AGENDA
BOARD OF ZONING APPEALS
Thursday, September 9th, 2024
1:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Call to Order

II. Adoption of the minutes of the August 8, 2024 Board of Zoning Appeals Meeting

III. Public Hearing

A. New Business

1) <u>V-24-18</u> Page 8
A Use Variance to allow 24 ground floor units in an existing building situated in the Central Business District.
101-239 North Salina Street
David C. Nutting, Owner
Vincent E Ryan, Applicant
MX-5 Zone District

B. Other Business

1) Chairperson and Vice-Chairperson Election

IV. Adjourn

FOR PUBLICATION SUNDAY,
September 8, 2024

Jake Dishaw
Zoning Administrator

OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

PUBLIC NOTICE
CITY OF SYRACUSE
BOARD OF ZONING APPEALS

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held on Thursday, September 19th, 2024, at 1:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York to consider in full, or in part, the following applications. *Please note this is not necessarily the order in which they will be heard.*

1. **Application V-24-18** An Use Variance to allow ground floor units in an existing building. The property is situated at 101-239 North Salina Street. The property is owned by David C. Nutting and is in the Central Business District, (MX-5) Zone District.

The above proposals will be open for inspection 72-hours prior to the public hearing at the Office of Zoning Administration, or on-line at https://www.syr.gov/Boards-and-Commissions/BZA/BZA-Meetings. Persons wishing to comment on an application may do so in person or by attorney at the public hearing. Written comments may be filed at the public hearing, mailed, or emailed to the Office of Zoning Administration at 300 S State Street, Suite 700, Syracuse, NY 13202, or Zoning@syr.gov.

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, August 8th, 2024
1:00 p.m.
Common Council Chamber

I. Meeting called to order at 1:02 p.m.

Members Present		Staff Present	
Mr. Michael Cheslik	Yes	Mr. Jake Dishaw	Yes
Ms. Honora Spillane	Yes	Ms. Meira Hertzberg	Yes
Ms. Karen Gillette	Yes	Mr. Cristian Toellner	Yes
Mr. Ronald O. Jennings	No	Mr. Zhitong Wu	Yes
Mr. Timothy Rudd	Yes	Mr. Nate Pan	Yes
Mr. Liam Kirst	Yes	Ms. Amber Dillon	Yes

II. Approval of Minutes

A motion to approve the July 18th, 2024, meeting minutes was made by Mr. Cheslik and seconded by Mr. Kirst. The motion carried unanimously.

III. Public Hearings

A. New Business

1) **V-24-15**
Use Variance- Use Variance to allow the construction of a bathroom in a proposed accessory structure.

V-24-17
Area Variance- Area Variance to have an accessory structure 2.3 feet away from the rear property line and 3.1 feet away from the side property line.
515 Caleb Ave
Cassia Ellis (Owner/Applicant)
R1 Zone District

Cassia Ellis, the applicant for both agenda items, presented the Area and Use Variance applications. Ms. Ellis explained that the accessory structure currently in her backyard is too small for the purposes she wishes to use it for, such as crafting and storage. She wishes to demolish the current structure and build a larger one with the same setback dimension of the current one. She would also like to add a half bath and hot tub since her family members have mobility issues.

Mr. Cheslik asked the applicant about the nature of her craft business and whether it operates out of her garage. The applicant replied that she creates crafts to sell at local craft shows, but her business does not run out of her garage. Mr. Cheslik asked what the reason for the bathroom is in the new accessory structure, and the applicant responded that she wishes to add a hot tub and that her family members need it due to their mobility issues.

Ms. Spillane asked the applicant to explain the need for the area encroachment. The applicant responded if the setback requirements were not encroached upon, the structure would end up being in the middle area of the property's backyard. This would end up encroaching into the driveway space, and the tenant at the property would have to park on the street. The added the neighbors have written letters in support of the use and area variances.

Mr. Cheslik asked if the applicant would be able to get a reasonable return on the property without the variance, that is the single-family home, would not have value without the variance. She replied that the property is a two-family home, and she would not be able to get as much rent if the tenant has to park on the street. She also added it costs a lot of money to get rid of the animals that are nuisances around the current structure.

Mr. Rudd asked how far away from the rear and side setbacks the structure would have to be to fit the zone districts' dimensional standards, City staff replied that the setback guidelines in the Zoning Ordinance document four feet. Zoning Administrator Jake Dishaw replied that according to the Zoning Ordinance demolition and rebuild of the accessory structure outside the allowed setback would be allowed, but due to the increase in structure size, the structure does not meet the setback requirement with the expanded portion. The current garage's location is nonconforming, and there are provisions allowed to rebuild a garage, but the nonconforming setback will continue further down the property line. Asst. Corporation Counsel Hertzberg added the proposed structure is not considered a garage, and instead an accessory building. The leniency concerning nonconforming use does not pertain to this situation. Mr. Rudd inquired whether an area variance would be required if the structure were of the same size but repositioned to the center of the property. Asst. Corporation Counsel Hertzberg responded that a variance would not be necessary, as the issue pertains to the setback requirements.

No member of the public spoke in favor or opposition to the application. Ms. Spillane closed public comment.

Regarding the Use Variance Application V-24-15, Mr. Rudd made a motion to deny the use variance application based on the four criteria outlined in the variance application. A rationale for this decision from Mr. Rudd explained that this variance brings self-created hardship to break the allowed use for an accessory structure in the R1 District, and that the owner would still be able to obtain a reasonable return. They do not believe the circumstances of this property differ from the surrounding properties. Mr. Kirst seconded the motion. He also believes the hardship regarding the accessory structure is self-created. The motion to deny the use variance passed unanimously.

Regarding the Area Variance Application V-24-17, Mr. Rudd made a motion to approve the area variance application based on the criteria. He remarked that encroachment into the setback would not be detrimental to the neighborhood, particularly considering that the existing structure already has a nonconforming setback on the property. The current dimensions of the structure constrain the applicant's potential uses. Mr. Rudd provided a rationale indicating that the proposed accessory structure would not adversely affect the neighborhood's character. He asserts that the project is appropriately substantial and would not have a significant negative impact on the neighbors or the surrounding area. Mr. Kirst

seconded the motion. He commented the neighbors wrote letters of support for this variance, and he believes this accessory structure would not adversely impact the neighborhood. The motion to approve the variance passed unanimously.

Asst. Corporation Counsel Hertzberg assisted the BZA in its SEQR review and determination of the proposed Unlisted action for V-24-17. Mr. Rudd moved to make a negative SEQR declaration. Mr. Cheslik seconded the motion. The motion passed unanimously.

Mr. Rudd affirmed the motion to approve the area variance application. Mr. Kirst seconded the motion. The motion to approve the variance was passed unanimously.

Asst. Corporation Counsel Hertzberg assisted the BZA in its SEQR review and determination of the proposed Unlisted action for V-24-15. Mr. Cheslik moved to make a negative SEQR declaration. Mr. Rudd seconded the motion. The motion passed unanimously.

Mr. Rudd affirmed the motion to deny the use variance application. Mr. Kirst seconded the motion. The motion to deny the use variance was passed unanimously.

2) **V-24-14**
Area Variance- Area Variance to allow installation of an area of 22 square feet wall sign which exceeds the maximum allowable area of 15 square feet for Cricket Wireless.
410-30 West Seneca Turnpike
Richard S. Damico (Owner/Applicant)
MX-2 Zone District

Richard Damico, the applicant for the variance. He introduced the variance and explained the tenant for Cricket Wireless signed the lease to do business in his property 20 months ago and they have been attempting to put up a sign for the store for several months. It is a difficult space to lease according to the applicant.

One member of the public spoke in favor of the application. He added he has a history of working with signage and believes the sign should be allowed to promote the business from the street view.

No member of the public spoke in opposition to the application. Ms. Spillane closed public comment.

Mr. Cheslik made a motion to approve the area variance application. Mr. Kirst seconded the motion. Mr. Cheslik commented there would be no tremendous change to the neighborhood if this signage was approved. He believes this sign would match the character of the other signage in the surrounding area. The signage would allow the advertisement of the business. He did not believe the area of the sign was substantial, since it is an additional 7 feet above what is allowed in the Zoning Ordinance, and the sign is not a self-created hardship.

Mr. Rudd added that according to the history of signage in the plaza, the Cricket Wireless sign is smaller than previously approved signs in the plaza and seems to fit better with the property. With the nature of the storefront being far from the street, it fits with the character of the neighboring plaza businesses and will not adversely impact them.

Mr. Cheslik added that he hopes what he added to his analysis would be in accordance with ReZone and the statutory criteria for the area variance.

Asst. Corporation Counsel Hertzberg assisted the BZA in its SEQR review and determination of the proposed Unlisted action for V-24-14. Mr. Cheslik moved to make a negative SEQR declaration. Mr. Rudd seconded the motion. The motion passed unanimously.

The motion to approve the area variance was passed unanimously.

IV. Adjourn

A motion to adjourn was made by Mr. Rudd and seconded by Mr. Kirst. The motion carried unanimously. Meeting called to adjourn at 1:37 p.m.

General Conditions for Variance Approval

1. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the Board of Zoning Appeals.

2. This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities.

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-24-18	***Staff Report – September 19 2024***
Application Type:	Use Variance
Project Address:	101-239 North Salina St. (Tax Map ID: 104.-08-01.0)
Summary of Proposed Action:	The applicant proposes to install 24 ground-floor dwelling units on the ground floor fronting Salina Street within the existing Post Standard building. VIP Architects are seeking relief from Ground Floor Unit regulations that prohibit Ground-Floor Residential Units in the Central Business District (MX-5). This Use Variance is being applied for ahead of future development plans VIP Architects are considering, which include 47 dwelling units on other floors within the building.
Owner/Applicant	David C. Nutting, Owner Vincent E. Ryan, Applicant
Zoning Violations	The proposed project is seeking a Use Variance from the Board of Zoning Appeals to violate the following Zoning Ordinance(s): 1. ReZone, Art. 4, Sec. 4.6E(6)b.2 – "*In all MX districts except MX-5, dwelling units are allowed on the ground floor provided they comply with standards in subsection 4.6D(2), Ground-Floor Residential Units*". **Prohibited in Zoning Code** / **Proposed by Applicant** Ground floor units in MX-5 Zone District / Construct 24 ground-floor units in the MX-5 Zone District
Existing Zone District:	Central Business District, MX-5 Zone District
Surrounding Zone Districts:	The neighboring property to the south is within the Open Space, OS, Zone District (Clinton Square). To the north, east, and west, the neighboring properties are within the Central Business District, MX-5, Zone District.
Companion Application(s)	None
Scope of Work:	There is no scope of work associated with this Use Variance until a decision is reached on this Use Variance.
Staff Analysis:	**Factors:** - Four floors will be constructed in the existing high-ceiling bay area to create space for residential units, which will be situated along the eastern and northern sides of the building. - The subject parcel is located on Clinton Square in downtown Syracuse, and the building with its onsite parking spaces, encompasses one City Block. - The applicant is willing to work with city departments during the design process and proposes to apply the Ground-Floor Residential Unit regulations of the MX-2, MX-3, and MX-4 Zone Districts in order to have a design that is compatible with the zoning code. They would do this because Ground-Floor Residential Units are prohibited in the MX-5 Zone District and would use the other Zone District's Ground-Floor Residential Unit development standards to guide the design. - The North Salina building façade where the ground-floor residential units that are being proposed are 8 feet away from the property line. There is space between the building façade and the property line for the applicant to install either landscaping, or other screening methods, to buffer the Ground-Floor

V-24-18

Residential Units from the sidewalks and street.

- Brick-and-mortar stores are largely impacted by e-commerce, especially in the post-covid period. More and more customers prefer online shopping rather than shopping in the physical stores. Ground-Floor Commercial and retail stores in Syracuse are struggling to compete with suburban big-box retail stores, Destiny USA, and online sales. Therefore, its harder to market commercial space in the MX-5 Zone District as opposed to marketing the ground floor in the Post Standard building for Residential Units.
- The subject property is located at the edge of the MX-5 Zone District where there is lower market potential to support ground floor retail stores. The ground floor space at the Post Standard building has been vacant for more than 2 years due to the struggling retail market in Syracuse.
- Allowing Ground-Floor Residential Units in the MX-5 Zone District will help activate the existing vacant space and provide "eyes on the street", which makes nearby streets livelier and safer. If approved, allowing Ground-Floor Residential Units in the MX-5 Zone District will increase the number of pedestrians thereby pushing the N Salina Street corridor closer to critical mass.
- The proposed Ground-Floor Residential Units in the MX-5 Zone District will have an impact to traffic because of the increased daily traffic flows from the adjacent parking lots and added population density.
- The windows along the eastern side of the building will be constructed at least 1.5 feet above grade due to the unique feature of the existing curb on the building façade, providing residential privacy from the pedestrian view.
- If this use variance is approved, there will be a total of eight affordable dwelling units as opposed to five dwelling units if this use variance is denied.
- VIP architectures stated they would be willing to work with the City on the design of the Ground-Floor Residential Units, which are prohibited in the MX-5 Zone District.
- According to the pro forma to substantiate the reasonable return use criteria, the first-year return will be in a deficit for commercial and industrial uses.

Recommended conditions if approved:

- The Ground-Floor Residential Units shall comply with all development standards including but not limited to: ReZone, Art. 2, Sec. 2.18A.(3); ReZone, Art. 3, Sec. 3.3A(2); ReZone, Art. 4, Sec. 4.6D. Transparency shall be equal to or greater than 40%, the finished floor elevation shall be greater than or equal to 3 feet and less than or equal to 5 feet or the setback of the exterior wall will be at least 8 feet or some combination in between.
- The design team shall work with City Departments on Ground-Floor Residential Unit design.
- The Ground-Floor Residential Units shall be designed in a way that considers privacy, safety, individuality, elements of screening, and defensible spaces.
- Any use other than Ground-Floor Residential Unit will render this use variance null and void.
- Ground-Floor Residential Unit are only permitted through this use variance on the eastern and northern facades of the building; there shall be no ground floor units on the western façade or facing the N Clinton Street frontage.
- This Use Variance shall adhere to the general use variance conditions.

Zoning Procedural

- PR-14-16 | 5/12/2014 | Project Site Review to alter building façade | Approved

V-24-18

History:	- PR-21-12 | 6/11/2021 | Project Site Review to change building façade and site | Approved - AS-22-04 | 3/16/2022 | Sign waiver to waive sign height, area and number requirement for VIP, ChaseDesign and The Post Building | Approved - PR-21-12M1 | 9/19/2022 | Project Site Review to modify building elevation | Approved - AS-22-04M1 | 3/7/2023 | Sign Waiver to modify approved sign for NBT Bank | Approved
Summary of Zoning History:	The existing former Post Standard building was built in 1980 for the press industry. After the press tenant moved out, the building was converted to house multiple commercial uses. The existing building has been through several façade and sign alterations from 2014 to 2022. While southern and western sides of the building retain commercial tenant spaces, the eastern and northern sides of the building remain vacant.
Code Enforcement History:	See attached code enforcement history.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics:** The lot is a rectangle corner lot with 274.16 feet of frontage on West Genesee Street, with a lot depth of 655.29 feet (double frontage on North Salina Street and North Clinton Street; the total lot size: 4.12 Acres (179,654.3SF). There will be no changes to the property line The existing building is 105572 SF covering 59% of the lot size; the parking surface area is 52445 SF covering 29.1%; the sidewalk on site is 8262 SF covering 4.6% of the lot size
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition date on 9/11/2024

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

- Use Variance application
- Short Environmental Assessment Form Part 1
- Boundary, Topographic and Utility Survey Map For Post Standard and North Salina Street Update 101-239 North Salina Street; Block J, Block 81 & Part of Block 77; Lots1-4, Block 23 of E.F . Wallace Subd.: Lots 1-4 & part of Lot 5, Block 78; Lot 7& 8, Part of Lots 6 & 13-16; Block 67 and Lot 16 & part of Lot7,8 & 15, Block 232, City of Syracuse, Onondaga County, New York State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOCIATES; Scale: 1''= 20'; Dated: 12/5/2022
- Preliminary Master Plan sheet L-001 The post 101 North Salina Street Syracuse, New York: Phrase 2 Development; State of New York Registered Landscape Architect: Scott Lee Freeman, VIP Architecture, One Websters Landing Syracuse, New York 13202
- Floor Plan sheet (G-101-3, AE 101-103, A-141-143, A-161-166, A-210-211, A-320-322, A-480-485, A-701, A-322, A-210 Extr-elevation): The Post Apartments VIP Development; State of New York Registered Landscape Architect: Scott Lee Freeman, VIP Architecture, One Websters Landing Syracuse, New York 13202

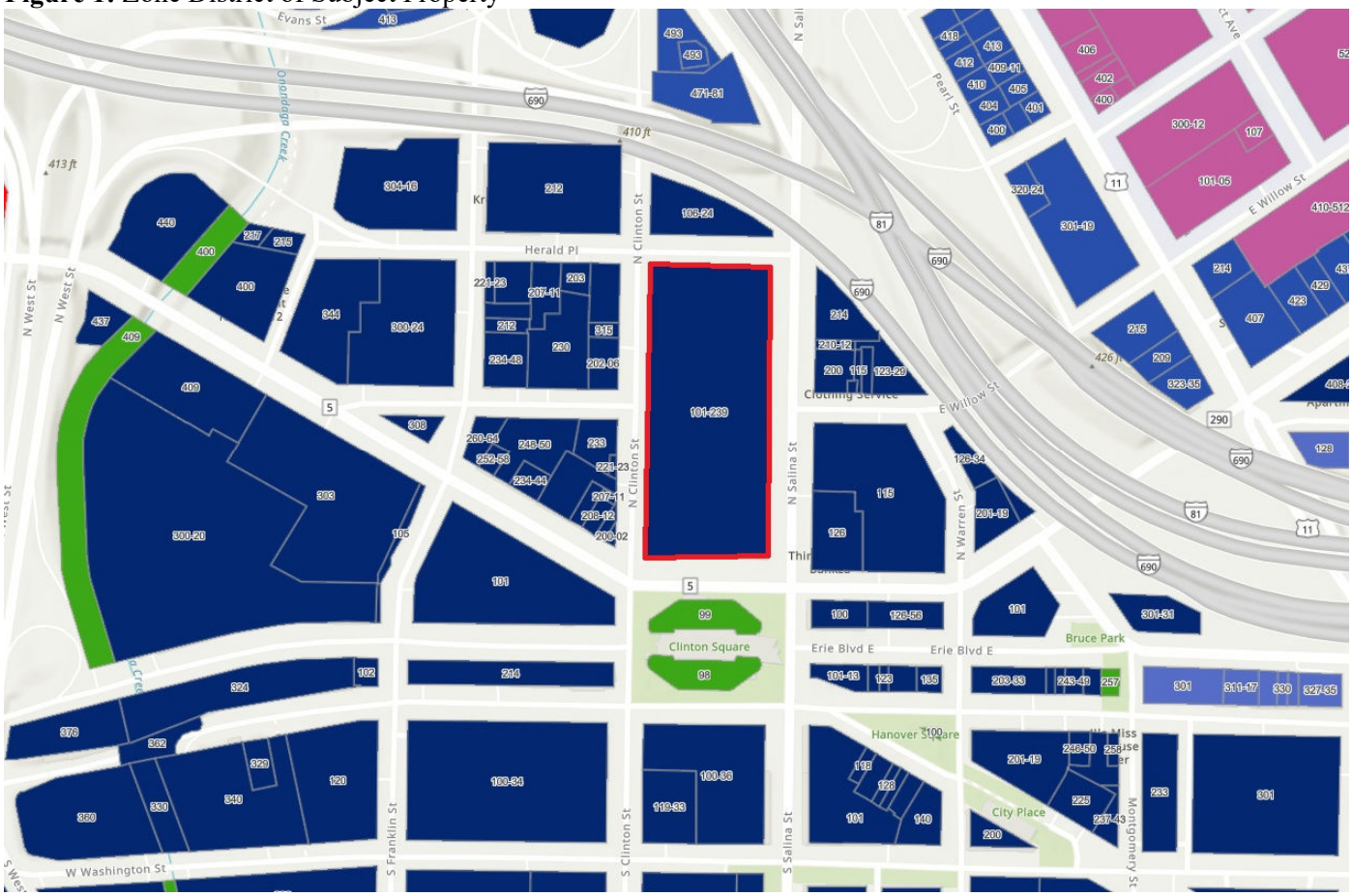
CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

Attachments:

Use Variance Application
Short Environmental Assessment Form Part 2 & Part 3
Code Enforcement History
OCPB Comments
Cost & Benefit Pro Forma sheet
IPS Comments from City Departments
Previous approved plans

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.

V-24-18

Figure 2: Aerial Imagery of Subject Property

Description: Figure 2 shows satellite imagery of the former Post standard building.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

August 30th, 2024

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

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

RE: Use Variance Application
The Post – VIP Structures
101-239 Salina St N To Clinton St. Syracuse, NY 13202
KFA Project #: 44094

Dear Syracuse Zoning Administration:

On behalf of the applicant/ landlord, Keplinger Freeman Associates respectfully submits the enclosed Use Variance Application related to the above property and project. The developer seeks a use variance for ground-floor residential units in the former Post Standard building.

Property History

The Post is a multi-story, three "block" building at 101 North Salina Street. It was built for the Syracuse Post Standard newspaper and was designed by New York City-based architectural firm Williams Ginsberg Associates in 1967. The original building consisted of two primary blocks, the southernmost of which (Block 1) housed the administrative, writing, art, and editing components of the paper and the then northern block (Block 2) was used for plate-making in the middle, printing with presses on the east side in a high bay space, and a garage on the west side for receiving and loading of the newspaper delivery vehicles.

Construction on this portion of the building concluded in 1972. Its design incorporated an elegant combination of materials, with its ground floor elevated above grade all around on a granite plinth with brick walls trimmed by precast concrete column pilasters and bulkheads accenting the building's structural grid, with stainless-steel framed windows, entry doors, and details. It featured only two points of entry for its users, nested between the two blocks, with a primary entry via a plaza on the east (N. Salina St.) and a more refined "back door" entry on the west (Clinton St.). The design's final feature was a white marble-clad "cube", sitting north of the entry plaza and standing a story taller than the balance of the 2-story building, its upper level utilized for the mechanicals.

In 2000, Block 3, the addition to the north, was designed and constructed by GSI Architects. Its principal purpose was to house a new, state-of-the-art printing press. It also included staff areas, more space for printing operations, and a new four-bay loading dock to the west, which could accommodate large truck deliveries. The addition was constructed with brick matching closely to the original brick of the other two "blocks." Additionally, a third entry on the east for employees with steps down to Salina Street and a ramp into the parking lot at the north end of the property. The printing press was monumental and was contained within the addition's feature glass and aluminum cantilevering facade, with its sloped face on the north and vertical glass walls to the east and west. This three-story space is fifty feet high from floor to ceiling.

Once the new press was operational, and just a few years after, in 2003, a smaller project designed by local architect QPK Design raised the original floor level on the east side of Block 2, where the original and already removed printing presses were housed. The floor was raised five feet to match the balance of the ground floor of the building. In addition, all eleven windows of the exterior wall facing Salina Street had their lower portions filled with brick, leaving the current limited fenestration of this façade of the building.

The Post Standard moved its business functions out of the building in 2013 but continued its printing operations. In 2017, the property was purchased by VIP and rebranded as The Post and redevelopment began. This has since included replacing most of the building's windows in Blocks 2 and 3, a complete renovation of the interiors of Block 1 and the second floor of Block 2 into Class A office space for various tenants. The newspaper remained a tenant to

the new landlords in the remaining portions of the building until they ceased the printing operations in 2022 and vacated, including removing the printing press, leaving the "press room" a hollow glass box.

The original Post Standard Building, Blocks 2 and 3, totaled 238,400 square feet, including its basement and mechanical penthouse levels. The 2000 addition, with basement and penthouse areas, totaled 49,000 square feet, bringing the total square footage of the building to 287,400 square feet.

Property Zoning

This property is zoned MX-5: Central Business District Zone District. The MX-5 Zone District is established to provide areas of the highest density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses. W. Genesee St. bounds the property to the South, N. Clinton to the West, N. Salina Street to the east, and Herald Place to the north and maintains four front yards. The existing building conforms to zoning lot coverage and setbacks. The site was previously altered under PR-21-12 and approved with conditions. The property was approved with upper floors of residential and office/ commercial uses. The developer proposes to add four new partial floors for apartments in the unusable high bay spaces of the building, totaling 28,500 square feet, bringing the new building area total to 315,900 square feet. The new separated residential development, with seventy-one apartment units, utilizes 68,400 square feet, or 21.65% of the building's total area.

Use Variance Request

As part of this renovation, a Use Variance request is necessary for the proposed ground-floor residential units. The project is unique when considering the structure's original use/intent and the limitations of renovating such a unique project described above. Development of the vacant spaces left by the loss of the single-use tenant, the majority of which is the subject of this variance request, has not generated any interested parties to date. The current proposal is to convert the building to a mixed-use building with apartments populating the east side of Block 2 and all of Block 3. New floors will be added to both high bay spaces, which historically housed the two printing presses.

The specific relief is requested from the following:

- ReZone Article 4, Section 4.6(E)6.b.2 o "In all MX districts except MX-5, dwelling units are allowed on the ground floor..."

Justification for Ground-Floor Residential Units

Allowing ground-floor residential units without commercial space is crucial due to unique circumstances that make successful redevelopment difficult. These circumstances are further elaborated in the following Standards of Proof:

1. **Reasonable Return**

   The area of the building where ground floor apartment units are being proposed was formerly industrial space used by The Post Standard for their printing operation. The Landlord has marketed this building area as available commercial/industrial space for over two years. There has been little to no interest in this space due to many factors. The inability to attract a commercial user for this space and the lack of rental income generated due to the remaining vacant space for several years has put a financial strain on the project. Due to the space's physical constraints and the area's weak commercial market, there is no reason to believe that a viable commercial user will lease the space in question in the near future. This will compound the current financial hardships in the coming months and years.

   The lack of commercial interest in this space has made it necessary for the Landlord to seek alternative uses for this building area and take a more proactive approach to leasing the space. The demand for apartments remains very strong in Downtown Syracuse, and the need for additional apartment units in the county will only increase in the coming years. Converting this vacant former industrial/commercial space into residential units will provide the Landlord with a much more assured and consistent revenue stream than relying on the unlikely event that a commercial tenant will come and take the space.

In addition, in the event a commercial tenant agrees to lease the space, significant improvements must be made by the landlord to accommodate that type of use. Based on the current market, this investment would most likely result in a rental rate of approximately $15 per square foot and a lease term of 3-5 years at most. Alternatively, apartments in that area could generate closer to $30 per square foot and would have a much greater likelihood of remaining occupied long-term.

Due to the landlord's significant investment in The Post project, it has become financially critical for the landlord to recognize rental income for the space in question as soon as possible. Considering all the factors above, it is not economically viable for the space to be used as commercial space, and it must be converted into apartments.

2. Unique Hardship

The hardships faced by this property are unique and stem from its original purpose as a single-use structure. Key points include:

a) *Structural Constraints:* The existing steel-encased concrete framework along the eastern façade poses significant challenges in creating new ground-floor access points for residential units. The entire east edge of Block 2 (from the north face of the "cube" to the south end of the year 2000, Block 3 addition) had its floor raised five feet from its prior elevation in 2003 to match the typical ground floor of the building. This elevated the floor to less than 6'-9½" below the existing window heads and continuous structural beams behind them for the entire 220-foot exterior wall length. New entry points are impractical and structurally infeasible due to the minimum code required for door height requirements (see existing architectural plans).

b) *Elevated Floor Levels:* The proposed residential units are set between 3 and 7 feet above street level, which complicates direct access and further diminishes the space's appeal for commercial use. Notably, the ground floor levels' proximity to sidewalk elevations along the entire east-facing stretch of Block 2, in effect, renders a preferred storefront connection along this edge for commercial use infeasible. Stair and ramp sequences are restrictive due to a combination of the elevation differences between the sidewalk and floor, and the proximity of the building to the east property line of less than 6'-5" clear at best (see current survey).

c) *Inflexible Ceiling Heights:* The ceiling heights, designed for industrial equipment, are not conducive to modern commercial needs. However, adding interstitial residential floors to the existing shell can accommodate residential layouts that meet current building codes (see proposed architectural plans).

d) *ADA Accessibility Issues:* Due to current elevator configurations, adding practical and accessible floors for commercial use within the two high bay spaces that historically housed the prior building owner's printing presses is infeasible. However, residential use of these floors would be code-compliant.

e) *Security Concerns:* Introducing publicly accessible commercial space on the ground floor could compromise the security of residents in a building of this scale.

f) *Market Conditions:* There is already an abundance of vacant commercial space in the surrounding area, which would hinder leasing additional commercial units within this project.

g) *Design Limitations:* The existing structure limits the flexibility in designing commercial spaces compared to constructing a new building.

3. **Use Variance will NOT alter the Character of the Neighborhood**
   The proposed renovation, including the ground-floor residential units, will not alter the neighborhood's character. It will enhance it by providing much-needed housing while maintaining the mixed-use atmosphere typical of the area. These units, elevated above street level as required in other MX districts, will blend seamlessly with the surrounding businesses and contribute to the neighborhood's walkability. Residents will benefit from the proximity to Clinton Square, further activating this public space.

4. **Hardship is NOT Self-Created**
   The hardships faced by this property are not self-created. The building has been vacant and unmarketable for years, primarily due to its former use as a press room for The Post Standard newspaper. The interior modifications made by the original tenant have rendered the space unsuitable for typical downtown businesses. The current landlord acquired the building based on an economic model that no longer applies in a post-COVID world, where large, single-tenant developments are less viable. Ground-floor residential units offer the most cost-effective and adaptable solution for repurposing this unique structure.

Accompanying this submission:

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

Respectfully,
Keplinger Freeman Associates, PLLC

Scott L. Freeman, PLA

Commercial Use Pro Forma Summary	
Gross Square Footage	25,283
Tenant Improvement Allowance per GSF	$40.00
Annual Rent per GSF	$15.00
Vacancy Percentage	15%
Loan Interest Rate	7.75%
Debt Amortization (years)	25
Operating expenses PSF	$8.55

Industrial Use Pro Forma Summary	
Gross Square Footage	25,283
Tenant Improvement Allowance per GSF	$20.00
Annual Rent per GSF	$10.00
Vacancy Percentage	10%
Loan Interest Rate	7.50%
Debt Amortization (years)	25
Operating expenses PSF	$6.75

Project Sources & Uses		
Hard Costs		
Construction Hard Costs	$	1,075,791.65
Hard Cost Contingency	$	53,789.58
Tenant Improvement Allowance	$	1,011,320.00
Subtotal Hard Costs	$	2,140,901.23
Soft Costs		
Administration & General	$	45,000.00
Legal	$	75,000.00
Architecture & Engineering	$	66,699.08
Commissions	$	159,282.90
Others	$	25,000.00
Subtotal Soft Costs	$	370,981.98
Total Project Costs	$	2,511,883.21

Project Sources & Uses		
Hard Costs		
Construction Hard Costs	$	806,843.74
Hard Cost Contingency	$	40,342.19
Tenant Improvement Allowance	$	505,660.00
Subtotal Hard Costs	$	1,352,845.92
Soft Costs		
Administration & General	$	45,000.00
Legal	$	75,000.00
Architecture & Engineering	$	33,887.44
Commissions	$	106,188.60
Others	$	25,000.00
Subtotal Soft Costs	$	285,076.04
Total Project Costs	$	1,637,921.96

Sources		
Loan Amount	$	1,883,912.41
Equity Amount	$	627,970.80
Annual Revenue	$	379,245.00
Vacancy	$	(56,886.75)
Gross Revenue	$	322,358.25
Operating Expenses	$	(216,169.65)
Net Operating Income*	$	106,188.60
Cap Rate		8.00%
Value	$	1,327,357.50
Gain/(Loss)	**$**	**(1,184,525.71)**

Sources		
Loan Amount	$	1,228,441.47
Equity Amount	$	409,480.49
Annual Revenue	$	252,830.00
Vacancy	$	(25,283.00)
Gross Revenue	$	227,547.00
Operating Expenses	$	(170,660.25)
Net Operating Income*	$	56,886.75
Cap Rate		7.00%
Value	$	812,667.86
Gain/(Loss)	**$**	**(825,254.10)**

Return on Equity Analysis Based on Cash Flow		
NOI	$	106,188.60
Debt Service	$	(170,756.79)
Net Cash Flow	$	(64,568.19)
Return on Equity Basis		-10.28%

Return on Equity Analysis Based on Cash Flow		
NOI	$	56,886.75
Debt Service	$	(108,936.89)
Net Cash Flow	$	(52,050.14)
Return on Equity Basis		-12.71%

Existing and Historic Photos

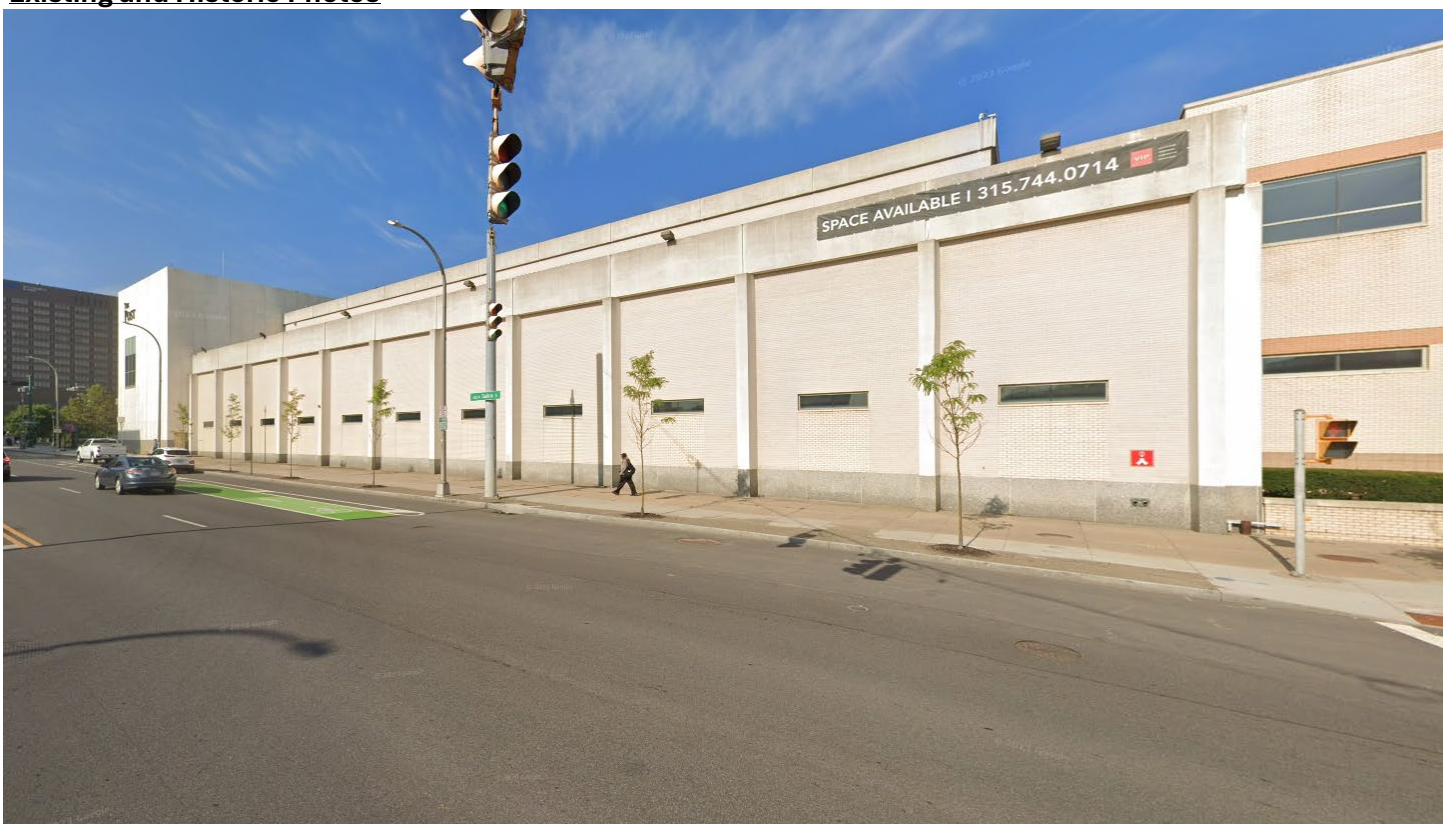


Photo 1: View along East Façade ("Block" 2) on N. Salina St. & E. Willow St., looking South, August 2023 (Google Maps)

Photo 2: View along East Façade ("Block" 2 & 3) on N. Salina St. & E. Willow St., looking North, August 2023 (Google Maps)

Photo 3: Looking at "Block 3" on N. Salina St., looking South, August 2023 (Google Maps)

Photo 4: Looking North at "Block 2" on N. Salina St., looking at brick at infill, April 2018 (Keplinger Freeman Associates)

Photo 5: Looking South at "Block 2" on N. Salina St., looking Brick at infill, April 2018 (Keplinger Freeman Associates)

Photo 6: Looking North at "Block 3" Entrance on N. Salina St., April 2018 (Keplinger Freeman Associates)

Variance Application

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

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

Variance Application

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

General Project Information

Business/project name: 101 North Salina St, LLC		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 101-239 Salina St N To Clinton St		
Lot numbers: 01.0	Block number: 08	Lot size (sq. ft.) 180,125 sq.ft.
Current use of property: Mixed Use		Proposed: Mixed Use
Current number of dwelling units (if applicable): 0		Proposed: 78
Current hours of operation (if applicable): 9 - 5PM Weekly		Proposed: No change
Current onsite parking (if applicable): 124 spaces		Proposed: No change
Zoning (base and any overlay) of property: MX-5		
Companion zoning applications (if applicable, list any related zoning applications):		
Project construction (check all that apply): ☐ Demolition (full or partial) ☐ New construction ■ Exterior alterations ☐ Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): ■ Use variance ☐ Area variance		
Nature and extent of variance requested (attach additional pages if necessary): See Attachment #1 : Use Variance Application Letter		

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

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: David C. Nutting	
Signature:	Date: 8/15/2024
Mailing address: One Webster Lndg Syracuse NY 13202	
Print authorized agent's name: Vincent E Ryan	Date: 08/15/2024
Signature: Vincent E Ryan	
Mailing address: 6320 Fly Rd. Suite 109 East Syracuse NY 13057	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney**. Faxed or photocopied signatures will not be accepted.	

