**CITY OF SYRACUSE, MAYOR SHARON F. OWENS**
**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-2026-18*** | ***Staff Report – September 17, 2026*** |
|---|---|
| ***Application Type:*** | Area Variance |
| ***Project Address:*** | 316 Delaware Street, Syracuse New York 13204 (Tax Map IDs: 092.-09-25.1) |
| ***Summary of Proposed Action:*** | The applicant proposes a transparency variance in ground floor, land use is " dwelling, multi-unit ". The proposal contains 29 residential units. As the parcel has 1 primary street frontage and two secondary street frontages, the applicant proposes 21.88% ground-floor transparency along the primary street frontage at south side of the building along Delaware Street, 8.5% secondary street frontage at East side of the building along the Kellogg St., 20.7% secondary street frontage at West side of the building along Grace St., requiring an Area Variance relief of transparency. As multi-dwelling residential structures with four or more units are required to provide a minimum of 30% transparency (windows and door openings) on the ground-floor façade facing a public street.<br><br>Dwelling multi-units land use types are permitted by right under the regulations of the R-5 Zone District.<br><br>Site changes include construction of 15 Parking spaces including 1 ADA parking spaces. Provision of new landscaping and screening.<br><br>Proposed site area: 0.86 Acres / 37,395 SF. |
| ***Owner/Applicant*** | Raul Russi/Spanish Action League of Onondaga County, Inc. (Owner)<br>Christian Freeman (Applicant)<br>Holmes-King Kallquist & Associates, Architects, LLP (Architect) |
| ***Zoning Violations:*** | The proposed project is seeking an Area Variance from the Board of Zoning Appeals to exempt the following Zoning Ordinance(s):<br>1. SZO, Art. 7, Sec. 7.3 A (1) Multi-Unit Dwelling – *The ground-floor level requires a minimum of 30 percent of transparency.* |

| **Prohibited in Zoning Code** | **Proposed by Applicant** |
|---|---|
| minimum of 30% transparency required (windows and door openings) on the ground-floor façade facing a public street. | Applicant provided 21.88 % transparency for the ground floor at South side of building along Delaware Street (Primary frontage)., 20.7% at West side along Grace St (secondary frontage). And 8.5% at East side along Kellogg St (secondary frontage)., |

| | |
|---|---|
| ***Existing Zone District:*** | High Density Residential, R5 Zone District |
| ***Surrounding Zone Districts:*** | The neighboring properties to the north lie within Low Density Residential, R2 zone district. The Neighboring properties to the south, east and west lie within High Density Residential, R5 Zone District. |

**V-2026-18**

| | |
|---|---|
| ***Companion Application(s)*** | MaSPR-2026-37 \| Applicant proposed to build three-story multi-dwelling (29 units) building in the R-5 Zone District. |
| ***Scope of Work:*** | Work related to MaSPR-2026-37<br>Exterior work:<br>(1) Preparing the vacant lot for construction of the new three-story building, including construct of the 15 parking spaces.<br>(2) Construction of a new three-story multi-dwelling building with 13,580 SF building footprint.<br>(3) Installation of the 6 Dero bike racks on concrete sidewalk.<br>Interior work:<br>(4) Construct of 29 units in three-story building. First floor has 7 units; second & third floor has 11 units. |
| ***Facts on Project:*** | **Existing Conditions**<br>- Vacant lot.<br><br>**Nonconformities**<br>- No nonconformities exist.<br><br>**Dimensional Standards**<br>- The existing lot meets all Dimensional standards of the R-5 Zone District.<br>- The proposed building footprint occupies 13,580 SF. The project successfully reduced structure site coverage from 40% to 39%, and reduced parking coverage from 40% to 17%. This distribution complies with R-5 development standards.<br><br>**Use Specific Standards**<br>- Affordability housing section & what applicant proposes<br><br>**Local Land Use and Residential Compatibility**<br>- The property contains an extensive natural forest buffer in the backyard from the adjacent residential zone districts.<br><br>**Off-Street Parking and Loading**<br>- New accessory parking spaces will be provided in the companion application MaSPR-2026-37.<br><br>**Landscaping, Buffering, and Screening**<br>- New landscaping and screening will be provided in the companion application MaSPR-2026-37.<br><br>**Site, Building Design, and Exterior Lighting**<br>- New landscaping and screening will be provided in the companion application MaSPR-2026-37. |

**Signage**

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

**Historic Preservation**

- This property is not listed on the City's Historic Properties.

**Additional Standards, Building Placement, and Transparency**

- The proposed three-story multi-dwelling building positioned center on the lot between Delaware St., Kellogg St., and Grace Street. The building footprint 13,580 SF and its placement match the architectural site drawings, including front, side and rear setbacks as per R-5 Zone District requirements.
- All building setbacks, lot coverage, circulation areas, and landscape buffers comply with the R-5 zone district dimensional standards.

***Staff Analysis:***

**Staff Analysis of Area Variance Approval Criteria**

**Neighborhood Character (Criteria Met):**

The proposed reduction in first-floor transparency from 30% to 21.88% at south side, 20.7 at West Side and 8.5 at East side will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The proposed multi-dwelling residential building aligns with the scale, density, and physical context of the surrounding R-5 zone district.

**Feasibility of Alternatives (Criteria Met):**

A feasible alternative to achieve the required 30% at first-floor transparency does not exist. The applicant design placed bedroom windows, Delaware Street, and Kellogg Street , while the remaining portions of the units contain bathrooms, and storage areas that cannot accommodate additional fenestration. Increasing window area would require a full redesign of the unit layouts and would disrupt the established architectural rhythm of the façade, which is based on brick tower elements and proportional window placement. Therefore, strict compliance with 30% transparency requirement is not feasible without compromising the functional layout and architectural integrity of the building. As per SZO Article 7.3, A.(1) C. a lesser amount may be allowed if limited by state and/or local energy codes.

**Substantiality (Criteria Not Met):**

The requested variance is substantial. The proposed 21.88% at Delaware St. (this is a primary street frontage and all the units are placed along this frontage), 20.7% at Grace St.(this side is secondary street frontage and community room, maintenance storage and mechanical room is located) and 8.5% at Kollege St. (this is also secondary street frontage that two units are located at this side which they already have transparency from primary side also). Overall average in three side of ground floor transparency is 17% represents a significant deviation from the required 30% standard, maintaining visual interest and architectural modulation along the street front.

**V-2026-18**

| | |
|---|---|
| | **Adverse Effect (Criteria Met):**<br><br>The requested area variance (21.88, 20.7, & 8.5 % provided out of 30% transparency) will not have an adverse physical or environmental effect on the neighborhood. The site incorporates 15 off-street parking spaces, adequate landscaping, and proper site screening to mitigate any physical impacts.<br><br>**Self-Created Difficulty (Criteria Not Met):**<br>While the difficulty is technically self-created due to the specific architectural design choices. |
| ***Staff Recommendation:*** | **Staff recommend approving this project as proposal meets three criteria.** |
| ***Recommend conditions if approved:*** | 1. The applicant shall comply with the general conditions for approval on the Variance application. (See the attached sheet General Conditions for Variance Approval)<br>2. The proposed Area variance only grants the "Ground floor transparency 8.12% conflict along Delaware Street at South side of the building along Delaware St.", 9.3% conflict along Grace Street at West side of the building and 21.5% conflict along Kellogg Street at East side of the building. In the 316 Delaware St. The applicant shall submit an additional Variance application if they intend to expand the proposed use. |
| ***Zoning Procedural History:*** | N/A |
| ***Summary of Zoning History:*** | C-0167 \| Conditional Use for a funeral home, denied on 4/5/1944<br>R-23-53 \| Resubdivision to Merge 6 lots (304, 310-312, 316, 320, 322-326, Delaware St, and 223 Grace St) into one new lot, approved on 9/1/2023<br>316 Delaware St: (old lot before Resubdivision):<br>No zoning history, vacant lot, house demolition finished 10/1/2021. There was a denied Conditional Use 4/5/1944 for Undertaking Establishment<br>322-26 Delaware St:<br>no zoning history, vacant lot, demolition completed on 6/24/2022<br>223 Grace St:<br>no zoning history, vacant lot, demolition of a two-family house completed on 7/21/2022 |
| ***Code Enforcement History:*** | No code enforcement history available. |
| ***Summary of Changes:*** | This is not a continued application. |
| ***Property Characteristics:*** | **Existing property characteristics**<br>The subject property at 316 Delaware St. is an irregularly shaped parcel with a lot size of 37,395 SF (0.86 Acres). The property has three street frontages. To the North, the property line border parcel 221 Grace St & 320 Kellogg St., to the East, the property line border to Kellogg St., To the West , the property line border to Grace St., and To the South, the property line border to Delaware St. |

**V-2026-18**

| | |
|---|---|
| ***SEQR Determination:*** | Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action. |
| ***Onondaga County Planning Board Referral:*** | The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n. |

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

- Area Variance Application
- Short Environmental Assessment Form Part 1; dated 8/10/2026
- Site Photographs
- Resubdivision Plat for lots 1, 2, 25 & 26 of City Block 325 (Kellog Tract) Into New Lot 1A of City Block 325, (to be known as 316 Delaware Street,) prepared by C.T. Male Associates; dated: 06/26/2023; scaled as noted.
- Overall Plan and Neighborhood Plan (Sheet L1.0), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 9/26/2023; scaled as noted.
- Site Preparation Plan (Sheet L1.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Layout Plan (Sheet L3.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Planting Plan (Sheet L4.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Floor Plans and Roof Plans (Sheet A1.0 through A1.2), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted.
- Exterior Elevations (Sheet A2.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted.

