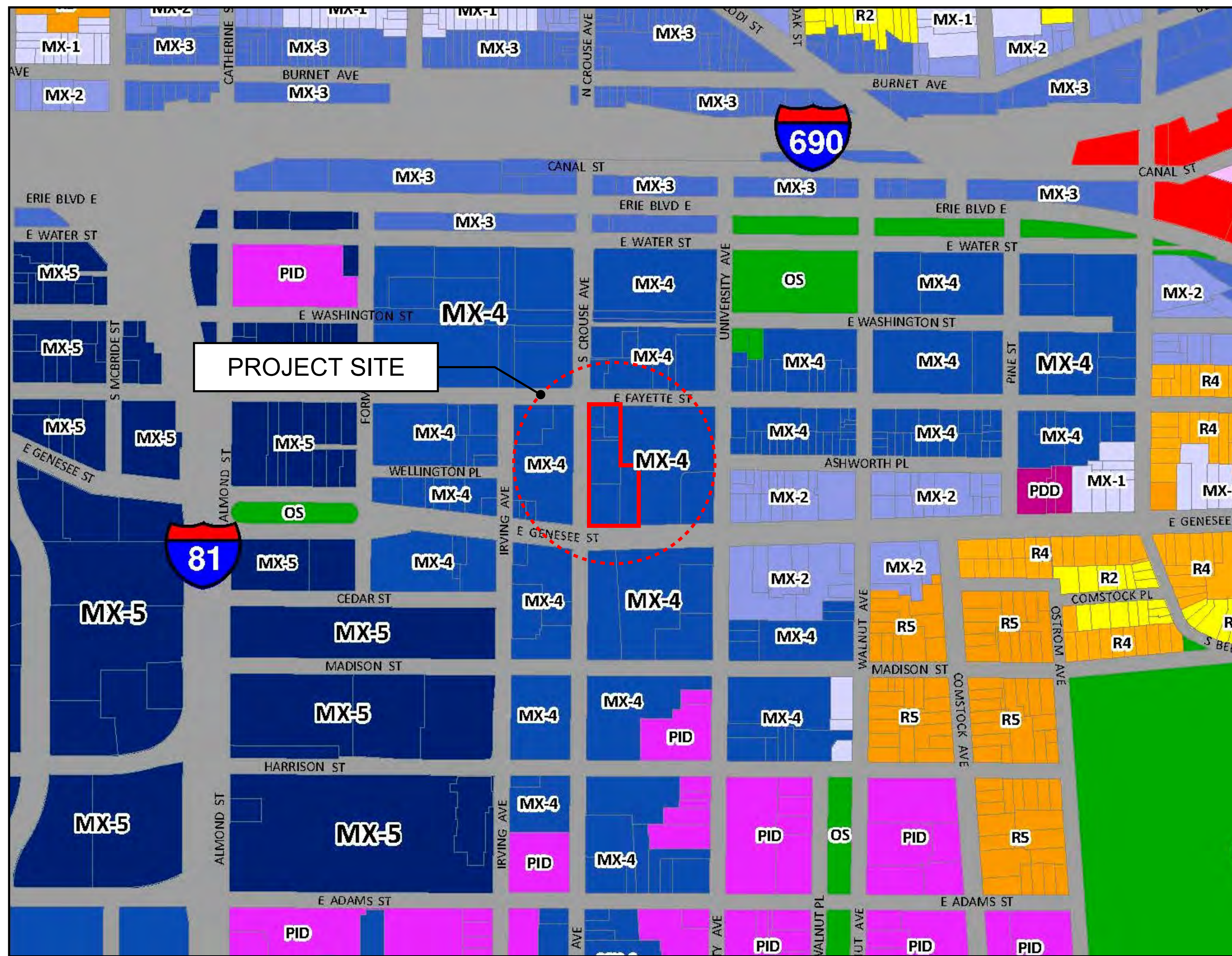


File: V:\PROJECTS\NY\075509\_000\_09\_DESIGN\DRAWINGS\01\_SHEETS\075509\_C-100-LAY1 - CITY REVIEW.DWG    Sheet: 9/20/2023 10:36:15 AM    Plotted: 9/20/2023 10:37:29 AM    Current User: Bouchard, Brian    LastSavedBy: 3191