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

Use Variance Test

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

1. Reasonable Return

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

See Attachment #1 : Use Variance Application Letter

2. Unique Circumstances

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

See Attachment #1 : Use Variance Application Letter

3. Neighborhood Character

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

See Attachment #1 : Use Variance Application Letter

4. Self-Created Hardship

Describe how the hardship is not self-created.

See Attachment #1 : Use Variance Application Letter

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

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:
Use Variance - Ground Floor Units at The Post

Project Location (describe, and attach a location map):
101 N. Salina St. (Tax Map 104-.08-01.0

Brief Description of Proposed Action:
Applicant is seeking a use variance to construct residential units on the ground floor of the existing 101 North Salina building formerly the Post Standard building. Applicant seeking construction of 70+ apartments which several will exist along first floor on N salina St.

Name of Applicant or Sponsor:	Telephone: 315-445-7980
101 North Salina St, LLC	E-Mail: vr@keplingerfreeman.com

Address:
101 North salina St

City/PO:	State:	Zip Code:
Syracuse	NY	13202

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 4.13 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.13 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	✓		
b. Consistent with the adopted comprehensive plan?		✓	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	
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?		✓
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: _____		✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		✓
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?		✓
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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? Peregrine Falcon	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
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:	☑	☐
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:	☑	☐
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:	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

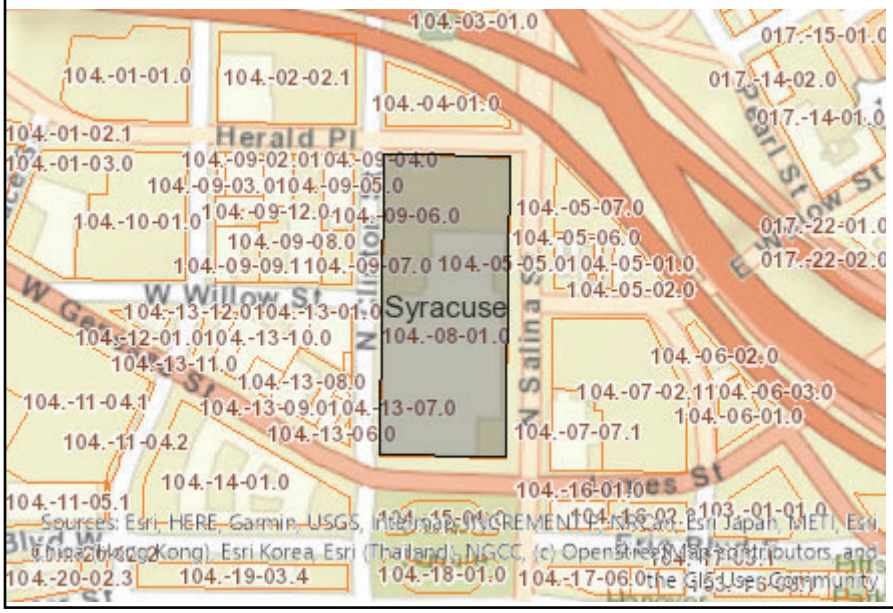
Applicant/sponsor/name: Vincent Ryan Date: 08/30/24

Signature: Vincent E Ryan Title: Associate Principal

PRINT FORM

EAF Mapper Summary Report

Friday, August 30, 2024 9:44 AM



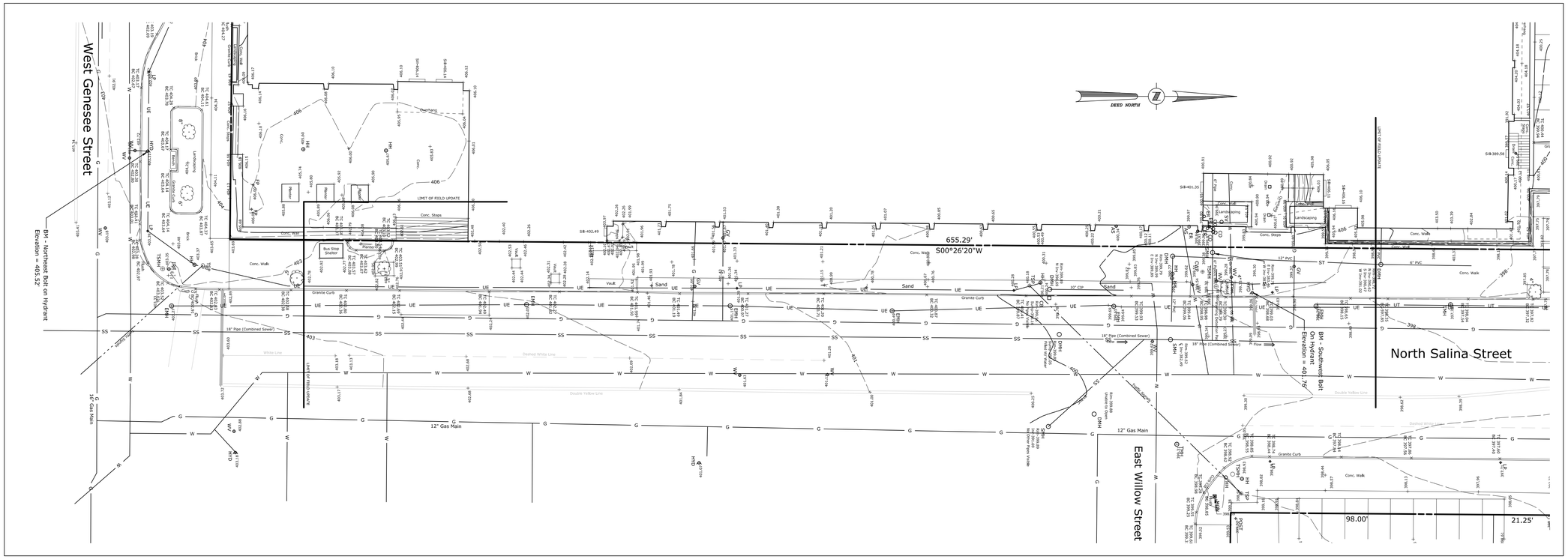
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

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

XREFS: NONE

PROJECT NUMBER: 22.2785

CAD DWG. FILE NAME: Salina St update.dwg



LEGEND

- SIGN
- GP — GATE POST
- BOL — BOLLARD
- FP — FLAG POLE
- TSMH — TRAFFIC SIGNAL MANHOLE
- TSB — TRAFFIC SIGNAL BOX
- TSP — TRAFFIC SIGNAL POLE
- CWP — CROSS WALK POLE
- GV — GAS VALVE
- SMH — SANITARY MANHOLE
- SV — SEWER VENT
- CO — CLEANOUT
- DMH — DRAINAGE MANHOLE
- CB — SQUARE CATCH BASIN
- AS — AUTO SPRINKLER
- WV — WATER VALVE
- HYD — HYDRANT
- PIV — POST INDICATOR VALVE
- LP — LIGHT POLE
- HH — HAND HOLE
- ER — ELECTRIC RISER
- EMH — ELECTRIC MANHOLE
- EMTR — ELECTRIC METER
- TMH — TELEPHONE MANHOLE
- IRF — IRON ROD FOUND
- MON — MONUMENT
- DECIDUOUS TREE
- GUARD RAIL
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- G — GAS LINE
- W — WATER LINE
- UE — ELECTRIC LINE
- UT — TELEPHONE LINE
- ST — STORM SEWER LINE
- SS — SANITARY SEWER LINE

MAP NOTES

1.) NORTH ORIENTATION IS BASED ON DEED NORTH PER INSTRUMENT No. 2017-00037278.

2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

5.) ORIGINAL FIELD WORK PERFORMED BETWEEN APRIL 11-MAY 3, 2018. PARTIAL UPDATE ON 12/05/2022.

6.) SUBJECT TO AN ALLEY PER D.B. 5397, Pg. 769 BEING ALL OF TM 104-05-03.

BAR SCALE

20 0 10 20 40

1 inch = 20 ft.

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

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

12/07/2022

DAVID M. SLISKI PLS # 50105 DATE

DAVID M. SLISKI
P.L.S. NO. 050105

STATE OF NEW YORK · DAVID MICHAEL SLISKI · 050105 · LICENSED LAND SURVEYOR

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			

APPROVED:
DRAFTED : DMS
CHECKED : DMS
PROJ. NO : 22.2785
SCALE : 1" = 20 FT.
DATE : DEC. 5, 2022

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY MAP

FOR

POST STANDARD AND NORTH SALINA STREET UPDATE

101-239 NORTH SALINA STREET

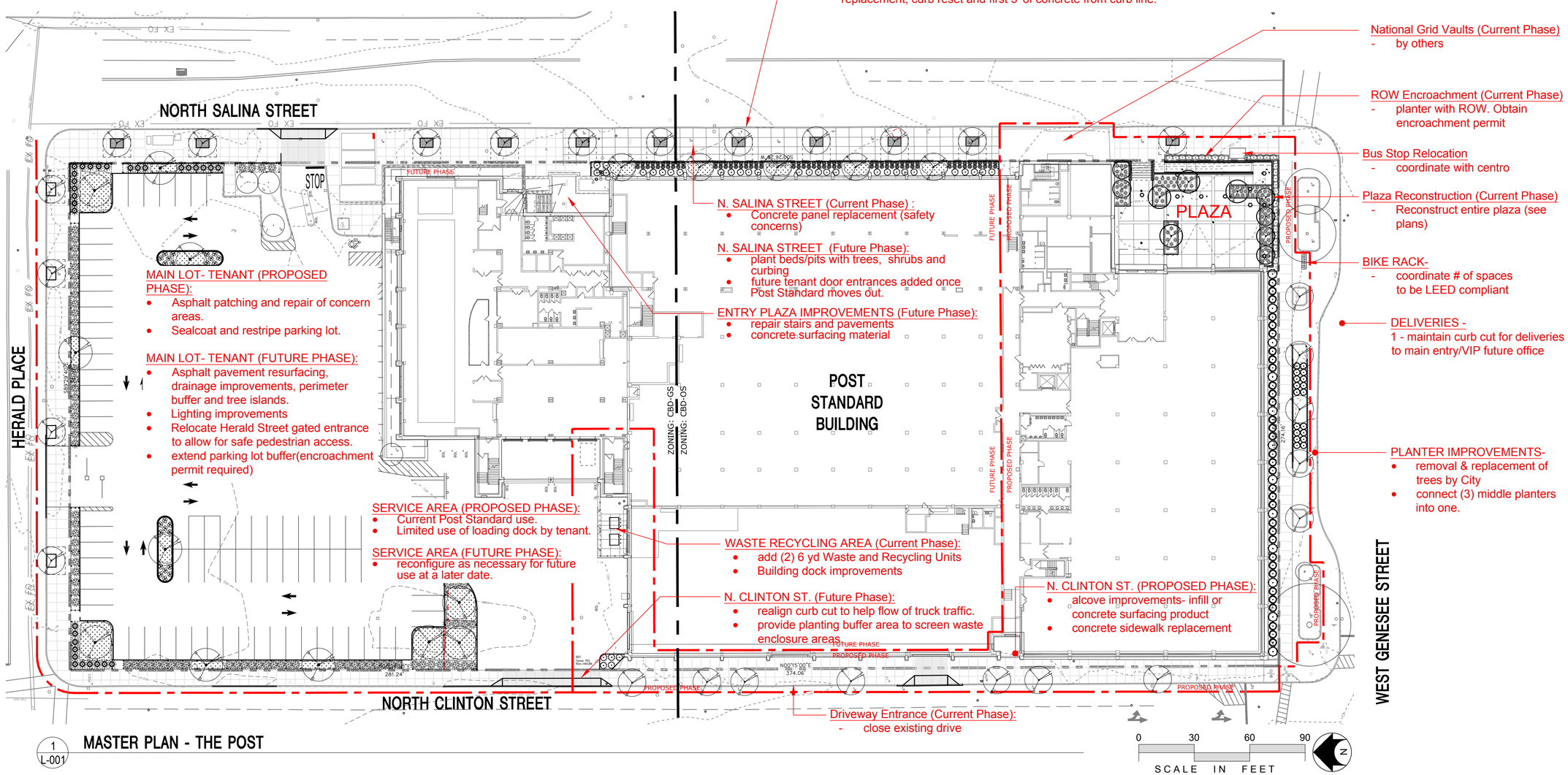
BLOCK J, BLOCK 81 & PART OF BLOCK 77; LOTS 1-4, BLOCK 23 OF E.F. WALLACE SUBD.; LOTS 1-4 & PART OF LOT 5, BLOCK 78; LOTS 7 & 8, PART OF LOTS 6 & 13-16, BLOCK 67 and LOT 16 & PART OF LOTS 7, 8 & 15, BLOCK 232

CITY OF SYRACUSE — ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

SHEET 1 OF 1

DWG. NO: 22-0703



1
L-001
MASTER PLAN - THE POST

VIP
ARCHITECTURE

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

REGISTERED LANDSCAPE ARCHITECT
SCOTT LEE FREEMAN
001413
STATE OF NEW YORK

101 North Salina St, LLC

The Post

101 North Salina Street
Syracuse, New York

Phase 2 Development

MK	DATE	DESCRIPTION
C	06.07.2021	DD SET FOR BID & PERMIT
B	05.24.2021	CITY SUBMISSION
A	04.22.2021	PREDEVELOPMENT

SHEET ISSUES

VIP PROJECT NO.	
FILE NAME	38010
DRAWN BY	VER
CHECKED BY	SLF

PRELIMINARY MASTER PLAN

SHEET NUMBER
L-001

APARTMENT AREAS:

Name	Area EA	Count	Area
FLOOR 01			
APT - Type B DU			
APT A1	790.78 SF	5	3,953.91 SF
APT A1a	790.78 SF	1	790.78 SF
APT A1b	790.78 SF	1	790.78 SF
APT B1	790.78 SF	4	3,163.12 SF
APT B1a	768.99 SF	2	1,537.98 SF
APT C1	663.28 SF	1	663.28 SF
APT C1	665.73 SF	1	665.73 SF
APT C1	673.28 SF	2	1,346.56 SF
APT C1a	656.02 SF	1	656.02 SF
APT C1b	596.54 SF	1	596.54 SF
APT C1c	530.16 SF	1	530.16 SF
APT C1d	618.85 SF	1	618.85 SF
APT D1	897.71 SF	1	897.71 SF
APT E1	1,033.51 SF	1	1,033.51 SF
APT F1	1,102.39 SF	1	1,102.39 SF
APT - Type B DU: 24		24	18,347.32 SF
OTHER RES			
RES CIRC	4,034.71 SF	1	4,034.71 SF
RES COMMON	204.44 SF	1	204.44 SF
RES COMMON	2,696.31 SF	1	2,696.31 SF
OTHER RES: 3		3	6,935.46 SF
FLOOR 01: 27		27	25,282.78 SF

Name	Area EA	Count	Area
FLOOR 02			
APT			
APT A2	790.78 SF	4	3,163.12 SF
APT A2a	788.06 SF	1	788.06 SF
APT B2	790.78 SF	2	1,581.56 SF
APT B2a	768.99 SF	2	1,537.98 SF
APT B2b	776.25 SF	1	776.25 SF
APT C2	613.98 SF	4	2,455.90 SF
APT C2a	706.03 SF	1	706.03 SF
APT C2b	665.37 SF	1	665.37 SF
APT C2c	584.76 SF	1	584.76 SF
APT C2d	584.76 SF	1	584.76 SF
APT D2	803.21 SF	1	803.21 SF
APT G2	588.43 SF	1	588.43 SF
APT G2	599.13 SF	1	599.13 SF
APT H2	1,044.99 SF	1	1,044.99 SF
APT: 22		22	15,879.56 SF
APT - Type B DU			
APT J2	777.73 SF	2	1,555.46 SF
APT J2a	791.35 SF	1	791.35 SF
APT K2	778.81 SF	1	778.81 SF
APT L2	894.05 SF	1	894.05 SF
APT M2	567.60 SF	1	567.60 SF
APT N2	953.01 SF	1	953.01 SF
APT - Type B DU: 7		7	5,540.28 SF
OTHER RES			
RES CIRC	4,838.39 SF	1	4,838.39 SF
RES COMMON	315.83 SF	1	315.83 SF
RES COMMON	1,405.33 SF	1	1,405.33 SF
OTHER RES: 3		3	6,559.56 SF
FLOOR 02: 32		32	27,979.39 SF

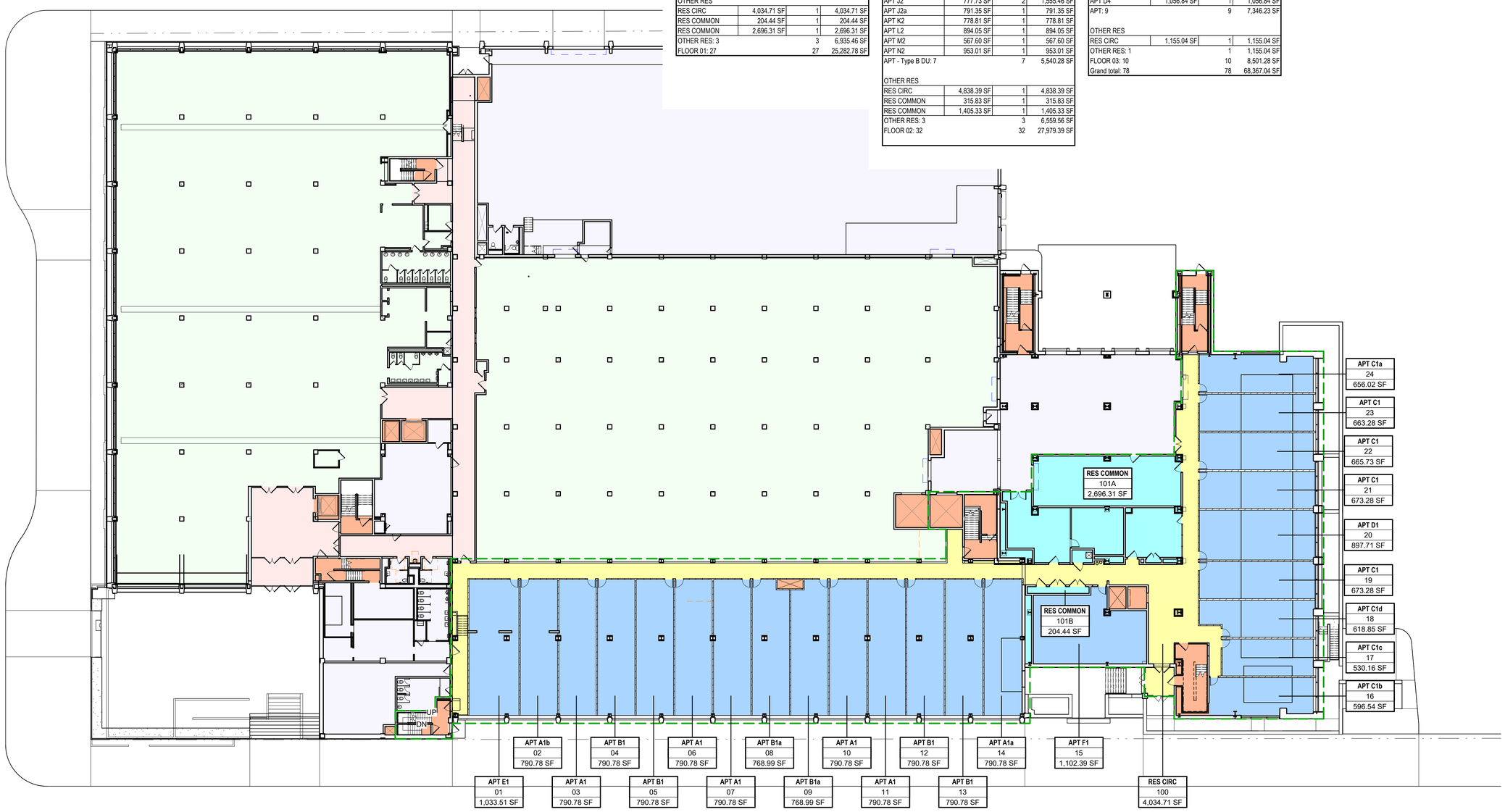
Name	Area EA	Count	Area
FLOOR 2.4N			
APT			
APT C3	697.54 SF	1	697.54 SF
APT C3	699.23 SF	3	2,097.70 SF
APT C3	699.32 SF	1	699.32 SF
APT C3a	796.07 SF	1	796.07 SF
APT C3b	751.12 SF	1	751.12 SF
APT D3	958.25 SF	1	958.25 SF
C3c	603.59 SF	1	603.59 SF
APT: 9		9	6,603.59 SF
FLOOR 2.4N: 9		9	6,603.59 SF
FLOOR 03			
APT			
APT 4a	896.29 SF	1	896.29 SF
APT C4	792.63 SF	4	3,170.51 SF
APT C4b	830.52 SF	1	830.52 SF
APT C4c	652.63 SF	1	652.63 SF
APT C4d	739.45 SF	1	739.45 SF
APT D4	1,056.84 SF	1	1,056.84 SF
APT: 9		9	7,346.23 SF
OTHER RES			
RES CIRC	1,155.04 SF	1	1,155.04 SF
OTHER RES: 1		1	1,155.04 SF
FLOOR 03: 10		10	8,501.28 SF
Grand total: 78		78	68,367.04 SF

AREA TYPES:

- APARTMENTS
- RES COMMON
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

(PROJECT) WORK AREA



1 G-101 AREA PLAN - APARTMENTS - FLOOR 01

3/64" = 1'-0"

0' 4' 8' 16' 32' 64'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

GENERAL & CODE SHEET TITLE

AREA PLAN APARTMENTS FLOOR 01

SHEET NUMBER

G-101

7/30/2024 8:53:02 AM

APARTMENT AREAS:

Name	Area EA	Count	Area
FLOOR 01			
APT - Type B DU			
APT A1	790.78 SF	5	3,953.91 SF
APT A1a	790.78 SF	1	790.78 SF
APT A1b	790.78 SF	1	790.78 SF
APT B1	790.78 SF	4	3,163.12 SF
APT B1a	768.99 SF	2	1,537.98 SF
APT C1	663.28 SF	1	663.28 SF
APT C1	665.73 SF	1	665.73 SF
APT C1	673.28 SF	2	1,346.56 SF
APT C1a	656.02 SF	1	656.02 SF
APT C1b	596.54 SF	1	596.54 SF
APT C1c	530.16 SF	1	530.16 SF
APT C1d	618.85 SF	1	618.85 SF
APT D1	897.71 SF	1	897.71 SF
APT E1	1,033.51 SF	1	1,033.51 SF
APT F1	1,102.39 SF	1	1,102.39 SF
APT - Type B DU: 24		24	18,347.32 SF
OTHER RES			
RES CIRC	4,034.71 SF	1	4,034.71 SF
RES COMMON	204.44 SF	1	204.44 SF
RES COMMON	2,696.31 SF	1	2,696.31 SF
OTHER RES: 3		3	6,935.46 SF
FLOOR 01: 27		27	25,282.78 SF

Name	Area EA	Count	Area
FLOOR 02			
APT			
APT A2	790.78 SF	4	3,163.12 SF
APT A2a	788.06 SF	1	788.06 SF
APT B2	790.78 SF	2	1,581.56 SF
APT B2a	768.99 SF	2	1,537.98 SF
APT B2b	776.25 SF	1	776.25 SF
APT C2	613.98 SF	4	2,455.90 SF
APT C2a	706.03 SF	1	706.03 SF
APT C2b	665.37 SF	1	665.37 SF
APT C2c	584.76 SF	1	584.76 SF
APT C2d	584.76 SF	1	584.76 SF
APT D2	803.21 SF	1	803.21 SF
APT G2	588.43 SF	1	588.43 SF
APT G2	599.13 SF	1	599.13 SF
APT H2	1,044.99 SF	1	1,044.99 SF
APT: 22		22	15,879.56 SF
APT - Type B DU			
APT J2	777.73 SF	2	1,555.46 SF
APT J2a	791.35 SF	1	791.35 SF
APT K2	778.81 SF	1	778.81 SF
APT L2	894.05 SF	1	894.05 SF
APT M2	567.60 SF	1	567.60 SF
APT N2	953.01 SF	1	953.01 SF
APT - Type B DU: 7		7	5,540.28 SF
OTHER RES			
RES CIRC	4,838.39 SF	1	4,838.39 SF
RES COMMON	315.83 SF	1	315.83 SF
RES COMMON	1,405.33 SF	1	1,405.33 SF
OTHER RES: 3		3	6,559.56 SF
FLOOR 02: 32		32	27,979.39 SF

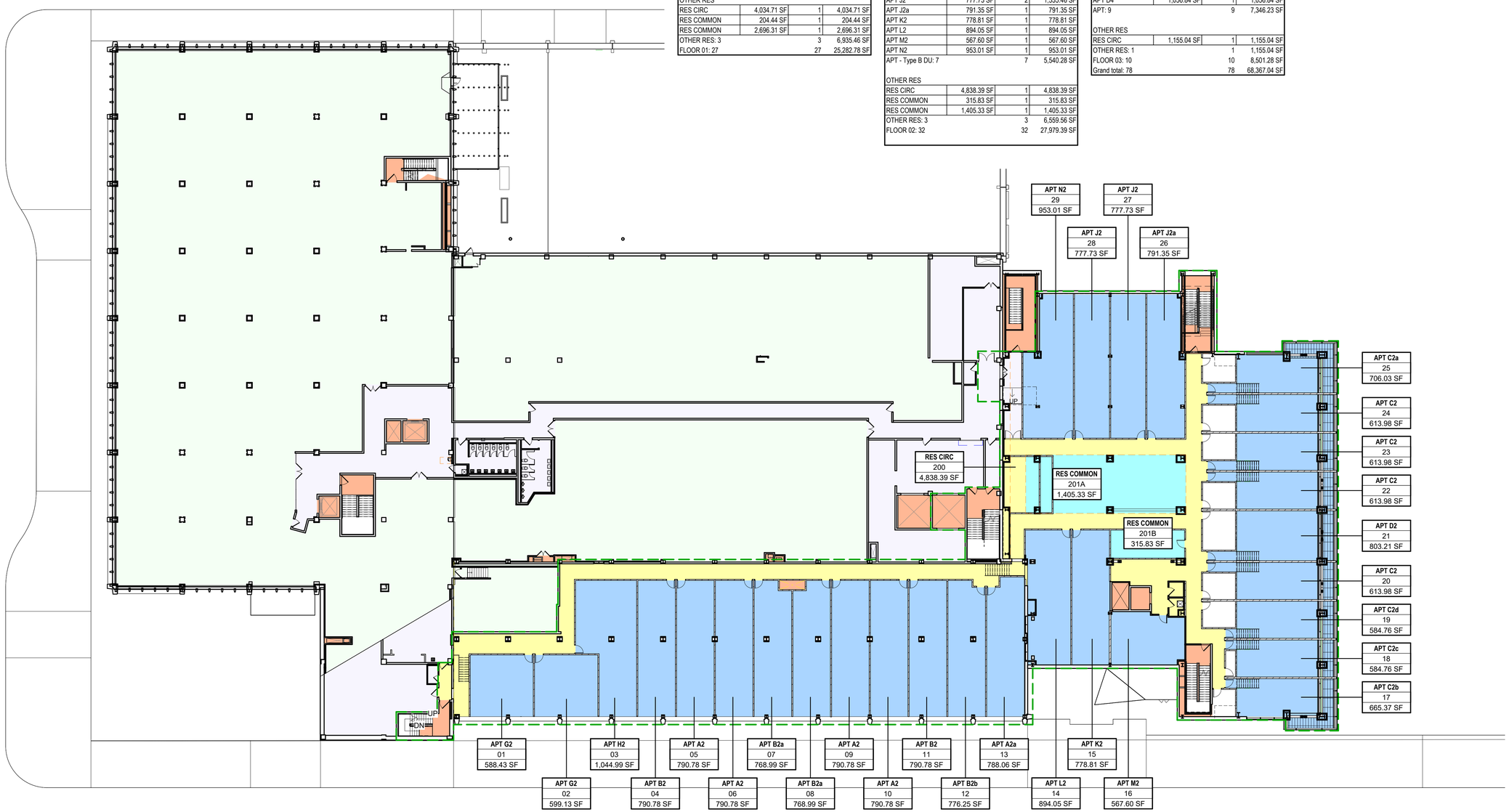
Name	Area EA	Count	Area
FLOOR 2.4N			
APT			
APT C3	697.54 SF	1	697.54 SF
APT C3	699.23 SF	3	2,097.70 SF
APT C3	699.32 SF	1	699.32 SF
APT C3a	796.07 SF	1	796.07 SF
APT C3b	751.12 SF	1	751.12 SF
APT D3	958.25 SF	1	958.25 SF
C3c	603.59 SF	1	603.59 SF
APT: 9		9	6,603.59 SF
FLOOR 2.4N: 9		9	6,603.59 SF
FLOOR 03			
APT			
APT 4a	896.29 SF	1	896.29 SF
APT C4	792.63 SF	4	3,170.51 SF
APT C4b	830.52 SF	1	830.52 SF
APT C4c	652.63 SF	1	652.63 SF
APT C4d	739.45 SF	1	739.45 SF
APT D4	1,056.84 SF	1	1,056.84 SF
APT: 9		9	7,346.23 SF
OTHER RES			
RES CIRC	1,155.04 SF	1	1,155.04 SF
OTHER RES: 1		1	1,155.04 SF
FLOOR 03: 10		10	8,501.28 SF
Grand total: 78		78	68,367.04 SF

AREA TYPES:

- APARTMENTS
- RES COMMON
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

(PROJECT) WORK AREA



1 AREA PLAN - APARTMENTS - FLOOR 02
G-102 3/64" = 1'-0"

0' 4' 8' 16' 32' 64'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

GENERAL & CODE SHEET TITLE

AREA PLAN APARTMENTS FLOOR 02

SHEET NUMBER

G-102

7/30/2024 8:52:12 AM

APARTMENT AREAS:

Name	Area EA	Count	Area
FLOOR 01			
APT - Type B DU			
APT A1	790.78 SF	5	3,953.91 SF
APT A1a	790.78 SF	1	790.78 SF
APT A1b	790.78 SF	1	790.78 SF
APT B1	790.78 SF	4	3,163.12 SF
APT B1a	768.99 SF	2	1,537.98 SF
APT C1	663.28 SF	1	663.28 SF
APT C1	665.73 SF	1	665.73 SF
APT C1	673.28 SF	2	1,346.56 SF
APT C1a	656.02 SF	1	656.02 SF
APT C1b	596.54 SF	1	596.54 SF
APT C1c	530.16 SF	1	530.16 SF
APT C1d	618.85 SF	1	618.85 SF
APT D1	897.71 SF	1	897.71 SF
APT E1	1,033.51 SF	1	1,033.51 SF
APT F1	1,102.39 SF	1	1,102.39 SF
APT - Type B DU: 24		24	18,347.32 SF
OTHER RES			
RES CIRC	4,034.71 SF	1	4,034.71 SF
RES COMMON	204.44 SF	1	204.44 SF
RES COMMON	2,696.31 SF	1	2,696.31 SF
OTHER RES: 3		3	6,935.46 SF
FLOOR 01: 27		27	25,282.78 SF

Name	Area EA	Count	Area
FLOOR 02			
APT			
APT A2	790.78 SF	4	3,163.12 SF
APT A2a	788.06 SF	1	788.06 SF
APT B2	790.78 SF	2	1,581.56 SF
APT B2a	768.99 SF	2	1,537.98 SF
APT B2b	776.25 SF	1	776.25 SF
APT C2	613.98 SF	4	2,455.90 SF
APT C2a	706.03 SF	1	706.03 SF
APT C2b	665.37 SF	1	665.37 SF
APT C2c	584.76 SF	1	584.76 SF
APT C2d	584.76 SF	1	584.76 SF
APT D2	803.21 SF	1	803.21 SF
APT G2	588.43 SF	1	588.43 SF
APT G2	599.13 SF	1	599.13 SF
APT H2	1,044.99 SF	1	1,044.99 SF
APT: 22		22	15,879.56 SF
APT - Type B DU			
APT J2	777.73 SF	2	1,555.46 SF
APT J2a	791.35 SF	1	791.35 SF
APT K2	778.81 SF	1	778.81 SF
APT L2	894.05 SF	1	894.05 SF
APT M2	567.60 SF	1	567.60 SF
APT N2	953.01 SF	1	953.01 SF
APT - Type B DU: 7		7	5,540.28 SF
OTHER RES			
RES CIRC	4,838.39 SF	1	4,838.39 SF
RES COMMON	315.83 SF	1	315.83 SF
RES COMMON	1,405.33 SF	1	1,405.33 SF
OTHER RES: 3		3	6,559.56 SF
FLOOR 02: 32		32	27,979.39 SF