**Attachments:**

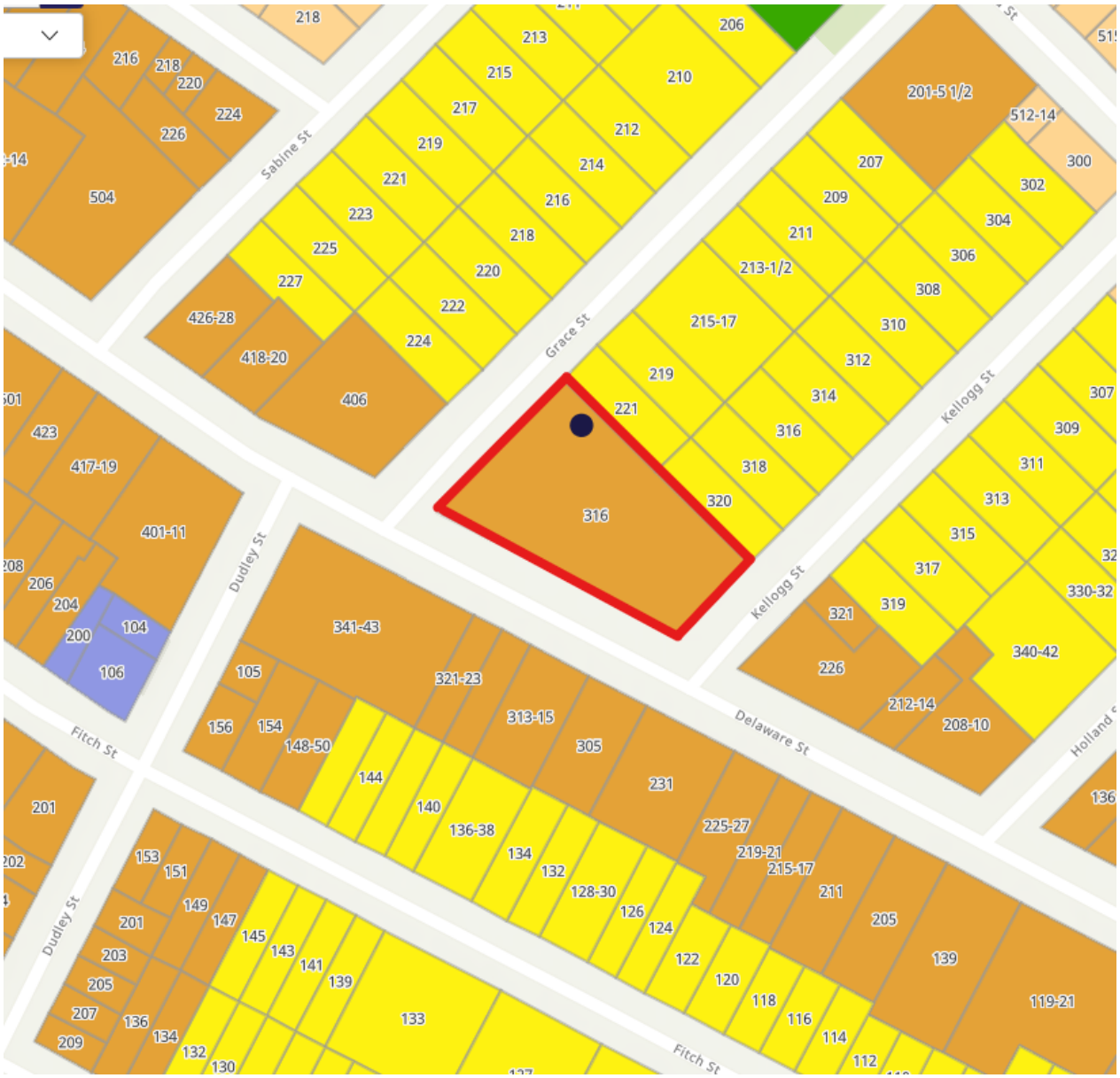
Variance Application

Variance supportant documents

**V-2026-18**

**Context Maps:**

**Figure 1:** Zone District of Subject Property

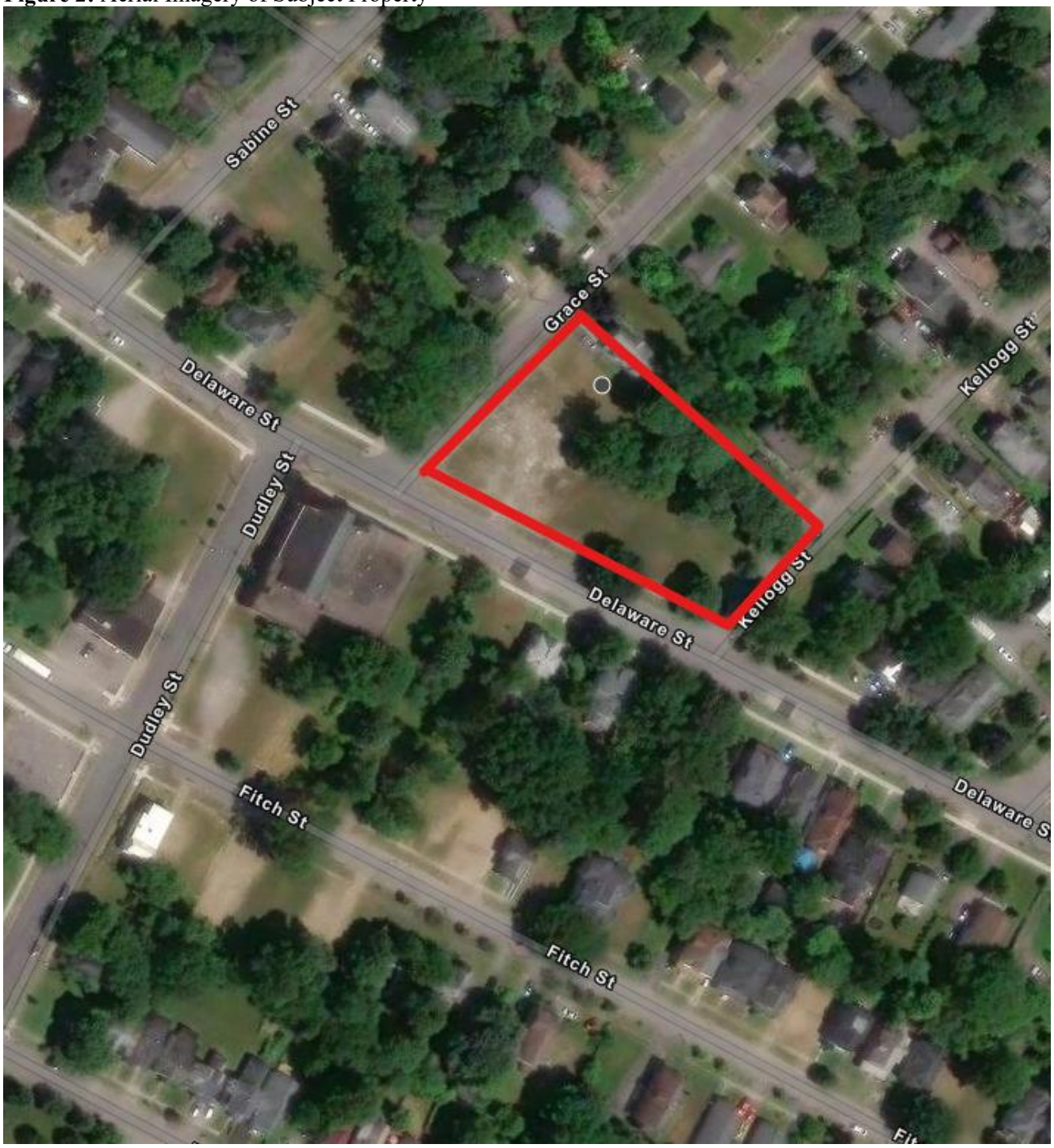



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

MO

**V-2026-18**

**Figure 2:** Aerial Imagery of Subject Property




Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/

APPLICATION V-2026-18 IS AN AREA VARIANCE APPLICATION FOR RELIEF FROM THE MINIMUM 30% GROUND FLOOR WINDOW TRANSPARENCY REQUIREMENT TO ALLOW THE CONSTRUCTION OF A 29-UNIT APARTMENT BUILDING AT 316 DELAWARE ST. THE APPLICANT IS PROPOSING 21.88% WINDOW TRANSPARENCY. THE PROPERTY IS OWNED BY THE SPANISH ACTION LEAGUE OF ONONDAGA COUNTY AND IS IN THE HIGH DENSITY RESIDENTIAL (R5) ZONE DISTRICT.

# Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

**Jacob R. Dishaw**
Zoning Administrator

**Noah Garcia**
Director of Zoning

**Haohui Pan**
Assistant Director of Zoning

**Conor Rourke**
Land Use & Zoning Attorney

**Masihullah Omary**
Zoning Planner II

**Rebeca Baker**
Zoning Planner I

**Samuel Prescott**
Zoning Planner I

**Hillary Suzuki**
Zoning Administrative Specialist

Raul Russi
Spanish Action League of Onondaga County, Inc.
300 E 175th St.
Bronx, 10457
8/31/2026

Re: Application Completeness for Board of Zoning Appeals for 316 Delaware

Dear Christian Freeman,

On 8/31/2026, Masihullah Omary determined the proposed project V-2026-18 at 316 Delaware St. is complete.

The proposed project will be sent to all involved agencies for review.
Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available Board of Zoning Appeals (BZA) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Masihullah Omary at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the Board of Zoning Appeals two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Masihullah Omary at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

# Your Submission Details

**Submission Number:**
V-2026-18

**Status:**
**Staff Review**

**Message:**

**Applicant Name:**
Christian Freeman

**Applicant Email:**
[redacted]

**Primary Location:**
316 DELAWARE ST & GRACE ST, 13204

**Primary APN:**
092.-09-25.1

**Submission Type:**
Zoning Applications > Variance Applications > Area Variance

**Last Updated:**
September 9, 2026

**Submission URL:**
https://app.oncamino.com/syracuseny/dashboard/submissions/839771/guide

## Contact the agency for more help

(315) 448-8600

zoning@syr.gov hpan@syr.gov adillon@syr.gov

300 South State St.,
Syracuse

## 1 Getting Started

### Welcome to the City of Syracuse's Online Application Portal

**Step is Completed By:** Applicant

Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

**City of Syracuse, Central Permit Office**

One Park Place

300 South State St.

Syracuse, NY 13202

## 2 Apply for a Permit

### Pre-Application Conference is Required for Variance

**Group:** Zoning

**Step is Completed By:** Applicant

A Pre-Application Conference is required for Variance applications. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

## Questions and Answers

1 **Have you already had a pre-conference meeting with the City regarding this application?**

Yes | No

2 **Are you the property owner?**

Yes | No

3 **Are you proposing any modifications to the site?**

Yes | No

4 **What is the passcode provided by the City of Syracuse?**

Preservat1on

## Data Fields

### Variance

1 **Area Variance Neighborhood Character**

We feel there will be no undesirable change to the neighborhood. The neighborhood is punctuated by empty corner lots such as this one. The new building will define the corner of Kellogg Street and Delaware Street by its presence. The east façade is an extension of the theme of the Delaware Street façade, which was designed using a rhythm of brick 'towers' and fiber-cement panels that break down the scale of the façade. The ground floor windows are proportioned relative to the brick 'towers' they fenestrate, much the same way the windows fit the one- and two-family buildings on Kellogg Street.

2 **Feasibility of Alternatives**

The units served by the windows on Kellogg Street are part of a larger design created to establish the rhythm of the façade. They serve bedrooms in each unit, whereas storage and bathrooms make up the rest of the unit space along Kellogg Street. A re-design of these units to add more fenestration would have a detrimental impact on the overall design.

3 **Substantiality**

We feel the area variance is not substantial.

4 **Adverse Effect**

We feel there will be no adverse effect on the physical or environmental conditions of the neighborhood.

5 **Self-Created Difficulty**

The difficulty is self-created as with new construction there are no pre-existing conditions affecting the design.

### General Project Information

1 **Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)**

Proposal involves no change on Accessory Land Use Type

2 **Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)**

Dwelling, Multi-unit

3 **Describe the nature and extent of variance requested**

The ground flood facade facing Kellogg Street does not contain a minimum of 30% windows / doors / openings, which is per code SZO 7,7.3A(1)a.

4 **Will this project include site changes?**

Yes

5 **Will this project include exterior alterations?**

Yes

6 **Will this project include new construction?**

Yes

7 **Will this project include demolition (full or partial)?**

Yes

8 **Companion Zoning Applications (if applicable, list any related zoning applications)**

La Liga Westside Village - Major Site Plan review - 601 Geddes and 316 Delaware

9 **Proposed Onsite Parking**

15

10 **Current Onsite Parking**

0

11 **Proposed Hours of Operation**

24/7

12 **Current Hours of Operation**

n/a

13 **Current Number of Dwelling Units**

0.0

14 **Proposed Number of Dwelling Units**

30.0

15 **Proposed Use of the Property**

Multi-Unit Building

16 **Current Use of the Property**

vacant

17 **Lot Size (sq ft)**

37802

18 **Business/Project Name**

La Liga Westside Village

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

## Owner/Owner's Agent Certification

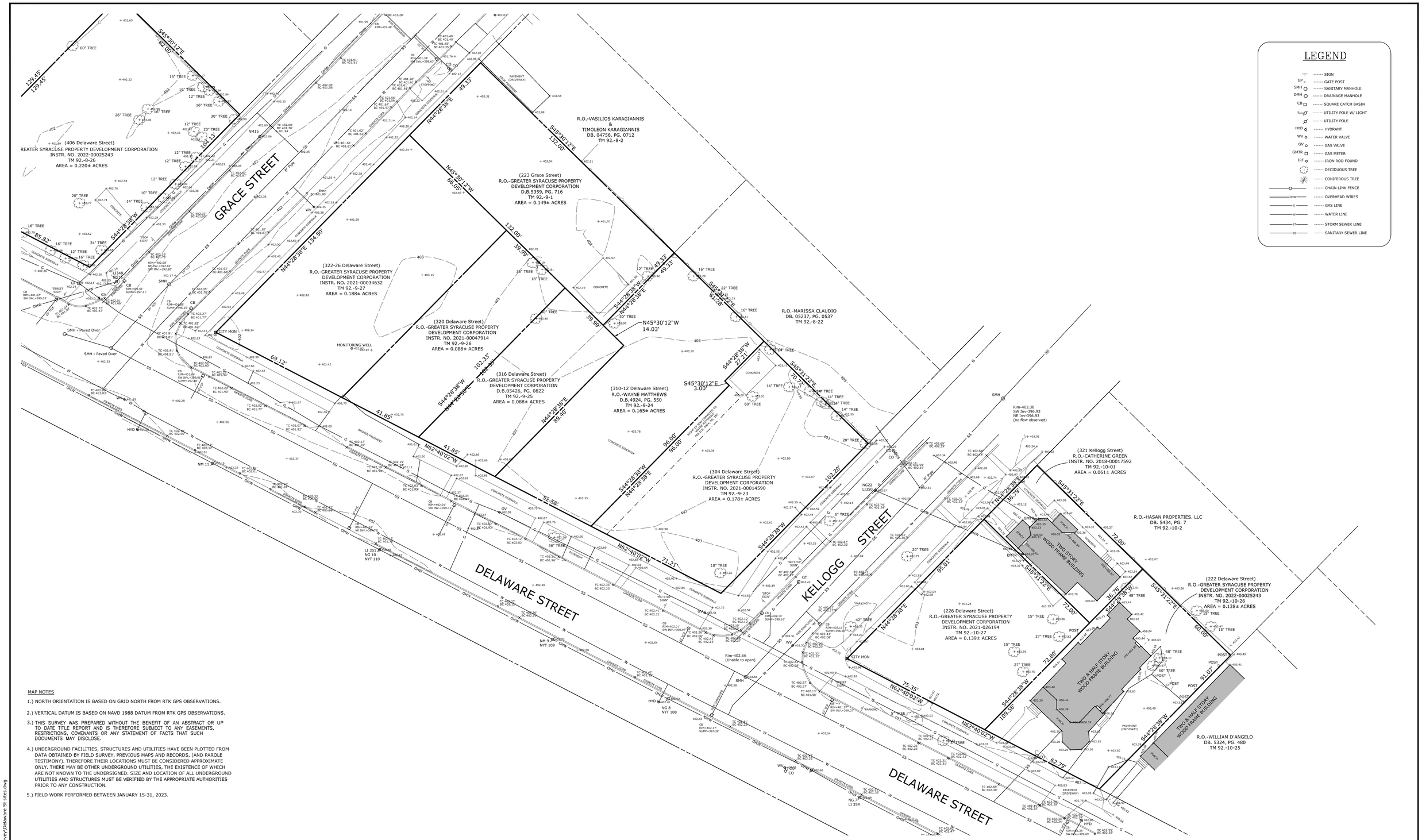
*By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.*

| | |
|---|---|
| **Print owner's name**: Raul Russi | |
| Signature: Raul Russi | Date: 08/13/2026 |
| Mailing address: [redacted] | |
| Phone: [redacted] | Email: [redacted] |
| **Print applicant's name**: Raul Russi | |
| Signature: Raul Russi | Date: 08/13/2026 |
| Mailing address: [redacted] | |
| Phone: [redacted] | Email: [redacted] |
| **Print authorized representative's name (if applicable):** Christian Freeman | |
| Signature: Christian Freeman | Date: 08/13/2026 |
| Mailing address: [redacted] | |
| Phone: [redacted] | Email: [redacted] |

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**




MAP NOTES

1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.