# Article 4: Development Standards

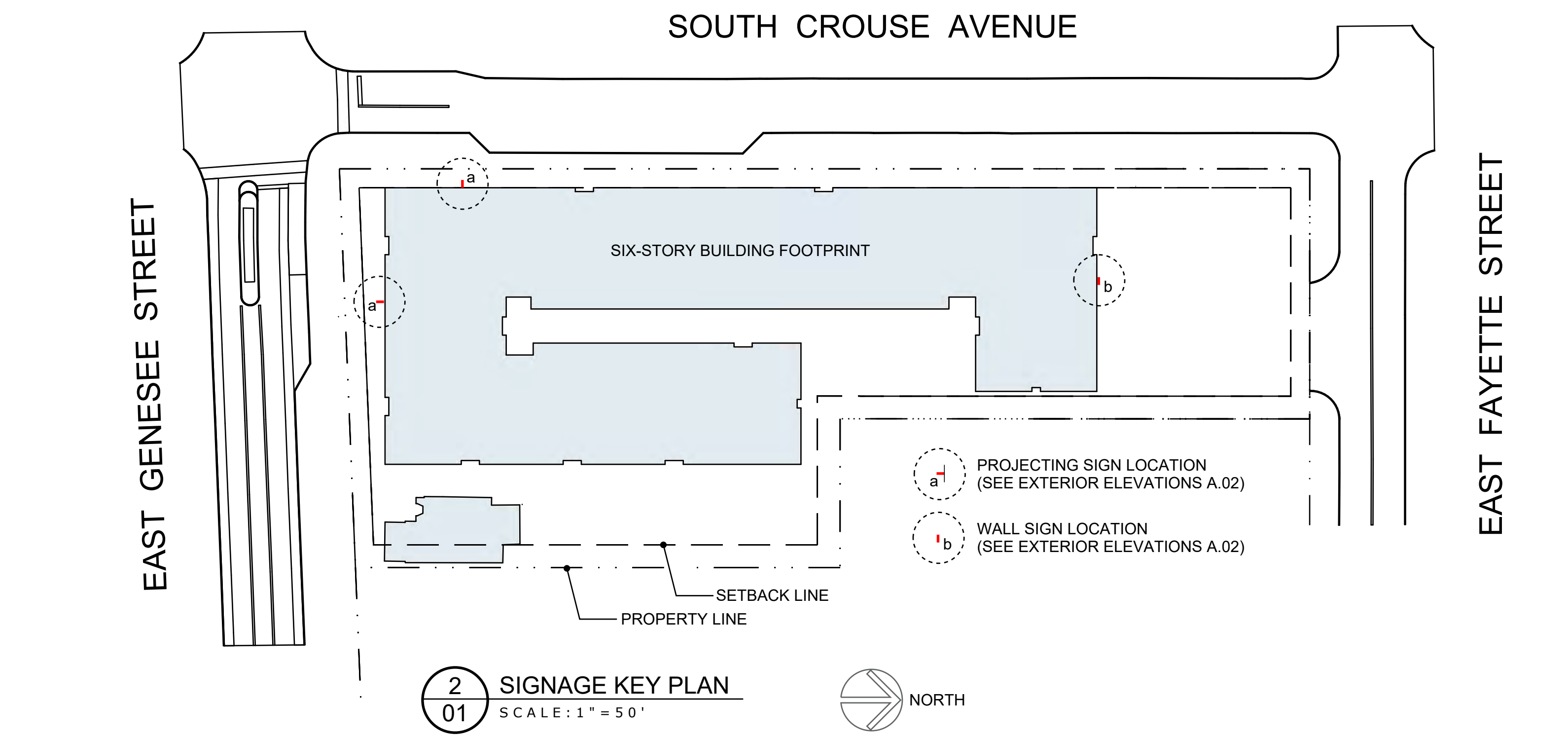
## 4.8: Signs H: Sign Standards



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.				