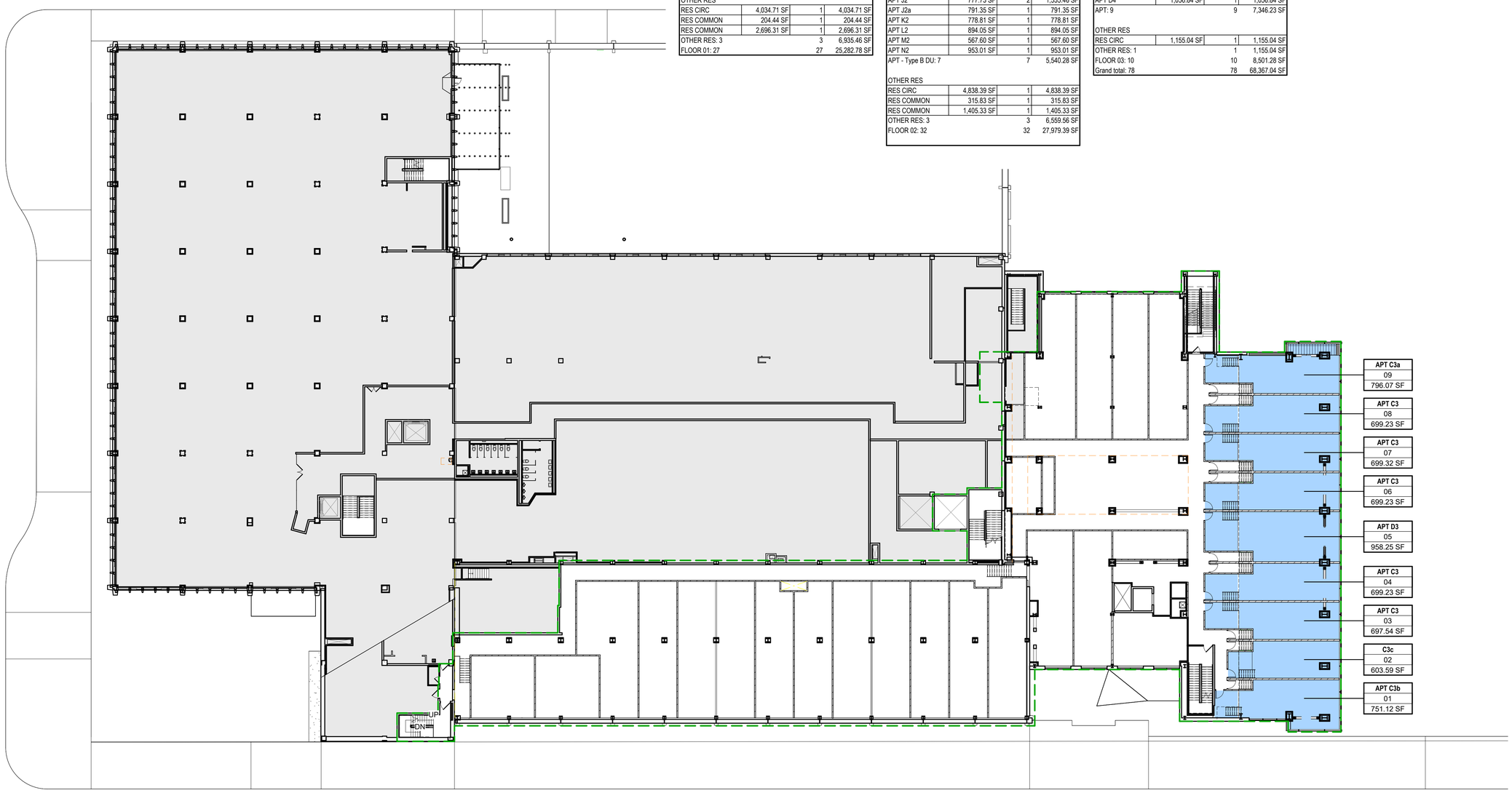
Name	Area EA	Count	Area
FLOOR 2.4N			
APT			
APT C3	697.54 SF	1	697.54 SF
APT C3	699.23 SF	3	2,097.70 SF
APT C3	699.32 SF	1	699.32 SF
APT C3a	796.07 SF	1	796.07 SF
APT C3b	751.12 SF	1	751.12 SF
APT D3	958.25 SF	1	958.25 SF
C3c	603.59 SF	1	603.59 SF
APT: 9		9	6,603.59 SF
FLOOR 2.4N: 9		9	6,603.59 SF
FLOOR 03			
APT			
APT 4a	896.29 SF	1	896.29 SF
APT C4	792.63 SF	4	3,170.51 SF
APT C4b	830.52 SF	1	830.52 SF
APT C4c	652.63 SF	1	652.63 SF
APT C4d	739.45 SF	1	739.45 SF
APT D4	1,056.84 SF	1	1,056.84 SF
APT: 9		9	7,346.23 SF
OTHER RES			
RES CIRC	1,155.04 SF	1	1,155.04 SF
OTHER RES: 1		1	1,155.04 SF
FLOOR 03: 10		10	8,501.28 SF
Grand total: 78		78	68,367.04 SF

AREA TYPES:

- APARTMENTS
- RES COMMON
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

(PROJECT) WORK AREA



1 AREA PLAN - APARTMENTS - FLOOR 2.4
G-102.4 3/64" = 1'-0"

0' 4' 8' 16' 32' 64'

VIP ARCHITECTURE
101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

GENERAL & CODE SHEET TITLE

AREA PLAN APARTMENTS FLOOR 02.4

SHEET NUMBER

G-102.4

7/30/2024 8:32:21 AM

APARTMENT AREAS:

Name	Area EA	Count	Area
FLOOR 01			
APT - Type B DU			
APT A1	790.78 SF	5	3,953.91 SF
APT A1a	790.78 SF	1	790.78 SF
APT A1b	790.78 SF	1	790.78 SF
APT B1	790.78 SF	4	3,163.12 SF
APT B1a	768.99 SF	2	1,537.98 SF
APT C1	663.28 SF	1	663.28 SF
APT C1	665.73 SF	1	665.73 SF
APT C1	673.28 SF	2	1,346.56 SF
APT C1a	656.02 SF	1	656.02 SF
APT C1b	596.54 SF	1	596.54 SF
APT C1c	530.16 SF	1	530.16 SF
APT C1d	618.85 SF	1	618.85 SF
APT D1	897.71 SF	1	897.71 SF
APT E1	1,033.51 SF	1	1,033.51 SF
APT F1	1,102.39 SF	1	1,102.39 SF
APT - Type B DU: 24		24	18,347.32 SF
OTHER RES			
RES CIRC	4,034.71 SF	1	4,034.71 SF
RES COMMON	204.44 SF	1	204.44 SF
RES COMMON	2,696.31 SF	1	2,696.31 SF
OTHER RES: 3		3	6,935.46 SF
FLOOR 01: 27		27	25,282.78 SF

Name	Area EA	Count	Area
FLOOR 02			
APT			
APT A2	790.78 SF	4	3,163.12 SF
APT A2a	788.06 SF	1	788.06 SF
APT B2	790.78 SF	2	1,581.56 SF
APT B2a	768.99 SF	2	1,537.98 SF
APT B2b	776.25 SF	1	776.25 SF
APT C2	613.98 SF	4	2,455.90 SF
APT C2a	706.03 SF	1	706.03 SF
APT C2b	665.37 SF	1	665.37 SF
APT C2c	584.76 SF	1	584.76 SF
APT C2d	584.76 SF	1	584.76 SF
APT D2	803.21 SF	1	803.21 SF
APT G2	588.43 SF	1	588.43 SF
APT G2	599.13 SF	1	599.13 SF
APT H2	1,044.99 SF	1	1,044.99 SF
APT: 22		22	15,879.56 SF
APT - Type B DU			
APT J2	777.73 SF	2	1,555.46 SF
APT J2a	791.35 SF	1	791.35 SF
APT K2	778.81 SF	1	778.81 SF
APT L2	894.05 SF	1	894.05 SF
APT M2	567.60 SF	1	567.60 SF
APT N2	953.01 SF	1	953.01 SF
APT - Type B DU: 7		7	5,540.28 SF
OTHER RES			
RES CIRC	4,838.39 SF	1	4,838.39 SF
RES COMMON	315.83 SF	1	315.83 SF
RES COMMON	1,405.33 SF	1	1,405.33 SF
OTHER RES: 3		3	6,559.56 SF
FLOOR 02: 32		32	27,979.39 SF

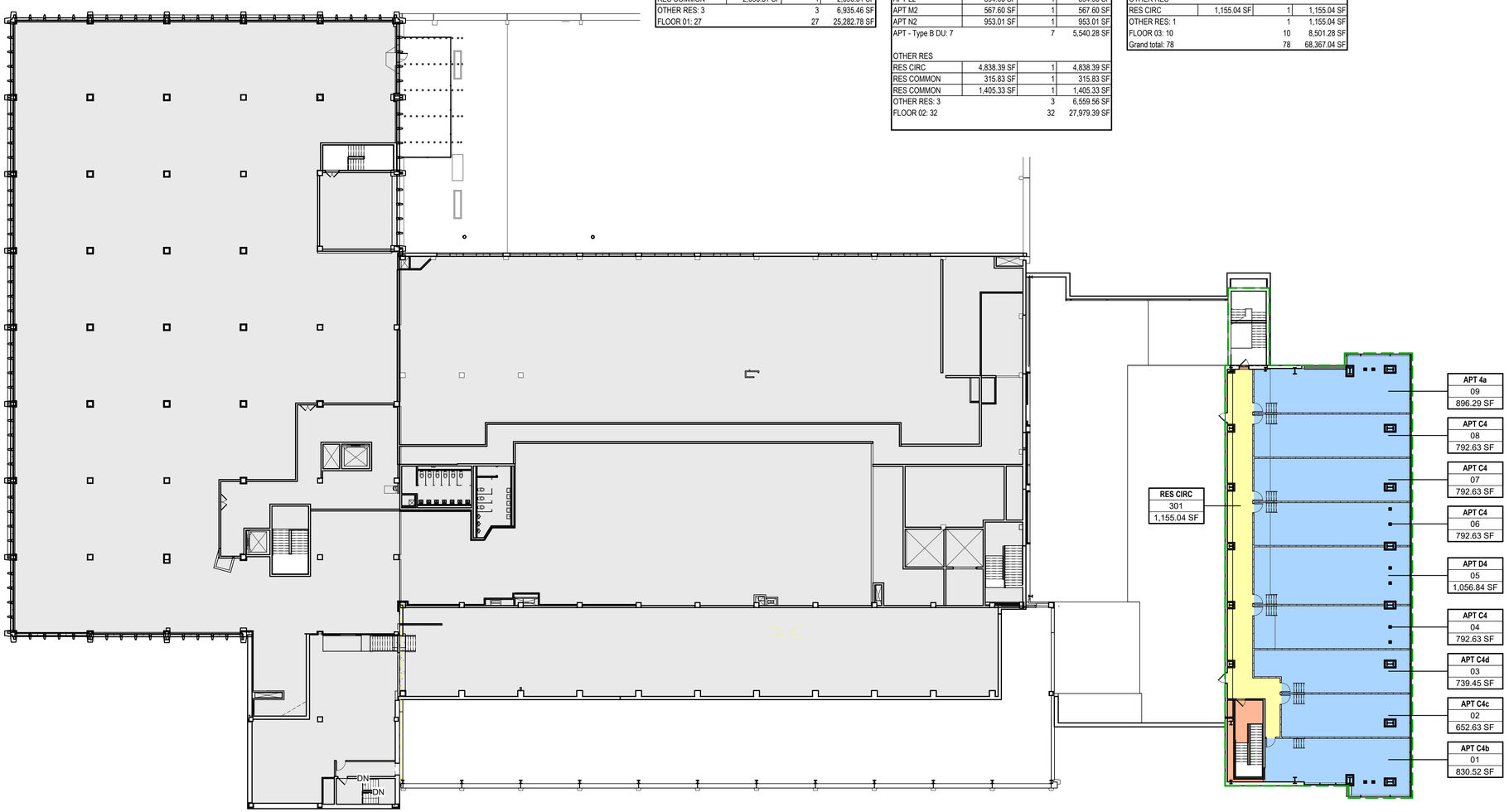
Name	Area EA	Count	Area
FLOOR 2.4N			
APT			
APT C3	697.54 SF	1	697.54 SF
APT C3	699.23 SF	3	2,097.70 SF
APT C3	699.32 SF	1	699.32 SF
APT C3a	796.07 SF	1	796.07 SF
APT C3b	751.12 SF	1	751.12 SF
APT D3	958.25 SF	1	958.25 SF
C3c	603.59 SF	1	603.59 SF
APT: 9		9	6,603.59 SF
FLOOR 2.4N: 9		9	6,603.59 SF
FLOOR 03			
APT			
APT 4a	896.29 SF	1	896.29 SF
APT C4	792.63 SF	4	3,170.51 SF
APT C4b	830.52 SF	1	830.52 SF
APT C4c	652.63 SF	1	652.63 SF
APT C4d	739.45 SF	1	739.45 SF
APT D4	1,056.84 SF	1	1,056.84 SF
APT: 9		9	7,346.23 SF
OTHER RES			
RES CIRC	1,155.04 SF	1	1,155.04 SF
OTHER RES: 1		1	1,155.04 SF
FLOOR 03: 10		10	8,501.28 SF
Grand total: 78		78	68,367.04 SF

AREA TYPES:

- APARTMENTS
- RES COMMON
- RES CIRCULATION
- COMMERCIAL TENANT
- BUILDING COMMON AREA
- SHARED CIRCULATION
- MAJOR VERTICAL PENETRATION
- FLOOR 02 - COMM - NO WORK

AREA PLAN LEGEND:

(PROJECT) WORK AREA



1 G-103 AREA PLAN - APARTMENTS - FLOOR 03

3/64" = 1'-0"

0' 4' 8' 16' 32' 64'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

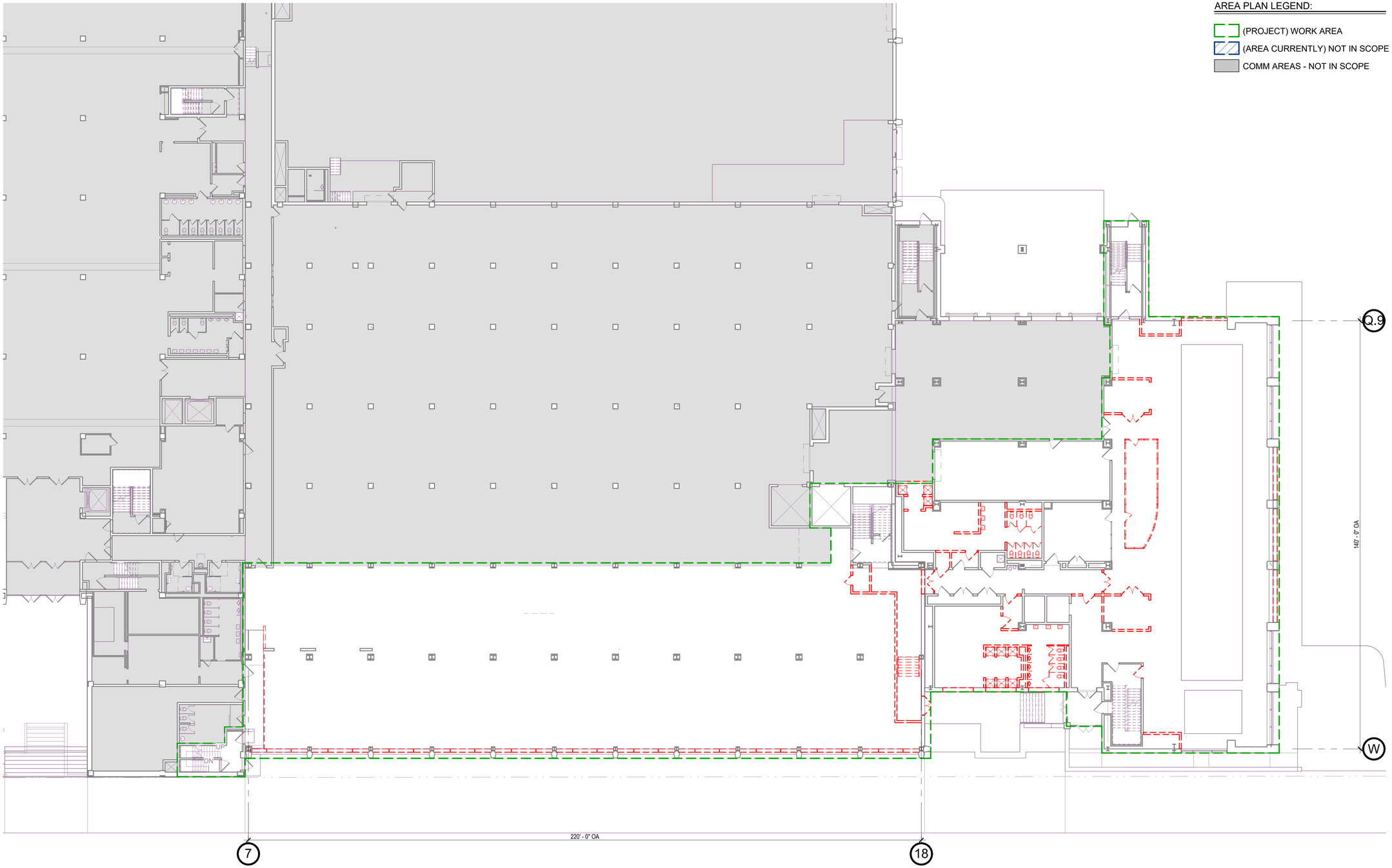
GENERAL & CODE SHEET TITLE

AREA PLAN APARTMENTS FLOOR 03

SHEET NUMBER

G-103

7/30/2024 8:31:32 AM



1 EXISTING PLAN - FLOOR 01
AE101 1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

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SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

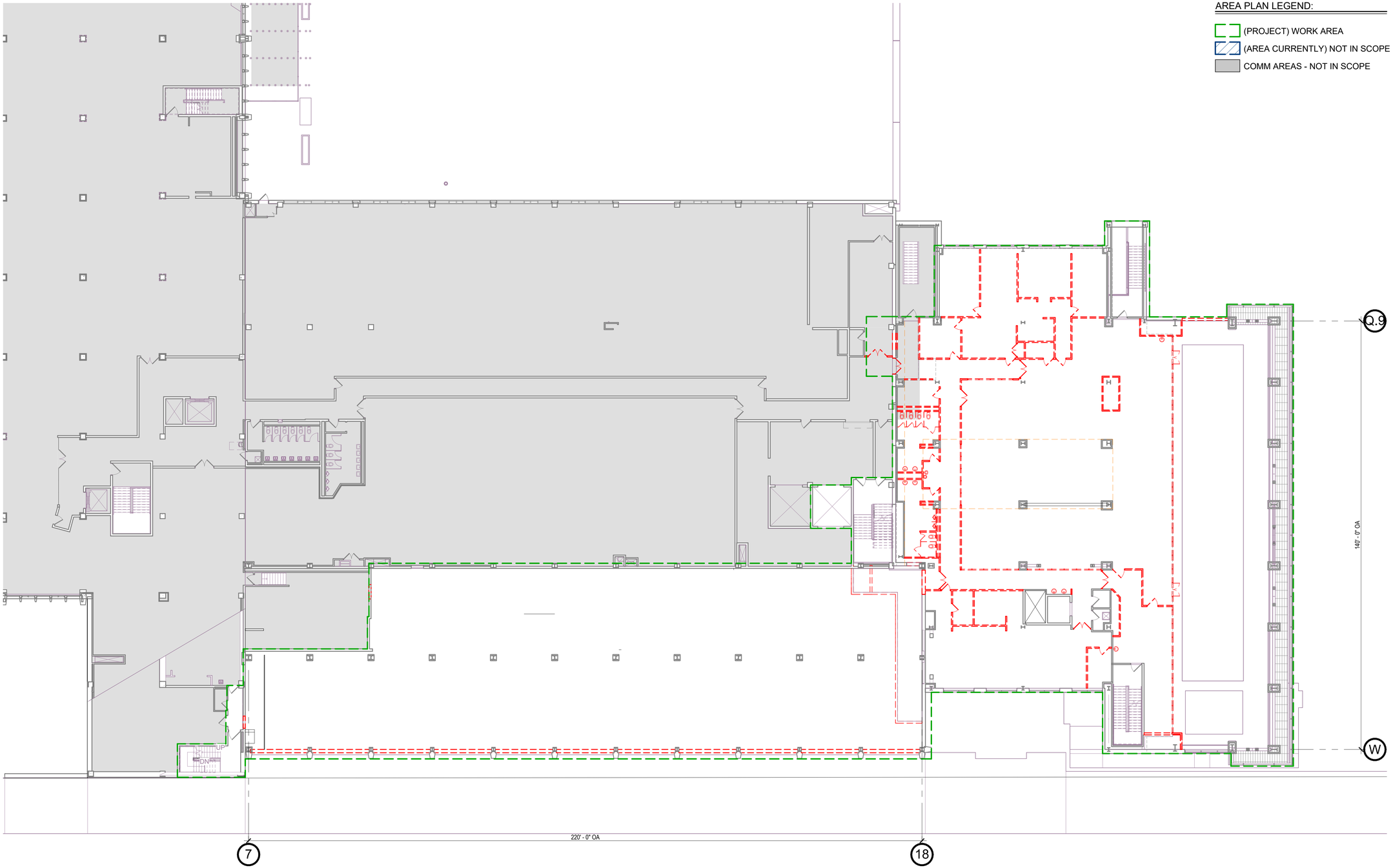
ARCHITECTURE SHEET TITLE

EXISTING PLAN FLOOR 01

SHEET NUMBER

AE101

7/30/2024 8:41:51 AM



1 EXISTING PLAN - FLOOR 02
AE102 1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

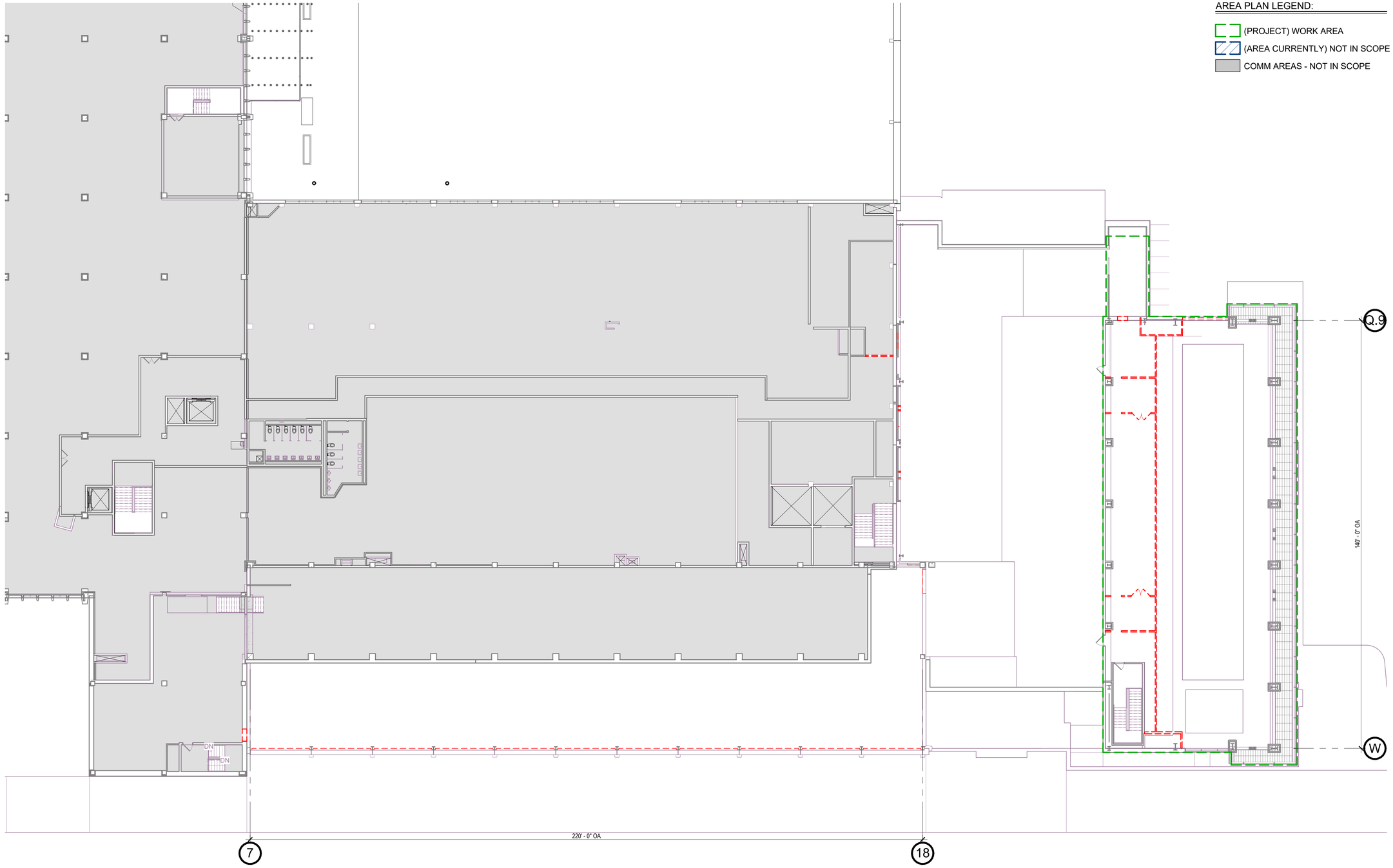
ARCHITECTURE SHEET TITLE

EXISTING PLAN FLOOR 02

SHEET NUMBER

AE102

7/30/2024 8:41:56 AM



1 AE103 EXISTING PLAN - FLOOR 03
1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

ARCHITECTURE SHEET TITLE

EXISTING PLAN
FLOOR 03

SHEET NUMBER

AE103

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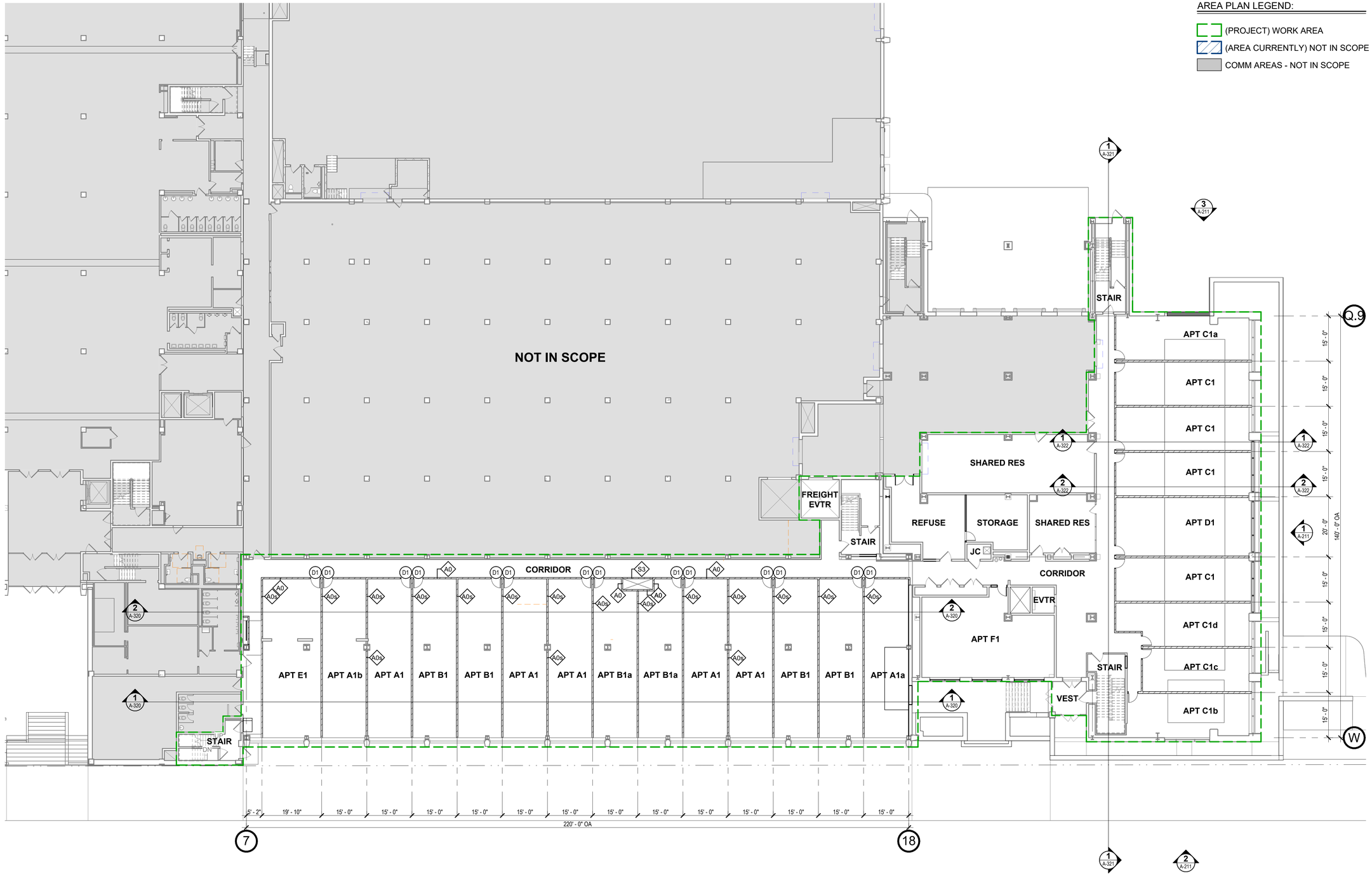


1 A-141 APARTMENTS PLAN - FLOOR 01

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

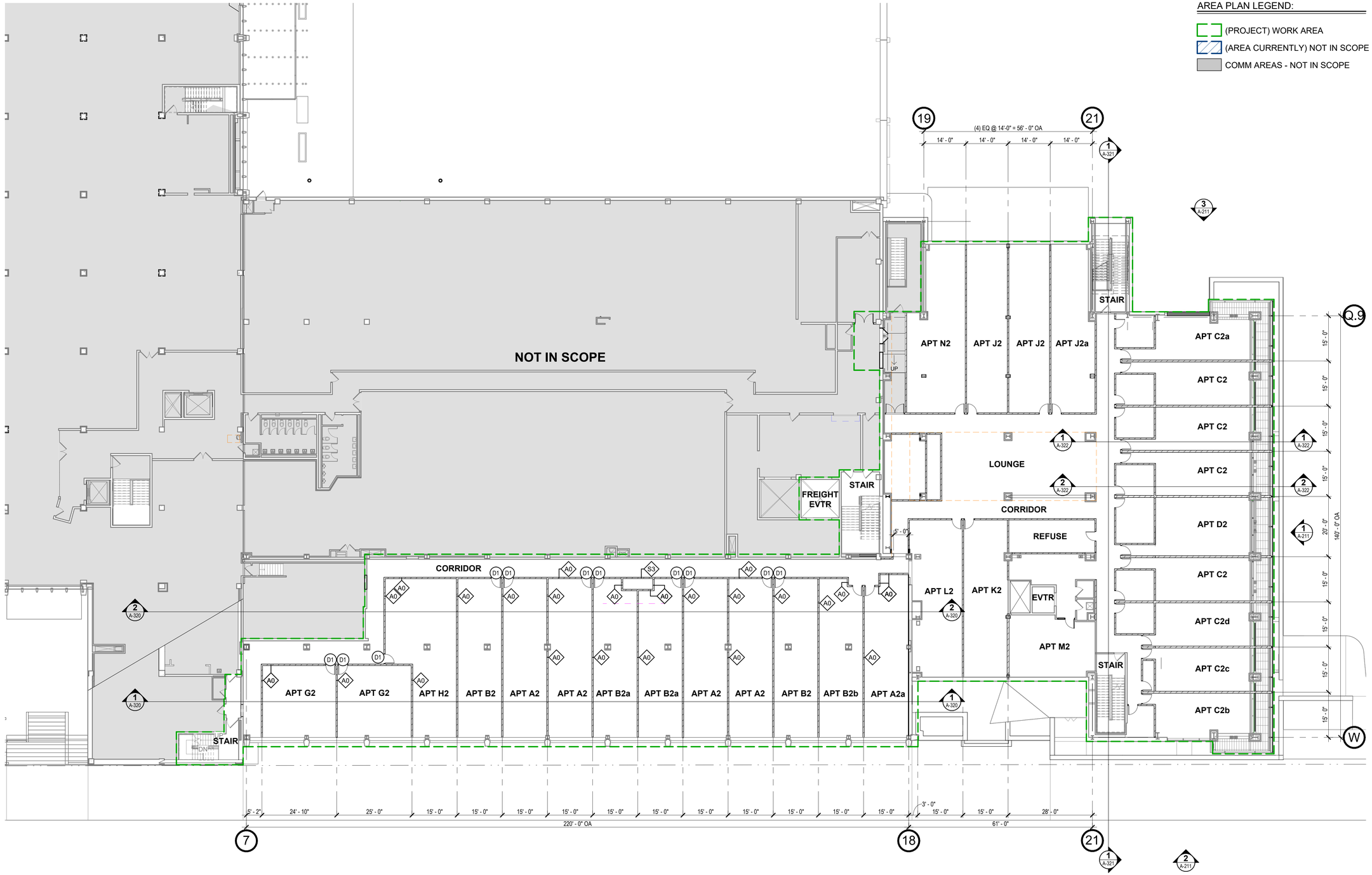
ARCHITECTURE SHEET TITLE

APTS PLAN FLOOR 01

SHEET NUMBER

A-141

7/30/2024 8:42:07 AM



1 APARTMENTS PLAN - FLOOR 02
A-142 1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
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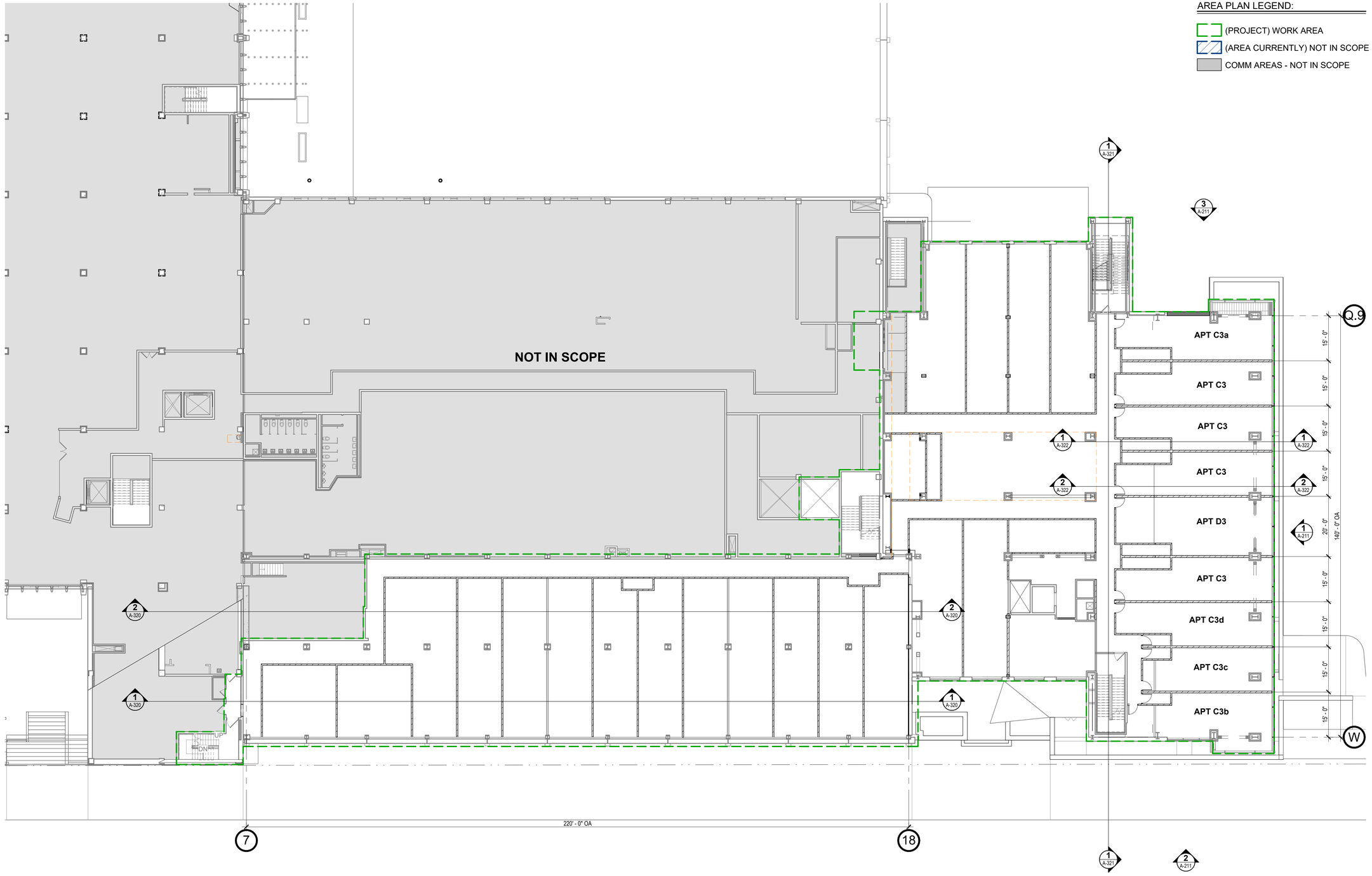
ARCHITECTURE SHEET TITLE