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

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

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

5.) FIELD WORK PERFORMED BETWEEN JANUARY 15-31, 2023.

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.

02/17/2023

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 | | | | |

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2023
C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : TOL

CHECKED : DMS

PROJ. NO : 23.3001

SCALE : 1" = 20 FT.

DATE : FEB. 17, 2023

# BOUNDARY AND TOPOGRAPHIC SURVEY MAP

FOR

## SCATTERED SITE PROJECTS

222, 226, 304, 310-12, 316, 320 & 322-26 DELAWARE STREET / 321 KELLOGG STREET / 223 GRACE STREET

PART OF CITY BLOCK 325 & 328

CITY OF SYRACUSE — ONONDAGA COUNTY, NEW YORK

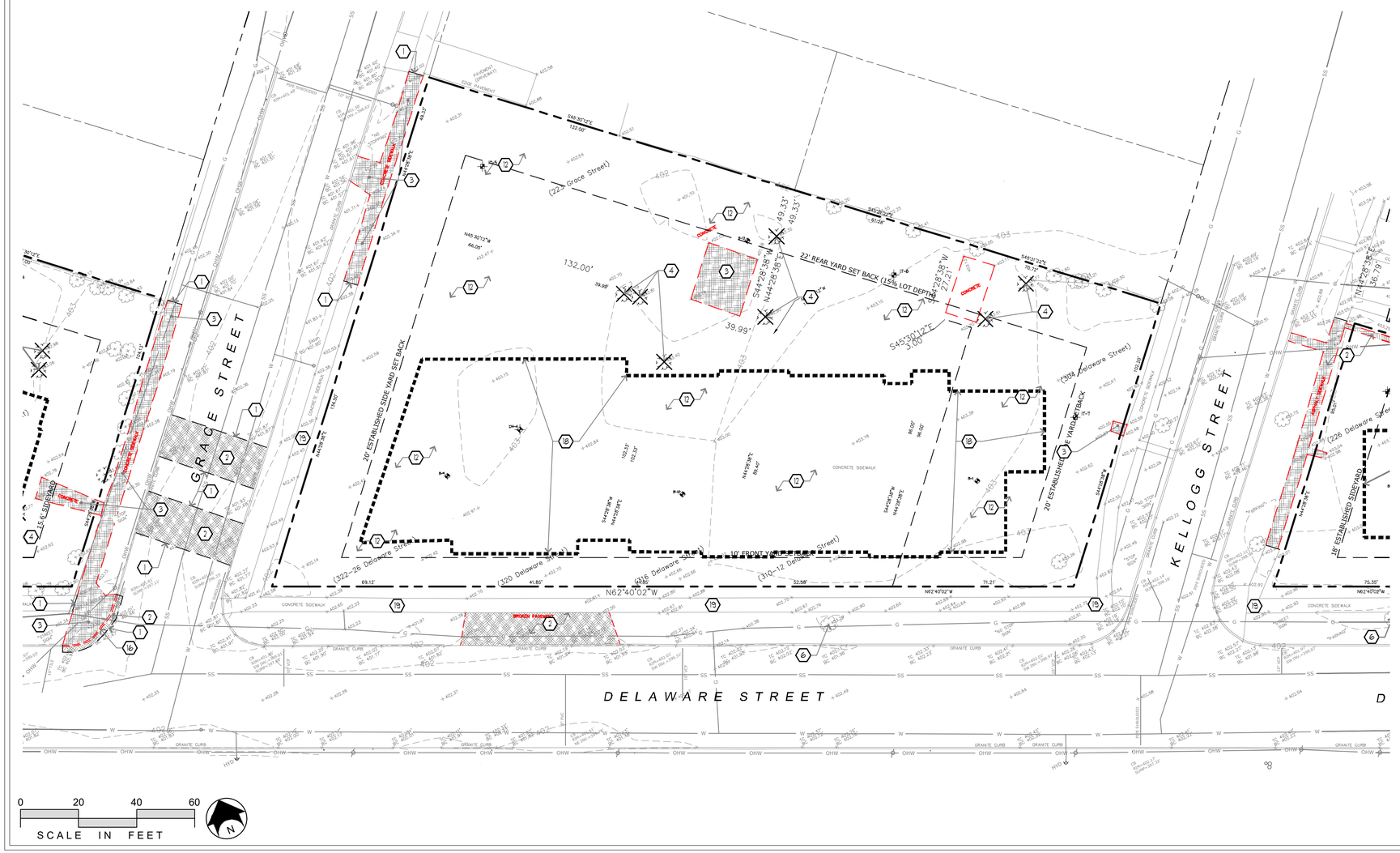
**C.T. MALE ASSOCIATES**
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY · GLENS FALLS, NY · POUGHKEEPSIE, NY
JOHNSTOWN, NY · RED HOOK, NY · SYRACUSE, NY
www.ctmale.com

SHEET 2 OF 4

DWG. NO: 23-0150

CAD DWG. FILE NAME: K:\Projects\23300\1\Survey\Delaware St sites.dwg

CAD DWG. FILE NAME: K:\Projects\23300\1\Survey\Delaware St sites.dwg




## EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

X-L1-SITE-PREP-NOTES

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE ASPHALT PAVEMENT AND DISPOSE OF MATERIALS OFF SITE. NYSDOT ITEM No. 203.02.
3. REMOVE EXISTING CONCRETE IN ITS ENTIRETY, LEGALLY DIPSOSE OF OFF SITE. AT CONTRACTOR OPTION, EXISTING CONCRETE MAY BE CRUSHED TO MEET THE SPECIFICATION FOR OVERSIZE SUBBASE COURSE MATERIAL (3 INCH MINUS) AND USE IN LOWER LIFTS OF THE PARKING LOT FILL.
4. REMOVE EXISTING TREES AND VEGETATION, INCLUDING STUMPS AND ROOTS. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE. COORDINATE STOCKPILE LOCATIONS WITH CONSTRUCTION MANAGER. ALL CLEARING OF POTENTIAL SUMMER ROOSTING TREES 4-INCH DIAMETER OR GREATER MUST OCCUR FROM OCTOBER 31ST THROUGH MARCH 31ST. CLEARING OF VEGETATION AT ANY OTHER TIME OF THE YEAR MUST BE REVIEWED AND AUTHORIZED BY THE NEW YORK FIELD OFFICE OF THE U.S. FISH AND WILDLIFE SERVICE IN CORTLAND, NY. ALL CLEARING AND GRUBBING WITHIN NYSDOT RIGHT-OF-WAY TO BE PAID FOR UNDER ITEM No. 201.07000000.
5. NOTE OMITTED.
6. EXISTING TREE TO REMAIN AND BE PROTECTED, DISTURBANCE UNDER DRIP LINE OF THE TREE SHALL BE LIMITED TO PROMOTE TREE HEALTH AND SAFETY.
7. CONTRACTOR TO COMPLETE AND SUBMIT PERM 33 AND SHALL OBTAIN HIGHWAY WORK PERMIT FROM NYSDOT PRIOR TO ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY.
8. SANITARY WORK WITHIN RIGHT-OF-WAY MUST BE PERMITTED BY NYSDOT REGIONAL UTILITY COORDINATOR JEREMY LAWTON # (315) 428-4388 (Jeremy.Lawton@dot.ny.gov). COORDINATE CONNECTION TO EXISTING SANITARY SEWER WITH VILLAGE OF CAMILLUS ENGINEER. EXISTING SANITARY MANHOLE TO REMAIN. PROTECT. CORE DRILL OPENING INTO EXISTING MANHOLE AND PROVIDE WATERTIGHT SEAL.
9. REMOVE EXISTING GRAVEL SURFACING IN ITS ENTIRETY TO PROPERTY LINE AND DISPOSE OF OFF SITE. RESTORE WITH TOPSOIL AND ESTABLISH LAWN.
10. REMOVE EXISTING FENCE IN ITS ENTIRETY, INCLUDING FABRIC, FOOTINGS, POSTS AND GATES, AND DISPOSE OF OFF SITE.
11. EXISTING GRANITE CURB TO REMAIN, PROTECT.
12. STRIP EXISTING TOPSOIL AND STOCKPILE FOR REUSE.
13. ALL WORK IN CITY RIGHT OF WAY MUST HAVE A WORK PERMIT FROM THE CITY. ANY ROAD AND PEDESTRIAN CLOSURES SHALL HAVE CORRECT SIGNAGE IN PLACE PER MUTCD.
14. REMOVE EXISTING BUILDING. REFER TO SPECIFICATIONS FOR ANY SPECIAL INSTRUCTIONS REGARDING BUILDING DEMOLITION. COMPLETELY REMOVE ALL BUILDING FOUNDATIONS AND SLABS IN THEIR ENTIRETY WHERE FOUNDATION WALLS AND SLABS ARE LOCATED WITHIN THE PROPOSED BUILDING FOOTPRINT TO 5 FEET OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO SPECIFICATIONS FOR ANY SPECIAL INSTRUCTIONS REGARDING BACKFILLING OF VOIDS WITHIN THE BUILDING FOOTPRINT AREA.
15. EXISTING UTILITY POLE REMAINS, PROTECT.
16. REMOVE EXISTING GRANITE CURB, DISPOSE OF OFF SITE.
17. REMOVE EXISTING CONCRETE BLOCKS AND DISPOSE OF OFF SITE.
18. APPROXIMATE LOCATION OF PROPOSED BUILDING.
19. NEW SIDEWALK RECENTLY INSTALLED BY CITY OF SYRACUSE IS REPUTED (NOT SURVEYED). CONTRACTOR TO CONFIRM LIMITS OF NEW PAVEMENT & REOVAL SCOPE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