1 01 ZONING MAP (REZONE SYRACUSE MARCH 2023)

3 01 ZONING SIGN INFORMATION



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

	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

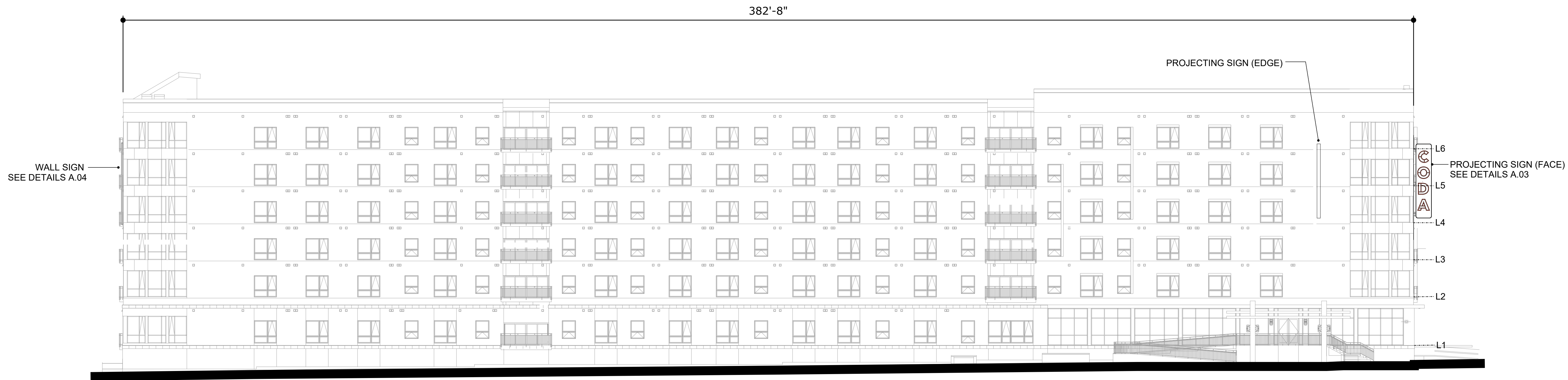
REVISIONS

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

SHEET TITLE  
ZONING INFORMATION

SCALE: AS NOTED

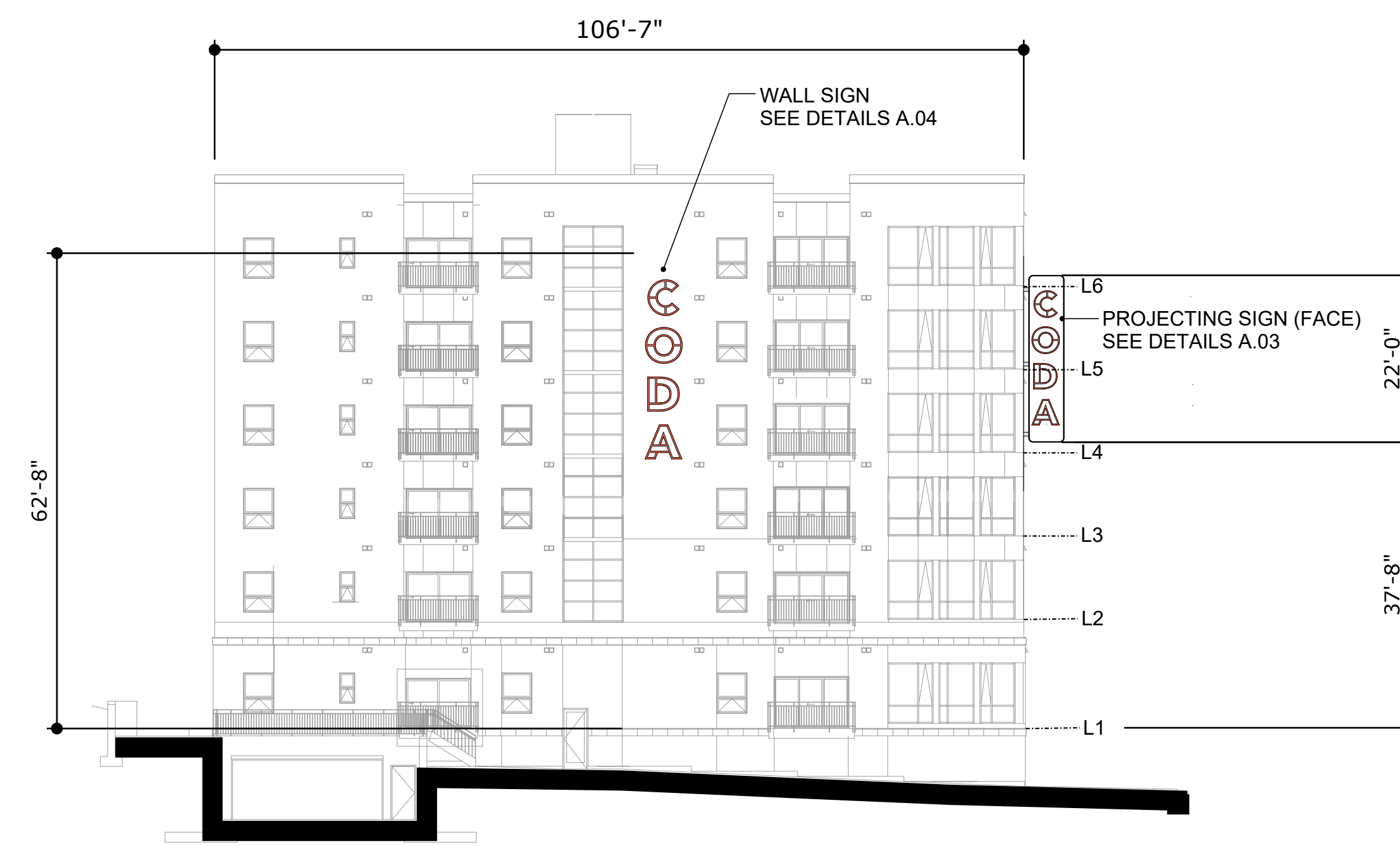




1 WEST ELEVATION (SOUTH CROUSE AVENUE)  
A.02 SCALE: 1/16" = 1' - 0"

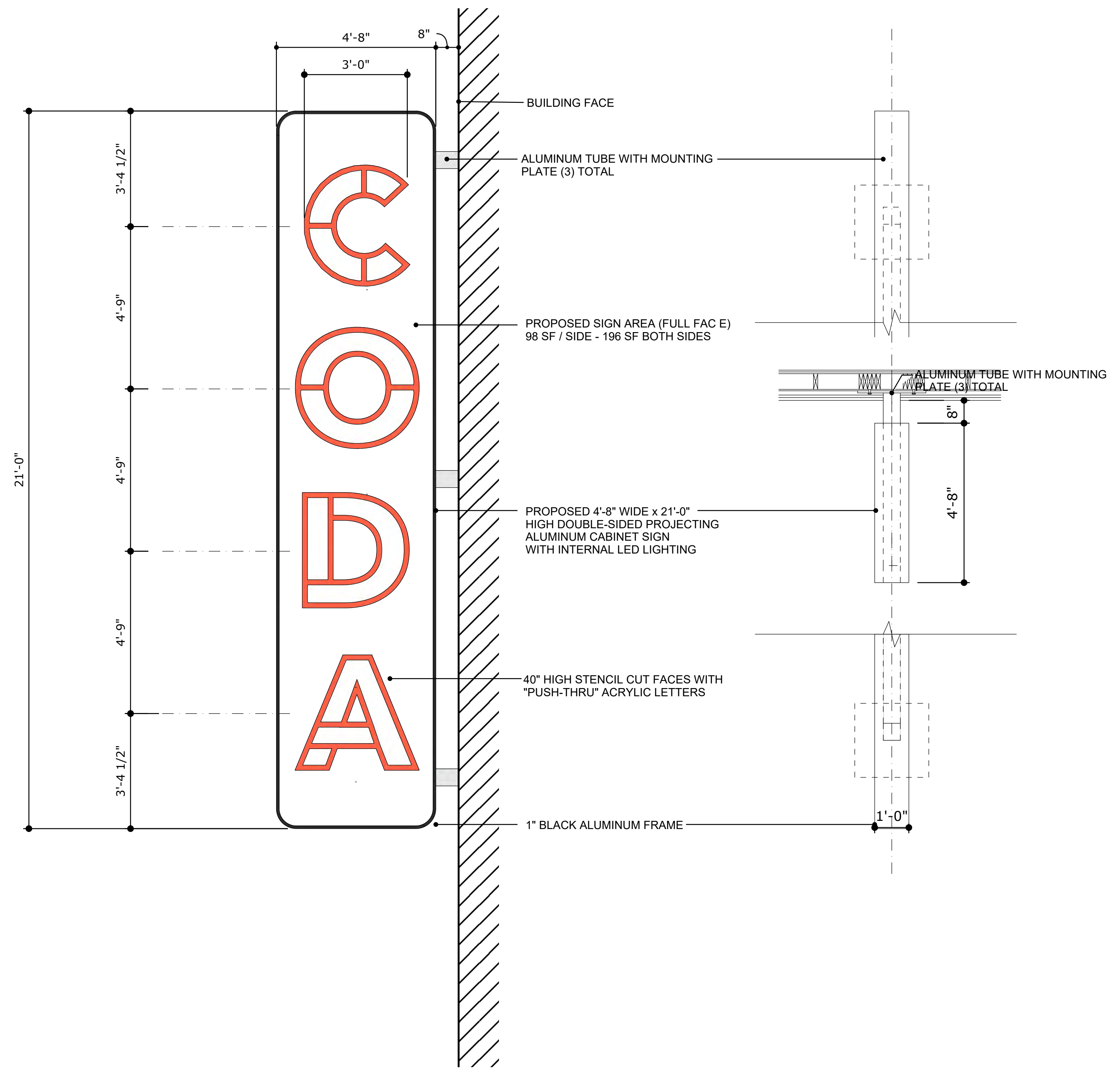


2 SOUTH ELEVATION (EAST GENESEE STREET)  
A.02 SCALE: 1/16" = 1' - 0"



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





**1** PROJECTING SIGN DETAIL  
SCALE : 1/2" = 1' - 0"

Testing done with configuration of a 5" deep can, with a 6" stroke, using a #2447 lens. The results as measured at 4' from the lens using VL Plus White Long fixtures with the natural spacing of two mods per foot using one row was: 1.4 foot candles and two rows was: 2.6 foot candles.