APTS PLAN
FLOOR 02

SHEET NUMBER

A-142

7/30/2024 8:42:14 AM



1 A-142.4 APARTMENTS PLAN - FLOOR 02.4

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
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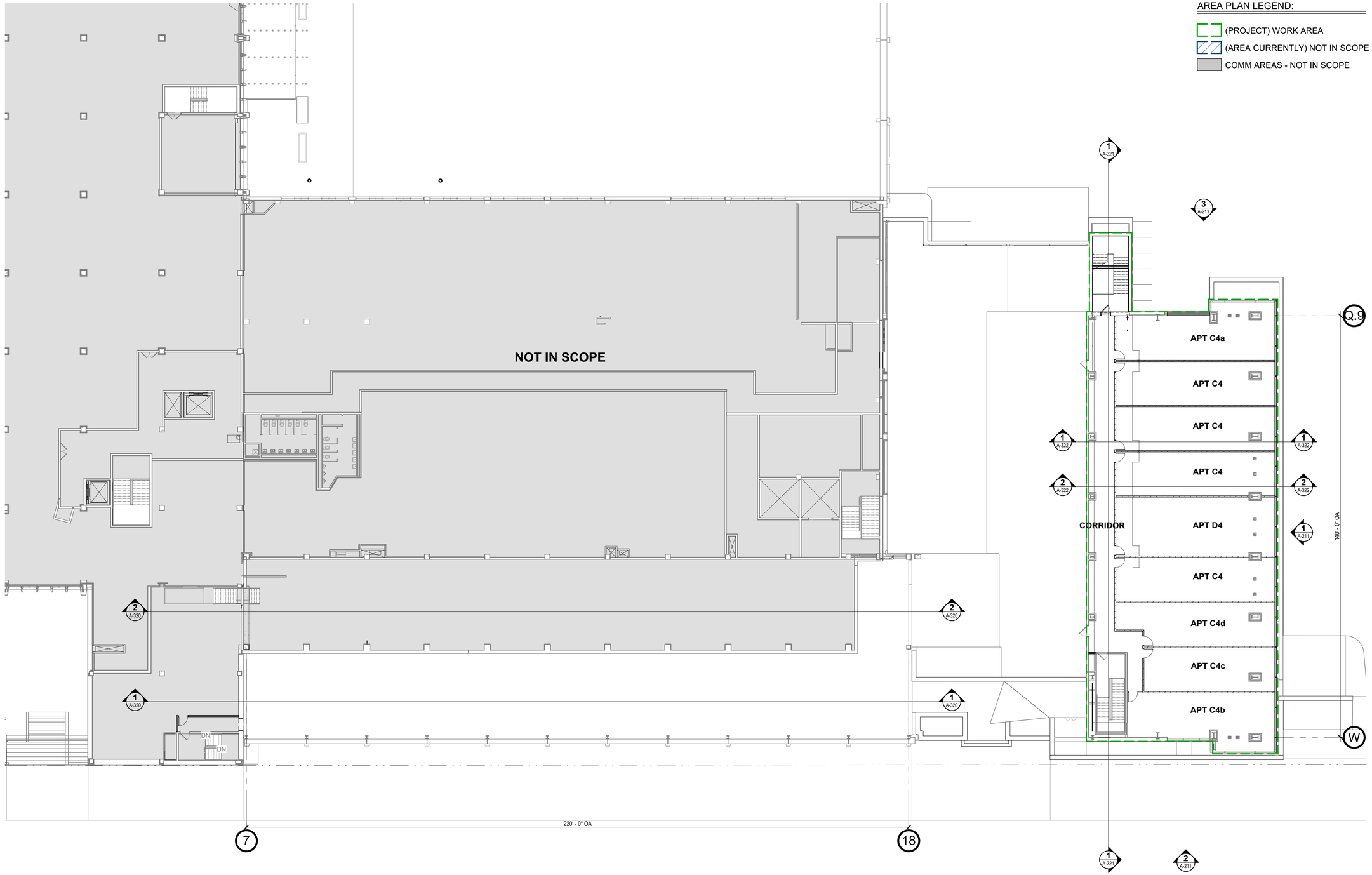
ARCHITECTURE SHEET TITLE

APTS PLAN
FLOOR 02.4

SHEET NUMBER

A-142.4

7/30/2024 8:35:12 AM



1 APARTMENTS PLAN - FLOOR 03
A-143 1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

VIP ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

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VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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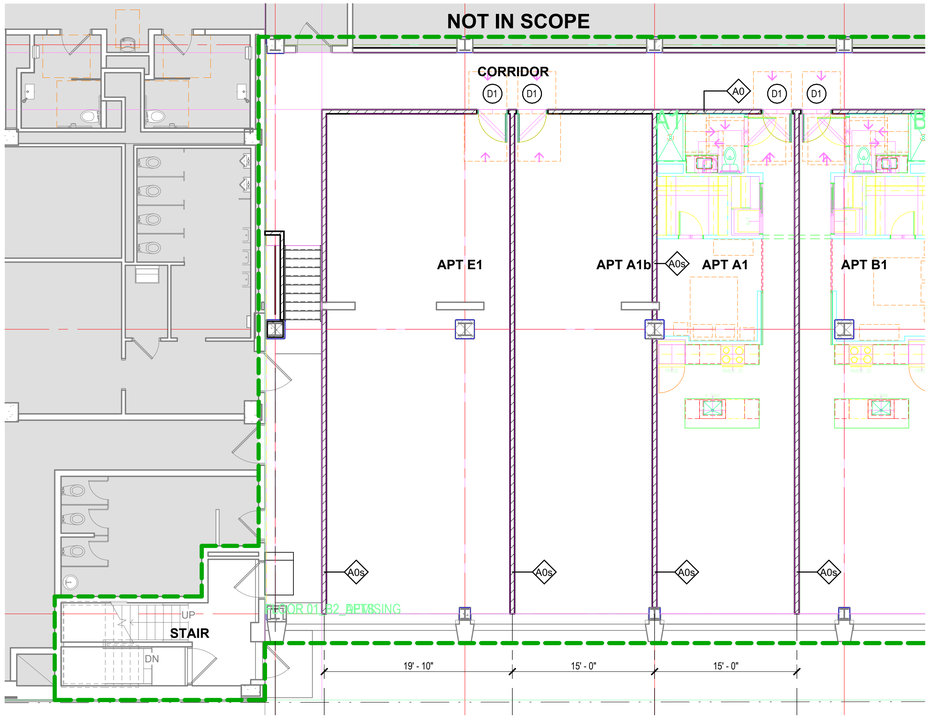
ARCHITECTURE SHEET TITLE

APTS PLAN
FLOOR 03

SHEET NUMBER

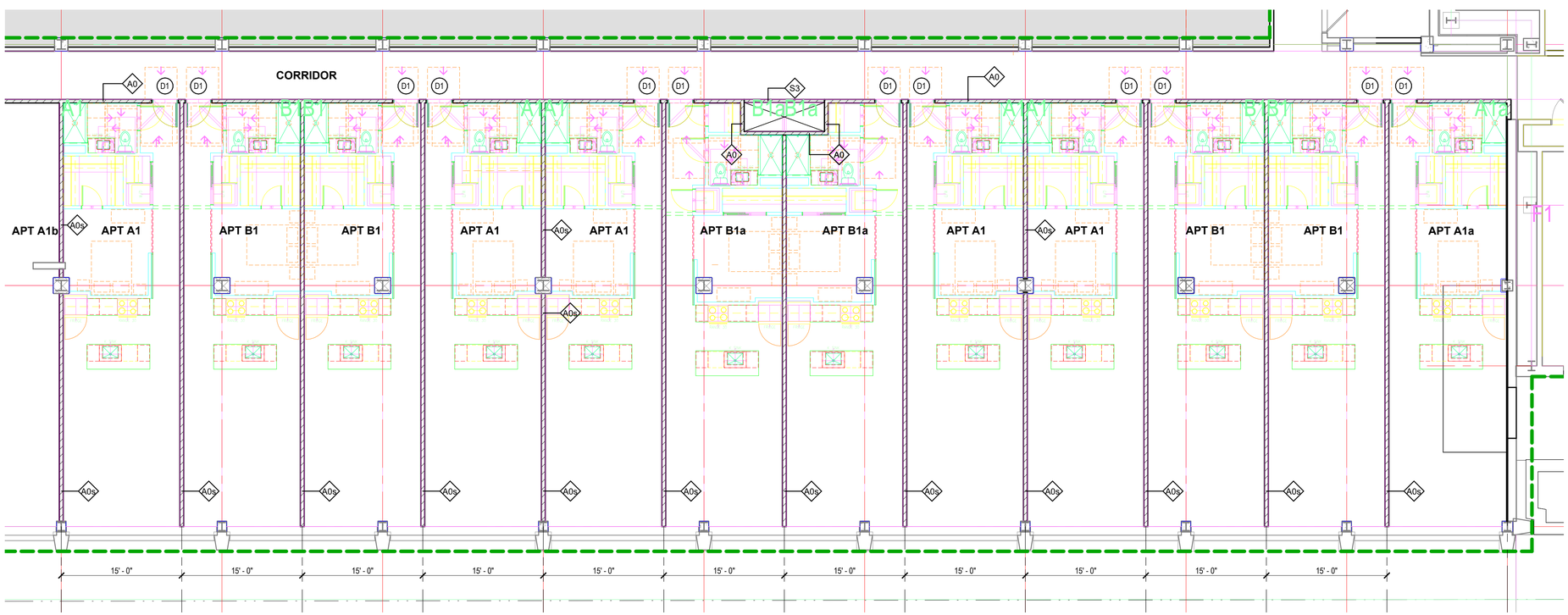
A-143

7/30/2024 8:55:27 AM



1 A-161 APARTMENTS PLAN - BLOCK 2 - FLOOR 01 - WEST
1/8" = 1'-0"

0' 4' 8' 16' 32' 48'



2 A-161 APARTMENTS PLAN - BLOCK 2 - FLOOR 01 - EAST
1/8" = 1'-0"

APTS PLAN LEGEND:

APTS PLAN GENERAL NOTES:

1) SEE A-440 FOR TYPICAL APARTMENT UNIT TYPE PLANS.

APTS PLAN KEYNOTES:

3 A-161 LEGEND & KEYNOTES
NO SCALE

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VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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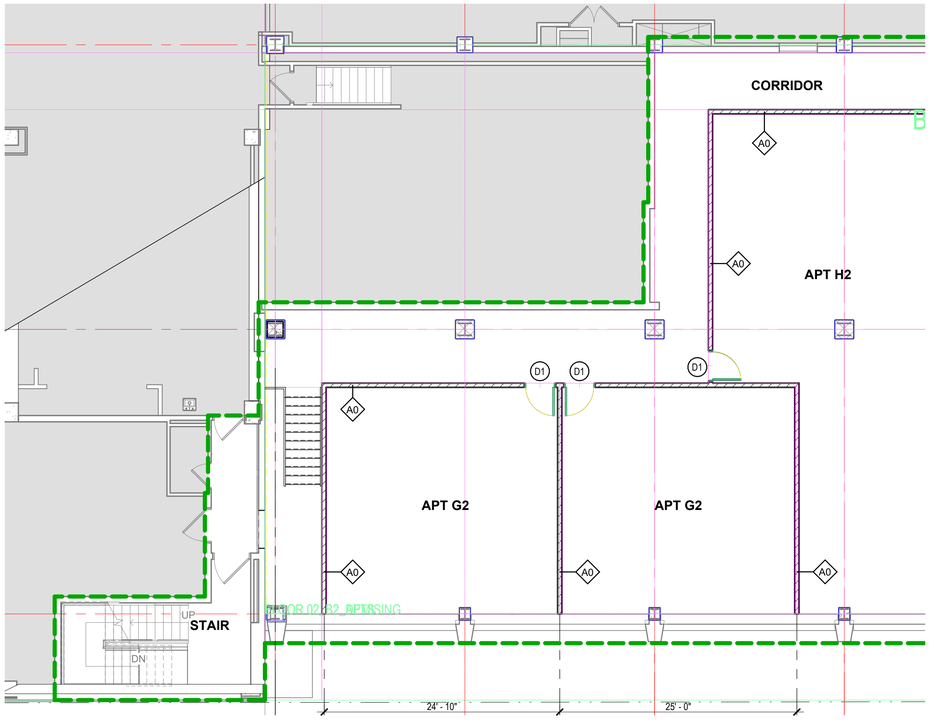
SHEET TITLE

APT PLANS - BLOCK 2 - FLOOR 01

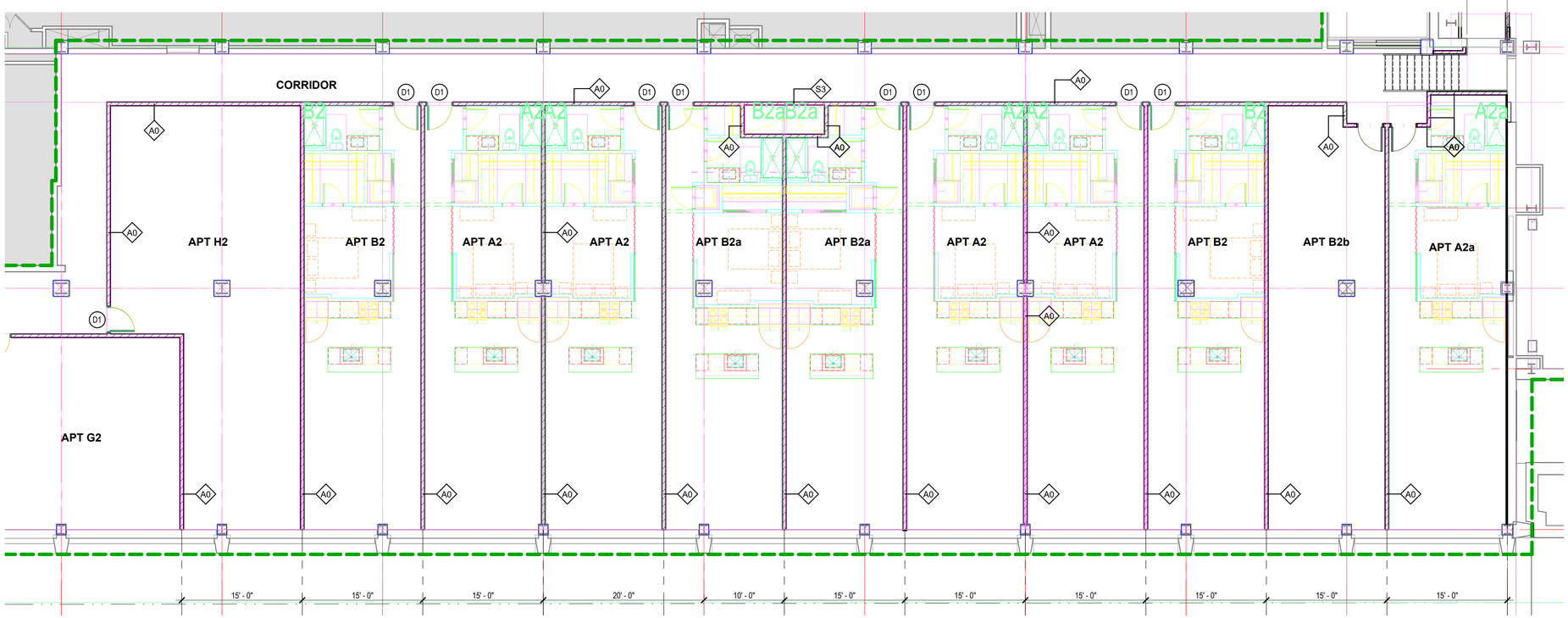
SHEET NUMBER

A-161

7/30/2024 9:37:58 AM



1 APARTMENTS PLAN - BLOCK 2 - FLOOR 02 - WEST
A-162 1/8" = 1'-0"



2 APARTMENTS PLAN - BLOCK 2 - FLOOR 02 - EAST
A-162 1/8" = 1'-0"

0' 4' 8' 16' 32' 48'

APTS PLAN LEGEND:

APTS PLAN GENERAL NOTES:

1) SEE A-440 FOR TYPICAL APARTMENT UNIT TYPE PLANS.

APTS PLAN KEYNOTES:

3 LEGEND & KEYNOTES
A-162 NO SCALE

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SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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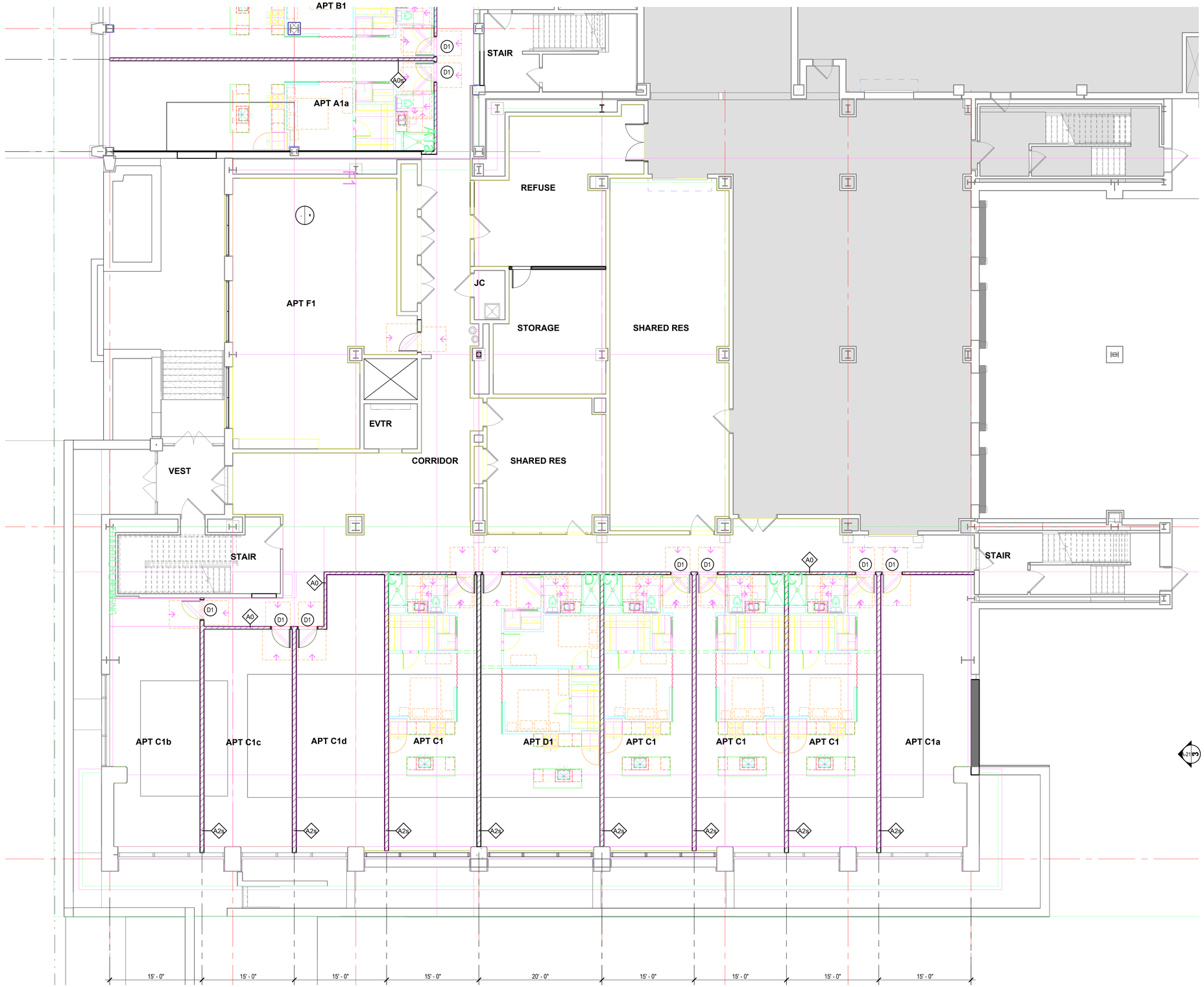
SHEET TITLE

APT PLANS - BLOCK 2 - FLOOR 02

SHEET NUMBER

A-162

7/30/2024 8:43:06 AM



1 A-163 APARTMENTS PLAN - BLOCK 3 - FLOOR 01
1/8" = 1'-0"

0' 4' 8' 16' 32' 48'

APTS PLAN LEGEND:

APTS PLAN GENERAL NOTES:

1) SEE A-440 FOR TYPICAL APARTMENT UNIT TYPE PLANS.

APTS PLAN KEYNOTES:

2 A-163 LEGEND & KEYNOTES
NO SCALE

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VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

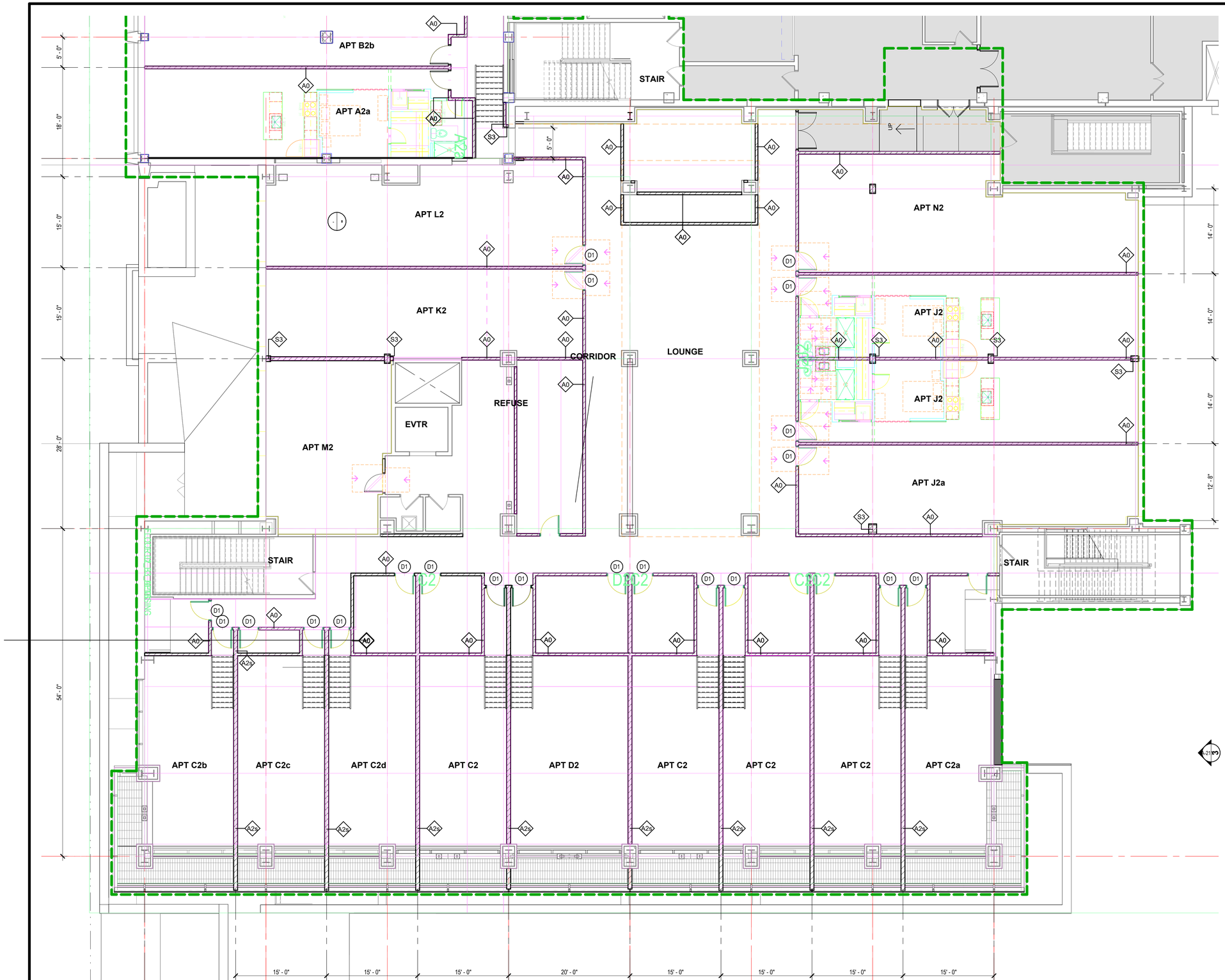
SHEET TITLE

APT PLANS - BLOCK 3 - FLOOR 01

SHEET NUMBER

A-163

7/30/2024 9:40:22 AM



APTS PLAN LEGEND:

APTS PLAN GENERAL NOTES:

1) SEE A-440 FOR TYPICAL APARTMENT UNIT TYPE PLANS.

APTS PLAN KEYNOTES:

1 APARTMENTS PLAN - BLOCK 3 - FLOOR 02
A-164 1/8" = 1'-0"

0' 4' 8' 16' 32' 48'

2 LEGEND & KEYNOTES
A-164 NO SCALE

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SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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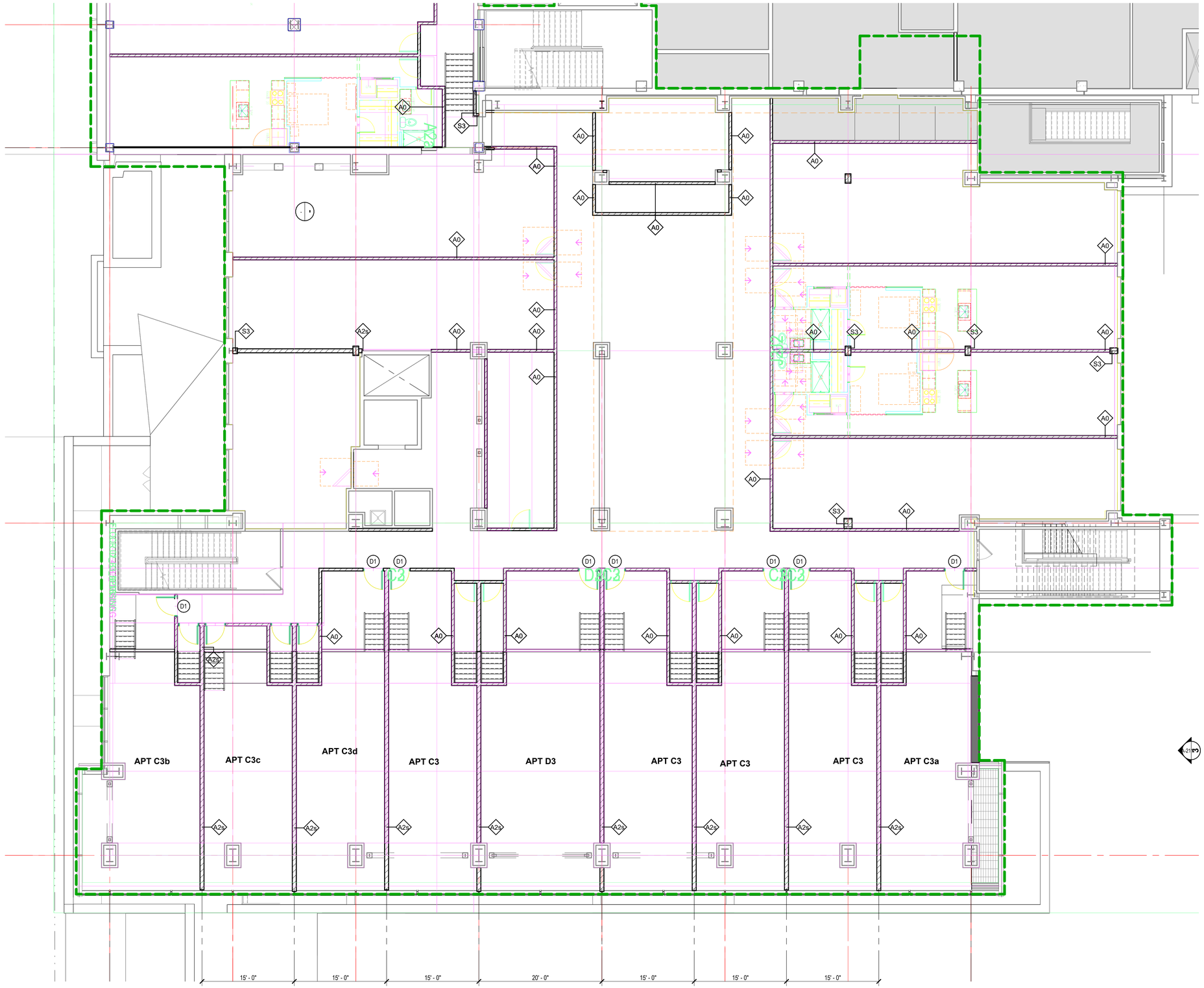
SHEET TITLE

APT PLANS - BLOCK 3 - FLOOR 02

SHEET NUMBER

A-164

7/30/2024 9:40:53 AM



1 APARTMENTS PLAN - BLOCK 3 - FLOOR 02.4
A-165 1/8" = 1'-0"

0' 4' 8' 16' 32' 48'

APTS PLAN LEGEND:

APTS PLAN GENERAL NOTES:

1) SEE A-440 FOR TYPICAL APARTMENT UNIT TYPE PLANS.

APTS PLAN KEYNOTES:

2 LEGEND & KEYNOTES
A-165 NO SCALE

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SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
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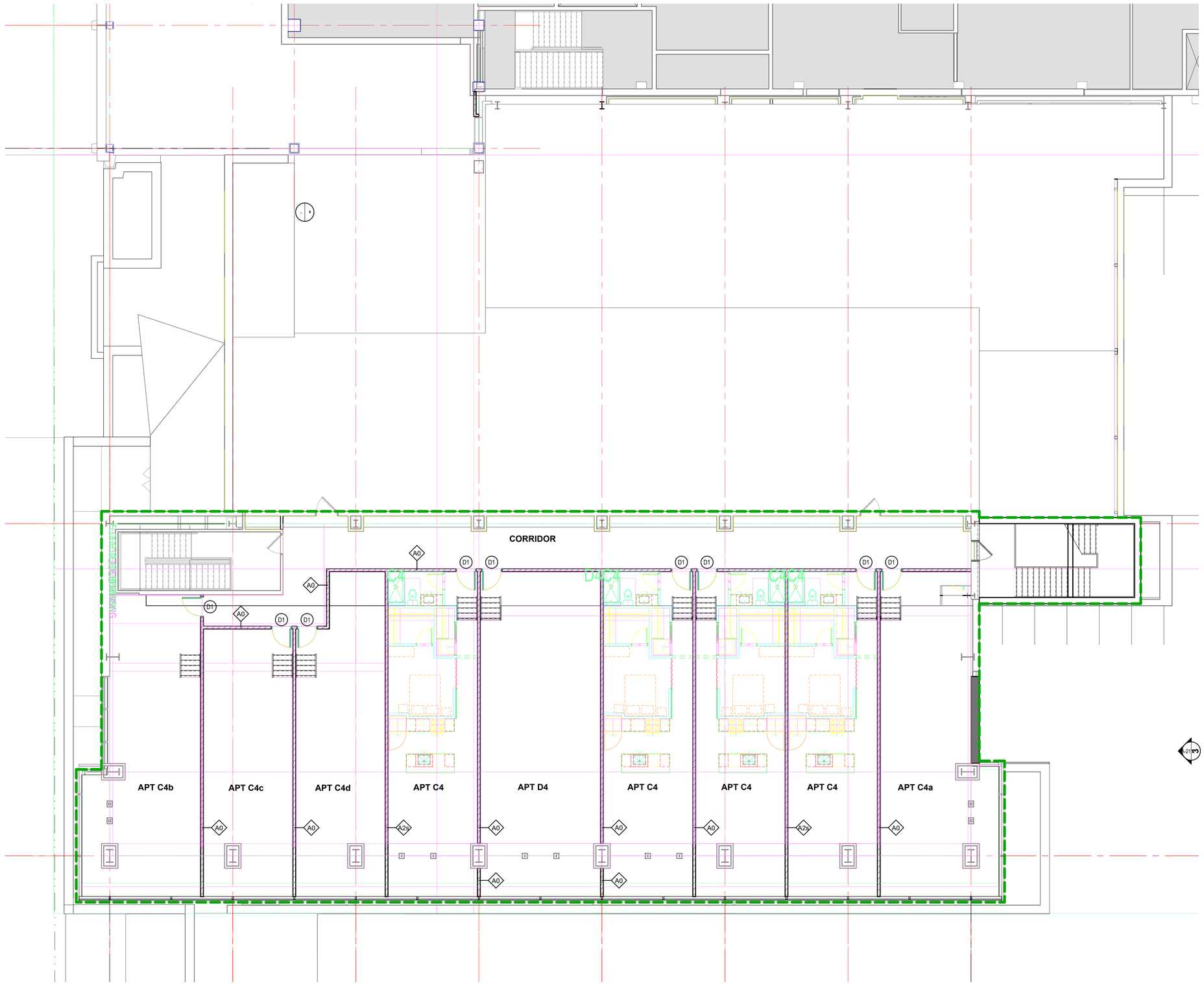
SHEET TITLE

APT PLANS - BLOCK 3 - FLOOR 02.4

SHEET NUMBER

A-165

7/30/2024 9:41:18 AM



APTS PLAN LEGEND:

APTS PLAN GENERAL NOTES:

1) SEE A-440 FOR TYPICAL APARTMENT UNIT TYPE PLANS.