## INFILTRATION TESTING SUMMARY

L1.2-INFILTRATION TESTING

| TEST | DEPTH | STABILIZED RATE | SOIL CONDITIONS ENCOUNTERED |
|---|---|---|---|
| - | (FT) | IN/HR | - |
| IT-1 | 3' - 0" | 2.0" | POORLY GRADED SAND WITH SILT |
| IT-2 | 3' - 0" | 0" | POORLY GRADED SAND WITH SILT |
| IT-3 | 3' - 0" | 0" | DARK BROWN SILTY SAND |
| IT-4 | 3' - 0" | 0" | DARK BROWN SILTY SAND |
| IT-5 | 3' - 0" | 24.0" | BROWN WELL-GRADED SAND WITH GRAVEL AND COBBLES |
| IT-6 | 3' - 0" | 0.3" | BROWN WELL-GRADED SAND WITH GRAVEL AND COBBLES |
| IT-7 | 3' - 0" | 0" | BROWN SANDY SILTY CLAY |
| IT-8 | 3' - 0" | 2.0" | BROWN SANDY SILTY CLAY |
| IT-9 | 3' - 0" | 6.0" | BROWN WELL-GRADED SAND WITH SILT |
| IT-10 | 3' - 0" | 0" | BROWN SANDY SILTY CLAY |
| IT-11 | 3' - 0" | 24.0" | BROWN SANDY SILTY CLAY |

*FOR BORING (B) AND DEEP HOLE (DH) INFORMATION SEE GEOTECHNICAL REPORT DATED 07/28/2023.

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

# PROGRESS SET NOT FOR CONSTRUCTION

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| #1 | 10/12/2023 | CRF | CITY COMMENTS |
| #2 | 7/24/2026 | CRF | CPC RESUBMISSION |
| | | | |
| | | | |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

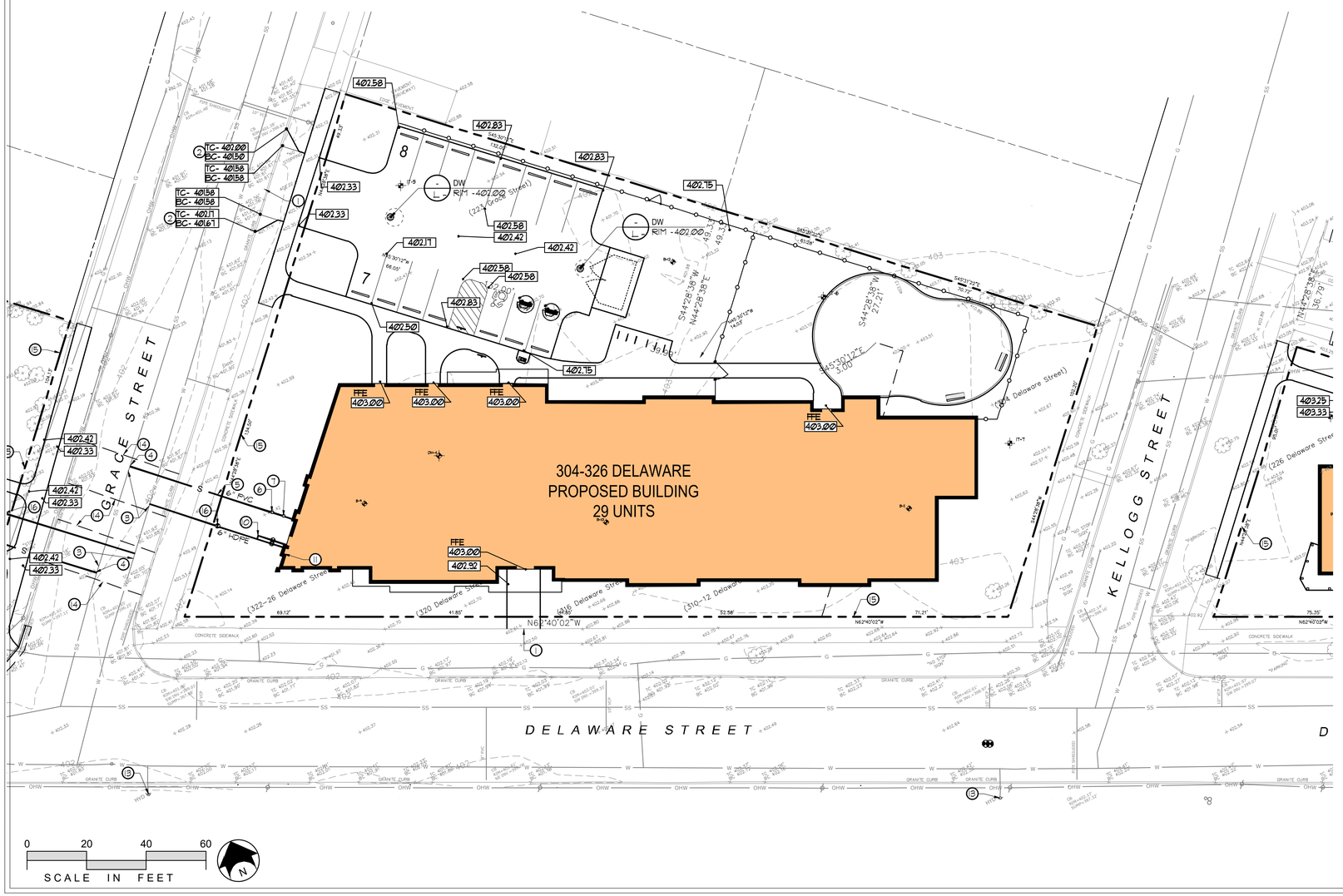
HOLMES ■ KING ■ KALLQUIST & Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH. (315) 476-8371 FAX (315) 476-5420
www.hkkarchitects.com

PART 69.5(b) OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(b).

SITE PREPARATION PLAN - 304-326

# L1.3

@PLTDATE @DWGFULLNAMEEXT




## 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.
4. A GEOTECHNICAL EVALUATION REPORT WAS PREPARED BY KENNEY GEOTECHNICAL SERVICES DATED 8-22-2018 FOR THIS PROJECT SITE. IT IS ASSUMED THAT THE CONTRACTOR WILL REVIEW THIS REPORT AND ADHERE TO THE RECOMMENDATIONS AND CONCLUSIONS PROVIDED. COPIES OF THE REPORT CAN BE PROVIDED UPON REQUEST.
5. MINIMUM 6" CLEAR INSPECTION SPACE TO BE PROVIDED BETWEEN THE SURFACE OF THE PLANNED LANDSCAPE GRADE AND NON-MASONRY SIDING.
6. DISCHARGE FROM DOWNSPOUTS/SPLASH PADS TO EXTEND A MINIMUM OF 24" FROM THE BUILDINGS.
7. EXISTING CITY SANITARY LINE