**2** IMAGE OF PROJECTING SIGNAGE FROM CORNER OF SOUTH CROUSE AND EAST GENESEE STREET



**3** IMAGE OF PROJECTION SIGN FROM EAST GENESEE STREET



Project:	V-24-06
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Project:	V-24-06
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.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Board of Zoning Appeal	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)

# 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 McMahan, 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](mailto: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.

<b>Sign</b>	<b>Facing</b>	<b>Allowed</b>	<b>Variance requested</b>
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 <sup>nd</sup> floor	21' max height 196 sf max area 5'4" projection Projecting sign above 2 <sup>nd</sup> 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 <sup>nd</sup> floor	21' max height 196 sf max area 5'4" projection Projecting sign above 2 <sup>nd</sup> 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



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: TLSP CODA LLC  
From: Zhitong Wu, Zoning Planner  
Date: 5/10/2024 3:27:25 PM  
Re: Variance (Area) V-24-06  
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](mailto: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	05/07/2024	Zhitong Wu	On hold for approval from BZA.
Landmark Preservation Board	On Hold	04/23/2024	Kate Auwaerter	The SLPB reviewed the application materials at its 5/9/24 meeting. The SLPB determined that the scale of the proposed projecting sign facing E. Genesee Street ("Sign 3") would have a negative impact on the historic character of the National Register-eligible residence at 1029 E. Genesee St (former Dr. Levy House). Mike O'Shea (QPK Architects) who was present at the meeting on behalf of the applicant suggested that sign could be reduced in size and lowered to a point just above the horizontal line immediately above the ground floor storefronts. The SLPB agreed that this design revision would address its concerns regarding the scale of the sign in relation to the historic residence.