APTS PLAN KEYNOTES:

1 APARTMENTS PLAN - BLOCK 3 - FLOOR 03
A-166 1/8" = 1'-0"

0' 4' 8' 16' 32' 48'

2 LEGEND & KEYNOTES
A-166 NO SCALE

VIP
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THE POST APARTMENTS

VIP DEVELOPMENT

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SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
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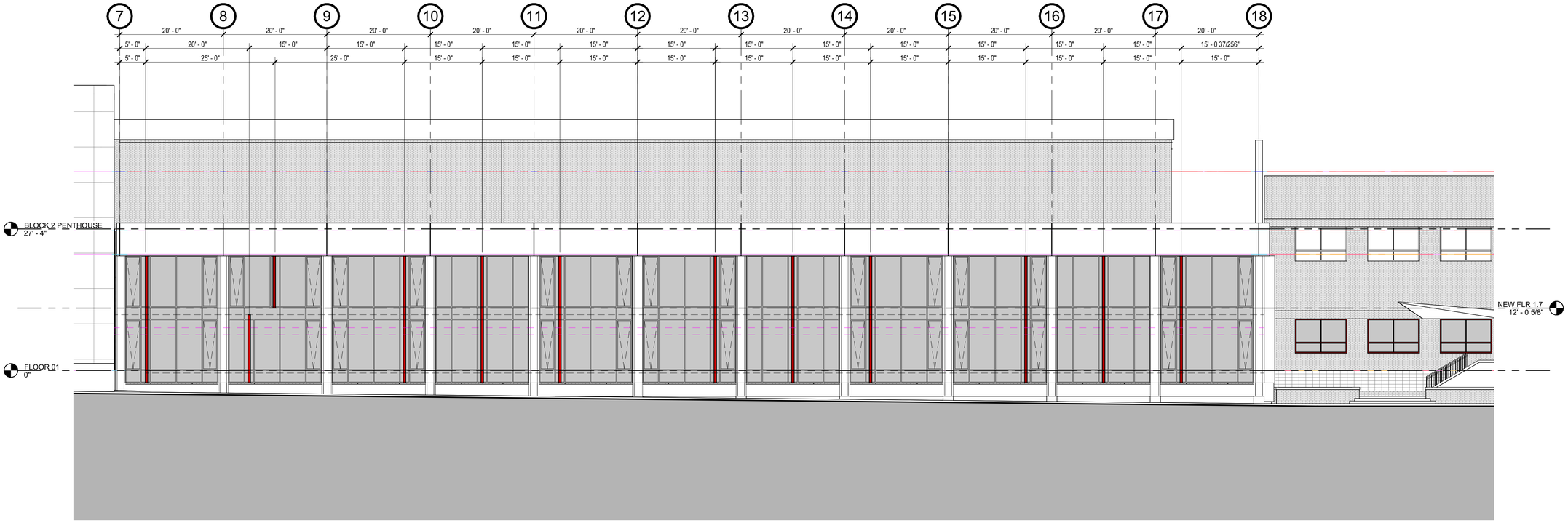
SHEET TITLE

APT PLANS - BLOCK 3 - FLOOR 03

SHEET NUMBER

A-166

7/30/2024 9:41:53 AM



1 A-210 EAST ELEVATION - BLOCK 2

3/32" = 1'-0"

0' 2' 4' 8' 16' 32'

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A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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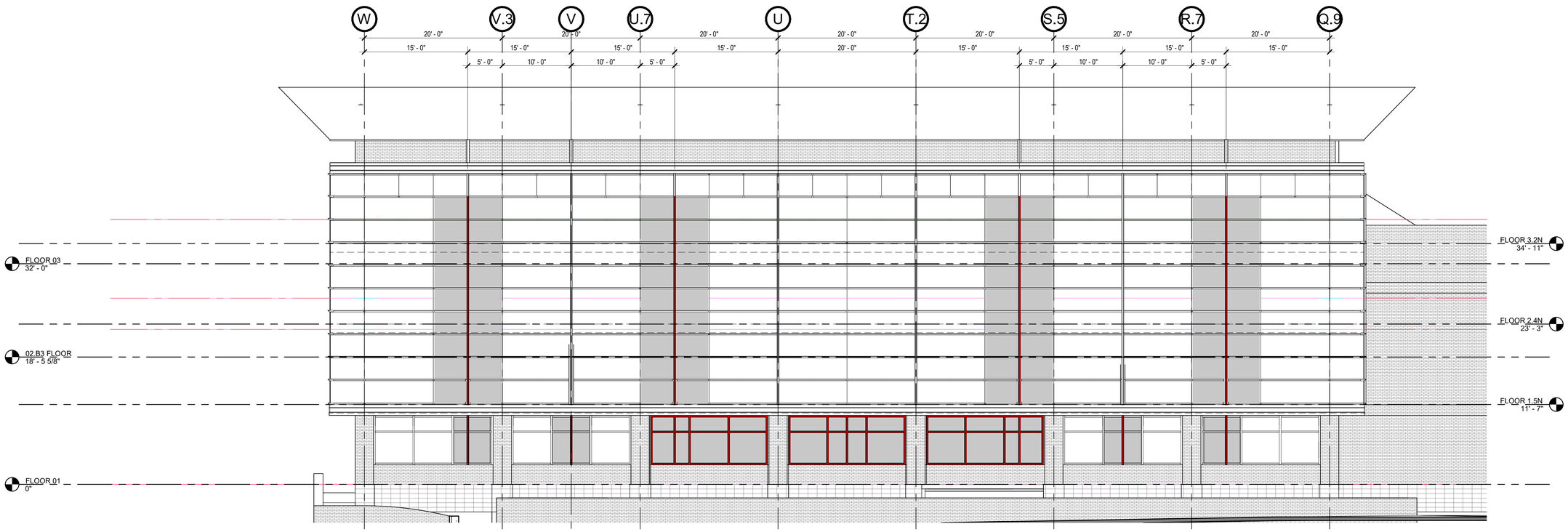
ARCHITECTURE SHEET TITLE

EXTR ELEVATION - BLOCK 2

SHEET NUMBER

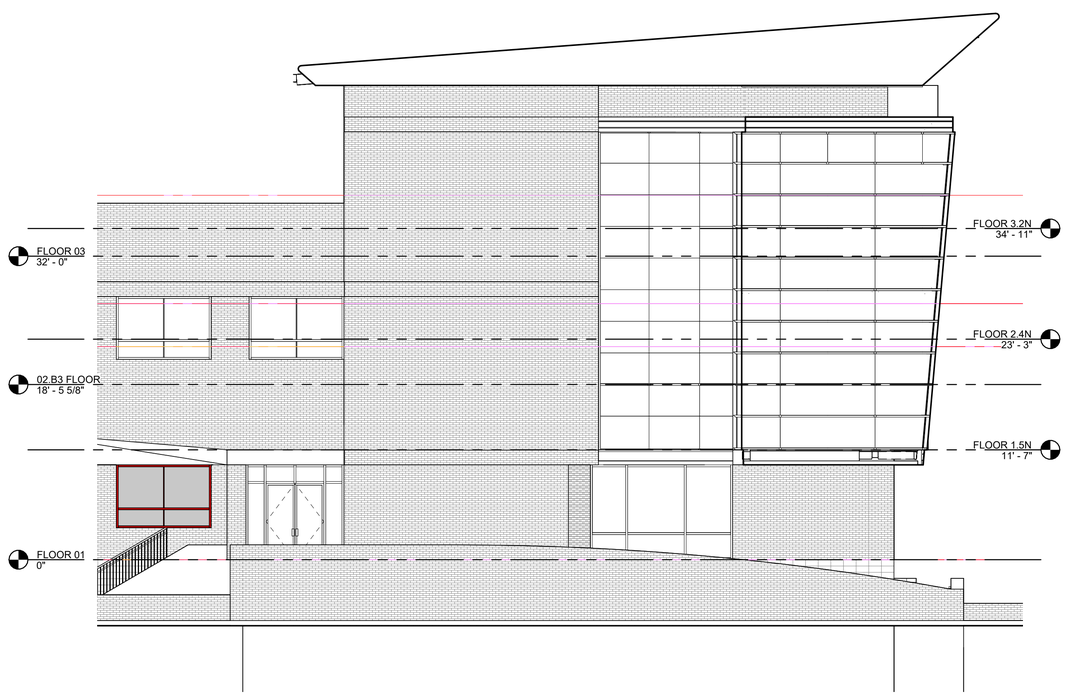
A-210

7/30/2024 8:42:25 AM



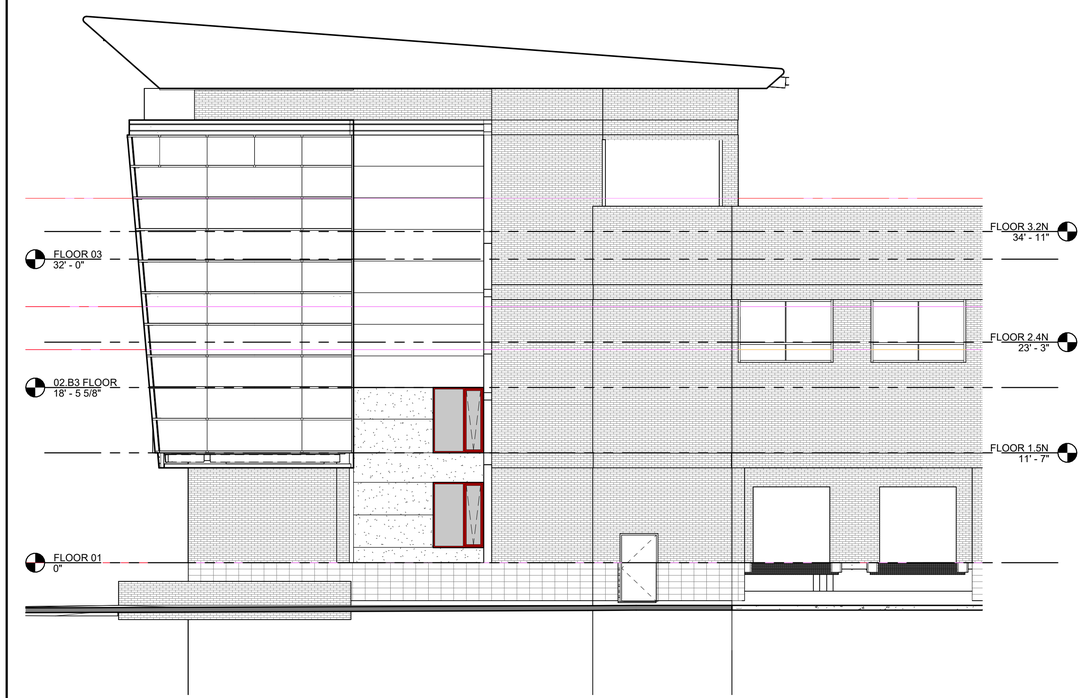
1 NORTH ELEVATION - 9 BAY
A-211 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'



2 EAST ELEVATION - BLOCK 3
A-211 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'



3 WEST ELEVATION - BLOCK 3
A-211 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'

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THE POST APARTMENTS

VIP DEVELOPMENT

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PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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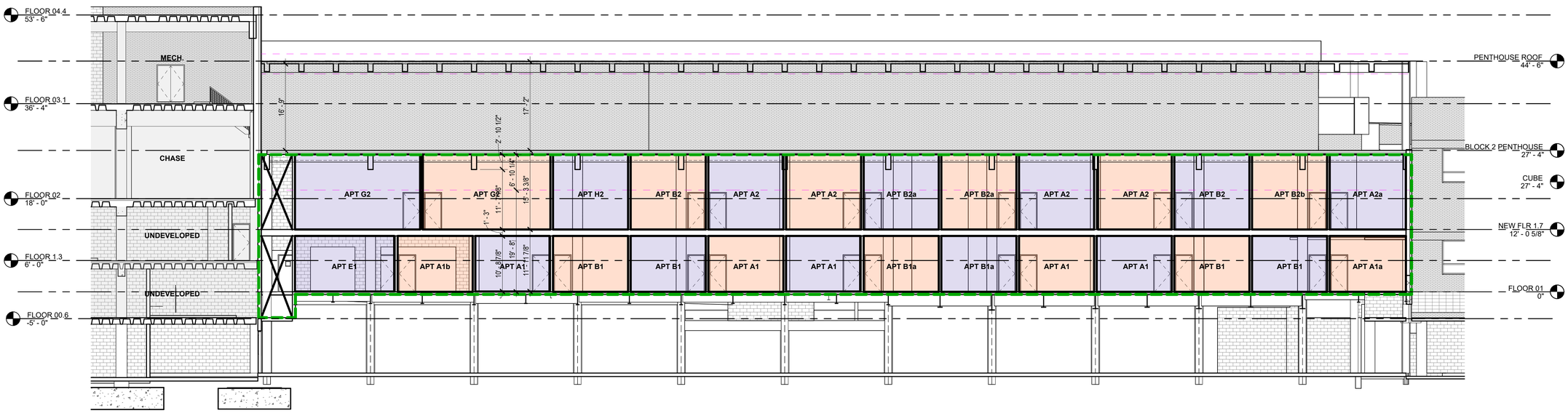
ARCHITECTURE SHEET TITLE

EXTR ELEVATIONS - BLOCK 3

SHEET NUMBER

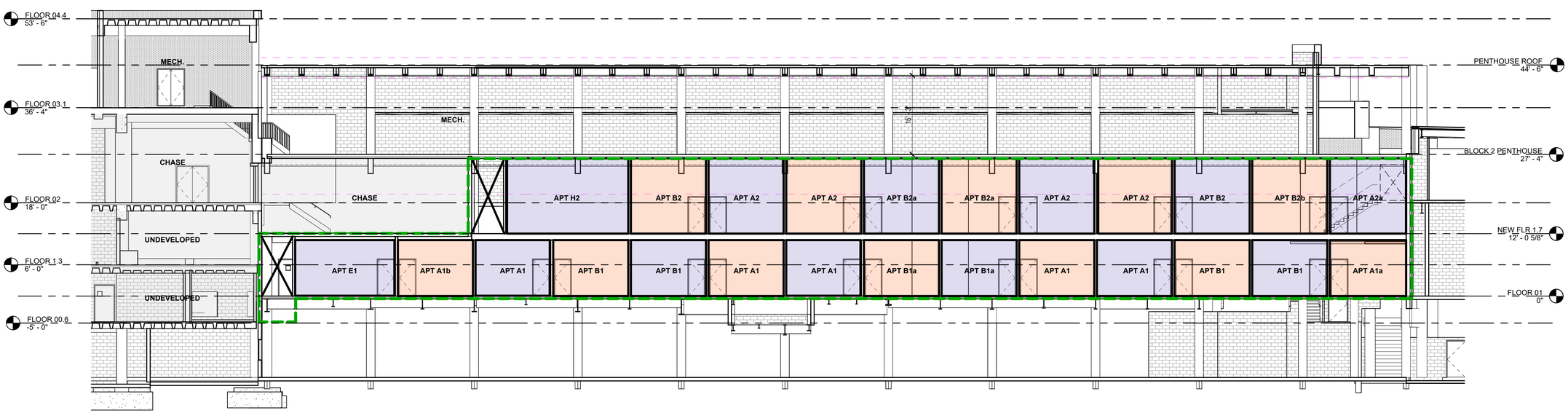
A-211

7/30/2024 8:42:31 AM



1 BUILDING SECTION - BLOCK 2 - EAST SIDE
A-320 3/32" = 1'-0"

0' 2' 4' 8' 16' 32'



2 BUILDING SECTION - BLOCK 2 - WEST SIDE
A-320 3/32" = 1'-0"

0' 2' 4' 8' 16' 32'

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THE POST APARTMENTS

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PRELIMINARY

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A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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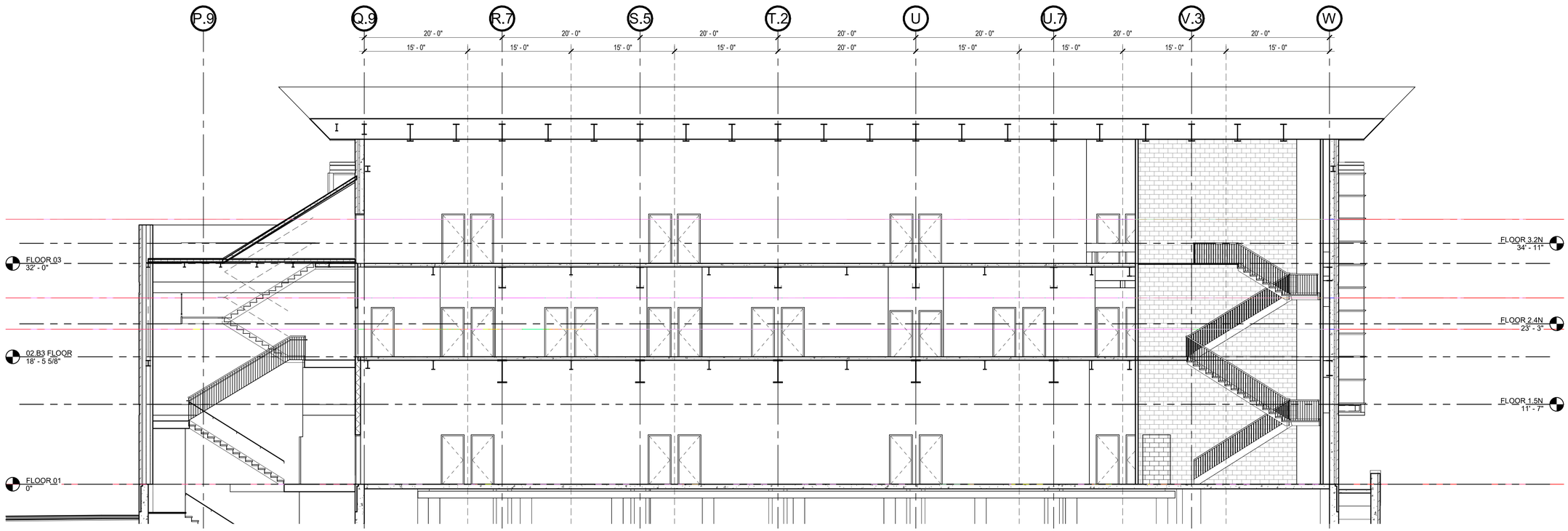
ARCHITECTURE SHEET TITLE

BUILDING SECTIONS - BLOCK 2

SHEET NUMBER

A-320

7/30/2024 8:42:39 AM



1 BUILDING SECTION - BLOCK 3 - STAIRS/CORRIDOR
A-321
1/8" = 1'-0"

0' 2' 4' 8' 16' 24'

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THE POST APARTMENTS

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MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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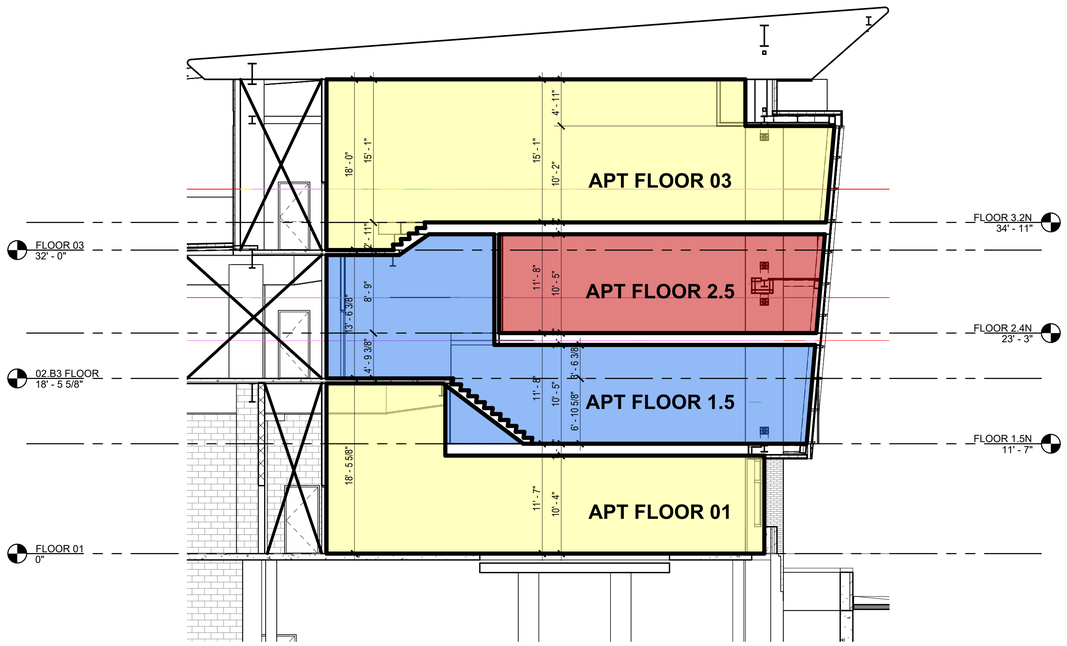
ARCHITECTURE SHEET TITLE

BUILDING SECTION - BLOCK 3

SHEET NUMBER

A-321

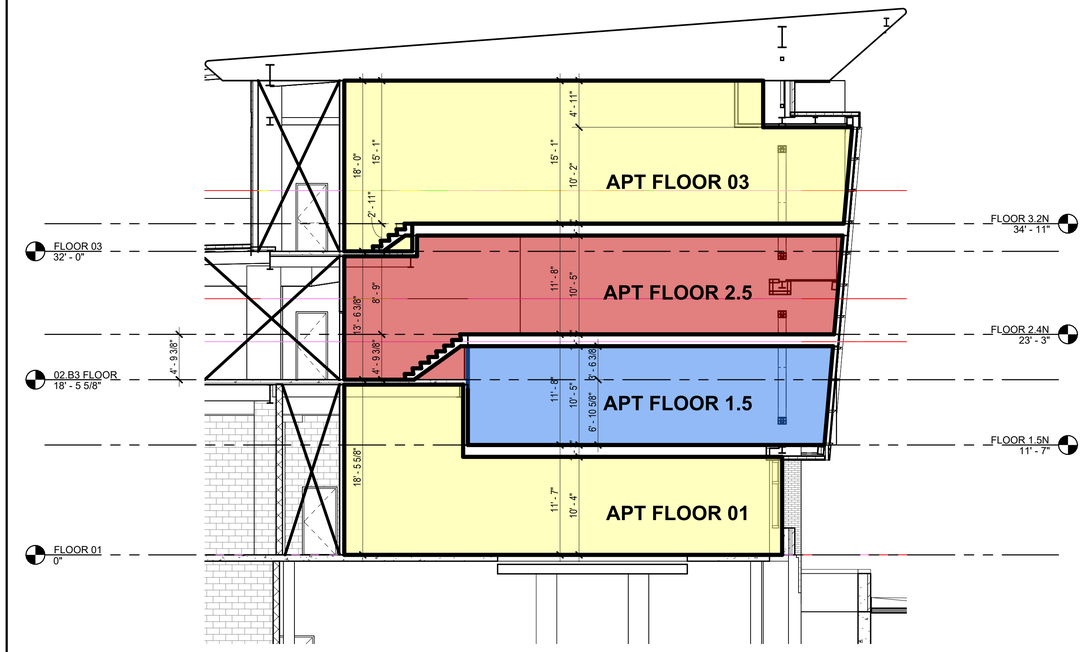
7/30/2024 8:42:43 AM



1 A-322 BUILDING SECTION - BLOCK 3 - APT 1.7 HALF

1/8" = 1'-0"

0' 2' 4' 8' 16' 24'



2 A-322 BUILDING SECTION - BLOCK 3 - APT 2.4 HALF

1/8" = 1'-0"

0' 2' 4' 8' 16' 24'

VIP

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A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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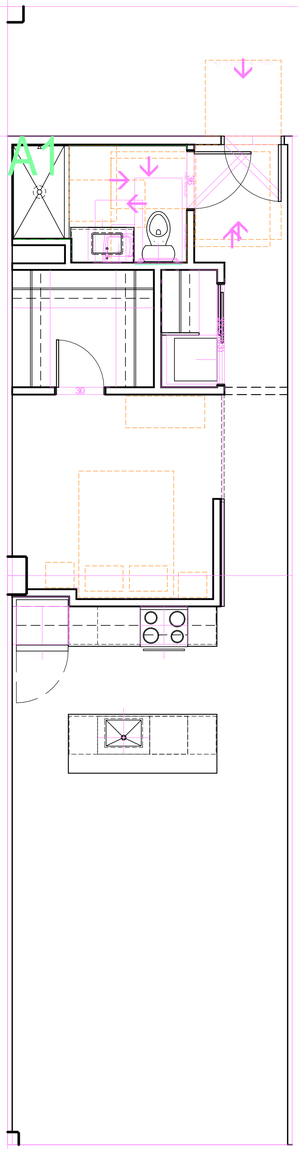
ARCHITECTURE SHEET TITLE

BUILDING SECTIONS - BLOCK 3

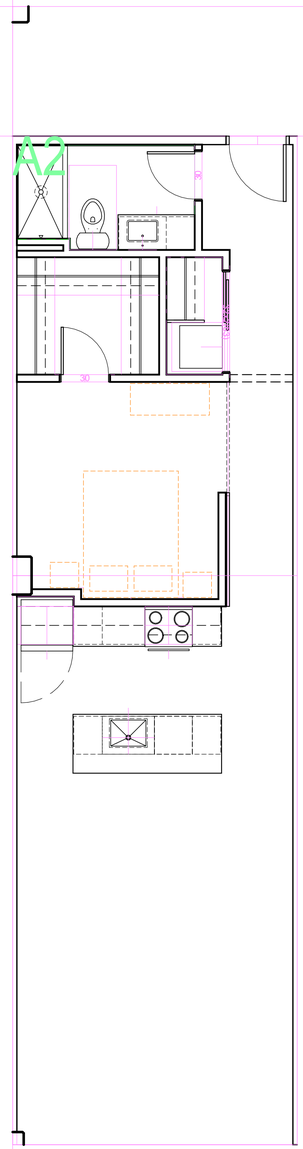
SHEET NUMBER

A-322

7/30/2024 9:05:45 AM



1 A-480 APT TYPE A1/A1a (TYPE B DU)
1/4" = 1'-0"



2 A-480 APT TYPE A2
1/4" = 1'-0"

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A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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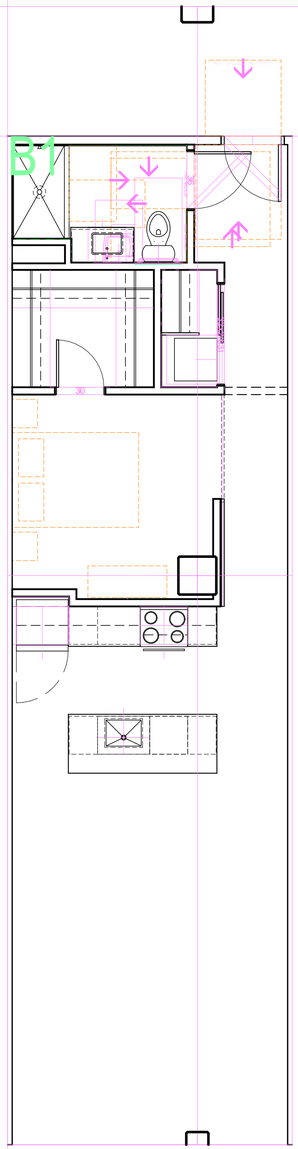
ARCHITECTURE SHEET TITLE

ENLARGED APT PLANS - TYPE A1 & A2

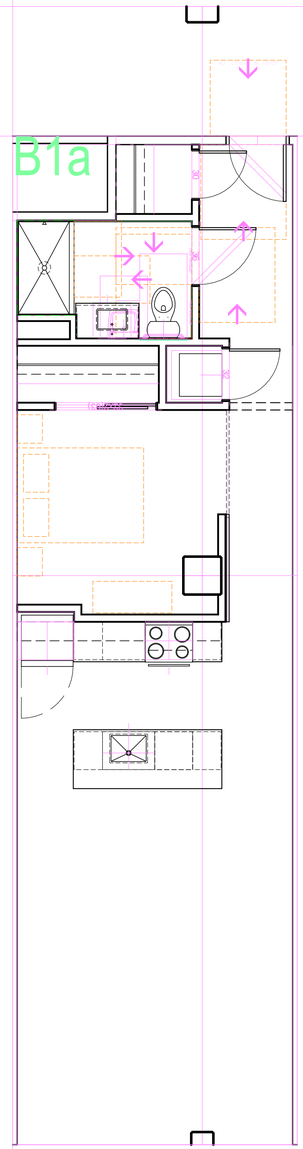
SHEET NUMBER

A-480

7/31/2024 9:23:59 AM



1 APT TYPE B1 (TYPE B DU)
A-481 1/4" = 1'-0"



2 APT TYPE B1a (TYPE B DU)
A-481 1/4" = 1'-0"

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PRELIMINARY

MK	DATE	DESCRIPTION
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SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
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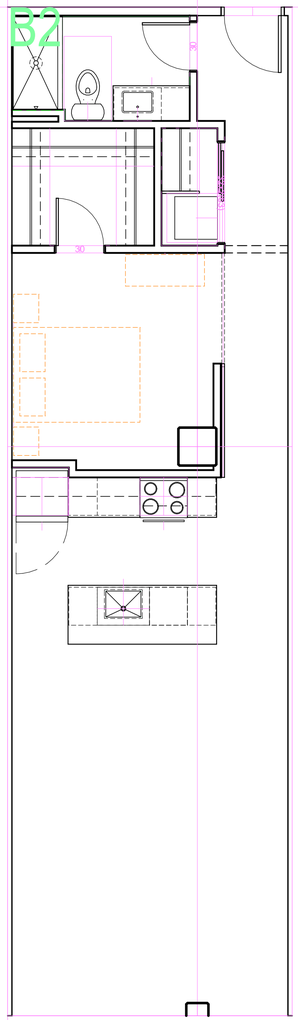
ARCHITECTURE SHEET TITLE

ENLARGED APT PLANS - TYPE B1 & B1a

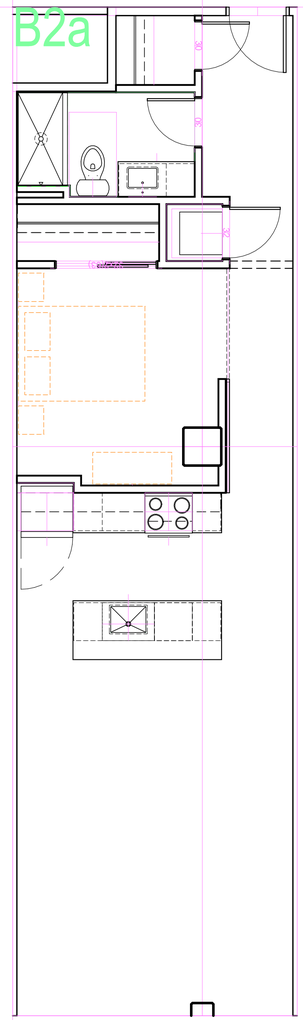
SHEET NUMBER

A-481

7/31/2024 9:24:08 AM



1 APT TYPE B2
A-482 1/4" = 1'-0"



2 APT TYPE B2a
A-482 1/4" = 1'-0"

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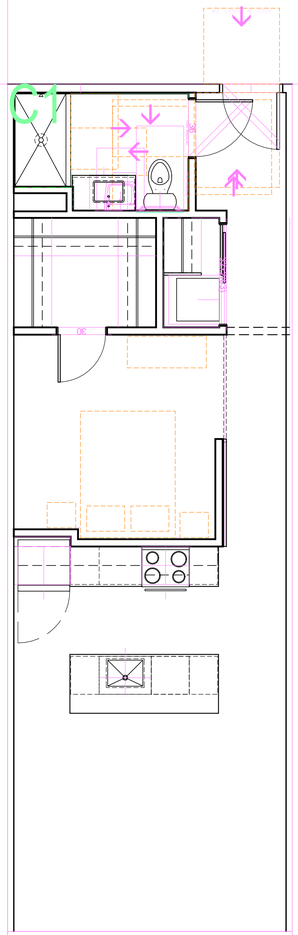
ARCHITECTURE SHEET TITLE

ENLARGED APT PLANS - TYPE B2 & B2a

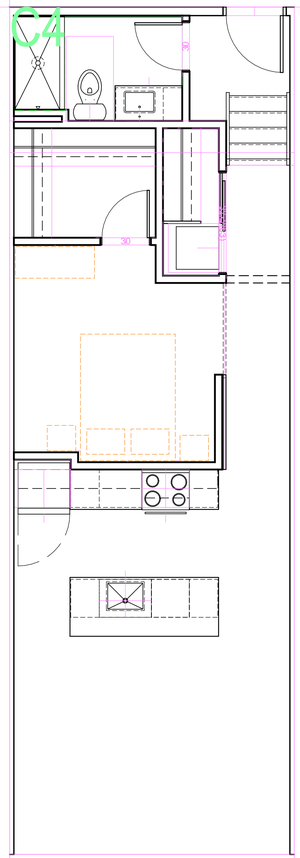
SHEET NUMBER

A-482

7/31/2024 9:24:18 AM



1 A-483 APT TYPE C1
1/4" = 1'-0"



2 A-483 APT TYPE C4
1/4" = 1'-0"

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NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

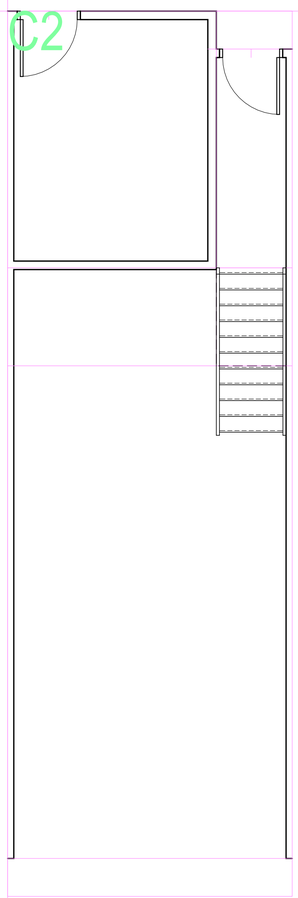
ARCHITECTURE SHEET TITLE

ENLARGED APT PLANS - TYPE C1 & C4

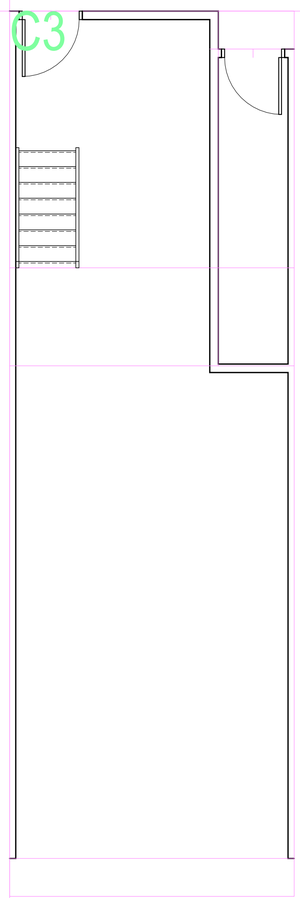
SHEET NUMBER

A-483

7/31/2024 9:24:27 AM



1 APT TYPE C2
A-484 1/4" = 1'-0"



2 APT TYPE C3
A-484 1/4" = 1'-0"

VIP
ARCHITECTURE
101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

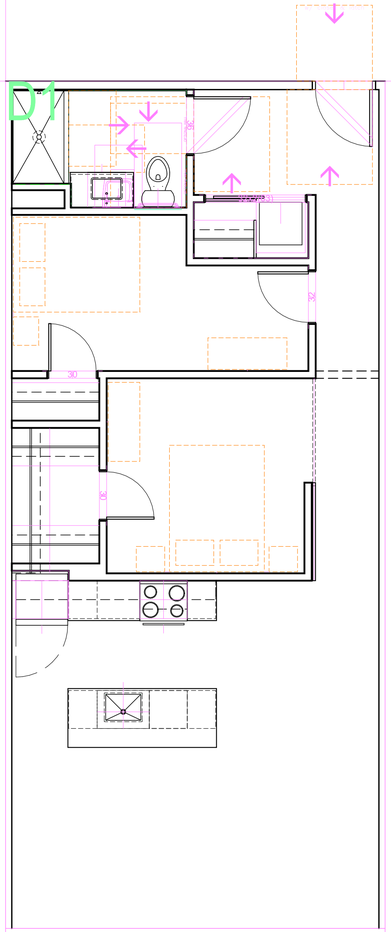
ARCHITECTURE SHEET TITLE

ENLARGED APT PLANS - TYPE C2 & C3

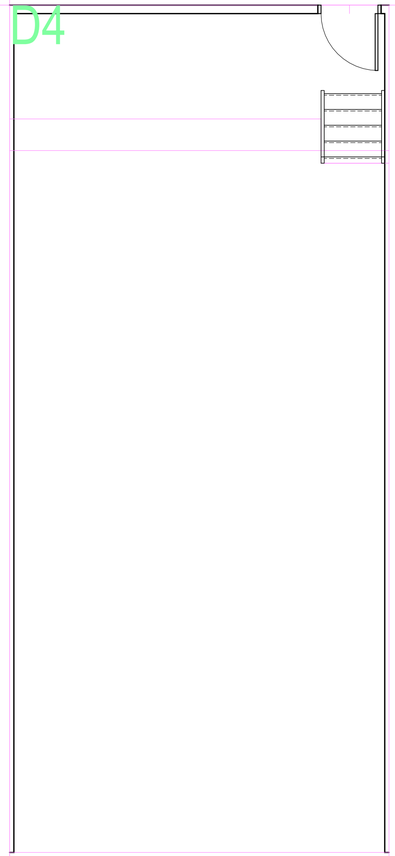
SHEET NUMBER

A-484

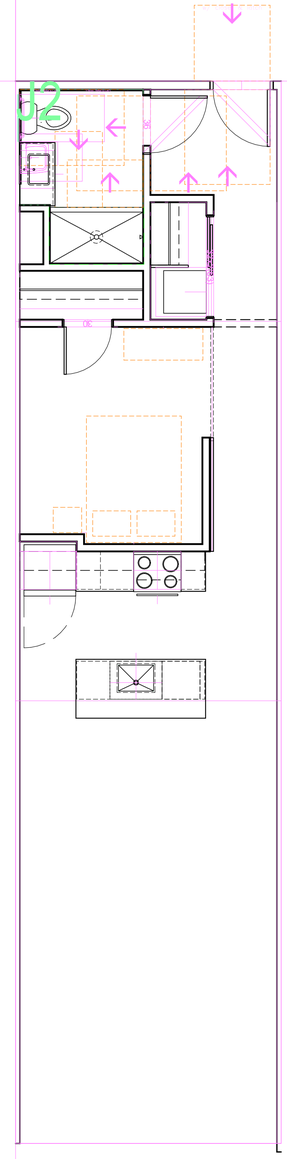
7/31/2024 12:49:54 PM



1 A-485 APT TYPE D1 (TYPE B DU)
1/4" = 1'-0"



2 A-485 APT TYPE D4
1/4" = 1'-0"



3 A-485 APT TYPE J2 (TYPE B DU)
1/4" = 1'-0"

VIP
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VIP DEVELOPMENT

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PRELIMINARY

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SHEET ISSUES

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DRAWN BY	Author
CHECKED BY	ABC