## GRADING, DRAINAGE & UTILITY NOTES

NOTES REFER TO SHEETS L2.1 & L3.1

1. MEET EXISTING LINE AND GRADE.
2. MEET TOP AND FACE OF EXISTING GRANITE CURB.
3. FIELD VERIFY PIPE INVERTS AND SIZES FOR WATER AND SANITARY LINES PRIOR TO COMMENCEMENT OF INSTALLATION. REPORT RESULTS TO LANDSCAPE ARCHITECT.
4. WYE CONNECT SANITARY LATERAL TO EXISTING COMBINED SANITARY & STORM PIPE PER CITY OF SYRACUSE RECOMMENDATIONS. CONTRACTOR SHALL CUT IN A NEW WYE CONNECTION AT EXISTING SEWER MAIN.
5. INSTALL 6" PVC SANITARY LATERAL @ 1% MINIMUM SLOPE. REFER TO PLUMBING PLAN FOR SANITARY CONNECTION AT BUILDING BEFORE CONSTRUCTING LATERAL.
6. INSTALL SANITARY CLEANOUT PER DETAIL 11/L7.4.
7. VENT AND TRAP PER DETAIL.
8. APPROXIMATE LOCATION OF ROOF DRAIN, REFER TO ARCHITECTURAL PLANS. INSTALL ROOF DRAIN SPLASH PAD PER DETAIL 15/L7.2. TYPICAL.
9. INSTALL UNDERDRAIN PER DETAIL 6/L7.2.
10. INSTALL 6" WATER LINE TO WITHIN 5 FEET OF BUILDING, LINE SPLITS 10' FROM BUILDING FOR SEPARATE FIRE PROTECTION LINE ENTERING BUILDING. COORDINATE WATER CONNECTION WITH CITY OF SYRACUSE DEPARTMENT OF WATER (315-448-8340).
11. APPROXIMATE LOCATION OF STAND PIPE CONNECTION. SEE ARCHITECTURAL DRAWINGS FOR STAND PIPE CONNECTION AND KNOX BOX LOCATION.
12. INSTALL 45° BEND WITH THRUST BLOCK PER DETAIL 15/L6.2
13. EXISTING HYDRANT TO REMAIN AND BE PROTECTED.
14. SEE LAYOUT PLAN FOR EXTENT OF PAVEMENT AND CURB REPLACEMENT. SAWCUT FOR TRENCHING OF UTILITY CONNECTIONS IN THE R.O.W. SHALL CROSS THE ROAD COMPLETELY CURB TO CURB AND BE REPLACED.
15. CONTRACTOR TO OBTAIN ALL NECESSARY CITY R.O.W. PERMITS. PROVIDE CITY OF SYRACUSE APPROVED TRAFFIC CONTROL MEASURES AND FLAGGING FOR ALL RIGHT OF WAY WORK.
16. INSTALL CURB BOX AT PROPERTY LINE PER DETAIL.


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


# PROGRESS SET NOT FOR CONSTRUCTION

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| #1 | 10/12/2023 | CRF | CITY COMMENTS |
| #2 | 7/24/2026 | CRF | CPC RESUBMISSION |
| | | | |
| | | | |
| | | | |


ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK


HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH. (315) 476-8371 FAX (315) 476-5420
www.hkkarchitects.com



PART 68 §7209 OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 68.9(B).


SITE GRADING, DRAINAGE, AND UTILITIES PLAN - 304-326

# L2.3


@PLTDATE @DWGFULLNAMEEXT

## SITE CONSTRUCTION NOTES

X-L-41-LAYOUT-NOTES

1. MEET EXISTING LINE and GRADE.
2. INSTALL ASPHALT PARKING PAVEMENT PER DETAIL
3. INSTALL NYSDOT ASPHALT R.O.W. PAVEMENT PER DETAIL
4. INSTALL CONCRETE SIDEWALK PAVEMENT PER DETAIL
5. INSTALL INTEGRAL CONCRETE SIDEWALK AND CURB PER DETAIL
6. INSTALL CURB ENDING/TAPER PER DETAIL 11/L7.1. TYPICAL FOR ALL RAMPS AND CURB ENDINGS.
7. INSTALL CONCRETE DOWELING PER DETAIL 10/L7.1 AT ALL BUILDING PADS - TYPICAL.
8. PAINT RESERVED PARKING MARKINGS PER DETAIL
9. INSTALL CURB STOP PER DETAIL, ALL PARKING SPACES
10. PROVIDE 4" WIDE WHITE PAINT LINES AT 45° @ 2' O.C. - TYPICAL
11. INSTALL BARK MULCH SURFACING PER DETAIL
12. INSTALL LA CASITA BUILDING TO BE SPECIFIED BY OWNER
13. LIGHT POLE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS.
14. APPROXIMATE LOCATION FOR CENTRO BUS STOP. DIMENSIONS PER CENTRO STANDARDS.
15. INSTALL SURFACEPLAY SYNTHETIC CARPET AND EPP SHOCK ABSORBING PERFORMANCE LAYER TIERED PLAYGROUND SAFETY SURFACING SYSTEM, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.
16. INSTALL CONCRETE CURB PER DETAIL
17. INSTALL WASTE / RECYCLING ENCLOSURE PER DETAIL
18. INSTALL ACCESSIBLE RAMP PER DETAIL
19. SNOW STORAGE AREA
20. INSTALL 4 FT. WIDE BLACK VINYL COATED CHAIN LINK SWING GATE PER DETAIL.
21. INSTALL 4 FT. HIGH BLACK VINYL COATED CHAIN LINK FENCE PER DETAIL. GRADING TO BE ADJUSTED ALONG BOTTOM OF FENCE TO ALLOW NO GREATER THAN A 4-INCH GAP. GATE FOR VEHICLE ENTRY PER DETAIL.
22. MECHANICAL UNITS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR SIZE AND EXACT LOCATION.
23. INSTALL 6 FT. LONG DUMOR BENCH 105-60PL PER DETAIL
24. INSTALL DERO BIKE RACK PER DETAIL
25. INSTALL (18) METAL RAISED BED PLANTERS PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
26. INSTALL TRAFFIC CONTROL SIGN PER DETAIL
27. INSTALL (1) DOUBLE MOUNTED/DUAL PORT LEVEL 2 EV CHARGER PER DETAIL (ACROSS PROJECT, 4 EV CHARGER SPACES ARE SHOWN TO ADHERE TO HCR REQUIREMENTS OF 2 PER 20 SPACES. PROJECT HAS 4 PER 31 SPACES)

## ZONING CHART - 304-326 DELAWARE & 223 GRACE

304 DELAWARE
13,580 SF 3-STORY APARTMENT BUILDING - 29 UNITS

| | |
|---|---|
| 092.-09-23.0 | 304 DELAWARE ST |
| 092.-09-24.0 | 310-312 DELAWARE ST |
| 092.-09-25.0 | 316 DELAWARE ST |
| 092.-09-26.0 | 320 DELAWARE ST |
| 092.-09-27.0 | 322-26 DELAWARE ST |
| 092.-09-10 | 223 GRACE ST |

TOTAL COMBINED PARCEL AREA: 37,802 SF / .867 ACRES
ZONE: R5 HIGH DENSITY RESIDENTIAL - REZONE SYRACUSE 3/23

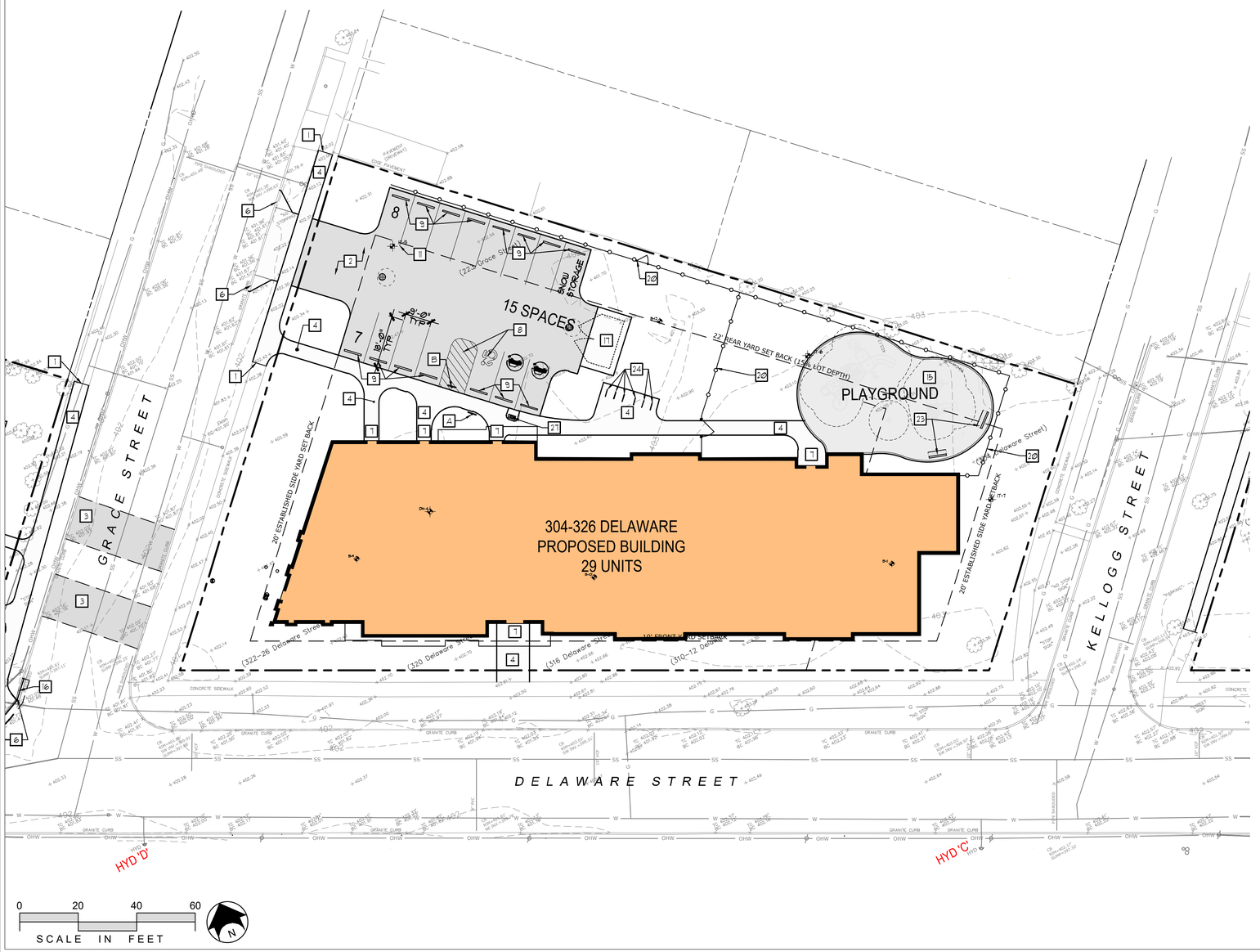
| YARD SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT YARD SETBACK | 10' | 10' |
| SIDEYARD SETBACK | 4' | 21' |
| CORNER SIDE YARDS* | SEE BELOW | 20'&20' |
| REAR YARD SETBACK | 20' OR 15% LOT DEPTH | 22' |