ARCHITECTURE SHEET TITLE

ENLARGED APT PLANS - TYPE D1, D4 & J2

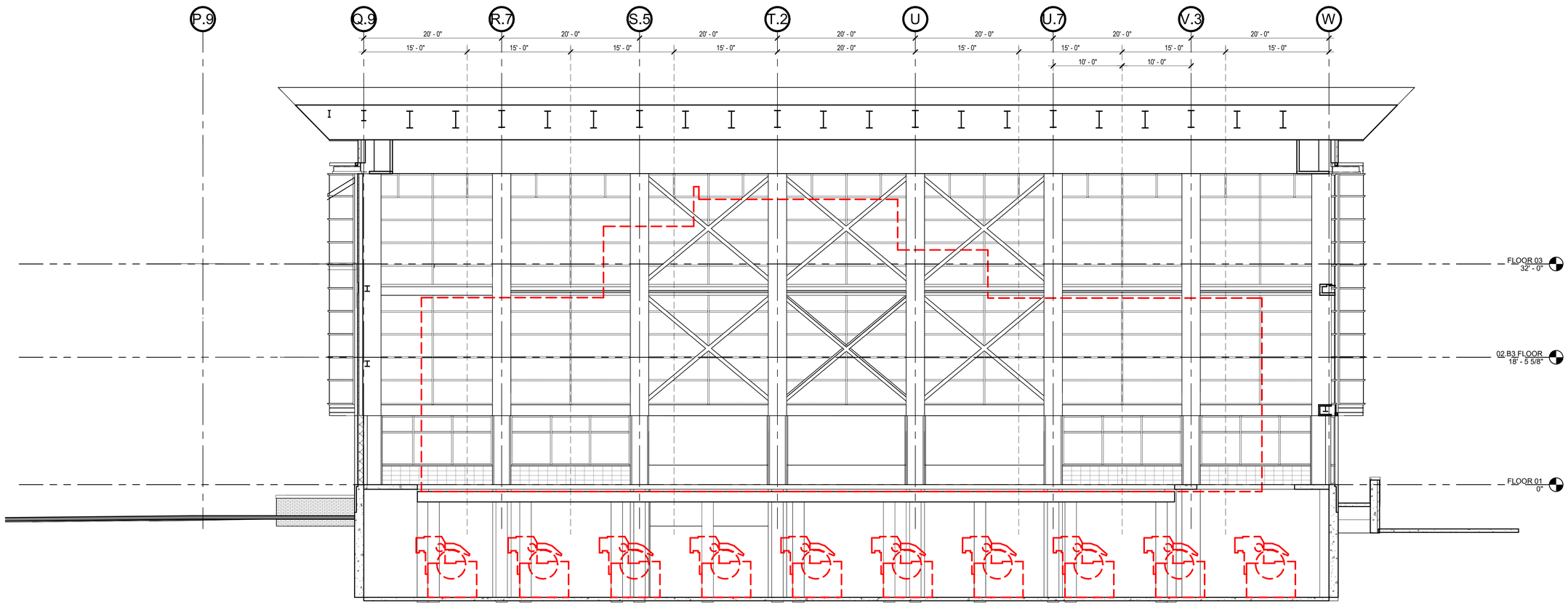
SHEET NUMBER

A-485

7/31/2024 9:24:44 AM

SECTION LEGEND:

OUTLINE OF ORGINAL PRINTING PRESS



1 BUILDING SECTION - BLOCK 3 - PRINTING PRESS

A-701 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'

VIP

ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
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NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION

SHEET ISSUES

VIP PROJECT NO.	16-1289
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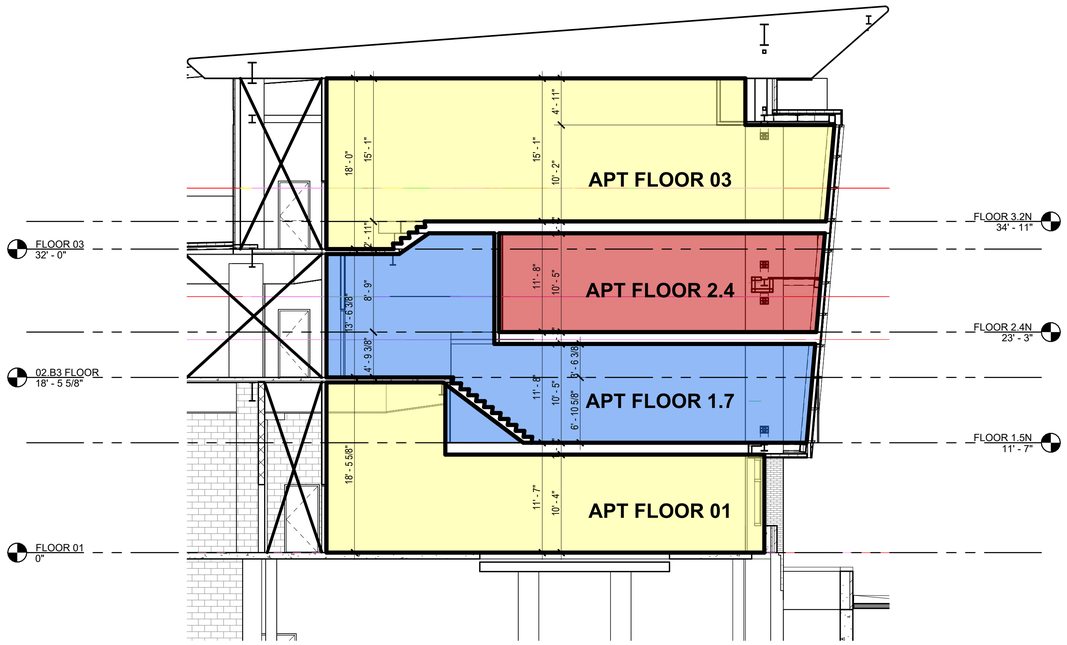
ARCHITECTURE SHEET TITLE

BUILDING SECTION - BLOCK 3 PRESS

SHEET NUMBER

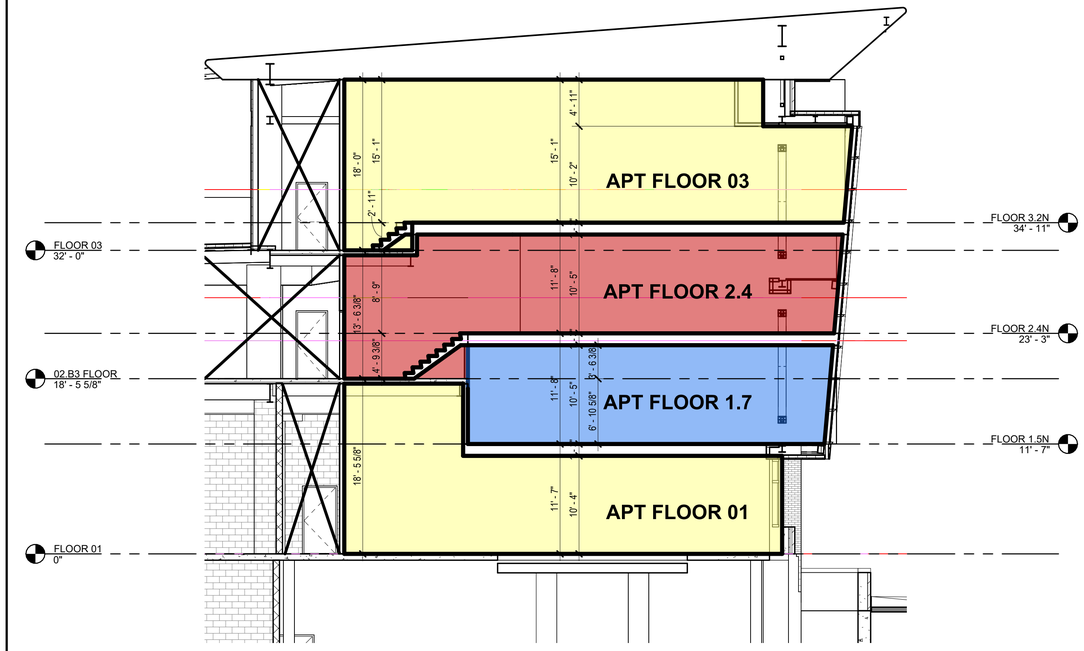
A-701

12/02/2024 11:27:16 AM



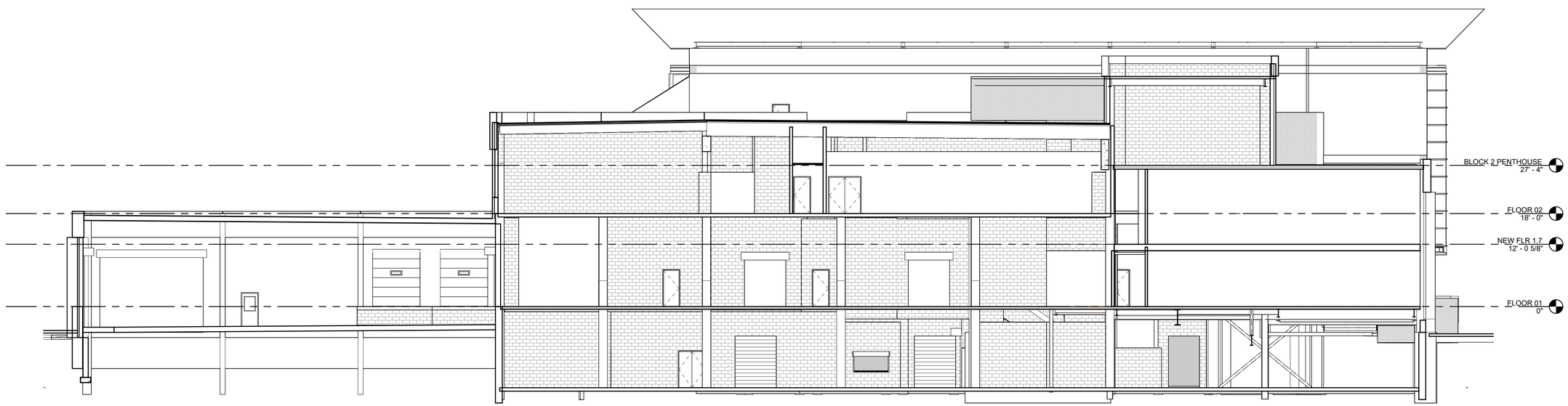
1 BUILDING SECTION - BLOCK 3 - APT 1.7 HALF
A-322 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'



2 BUILDING SECTION - BLOCK 3 - APT 2.4 HALF
A-322 1/8" = 1'-0"

0' 2' 4' 8' 16' 24'



3 BUILDING SECTION - BLOCK 2 - THROUGH PARKING GARAGE
A-322 3/32" = 1'-0"

0' 2' 4' 8' 16' 32'

VIP
ARCHITECTURE

101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
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THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
SYRACUSE
NEW YORK

PRELIMINARY

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DRAWN BY	Author
CHECKED BY	ABC

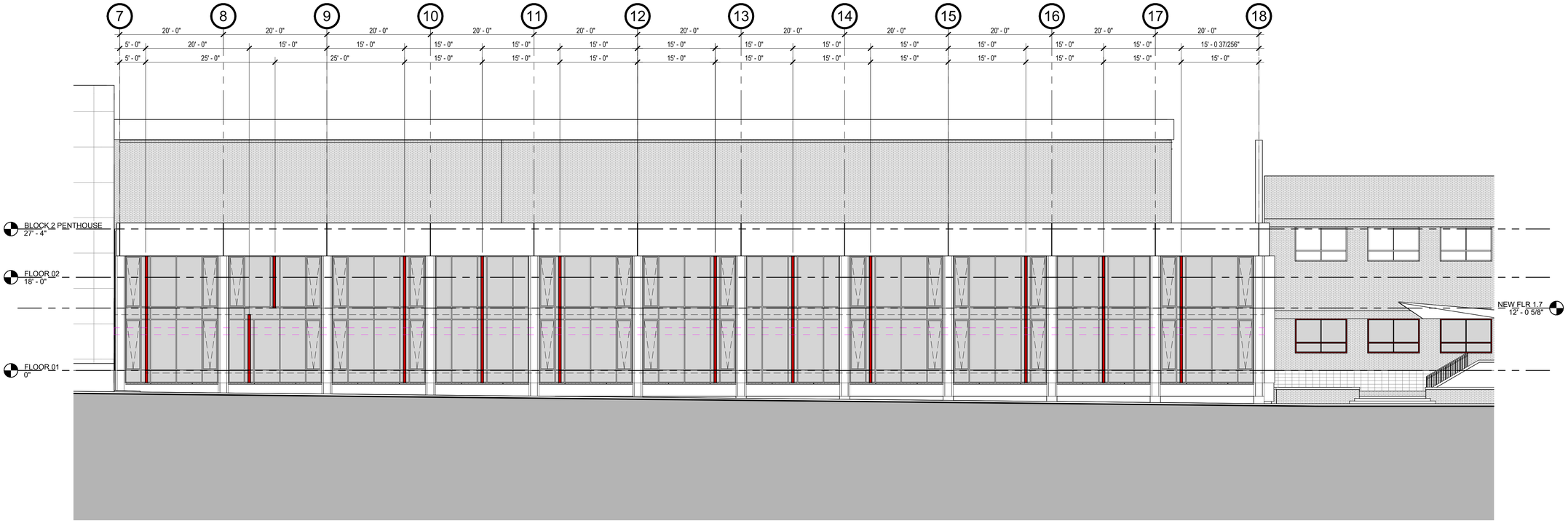
ARCHITECTURE SHEET TITLE

BUILDING SECTIONS - BLOCK 2 & 3

SHEET NUMBER

A-322

8/7/2024 11:03:51 PM



1 A-210 EAST ELEVATION - BLOCK 2

3/32" = 1'-0"

0' 2' 4' 8' 16' 32'

VIP
ARCHITECTURE
101 NORTH SALINA STREET - SUITE 100
SYRACUSE, NEW YORK 13202
315.471.5338

THE POST APARTMENTS

VIP DEVELOPMENT

101 N SALINA ST
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NEW YORK

PRELIMINARY

MK	DATE	DESCRIPTION
A	06.28.24	PREDESIGN SUBMISSION SET

SHEET ISSUES

VIP PROJECT NO.	16-1289
FILE NAME	1289_Model_ARCH_R23.rvt
DRAWN BY	Author
CHECKED BY	ABC

ARCHITECTURE SHEET TITLE

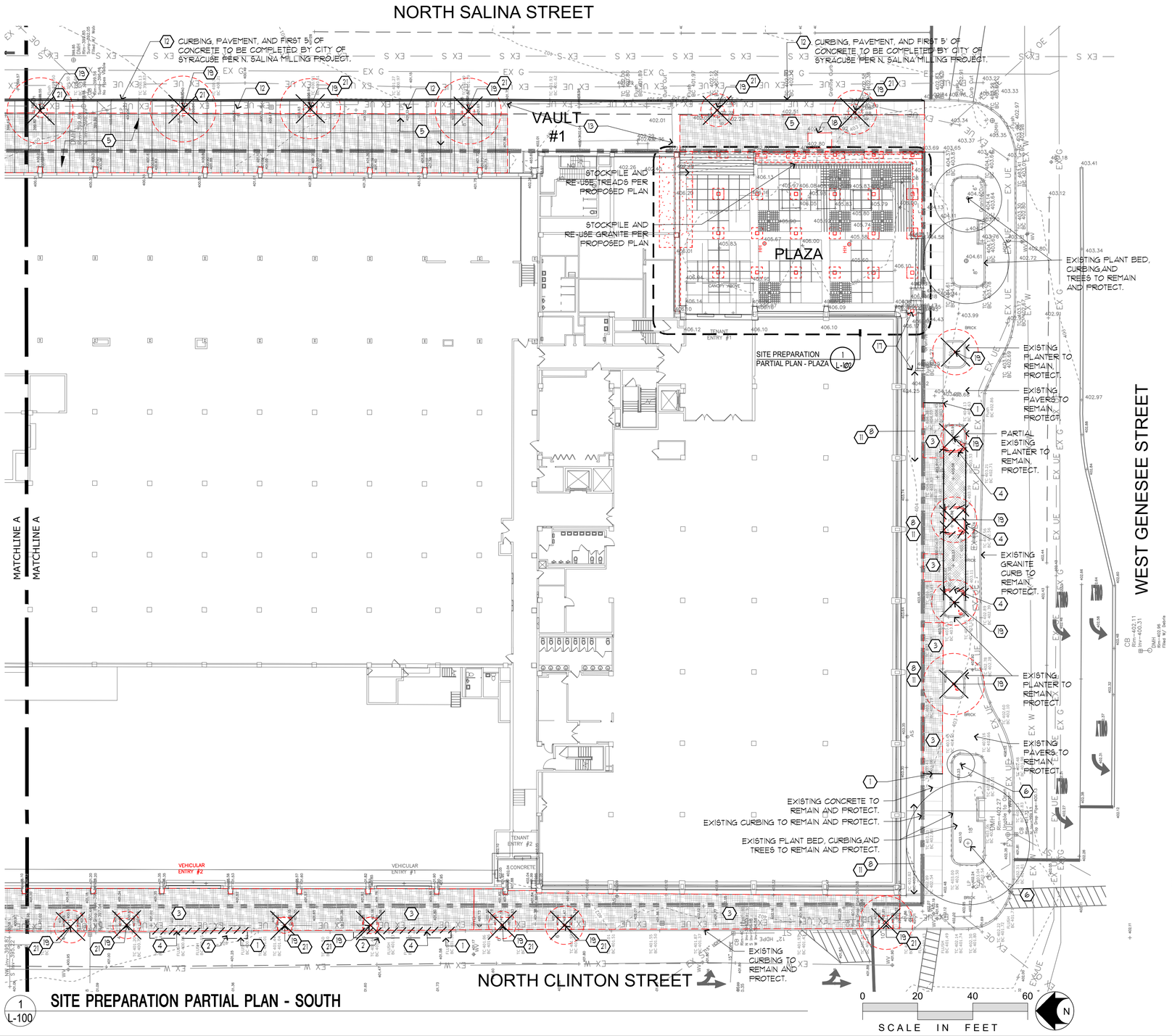
EXTR ELEVATION - BLOCK 2

SHEET NUMBER

A-210

8/7/2024 11:10:48 PM

Previous Approved Plans



1 L-100 SITE PREPARATION PARTIAL PLAN - SOUTH

EXISTING CONDITIONS & SITE PREPARATION NOTES

PS-SITE-PREP-NOTES

CLL — CONTRACT LIMIT LINE

REMOVE EXISTING PAVEMENTS - SEE NOTES 2 & 3 BELOW.

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASHPALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING ASPHALT PAVEMENT IN ITS ENTIRETY.
3. REMOVE EXISTING CONCRETE PAVEMENT IN ITS ENTIRETY.
4. REMOVE EXISTING GRANITE CURBING.
5. REMOVE EXISTING CONCRETE PAVEMENT IN ITS ENTIRETY. REPAIR OR REPLACEMENT AREAS NOT LIMITED TO APPROXIMATE REMOVALS LIMITS SHOWN. CITY ENGINEER AND CONSTRUCTION MANAGER TO COORDINATE.
6. CONTRACTOR TO COORDINATE TREE LIMB PRUNING WITH CITY OF SYRACUSE ARBORIST STEVE HARRIS AT 315-473-4330.
7. REMOVE EXISTING GUARD RAIL.
8. REMOVE EXISTING VEGETATION FROM PLANT BED INCLUDING ROOTS AND STUMPS AND DISPOSE OF OFF-SITE.
9. REMOVE EXISTING PAVERS AND STOCKPILE FOR REUSE.
10. REMOVE EXISTING BOLLARDS AND DISPOSE OF OFF-SITE.
11. EXISTING IRRIGATION SYSTEM TO REMAIN, PROTECT.
12. CURB AND FIRST 5' OF SIDEWALK TO BE REMOVED BY CITY OF SYRACUSE N. SALINA ST. MILLING AND PAVING PROJECT. CITY OF SYRACUSE WORK TO BE COMPLETED PRIOR TO SITE CONSTRUCTION. CONTRACTOR TO COORDINATE CONSTRUCTION.
13. VAULT CONCRETE PAVEMENT AND VAULT GRILL REPLACEMENT/ IMPROVEMENTS BY OTHERS.
14. ELECTRICIAN TO TERMINATE POWER AND ADDRESS ALL ELECTRICAL MODIFICATIONS AND IMPROVEMENTS PER ELECTRICAL DRAWINGS.
15. REMOVE EXISTING CONCRETE PLANTERS AND DISPOSE OF OFF-SITE.
16. NOTE OMITTED.
17. REMOVE EXISTING CONCRETE RAMP, INCLUDING FOOTINGS TO AN ELEVATION 2'-0" BELOW FINISH GRADE.
18. RELOCATE EXISTING BUS SHELTER. CONTACT CENTRO FOR BUS SHELTER DETAILS AND LOCATION. FINAL CONFIRMATION TO BE COORDINATED WITH KFA (VR@KEPLINGERFREEMAN.COM).
19. CITY OF SYRACUSE TO REMOVE TREE AND ROOT BALL AND REPLANT PER DRAWING L-300.
20. POWERWASH EXISTING PAVEMENT AND FILL CRACKS PER SPECIFICATIONS PRIOR TO ASPHALT SEAL COATING. REFER TO LAYOUT PLAN AND SPECIFICATIONS.
21. BACKFILL TREEPIT WITH COMPACTED COARSE AGGREGATE FILL PER SPECIFICATIONS.

CONSTRUCTION START NOTES

1.- CONTRACTOR TO CONFIRM SCOPE OF WORK WITH CITY OF SYRACUSE MILLING AND PAVING PROJECT PRIOR TO START OF CONSTRUCTION. CONTACT CITY OF SYRACUSE ENGINEERING DEPT (315-448-8205).

2.- MAINTENANCE AND PROTECTION OF TRAFFIC. CONTRACTOR SHALL OBTAIN CITY OF SYRACUSE WORK PERMIT PRIOR TO CONSTRUCTION. INSTALL ALL ITEMS PER NYSDOT OR CITY OF SYRACUSE PLANS PRIOR TO PERFORMING RIGHT OF WAY IMPROVEMENTS.

VIP ARCHITECTURE
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

KFA KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

101 North Salina St, LLC

The Post

101 North Salina Street
Syracuse, New York

Phase 2 Development

MK	DATE	DESCRIPTION
0	07.26.2021	ISSUE FOR CONSTRUCTION
C	06.07.2021	DD SET FOR BID & PERMIT
B	05.24.2021	CITY SUBMISSION
A	04.22.2021	PREDEVELOPMENT

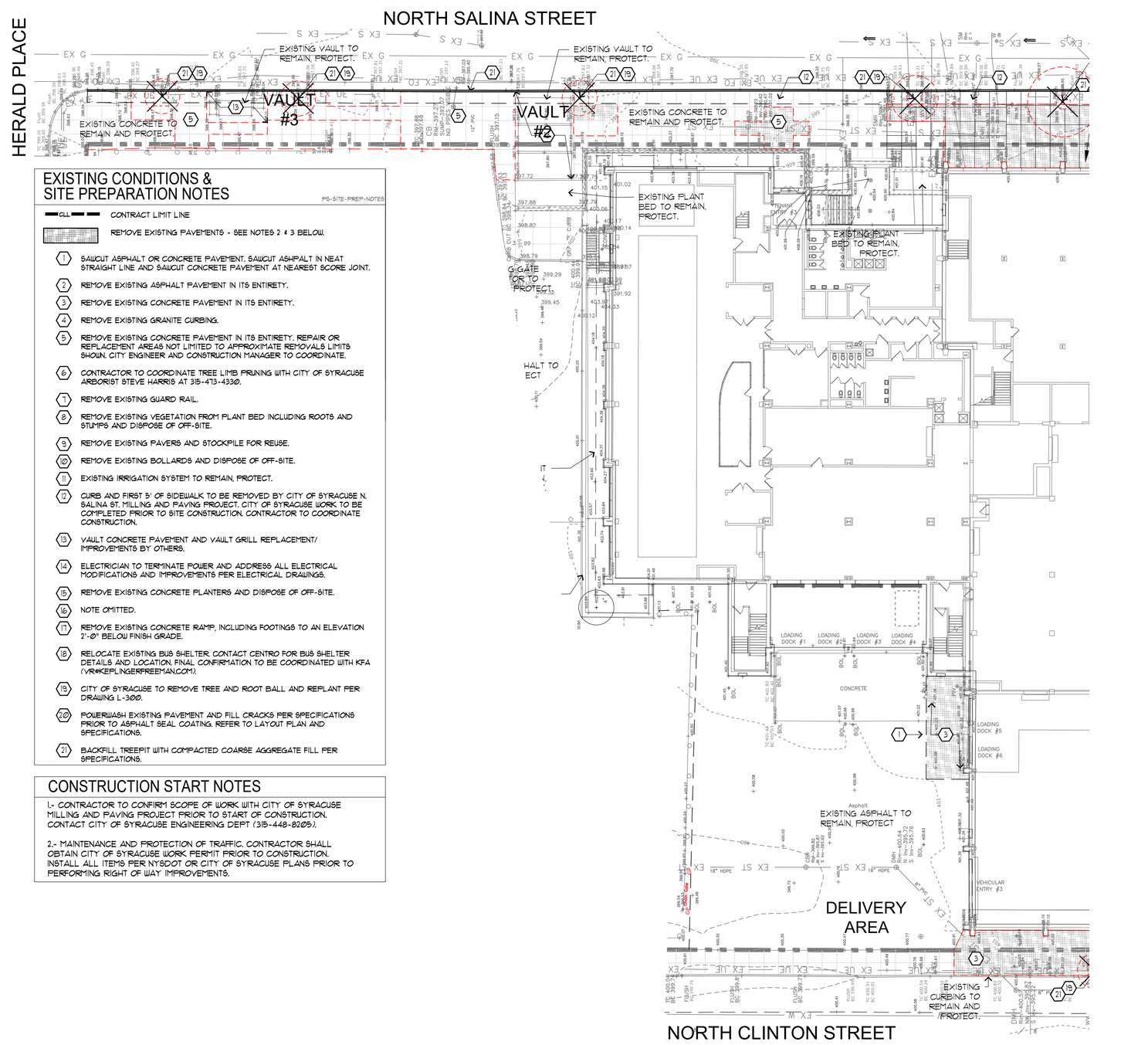
SHEET ISSUES

VIP PROJECT NO.	
FILE NAME	38010
DRAWN BY	VER
CHECKED BY	SLF

SITE PREPARATION PARTIAL PLAN- SOUTH

SHEET NUMBER

L-100



EXISTING CONDITIONS & SITE PREPARATION NOTES

P6-SITE-PREP-NOTES

CLL — CONTRACT LIMIT LINE

REMOVE EXISTING PAVEMENTS - SEE NOTES 2 & 3 BELOW.

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASHPALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
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3. REMOVE EXISTING CONCRETE PAVEMENT IN ITS ENTIRETY.
4. REMOVE EXISTING GRANITE CURBING.
5. REMOVE EXISTING CONCRETE PAVEMENT IN ITS ENTIRETY. REPAIR OR REPLACEMENT AREAS NOT LIMITED TO APPROXIMATE REMOVALS LIMITS SHOWN. CITY ENGINEER AND CONSTRUCTION MANAGER TO COORDINATE.
6. CONTRACTOR TO COORDINATE TREE LIMB PRUNING WITH CITY OF SYRACUSE ARBORIST STEVE HARRIS AT 315-473-4330.
7. REMOVE EXISTING GUARD RAIL.
8. REMOVE EXISTING VEGETATION FROM PLANT BED INCLUDING ROOTS AND STUMPS AND DISPOSE OF OFF-SITE.
9. REMOVE EXISTING PAVERS AND STOCKPILE FOR REUSE.
10. REMOVE EXISTING BOLLARDS AND DISPOSE OF OFF-SITE.
11. EXISTING IRRIGATION SYSTEM TO REMAIN, PROTECT.
12. CURB AND FIRST 5' OF SIDEWALK TO BE REMOVED BY CITY OF SYRACUSE N. SALINA ST. MILLING AND PAVING PROJECT. CITY OF SYRACUSE WORK TO BE COMPLETED PRIOR TO SITE CONSTRUCTION. CONTRACTOR TO COORDINATE CONSTRUCTION.
13. VAULT CONCRETE PAVEMENT AND VAULT GRILL REPLACEMENT/ IMPROVEMENTS BY OTHERS.
14. ELECTRICIAN TO TERMINATE POWER AND ADDRESS ALL ELECTRICAL MODIFICATIONS AND IMPROVEMENTS PER ELECTRICAL DRAWINGS.
15. REMOVE EXISTING CONCRETE PLANTERS AND DISPOSE OF OFF-SITE.
16. NOTE OMITTED.
17. REMOVE EXISTING CONCRETE RAMP, INCLUDING FOOTINGS TO AN ELEVATION 2'-0" BELOW FINISH GRADE.
18. RELOCATE EXISTING BUS SHELTER. CONTACT CENTRO FOR BUS SHELTER DETAILS AND LOCATION. FINAL CONFIRMATION TO BE COORDINATED WITH KFA (VR@KEPLINGERFREEMAN.COM).
19. CITY OF SYRACUSE TO REMOVE TREE AND ROOT BALL AND REPLANT PER DRAWING L-300.
20. POWERWASH EXISTING PAVEMENT AND FILL CRACKS PER SPECIFICATIONS PRIOR TO ASPHALT SEAL COATING. REFER TO LAYOUT PLAN AND SPECIFICATIONS.
21. BACKFILL TREEPIT WITH COMPACTED COARSE AGGREGATE FILL PER SPECIFICATIONS.

CONSTRUCTION START NOTES

1.- CONTRACTOR TO CONFIRM SCOPE OF WORK WITH CITY OF SYRACUSE MILLING AND PAVING PROJECT PRIOR TO START OF CONSTRUCTION. CONTACT CITY OF SYRACUSE ENGINEERING DEPT (315-448-8205).

2.- MAINTENANCE AND PROTECTION OF TRAFFIC. CONTRACTOR SHALL OBTAIN CITY OF SYRACUSE WORK PERMIT PRIOR TO CONSTRUCTION. INSTALL ALL ITEMS PER NYSDOT OR CITY OF SYRACUSE PLANS PRIOR TO PERFORMING RIGHT OF WAY IMPROVEMENTS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
100		CONTOUR
+377.7		SPOT ELEVATION
	CT/CE	CURB TAPER/END
	TC/BC	TOP/BOTTOM OF CURB
EG		EXISTING GRADE
	HP/LP	HIGH / LOW POINT
	PT-2	PERCOLATION TEST PIT
	DH	DEEP HOLE
		GUIDERAIL
		FENCE
		UTILITY POLE
W	W	WATER LINE
		FIRE HYDRANT
EX ST	ST	STORM PIPE
	UD	UNDERDRAIN
EX SAN		SANITARY PIPE
E/T		OVERHEAD ELECTRIC
E		UNDERGROUND ELECTRIC
T		TELEPHONE
	ST MH	STORM STRUCTURE
	DI	INLET
		CATCH BASIN/MANHOLE
	CO	CLEAN OUT
		SANITARY MANHOLE
		ASPHALT PAVEMENT-WALK
		ASPHALT PAVEMENT-PARKING
		CONCRETE PAVEMENT
		PAVEMENT-REMOVAL
		TRAFFIC SIGN
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
	SF	SILT FENCE

GENERAL NOTES

X-GEN NOTES

1. TOPOGRAPHIC AND UTILITY INFORMATION TAKEN FROM SURVEY ENTITLED BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY MAP FOR POST STANDARD BUILDING AND PARKING LOTS AS PREPARED BY C.T. MALE ASSOCIATES, SYRACUSE, NEW YORK, DATED MAY 14TH, 2018. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, VEHICULAR/PEDESTRIAN TRAFFIC OR DRAINAGE.

3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC..) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-7980, SCOTT FREEMAN/ VINCENT RYAN.

7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

10. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

1 L-101 **SITE PREPARATION PARTIAL PLAN- NORTH**

VIP ARCHITECTURE
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

KEPLINGER FREEMAN ASSOCIATES
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6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
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101 North Salina St, LLC

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101 North Salina Street
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Phase 2 Development

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0	07.26.2021	ISSUE FOR CONSTRUCTION
C	06.07.2021	DD SET FOR BID & PERMIT
B	05.24.2021	CITY SUBMISSION
A	04.22.2021	PREDEVELOPMENT

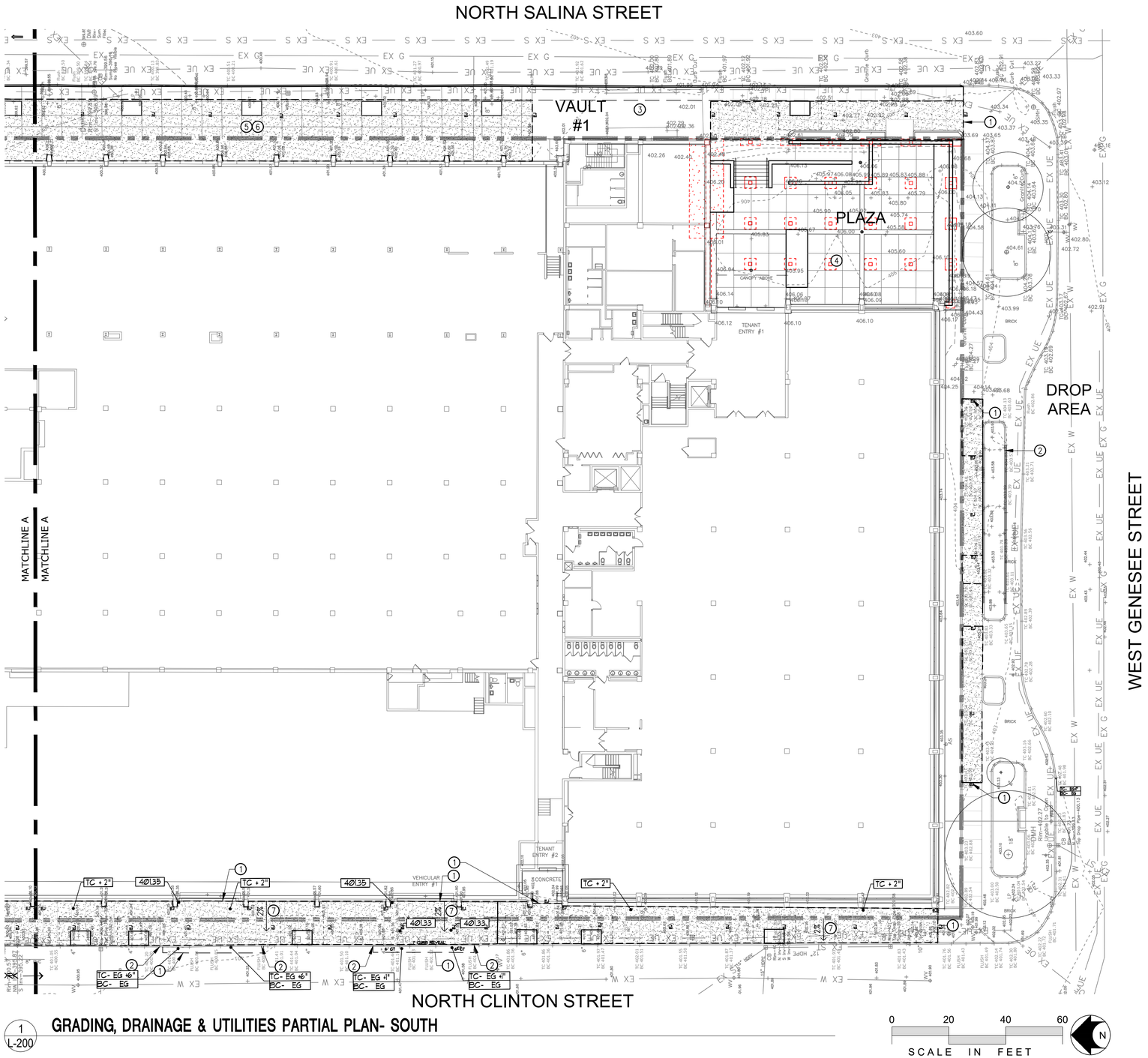
SHEET ISSUES

VIP PROJECT NO.	
FILE NAME	38010
DRAWN BY	VER
CHECKED BY	SLF

SITE PREPARATION PARTIAL PLAN- NORTH

SHEET NUMBER

L-101



1
L-200

GRADING, DRAINAGE, & UTILITIES PARTIAL PLAN- SOUTH

GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.

GRADING, DRAINAGE & UTILITY NOTES

PS-GRADING-NOTES

1. MEET EXISTING LINE AND GRADE.
2. ALIGN PROPOSED CURB TO MEET TOP AND FACE OF EXISTING GRANITE CURB.
3. VAULT IMPROVEMENTS TO BE ADDRESSED BY OTHERS.
4. STORM PIPING TO BE RECONSTRUCTED AND CONNECTED TO EXISTING OUTFLOW PIPE. KFA TO COORDINATE WITH VIP CONSTRUCTION MANAGER AND CITY ENGINEER.
5. ALL REPLACEMENT CONCRETE PANELS SHALL MEET ADJACENT PANELS FLUSH WITH POSITIVE DRAINAGE TOWARDS CURB/STREET.
6. NOTE OMITTED
7. PROVIDE UNIFORM 2% MAXIMUM SLOPE FROM EXISTING CURB TO BUILDING FACE.

VIP
ARCHITECTURE
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

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6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

101 North Salina St, LLC

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101 North Salina Street
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Phase 2 Development

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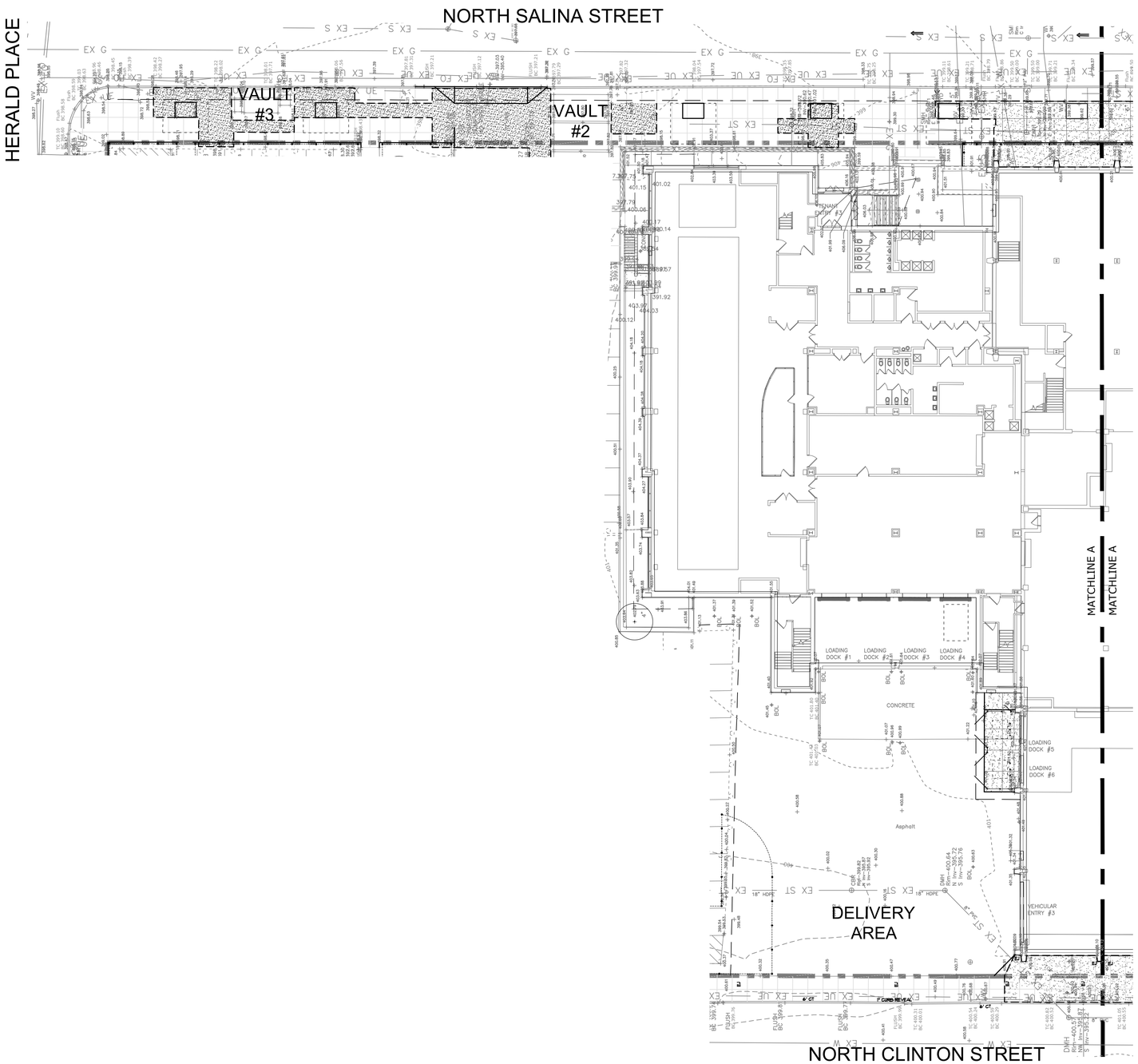
SHEET ISSUES

VIP PROJECT NO.	
FILE NAME	38010
DRAWN BY	VER
CHECKED BY	SLF

GRADING, DRAINAGE, & UTILITIES PARTIAL PLAN- SOUTH

SHEET NUMBER
L-200



GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.

GRADING, DRAINAGE & UTILITY NOTES

PS-GRADING-NOTES

1. MEET EXISTING LINE AND GRADE.
2. ALIGN PROPOSED CURB TO MEET TOP AND FACE OF EXISTING GRANITE CURB.
3. VAULT IMPROVEMENTS TO BE ADDRESSED BY OTHERS.
4. STORM PIPING TO BE RECONSTRUCTED AND CONNECTED TO EXISTING OUTFLOW PIPE. KFA TO COORDINATE WITH VIP CONSTRUCTION MANAGER AND CITY ENGINEER.
5. ALL REPLACEMENT CONCRETE PANELS SHALL MEET ADJACENT PANELS FLUSH WITH POSITIVE DRAINAGE TOWARDS CURB/STREET.
6. NOTE OMITTED
7. PROVIDE UNIFORM 2% MAXIMUM SLOPE FROM EXISTING CURB TO BUILDING FACE.

1 L-201 GRADING, DRAINAGE & UTILITY PARTIAL PLAN- NORTH

0 20 40 60
SCALE IN FEET

VIP ARCHITECTURE
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

101 North Salina St, LLC

The Post

101 North Salina Street
Syracuse, New York

Phase 2 Development

MK	DATE	DESCRIPTION
0	07.26.2021	ISSUED FOR CONSTRUCTION
C	06.07.2021	DD SET FOR BID & PERMIT
B	05.24.2021	CITY SUBMISSION
A	04.22.2021	PREDEVELOPMENT

SHEET ISSUES

VIP PROJECT NO.	
FILE NAME	38010
DRAWN BY	VER
CHECKED BY	SLF

GRADING, DRAINAGE & UTILITY PARTIAL PLAN- NORTH

SHEET NUMBER
L-201

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	TREE HT	CONTAINER	CONDITION
TREES						
Ar	'BOWHALL' RED MAPLE	ACER RUBRUM 'BOWHALL'	2.5" CAL.	–	B&B	–
Gtd	STREETKEEPER COLUMNAR HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	2.5" CAL.	–	B&B	–
Sa	SYRACUSE ASSIGNED	CITY ARBORIST SELECTED	1.5–2" CAL.	–	BAREROOT	––
EVERGREENS						
Th	HICKS YEW	TAXUS X MEDIA 'HICKSII'	–	4'–5'	5 GAL.	––
SHRUBS						
Ra	'GRO–LOW' SUMAC	RHUS AROMATICA 'GRO–LOW'	––	2 GAL.		

PLANT NOTES

1. 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
2. INSTALL GROW–LOW SUMAC PER PLAN AROUND TREE PITS TO ACT AS GREEN MULCH.
3. CITY OF SYRACUSE ARBORIST TO PROVIDE TREE SELECTION AND INSTALLATION.

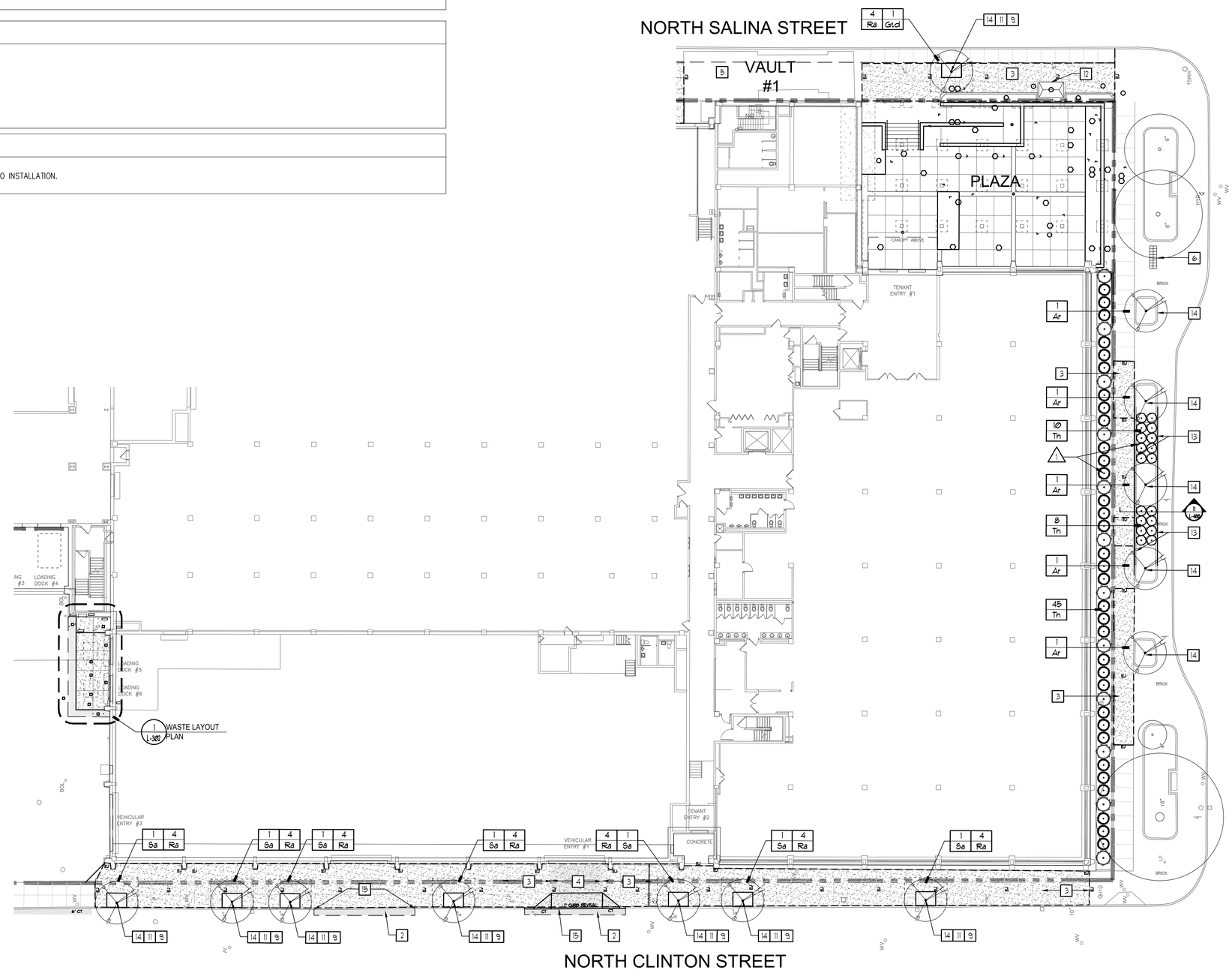
GENERAL NOTE

LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT NURSERY OR HOLDING AREA PRIOR TO INSTALLATION.

LAYOUT CONSTRUCTION NOTES

PS-LAYOUT-PHASE 2

1. NOTE OMITTED.
2. INSTALL CITY OF SYRACUSE ASPHALT REPLACEMENT DETAIL PER 7/L-400.
3. INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT (PEDESTRIAN) PER DETAIL 5/L-400.
4. INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT (VEHICULAR) PER DETAIL 2/L-400.
5. VAULT IMPROVEMENTS PER STRUCTURAL DRAWINGS BY OTHERS.
6. INSTALL (4) BIKE RACKS PER DETAIL 10/L-400 FOR VISITOR USE FOR A TOTAL OF 8 BICYCLE PARKING SPACES. ADDITIONAL BIKE RACKS TO BE INSTALLED ON INSIDE OF BUILDING FOR TENANT USE.
7. LIGHT POLES, FIXTURES, BASES, CONDUITS AND POWER SUPPLY PER ELECTRICAL DRAWINGS. IPD TO PROVIDE THE DESIGN.
8. NOTE OMITTED.
9. INSTALL GREEN MULCH AROUND TREE PITS. REFER TO PLANTING PLAN FOR SPECIES SELECTION.
10. NOTE OMITTED.
11. INSTALL TREE PIT PER DETAIL 9/L-400. CONTRACTOR TO COORDINATE TREE INSTALLATION WITH CITY ARBORIST, STEVE HARRIS. TREES ARE TO BE PROVIDED AND INSTALLED BY CITY OF SYRACUSE.
12. BUS STOP RELOCATION TO BE REVIEWED WITH CITY OF SYRACUSE AND CENTRO. KFA TO PROVIDE FINAL DETAILS.
13. INSTALL GRANITE CURB FOR PLANTING BED PER DETAIL 3/L-400.
14. CITY OF SYRACUSE TO FURNISH AND INSTALL TREE. TREE SPECIES TO BE BE DETERMINED BY CITY ARBORIST.
15. INSTALL CITY OF SYRACUSE GRANITE CURB PER DETAIL 6/L-400.



1 L-300 LAYOUT & PLANTING PARTIAL PLAN- SOUTH

0 20 40 60 SCALE IN FEET

VIP ARCHITECTURE

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445–7980 FAX: (315) 445–7981

101 North Salina St, LLC

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CHECKED BY	SLF

LAYOUT & PLANTING PARTIAL PLAN- SOUTH

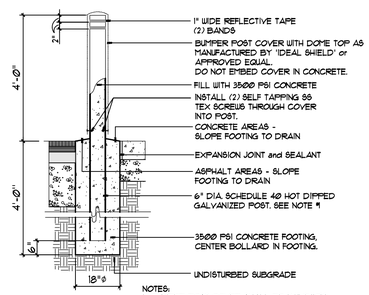
SHEET NUMBER

L-300

WASTE ENCLOSURE NOTES

PS-WASTE-NOTES

1. INSTALL CHAIN LINK FENCE WITH 1" X 6" WOOD CEDAR SLATS PER DETAIL 2/L-303.
2. INSTALL CHAIN LINK SWING GATE WITH 1"X6" WOOD CEDAR SLATS PER DETAIL 3/L-303.
3. INSTALL CONCRETE PAVEMENT- HEAVY DUTY PER DETAIL 12/L-400.
4. INSTALL BOLLARDS PER DETAIL 4/L-303. REVIEW BOLLARD LOCATION WITH OWNER PRIOR TO INSTALLATION.
5. PROVIDE TWO (2) 6 YARD DUMPSTERS PER WASTE MANAGEMENT.
6. INSTALL 3'-0" WIDE CHAIN LINK PEDESTRIAN SWING GATE WITH 1" X 6" WOOD CEDAR SLATS PER DETAIL 3/L-303.
7. INSTALL ASPHALT PAVEMENT - DRIVE PER DETAIL 1/L-400.

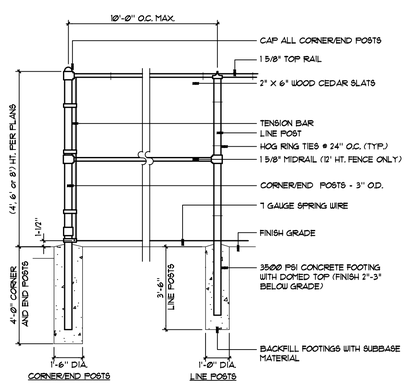


NOTES:
1. BUMPER POST COVER SHALL BE 1/4" THICK AND COVER COLOR SHALL BE SAFETY YELLOW.
2. INSTALL ADHESIVE TAPE TO SECURE COVER TO BOLLARD PER BOLLARD COVER MANUFACTURER'S SPECIFICATIONS.
3. WASTE ENCLOSURE BOLLARDS SHALL BE 6" DIAMETER SCHEDULE 40 GALVANIZED PIPE.

SECTION

4 / L-303 STEEL BOLLARD W/ COVER

NOT TO SCALE — 32-4000-06D



POST SCHEDULE		
FABRIC HEIGHT	LINE POST O.D.	END / CORNER POST O.D.
4'	2"	2 1/2"
6'	2 1/2"	3"
8'	3"	3 1/2"
12'	4"	4 1/2"

NOTES:
1. HOLD TOP OF FOOTING AT ASPHALT BINDER SUBGRADE WHEN C.L. FENCE FOOTINGS ARE LOCATED IN ASPHALT PAVEMENT.

SECTION

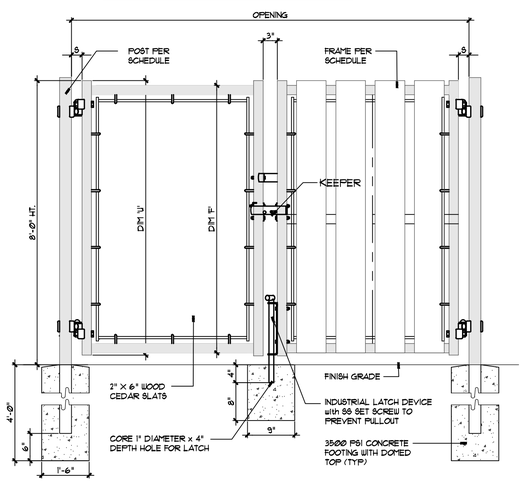
2 / L-303 CHAIN LINK FENCE

NOT TO SCALE — 32-3113-01B

GATE PLAN

GATE FRAME SIZE SCHEDULE

NOM HEIGHT (H)	UPRIGHT HT (U) (ACTUAL DIM)	FRAME HT (F) (ACTUAL DIM)
8'-0"	7'-10"	7'-8 1/2"



DOUBLE GATE ELEVATION

POST SIZE SCHEDULE

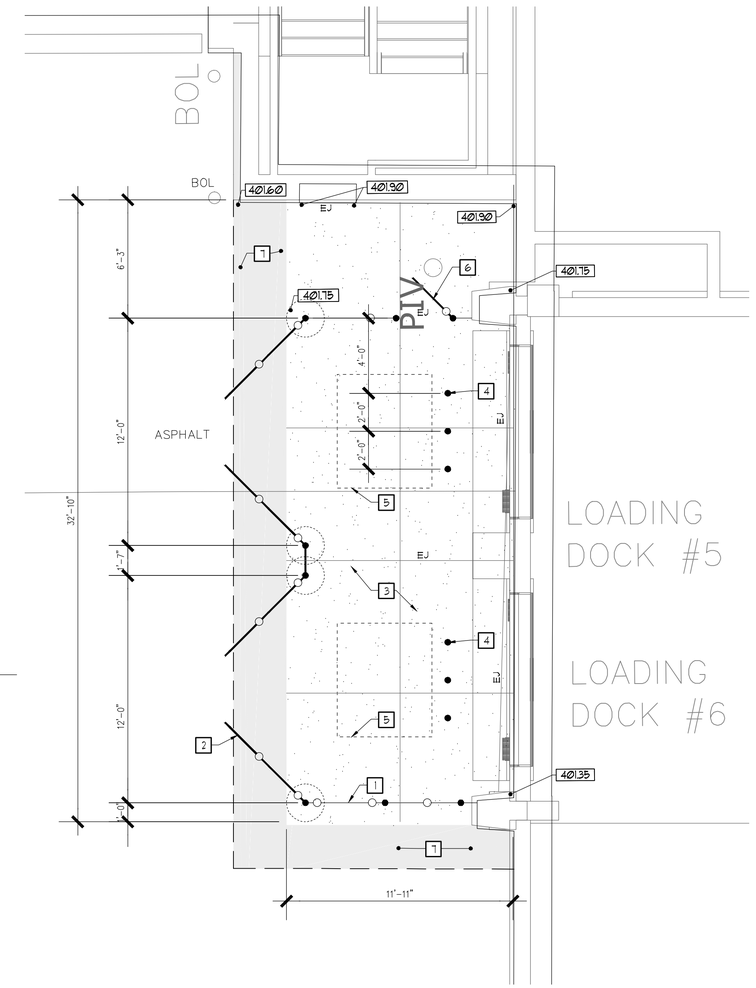
OPENING FACE TO FACE	GATE POSTS ROUND SIZES	HINGE SPACE (S) POST TO UPRIGHT
10' WIDE	4" O.D.	2 1/4"

NOTE:

1. CENTER UPRIGHT REQUIRED ON GATE LEAVES 8'-0" & WIDER. CENTER RAIL REQUIRED ON GATE LEAVES 10'-0" & HIGHER.
2. TOP OF FOOTING SHALL BE 2" BELOW FINISH GRADE IN LAWN AREAS.

3 / L-303 DOUBLE LEAF CHAIN LINK SWING GATE

NOT TO SCALE — 32-3113-03



1 / L-303 WASTE & RECYCLING LAYOUT PARTIAL PLAN

0 4 8 16
SCALE IN FEET

VIP ARCHITECTURE
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

KEPLINGER FREEMAN ASSOCIATES
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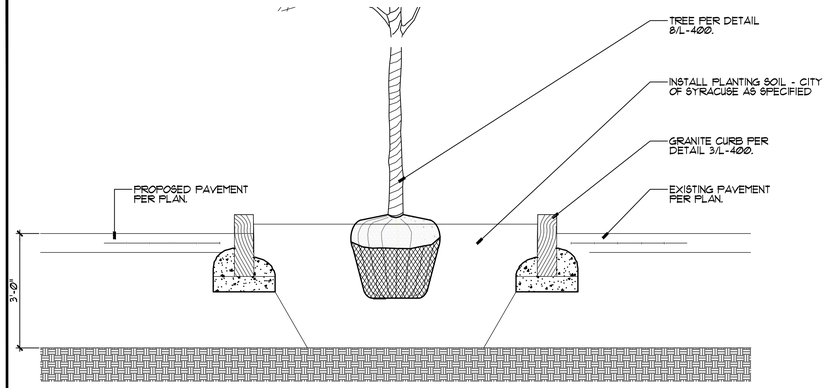
CHECKED BY	SLF

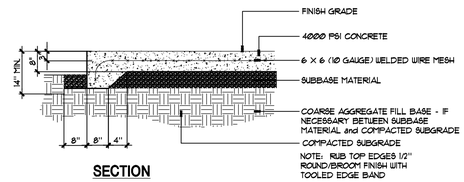
GRADING, UTILITIES, & LAYOUT PARTIAL PLAN - WASTE AREA

SHEET NUMBER

L-303

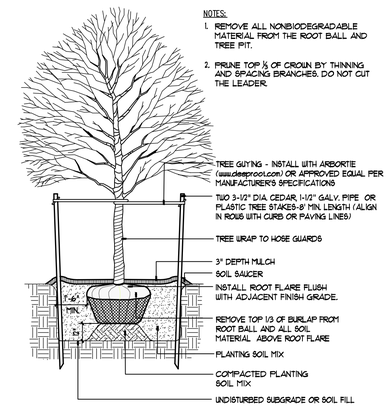


11 L-400 **PLANTER - GRANITE CURB**
SCALE 1/2"=1'-0"



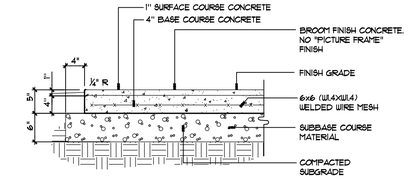
SECTION

12 L-400 **CONCRETE PAVEMENT- HEAVY DUTY**
NOT TO SCALE 32-1313-02D



SECTION

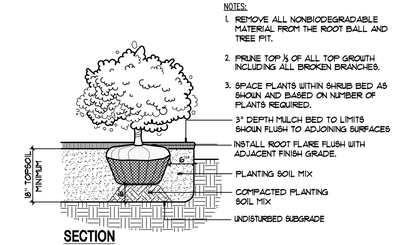
8 L-400 **TREE PLANTING**
NOT TO SCALE 32-9300-01



SECTION-SIDEWALK

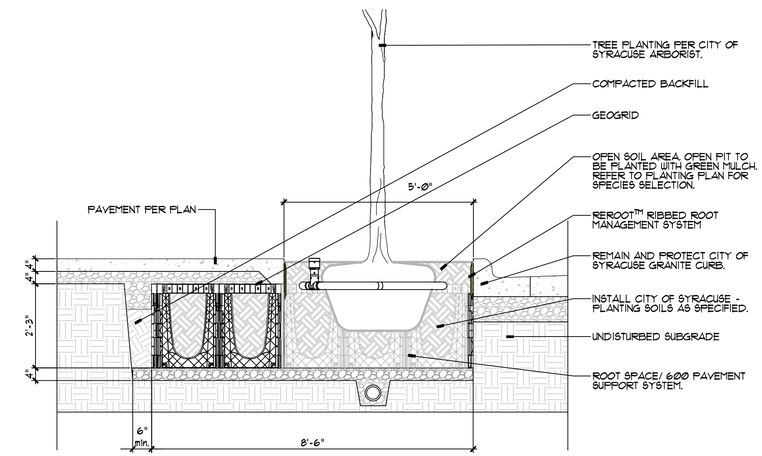
NOTE:
1. TWO COURSE FIBROUS REINFORCED CONCRETE REQUIRED IN ALL CONCRETE PAVING.
2. ALL CONCRETE WORK SHALL COMPLY WITH CITY OF SYRACUSE STANDARDS.

5 L-400 **CITY OF SYRACUSE CONCRETE PAVEMENT- 2 POUR**
NOT TO SCALE 32-1313-02A

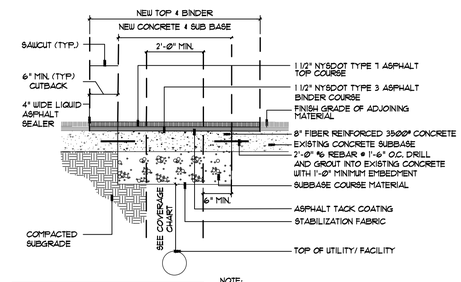


SECTION

4 L-400 **SHRUB PLANTING**
NOT TO SCALE 32-9300-02



SECTION

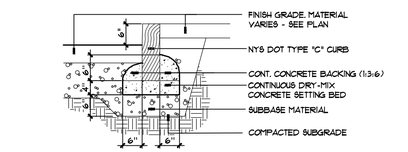


MINIMUM COVER	
3'-0"	GAS, ELECTRIC, CABLE, TV, TELECOMMUNICATIONS
5'-0"	WATER
3'-0"+ AS DIRECTED BY CITY'S ENGINEER	ALL OTHERS

NOTE:
1. IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SURROUNDING EXISTING CONCRETE
2. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DISTURBED OR DESTROYED THEY SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF SYRACUSE STANDARDS.
3. MATCH EXISTING PAVEMENT SLOPE.
4. IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE DOWELS.

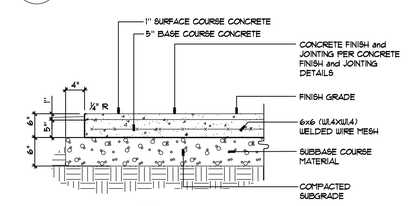
SECTION

7 L-400 **ASPHALT REPAIR- CONCRETE BASE CITY OF SYRACUSE**
NOT TO SCALE 32-1216-03C



TYPICAL SECTION

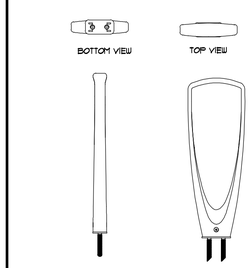
3 L-400 **GRANITE CURB-** NYS DOT TYPE "C" CURB
NOT TO SCALE 32-1640-02



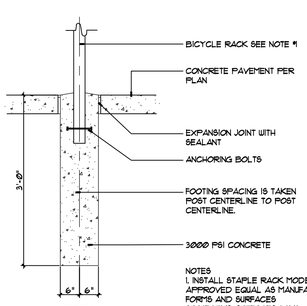
NOTE:
1. TWO COURSE FIBROUS REINFORCED CONCRETE REQUIRED IN ALL CONCRETE PAVING.

SECTION

2 L-400 **CITY OF SYRACUSE CONCRETE PAVEMENT - 2 POUR HEAVY DUTY (6")**
NOT TO SCALE 32-1313-02B



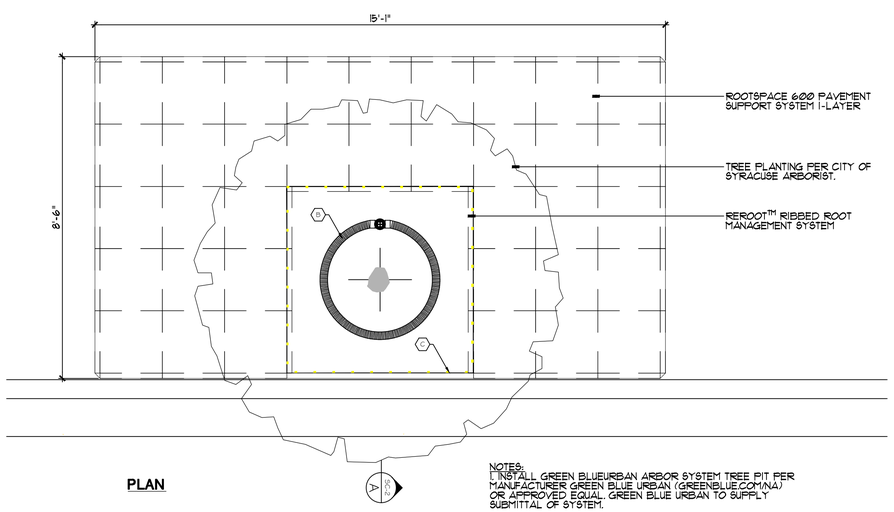
PROFILE



NOTES:
1. INSTALL STAPLE RACK MODEL #SKTRO OR APPROVED EQUAL AS MANUFACTURED BY FORMS AND SURFACES (WWW.FORMS-SURFACES.COM)

SECTION

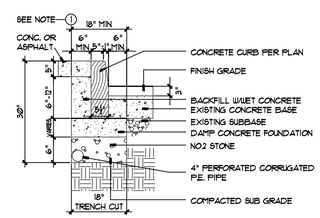
10 L-400 **BICYCLE RACK (FOOTING)**
N.T.S. 32-4000-41A



PLAN

NOTES:
1. INSTALL GREEN BLUEURBAN ARBOR SYSTEM TREE PIT PER MANUFACTURER GREEN BLUE URBAN (GREENBLUE.COM/NA) OR APPROVED EQUAL. GREEN BLUE URBAN TO SUPPLY SUBMITTAL OF SYSTEM.

9 L-400 **TREE PIT - 300 cu. ft.**
SCALE 1/2"=1'-0"



SECTION

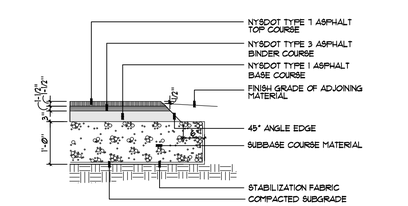
NOTES:
1. SIDEWALK OR DRIVEWAY WITH CONCRETE OR ASPHALT SURFACE TO BE SAWCUT 11" BACK FROM FACE OF CURB.

2. REMOVAL AND RESTORATION OF EXISTING AND NEW MATERIAL RESPECTIVELY TO BE AS DIRECTED BY CITY'S ENGINEER.

3. 8" DIMENSION FROM TOP OF CURB TO BOTTOM OF CURB IS OPTIMAL DESIGN DIMENSION. THIS DIMENSION WILL VERY DUE TO CHANGES IN PAVEMENT GRADES AS PER DETAIL PLANS OF THE CITY'S ENGINEER.

4. CONCRETE SIDEWALK TO BE 5" OVERALL IN DEPTH OF WHICH FIRST COURSE (ROUGH FINISH) OF 4" IS ON COMPACTED BASE. TOP COURSE TO BE 1" WITH BROOM FINISH. (SEE SPECIFICATIONS)

6 L-400 **CITY OF SYRACUSE GRANITE CURB REPLACEMENT**
NOT TO SCALE



SECTION

1 L-400 **ASPHALT PAVEMENT - DRIVE**
NOT TO SCALE 32-1216-03

VIP ARCHITECTURE
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
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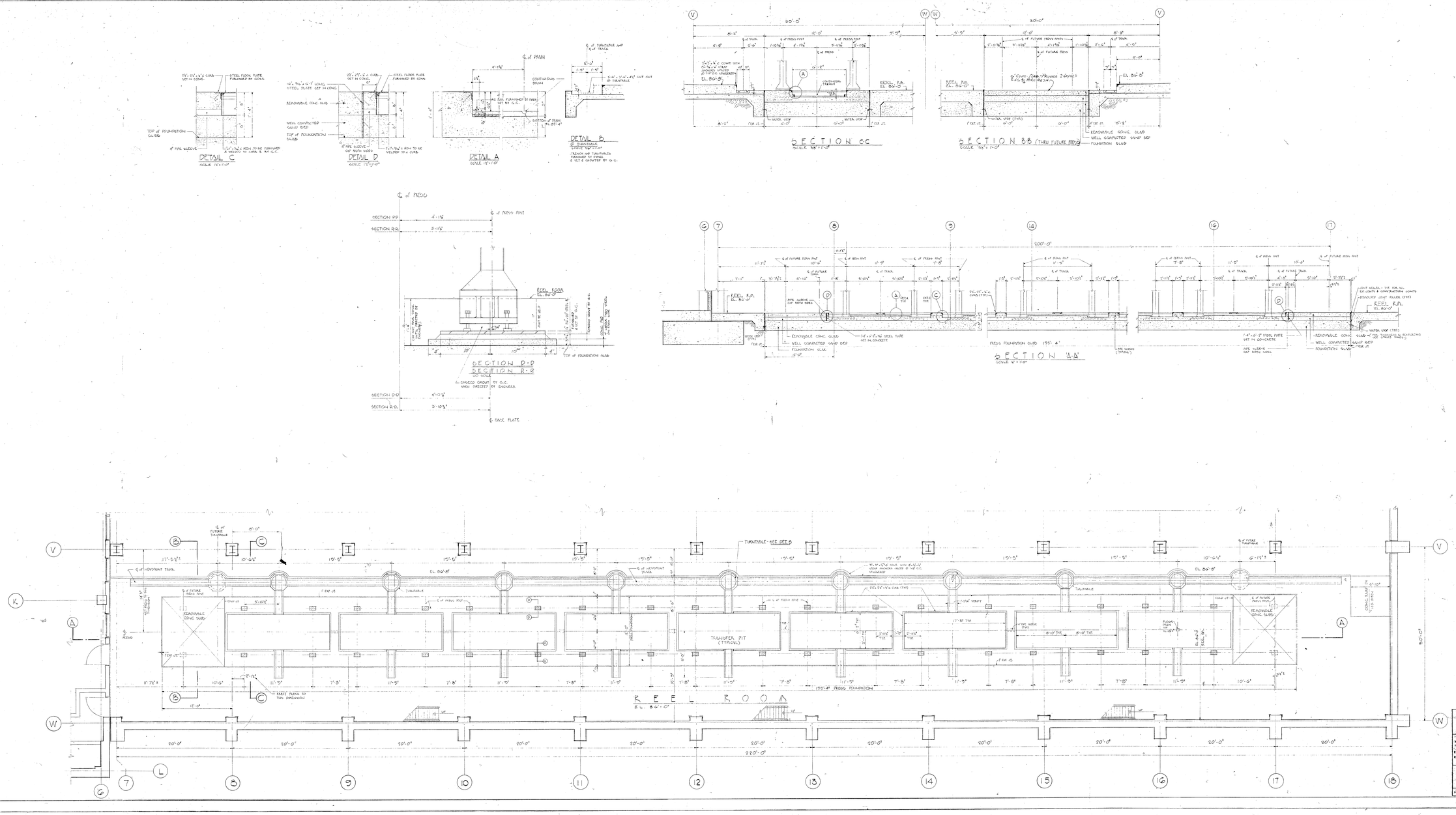
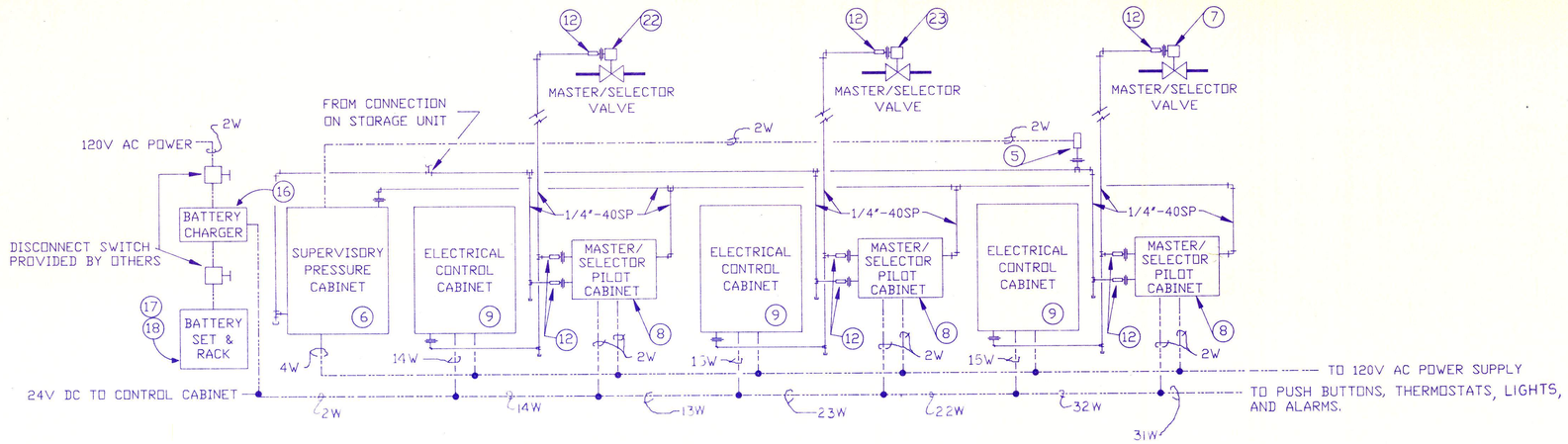
CHECKED BY	SLF

DETAILS PLAN

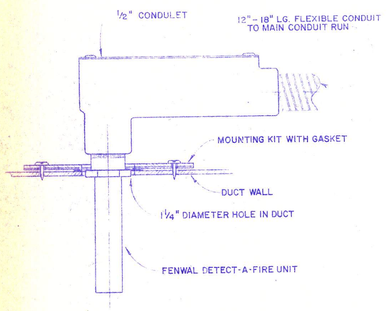
SHEET NUMBER
L-400


DETAIL C
SCALE 1½" = 1'-0"
DETAIL D
SCALE 1½" = 1'-0"
DETAIL A
SCALE 1½" = 1'-0"
DETAIL B
SECTION C-C
SCALE 1/8" = 1'-0"
SECTION B-B (THRU FUTURE PRESS)
SCALE 1/8" = 1'-0"
SECTION D-D
SECTION R-R
1/2" SCALE
SECTION 'AA'
SCALE 1/8" = 1'-0"
REEL ROOM
EL. 80'-0"
TRANSFER PIT (TYPICAL)
PRESS FOUNDATION 195'-4"
NEW BUILDING FOR
THE HERALD COMPANY
SYRACUSE NEW YORK
WILLIAM DINSBERG ASSOCIATES — ARCHITECTS & ENGINEERS
521 MADISON AVENUE, NEW YORK, N.Y.
ECKERLIN - KIEFFER - MANN — STRUCTURAL ENGINEERS
BOSSON & MOESE, INC. — MECHANICAL & ELECTRICAL ENGINEERS
MECHANICAL ENGINEERING UNDER SEPARATE CONTRACT
REEL ROOM LAYOUT & DETAILS
S-1
DRAWN BY
CHECKED BY
SCALE AS SHOWN
DATE
JOB No. 6660

REVISIONS				
LET.	BY	DATE	DESCRIPTION	APP'D.