*CORNER LOT SIDEYARD SHOULD NOT BE LESS THAN 15% OF TOTAL WIDTH (NARROWER FRONTAGE) OF THE LOT, BUT NEED NOT EXCEED ESTABLISHED FRONT SETBACK LINE FOR SIDE STREET.

| LOT REQUIREMENTS | REQUIRED | PROVIDED |
|---|---|---|
| MIN. WIDTH | 50' | 264' |
| MAX. STRUCTURAL | 40% | 39% |
| MAX. PARKING | 40% | 17% |

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| .5 SPACE / DU | 15 | 15 |

ACCESS
BUS STOPS ON SY 64, SY 874, SY 921, SY 931, SY 926, SY 966, AND SY 942 ARE LOCATED ON THE CORNER OF GRACE STREET AND DELAWARE STREET DIRECTLY ADJACENT TO THE SITE. BUS STOPS ON KELLOGG STREET AND DELAWARE STREET, ALSO ADJACENT TO THE SITE, INCLUDE SY 921, SY 966, SY 972, SY 974, AND SY 926.




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

PROGRESS SET
NOT FOR
CONSTRUCTION

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| #1 | 10/12/2023 | CRF | CITY COMMENTS |
| #2 | 7/24/2026 | CRF | CPC RESUBMISSION |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH:(315) 476-8371 FAX:(315) 476-5420
www.hkkarchitects.com

PART 69.5(A) OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(B).

SITE LAYOUT PLAN -
304-326

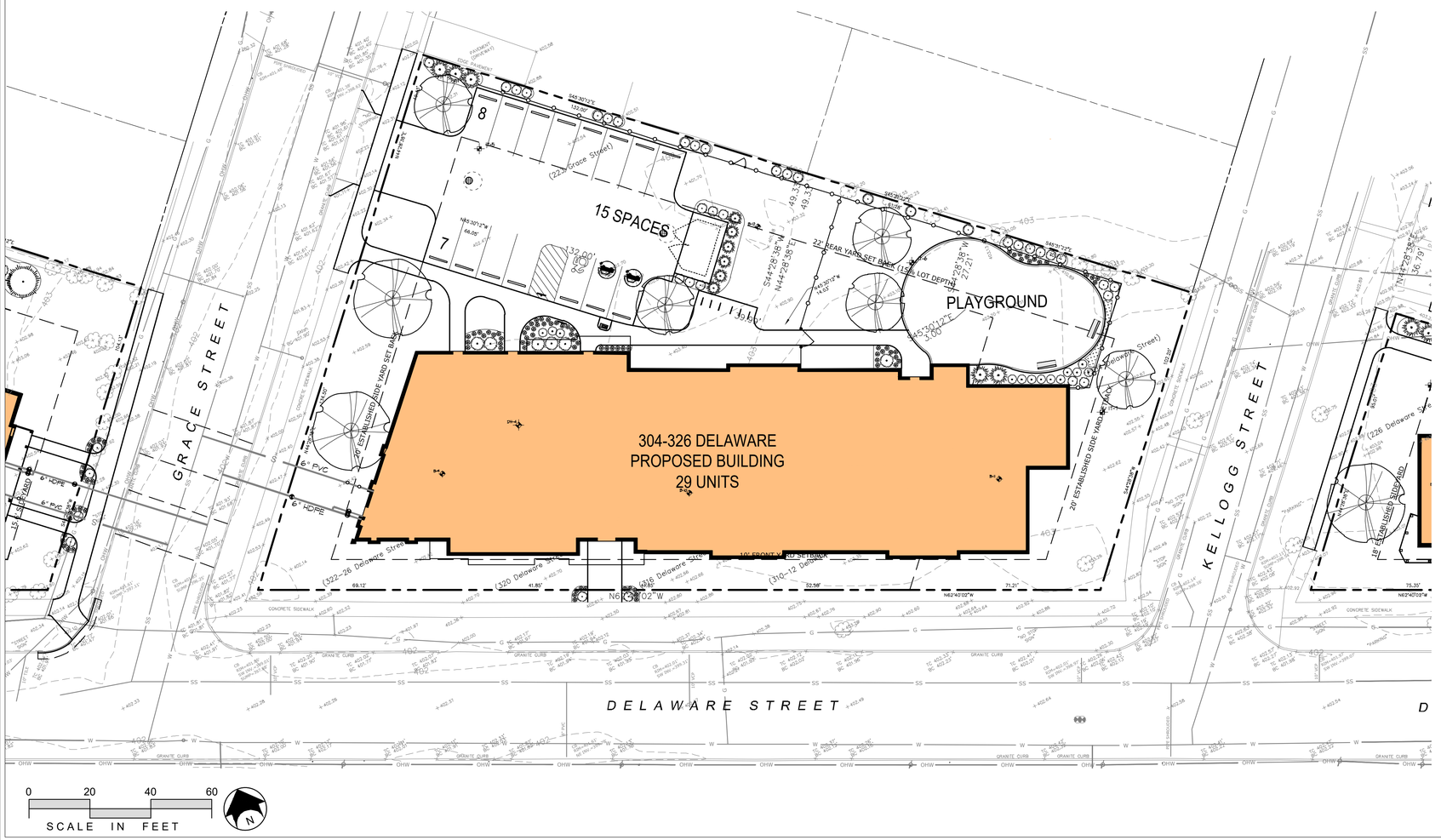
L3.3

@PLTDATE @DWGFULLNAMEEXT

## 304-326 DELAWARE PLANTING

- -EVERGREEN SHRUB SCREENING AT WASTE ENCLOSURE
- -PLANTING AROUND PLAYGROUND
- -(4) FOUNDATION PLANTINGS AT DOORWAYS
- -(2) STREETSCAPE PLANTINGS AT WALK JUNCTIONS
- -(5) FLOWERING TREES
- -(2) STREET TREES
- -(3) SHRUBS PER 25' OUTSIDE FENCING PER CODE

CONTRACTOR TO LEAVE 24" MINIMUM CLEAR SPACE BETWEEN FENCES/WALLS AND PLANTINGS




@PLTDATE @DWGFULLNAMEEXT

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

# PROGRESS SET NOT FOR CONSTRUCTION

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| #1 | 10/12/2023 | CRF | CITY COMMENTS |
| #2 | 7/24/2026 | CRF | CPC RESUBMISSION |
| | | | |
| | | | |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