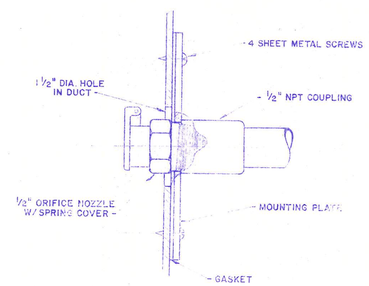
CONTROLS DETAIL
N.T.S.



INSTALLATION NOTES:

1.) MARK AND PUNCH MOUNTING HOLES FOR SHEET METAL SCREWS.
2.) CUT 1 1/4" DIAMETER HOLE IN DUCT OR HOOD WALL.
3.) MOUNT THERMOSTAT AS SHOWN ABOVE.
4.) SECURE PLATE TO DUCT WITH SHEET METAL SCREWS.

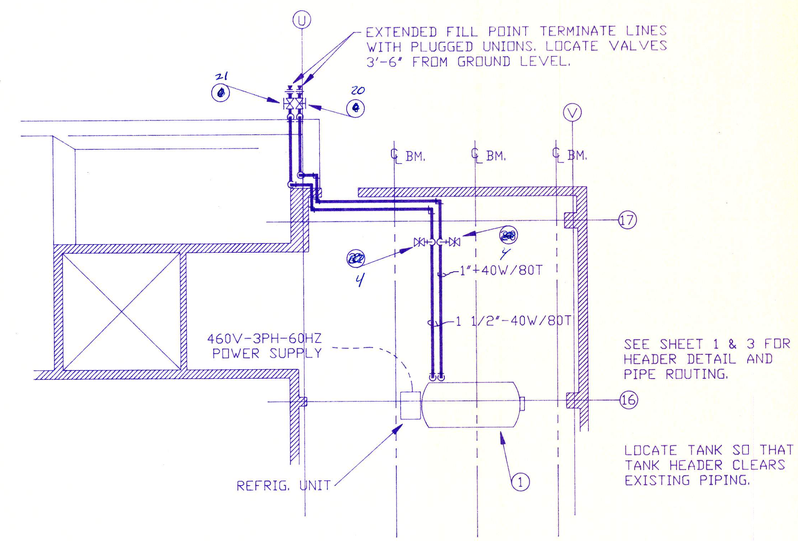
THERMOSTAT MOUNTING DETAIL FOR DUCTS



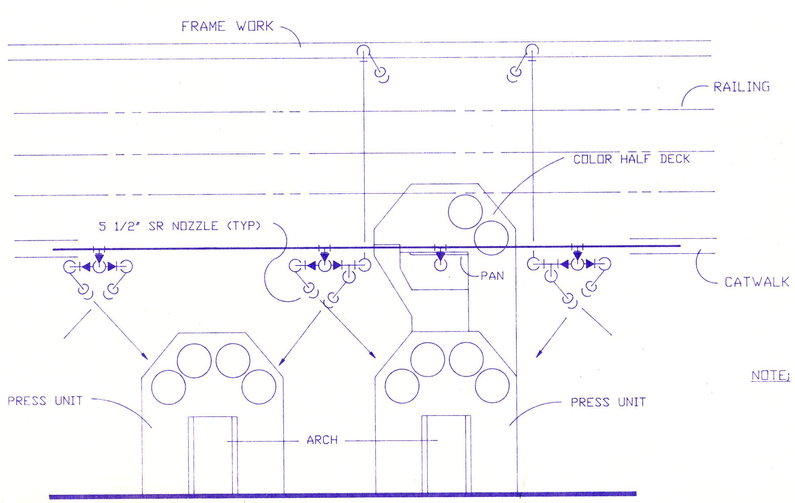
INSTALLATION NOTES

1.) MARK AND PUNCH MOUNTING HOLES FOR SHEET METAL SCREWS.
2.) CUT 1 1/2" DIAMETER HOLE IN DUCT OR HOOD WALL.
3.) MOUNT NOZZLE AND COUPLING TO GASKET AND MOUNTING PLATE.
4.) SECURE PLATE TO DUCT AND ATTACH TO PIPING SYSTEM.

1/2" ORIFICE NOZZLE MOUNTING DETAIL



FAN ROOM PLAN VIEW
SCALE: 1/8"=1'-0"



SECTION VIEW
N.T.S.

NOTE: IF PAN HAS A DOOR COVER, A ORIFICE NOZZLE WILL BE USED BY KNOTCHING A HOLE IN THE DOOR AND PENETRATING IT WITH NOZZLE, UNITS 2, 8 & 17. IF NO COVER IS PRESENT A SR NOZZLE SHALL BE USED, UNITS 5 & 11.

OK- Dennis Beaver 3/16/87

RBB
MR

PIPE LEGEND

40G - SCHEDULE 40,GROOVED WITH APPROVED COUPLING
40T - SCHEDULE 40,THREADED
80T - SCHEDULE 80,THREADED
40W - SCHEDULE 40,WELDED
80W - SCHEDULE 80,WELDED
40SP- SCH.40 GALV./ SCH. 80 BLK. PILOT PIPING TREATED WITH ANAEROBIC PIPE SEALANT OR 1/4" APPROVED TUBING WITH COMPRESSION FITTINGS

APPROVAL
MAR 4 1987
PRINT

RELIABLE lp/co2 systems™
DIVISION OF RELIABLE FIRE EQUIPMENT CO.
ALSIP, ILLINOIS

LOW PRESSURE CO2 FIRE SYSTEM FOR
SYRACUSE HERALD JOURNAL
SYRACUSE, NEW YORK

DRAWN G. ULMAN	APP'D	SCALE	LAST REV.
DATE 12-29-86	CK'D. BY	NOT ED	—

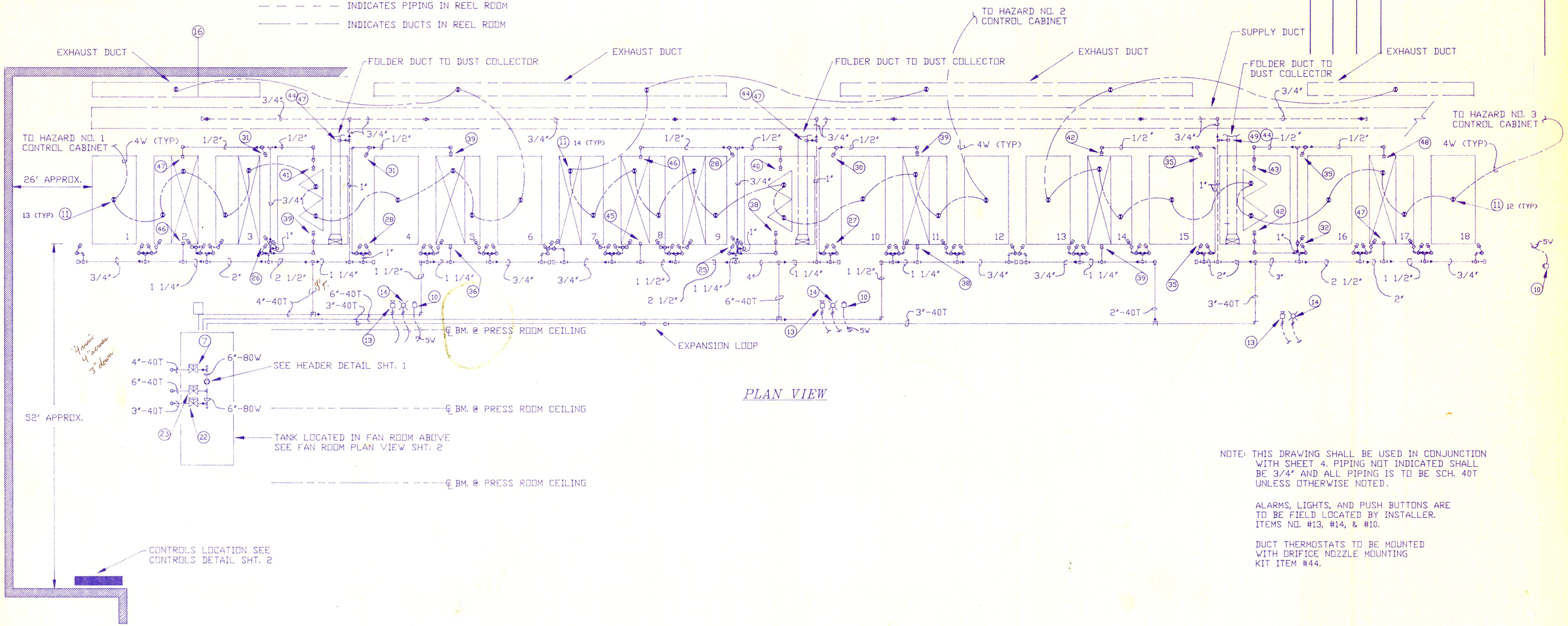
RL-1534 SHEET 2 OF 7

REVISIONS				
LET.	BY	DATE	DESCRIPTION	APP'D.
A	GJ	3/2/87	REVISED PIPE ROUTE PER CUSTOMER	

NOTE

— — — — — INDICATES PIPING IN REEL ROOM

——— — ——— INDICATES DUCTS IN REEL ROOM

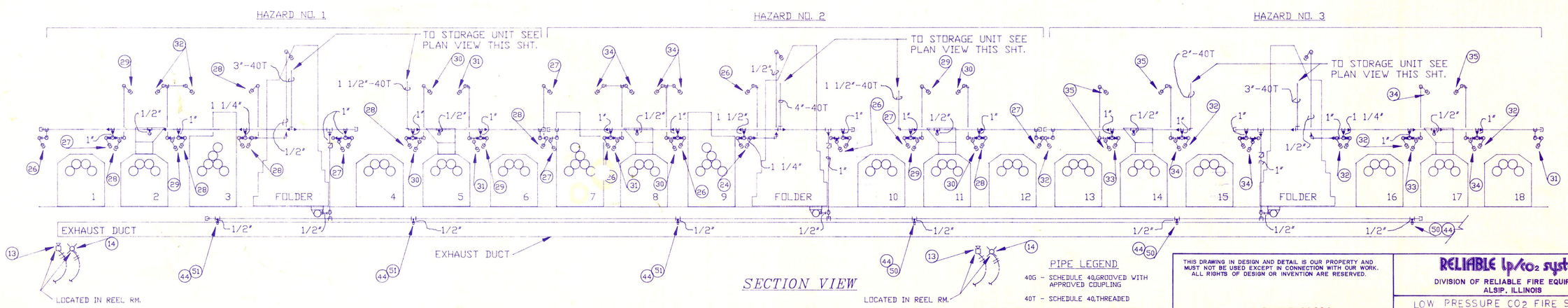


PLAN VIEW

NOTE: THIS DRAWING SHALL BE USED IN CONJUNCTION WITH SHEET 4. PIPING NOT INDICATED SHALL BE 3/4" AND ALL PIPING IS TO BE SCH. 40T UNLESS OTHERWISE NOTED.

ALARMS, LIGHTS, AND PUSH BUTTONS ARE TO BE FIELD LOCATED BY INSTALLER. ITEMS NO. #13, #14, & #10.

DUCT THERMOSTATS TO BE MOUNTED WITH ORIFICE NOZZLE MOUNTING KIT ITEM #44.



SECTION VIEW

OK - Dennis Fowa 3/10/87
nozzle location subject to Pressmen's approval

R&C
CJR

PIPE LEGEND

40G - SCHEDULE 40,GROOVED WITH APPROVED COUPLING

40T - SCHEDULE 40,THREADED

80T - SCHEDULE 80,THREADED

40W - SCHEDULE 40,WELDED

80W - SCHEDULE 80,WELDED

40SP- SCH.40 GALV./ SCH. 80 BLK. PILOT PIPING TREATED WITH ANAEROBIC PIPE SEALANT OR 1/4" APPROVED TUBING WITH COMPRESSION FITTINGS

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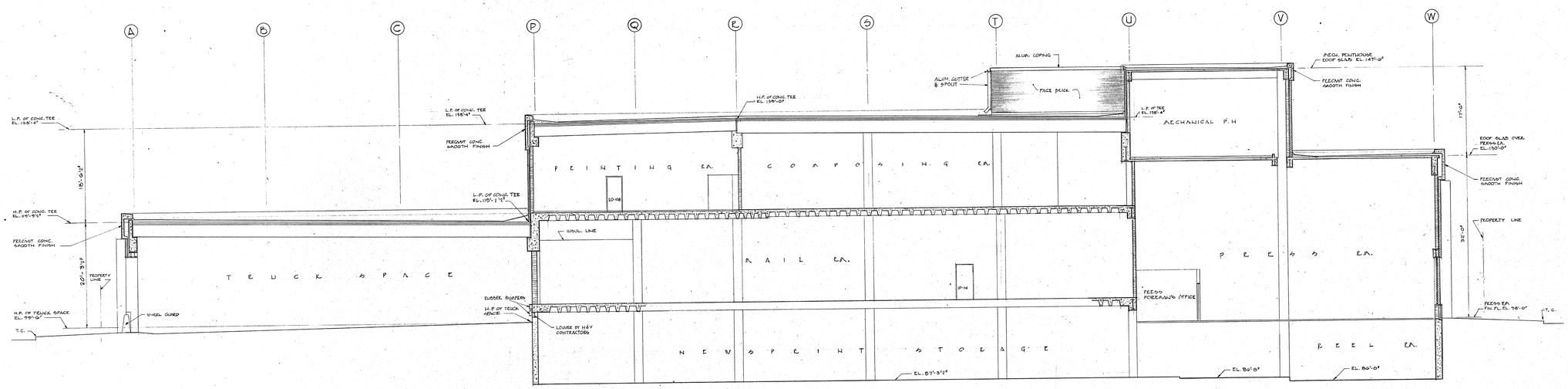
ALSIP, ILLINOIS

LOW PRESSURE CO2 FIRE SYSTEM FOR
SYRACUSE HERALD JOURNAL
SYRACUSE, NEW YORK

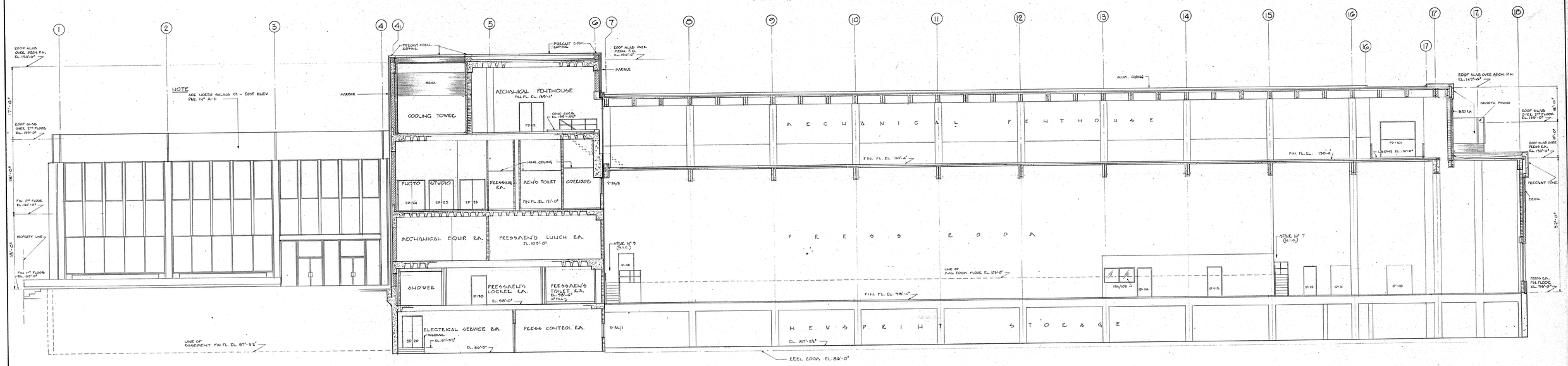
DRAWN G. ULMAN	APP'D	SCALE	LAST REV
DATE 12-29-86	CK'D. BY	3/16" = 1'	A

RL-1534 SHEET 3 OF 7



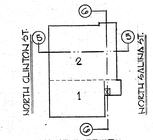
SECTION '5-5'

SCALE 1/8" = 1'-0"



SECTION '6-6'

SCALE 1/8" = 1'-0"



KEY PLAN
NO SCALE

REV. No	DATE	REVISIONS
1	12-30-68	GENERAL REVISIONS

NEW BUILDING FOR
THE HERALD COMPANY
SYRACUSE NEW YORK

WILLIAM GINSBERG ASSOCIATES - ARCHITECTS & ENGINEERS
331 MADISON AVENUE, NEW YORK, N.Y.
ECKERLIN - KLEPPER - HAHN - STRUCTURAL ENGINEERS
ROBSON & WOESE, INC. - MECHANICAL & ELECTRICAL ENGINEERS
MECHANICAL ENGINEERING UNDER SEPARATE CONTRACT

SECTIONS '5-5' & '6-6'

DRAWING No A-14

DRAWN BY Q.A.C. | CHECKED BY | SCALE 1/8" = 1'-0" | DATE 10-16-68 | JOB No 6660

Onondaga County Planning Board

J.Ryan McMahon, II
COUNTY EXECUTIVE

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 11, 2024
OCPB Case # Z-24-261

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Zoning Administration at the request of Vincent E. Ryan for the property located at 101 North Salina Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690 and Route 81, both state highways; and

WHEREAS, the applicant is requesting a use variance to allow residential units on the first floor of a mixed-use building on a 4.14-acre parcel in a Central Business (MX-5) zoning district; and

WHEREAS, the Onondaga County Department of Planning administratively reviewed and held No Position on a project site review referral (Z-22-277) for exterior renovations to an existing building; the Board previously offered No Position on project site review referrals (Z-21-208 and Z-14-138) to complete façade and site alterations and exterior improvements respectively; and

WHEREAS, the site contains the 287,400 sf former Post Standard building which has been converted to house multiple commercial uses; the building is located on Clinton Square in downtown Syracuse and the building and 124-space parking lot encompass one City block; and

WHEREAS, the applicant is proposing internal changes to the building to create 78 dwelling units, including ground-floor units, in addition to retaining commercial tenant spaces; the applicant requires a use variance to allow residential units on the ground floor in a Central Business zoning district (MX-5); per the referral materials, four partial floors will be added to an existing high-ceiling bay space to accommodate the dwelling units which will line the eastern and northern sides of the building; no exterior changes are proposed at this time; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; the proposed addition of 78 dwelling units is likely to result in an increase in demand/use;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, 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 site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

City of Syracuse

Parcel History

01/01/1900 - 09/09/2024
Tax Map #: 104.-08-01.0
Owners: 101 North Salina St LLC
Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	05/07/01	Permit Application	Encroachment (Converted)	Issued	SD-01-04 | ENCROACH 18' X 20' INTO N. SALINA ST R-O-W
101-239 Salina St N To Clinton St	05/07/01	Completed Permit	Encroachment (Converted)	Approved	SD-01-04 | ENCROACH 18' X 20' INTO N. SALINA ST R-O-W | Completed #SD-01-04
101-239 Salina St N To Clinton St	07/25/12	Permit Application	Sprinkler	Issued	07613 | SYRACUSE NEWSPAPERS
101-239 Salina St N To Clinton St	08/21/12	Completed Permit	Sprinkler	Certificate Issued	07613 | SYRACUSE NEWSPAPERS | Certificate of Completion #07613
101-239 Salina St N To Clinton St	06/05/13	Permit Application	Electric	Issued	11364
101-239 Salina St N To Clinton St	06/05/13	Completed Permit	Electric	Completed - No	11364 | Completed #11364
101-239 Salina St N To Clinton St	06/12/13	Permit Application	Road Cut	Denied	PC-0303-13
101-239 Salina St N To Clinton St	12/23/13	Permit Application	Com. Reno/Rem/Chg Occ	Issued	13735 | Interior build out
101-239 Salina St N To Clinton St	12/24/13	Permit Application	Com. Reno/Rem/Chg Occ	Withdrawn	13630 | Entrance renovations November, 10 2014 Per contractor work will not start untill sometime next year. They will re-submitt paperwork for review.
101-239 Salina St N To Clinton St	12/24/13	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	13735 | Interior build out | Certificate of Completion #13735
101-239 Salina St N To Clinton St	01/29/14	Permit Application	Electric	Issued	13890 | Electrical
101-239 Salina St N To Clinton St	01/29/14	Completed Permit	Electric	Certificate Issued	13890 | Electrical | Certificate of Completion #13890
101-239 Salina St N To Clinton St	02/11/14	Permit Application	HVAC/Mechanical	Issued	14192 | HVAC
101-239 Salina St N To Clinton St	02/11/14	Completed Permit	HVAC/Mechanical	Certificate Issued	14192 | HVAC | Certificate of Completion #14192
101-239 Salina St N To Clinton St	02/18/14	Permit Application	Electric	Issued	14233 | elec
101-239 Salina St N To Clinton St	02/18/14	Completed Permit	Electric	Certificate Issued	14233 | elec | Certificate of Completion #14233
101-239 Salina St N To Clinton St	04/17/14	Permit Application	Fire Alarm	Issued	14598 | Fire alarm 2nd floor
101-239 Salina St N To Clinton St	05/12/14	Project	Project Site Review	Approved	PR-14-16 | FACADE ALTERATIONS (HERALD JOURNAL/POST STANDARD BUILDING)
101-239 Salina St N To Clinton St	06/23/14	Completed Permit	Fire Alarm	Certificate Issued	14598 | Fire alarm 2nd floor | Certificate of Completion #14598
101-239 Salina St N To Clinton St	06/26/14	Permit Application	Sprinkler	Issued	15795 | Sprinkler

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	06/26/14	Completed Permit	Sprinkler	Certificate Issued	15795 | Sprinkler | Certificate of Completion #15795
101-239 Salina St N To Clinton St	09/28/17	Permit Application	Sprinkler	Issued	30179 | Sprinkler for Syracuse Newspapers
101-239 Salina St N To Clinton St	11/13/17	Completed Permit	Sprinkler	Certificate Issued	30179 | Sprinkler for Syracuse Newspapers | Certificate of Completion #30179
101-239 Salina St N To Clinton St	03/26/18	Project	Pre-Development	Active	Post Standard Building (101-239 Salina St N To Clinton St) | This meeting will be to discuss early design of VIP's project at the Post Standard Building (The Herald). We will likely not have plans and the discussion will be more conceptual in nature. If we do receive some preliminary plans, I will send those around. Nora will lead this meeting, as I will be out of the office.
101-239 Salina St N To Clinton St	04/10/18	Permit Application	Sprinkler	Issued	31937 | Sprinkler for Syracuse Newspapers
101-239 Salina St N To Clinton St	06/06/18	Completed Permit	Sprinkler	Certificate Issued	31937 | Sprinkler for Syracuse Newspapers | Certificate of Completion #31937
101-239 Salina St N To Clinton St	10/23/18	Permit Application	HVAC/Mechanical	Issued	35998 | HVAC
101-239 Salina St N To Clinton St	10/31/18	Completed Permit	HVAC/Mechanical	Certificate Issued	35998 | HVAC | Certificate of Completion #35998
101-239 Salina St N To Clinton St	01/31/19	Permit Application	Sprinkler	Issued	36790 | Sprinkler (VIP Structures - Old Post Standard Bldg)
101-239 Salina St N To Clinton St	02/27/19	Completed Permit	Sprinkler	Certificate Issued	36790 | Sprinkler (VIP Structures - Old Post Standard Bldg) | Certificate of Completion #36790
101-239 Salina St N To Clinton St	04/09/19	Permit Application	Sprinkler	Issued	37432 | Sprinkler for basement riser room area
101-239 Salina St N To Clinton St	06/07/19	Completed Permit	Sprinkler	Certificate Issued	37432 | Sprinkler for basement riser room area | Certificate of Completion #37432
101-239 Salina St N To Clinton St	04/28/21	Permit Application	Elevator	Issued	44021 | replacement of tank
101-239 Salina St N To Clinton St	06/11/21	Project	Project Site Review	Approved with	PR-21-12 | FACADE ALTERATIONS AND SITE CHANGES (POST STANDARD BUILDING - THE POST - CHASE DESIGN) renovations and new tenant space
101-239 Salina St N To Clinton St	07/02/21	Permit Application	Com. Reno/Rem/Chg Occ	Issued	44280 | The Post Standard - Phase 2 Common areas only, Roof repair/exterior

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	07/02/21	Permit Application	Com. Reno/Rem/Chg Occ	Issued	44281 | Alterations for Chase Design 2ND FLOOR Roof Deck Jim Dalpe Senior Project Manager Main Phone: 315.471.5338 Desk: 315.214.7617 Mobile: 315.382.9143 ******CO TYPED-AWAITING SIGNATURES 6/14/2022 ***CO ISSUED 10/12/2022
101-239 Salina St N To Clinton St	07/13/21	Permit Application	Sign	Application Expired	44373
101-239 Salina St N To Clinton St	07/20/21	Permit Application	Site Work	Issued	44396 | SITE WORK FOR POST STANDARD
101-239 Salina St N To Clinton St	10/19/21	Permit Application	Sprinkler	Issued	44553 | Sprinkler
101-239 Salina St N To Clinton St	10/26/21	Completed Permit	Elevator	Certificate Issued	44021 | replacement of tank | Certificate of Completion #44021
101-239 Salina St N To Clinton St	10/27/21	Permit Application	Sidewalk Replace	Issued	PC-0582-21 | Lan-Co Companies will be replacing the sidewalk on both the N Clinton St. side (from Genesee to Herald Pl), as well as the Genesee St side (from N Salina to N Clinton) of the old Post Standard building. Dimensions to match existing sidewalks. Owner: VIP Structures
101-239 Salina St N To Clinton St	11/10/21	Permit	Sidewalk Replace	Open	PC-0582-21 | Lan-Co Companies will be replacing the sidewalk on both the N Clinton St. side (from Genesee to Herald Pl), as well as the Genesee St side (from N Salina to N Clinton) of the old Post Standard building. Dimensions to match existing sidewalks. Owner: VIP Structures | Expires 05/10/2022
101-239 Salina St N To Clinton St	11/24/21	Permit Application	Sprinkler	Issued	45342 | Sprinkler - Chase Design 2nd Floor
101-239 Salina St N To Clinton St	01/05/22	Permit Application	Elevator	Issued	45726 | installation of new vertical platform lift

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	01/25/22	Permit Application	Fire Alarm	Issued	45626 | Fire Alarm - Chase Design 2nd Floor
101-239 Salina St N To Clinton St	03/08/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	45920 | The Post Standard - Fitness Center Jim-315-382-9143 Talked to John at county plumbing passed on the 6th, water sample OK ***CO TYPED; AWAITING SIGNATURES 12/20/2022 ***CO ISSUED 12/28/2022
101-239 Salina St N To Clinton St	03/16/22	Project	Sign Waiver	Approved	AS-22-04 | Waiver of Height, Area & Number (The Post Bldg - VIP, Chase Design)
101-239 Salina St N To Clinton St	03/31/22	Permit Application	Sign	Issued	46063 | Signage for Chase, The Post & VIP Structures
101-239 Salina St N To Clinton St	04/29/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	46044 | VIP Enterprise Tenant Buildout *****CO TYPED-AWAITING SIGNATURES 3/8/2023 ***CO ISSUED 3/22/2023
					Gary 315-748-1578
101-239 Salina St N To Clinton St	05/18/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
101-239 Salina St N To Clinton St	05/18/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
101-239 Salina St N To Clinton St	05/18/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	06/01/22	Completed Permit	Elevator	Certificate Issued	45726 | installation of new vertical platform lift | Certificate of Completion #45726
101-239 Salina St N To Clinton St	06/01/22	Completed Permit	Fire Alarm	Certificate Issued	45626 | Fire Alarm - Chase Design 2nd Floor | Certificate of Completion #45626
101-239 Salina St N To Clinton St	06/16/22	Completed Permit	Sprinkler	Certificate Issued	45342 | Sprinkler - Chase Design 2nd Floor | Certificate of Completion #45342
101-239 Salina St N To Clinton St	09/19/22	Project	Project Site Review	Approved	PR-21-12 M1 | MODIFY APPROVED ELEVATIONS (THE POST) infill garage door, replace and repair garage doors, install a canopy and ventilation louvers.
101-239 Salina St N To Clinton St	10/12/22	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	44281 | Alterations for Chase Design 2ND FLOOR Roof Deck Jim Dalpe Senior Project Manager Main Phone: 315.471.5338 Desk: 315.214.7617 Mobile: 315.382.9143 ******CO TYPED-AWAITING SIGNATURES 6/14/2022 ***CO ISSUED 10/12/2022 | Certificate of Occupancy #44281
101-239 Salina St N To Clinton St	10/19/22	Completed Complaint	Sprinkler System	Completed	2022-04382 | Failure to correct deficiencies noted during several recent sprinkler inspections.
101-239 Salina St N To Clinton St	10/25/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	47141 | Garage Area
101-239 Salina St N To Clinton St	11/03/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	47152 | NBT Bank renovation
101-239 Salina St N To Clinton St	11/10/22	Completed Permit	Sprinkler	Certificate Issued	44553 | Sprinkler | Certificate of Completion #44553
101-239 Salina St N To Clinton St	12/02/22	Permit	Com. Reno/Rem/Chg Occ	Open	47141 | Garage Area | Expires 12/30/2024
101-239 Salina St N To Clinton St	12/28/22	Permit Application	Sign	Issued	48273 | NBT BANK SIGNAGE

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	12/28/22	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	45920 | The Post Standard - Fitness Center Jim-315-382-9143 Talked to John at county plumbing passed on the 6th, water sample OK ***CO TYPED; AWAITING SIGNATURES 12/20/2022 ***CO ISSUED 12/28/2022 | Certificate of Occupancy #45920
101-239 Salina St N To Clinton St	02/06/23	Permit Application	Fire Alarm	Issued	46858 | The Post VIP Enterprise fire alarm
101-239 Salina St N To Clinton St	02/13/23	Permit Application	Fire Alarm	Issued	46865 | Fire Alarm- Fitness Center
101-239 Salina St N To Clinton St	02/27/23	Permit Application	Fire Alarm	Issued	48456 | Fire Alarm NBT Bank 1st Floor
101-239 Salina St N To Clinton St	02/28/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	44280 | The Post Standard - Phase 2 Common areas only, Roof repair/exterior | Certificate of Completion #44280
101-239 Salina St N To Clinton St	03/02/23	Completed Permit	Fire Alarm	Certificate Issued	46865 | Fire Alarm- Fitness Center | Certificate of Completion #46865
101-239 Salina St N To Clinton St	03/06/23	Completed Permit	Fire Alarm	Certificate Issued	46858 | The Post VIP Enterprise fire alarm | Certificate of Completion #46858
101-239 Salina St N To Clinton St	03/07/23	Project	Sign Waiver	Approved	AS-22-04M1 | Waive Height, Area & Number (The Post Bldg - NBT Bank OFFICES) install one business identification wall sign
101-239 Salina St N To Clinton St	03/08/23	Completed Permit	Site Work	Certificate Issued	44396 | SITE WORK FOR POST STANDARD | Certificate of Completion #44396

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	03/22/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	46044 | VIP Enterprise Tenant Buildout *****CO TYPED-AWAITING SIGNATURES 3/8/2023 ***CO ISSUED 3/22/2023 Gary 315-748-1578 | Certificate of Occupancy #46044
101-239 Salina St N To Clinton St	04/20/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	48574 | NRG @ The Post *******CO TYPED-AWAITING SIGNATURES 10/17/2023 ****CO ISSUED 10/24/2023 Gary Wicks 315-748-1578
101-239 Salina St N To Clinton St	05/10/23	Permit	Sign	Open	48273 | NBT BANK SIGNAGE | Expires 05/10/2024
101-239 Salina St N To Clinton St	06/08/23	Permit Application	Fire Alarm	Ready for Issue	48432 | Fire Alarm - The Post Garage (Ground Floor)
101-239 Salina St N To Clinton St	06/13/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	47152 | NBT Bank renovation | Certificate of Completion #47152
101-239 Salina St N To Clinton St	06/27/23	Completed Permit	Fire Alarm	Certificate Issued	48456 | Fire Alarm NBT Bank 1st Floor | Certificate of Completion #48456

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
101-239 Salina St N To Clinton St	07/20/23	Permit Application	Fire Alarm	Issued	48425 | Fire Alarm The Post Building Tenant: NRG 2nd Floor
101-239 Salina St N To Clinton St	10/18/23	Completed Permit	Fire Alarm	Certificate Issued	48425 | Fire Alarm The Post Building Tenant: NRG 2nd Floor | Certificate of Completion #48425
101-239 Salina St N To Clinton St	10/24/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	48574 | NRG @ The Post *******CO TYPED-AWAITING SIGNATURES 10/17/2023 ****CO ISSUED 10/24/2023 Gary Wicks 315-748-1578 | Certificate of Occupancy #48574
101-239 Salina St N To Clinton St	08/28/24	Completed Permit	Sign	Certificate Issued	46063 | Signage for Chase, The Post & VIP Structures | Certificate of Completion #46063
101-239 Salina St N To Clinton St	08/30/24	Project	Variance (Use)	Active	V-24-18 | Use Variance to convert first floor tenant spaces into residential unit in MX-5 Zone District.

Agency Use Only [If applicable]

Project: V-24-18

Date: 9/16/2024

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?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: V-24-18

Date: 9/19/2024

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	9/19/2024
Name of Lead Agency	Date
	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

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

To: Board of Zoning Appeals

Date: 09/16/2024

From: Haohui Pan

Re: Variance (Use): V-24-18
101-239 Salina St N To Clinton St, Syracuse, 13202
Use Variance to convert first floor tenant spaces into residential unit in MX-5 Zone District.

The departments and/or Boards below have reviewed the above application and provided the following comments for your consideration.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	08/30/2024		
Zoning Planner	On Hold	09/16/2024	Haohui Pan	Pending for BZA's decision
Landmark Preservation Board	Internal Review Complete	09/16/2024	Kate Auwaerter	No historic preservation concerns.
City Planning - Zoning	Pending	09/12/2024		