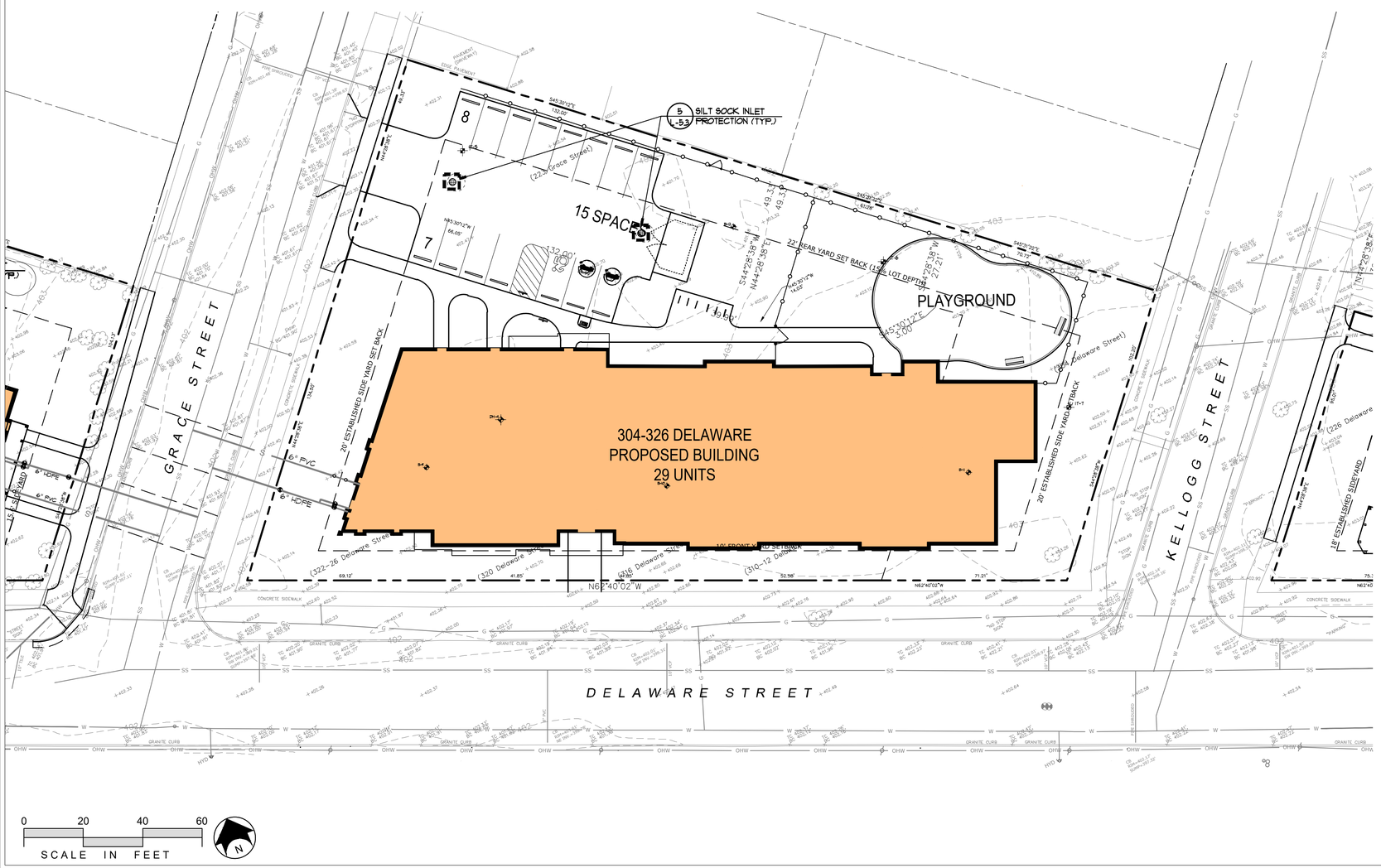
PART 69.6(b) OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(b).

SITE PLANTING PLAN - 304-326

L4.3

NOTE:

REFER TO SHEET L5.1 FOR EROSION CONTROL NOTES




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

PROGRESS SET NOT FOR CONSTRUCTION

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| #1 | 10/12/2023 | CRF | CITY COMMENTS |
| #2 | 7/24/2026 | CRF | CPC RESUBMISSION |
| | | | |
| | | | |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH. (315) 476-8371 FAX (315) 476-5420
www.hkkarchitects.com

PART 68-9.(A) OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 68-9(B).

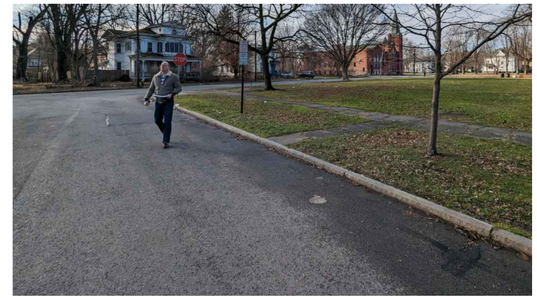
EROSION CONTROL PLAN - 304-326

L5.3

@PLTDATE @DWGFULLNAMEEXT

1 PL-1 LOOKING WEST ALONG DELEWARE STREET FROM SOUTHEAST CORNER OF SITE

2 PL-1 LOOKING WEST ALONG NORTH PROPERTY LINE OF SITE FROM KELLOG STREET



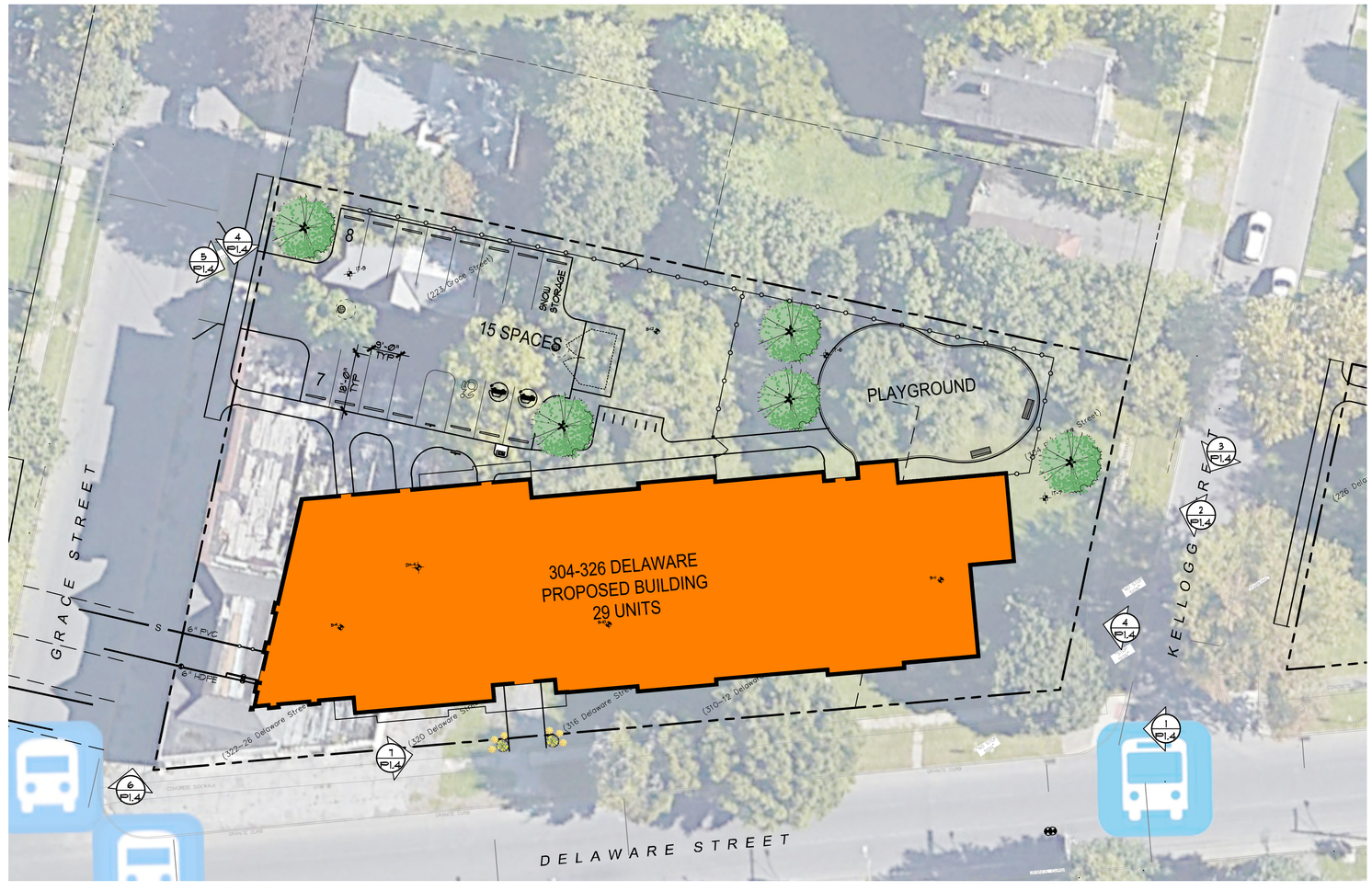
3 PL-1 LOOKING SOUTH TOWARDS INTER SECTION OF DELEWARE AND KELLOGG STREETS

4 PL-1 LOOKING SOUTHEAST FROM NORTHWEST CORNER OF SITE

5 PL-1 LOOKING EAST FROM GRACE STREET ALONG NORTH PROPERTY LINE OF SITE

6 P1.4 LOOKING NORTH FROM DELAWARE ALONG GRACE STREET

7 P1.4 LOOKING EAST ALONG DELAWARE TOWARDS KELLOGG STREET




LOCATION MAP

0 20 40 60
SCALE IN FEET


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


PROGRESS SET NOT FOR CONSTRUCTION

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| #1 | 10/12/2023 | CRF | CITY COMMENTS |
| #2 | 7/24/2026 | CRF | CPC RESUBMISSION |
| | | | |
| | | | |


ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK


HOLMES ▪ KING ▪ KALLQUIST & Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

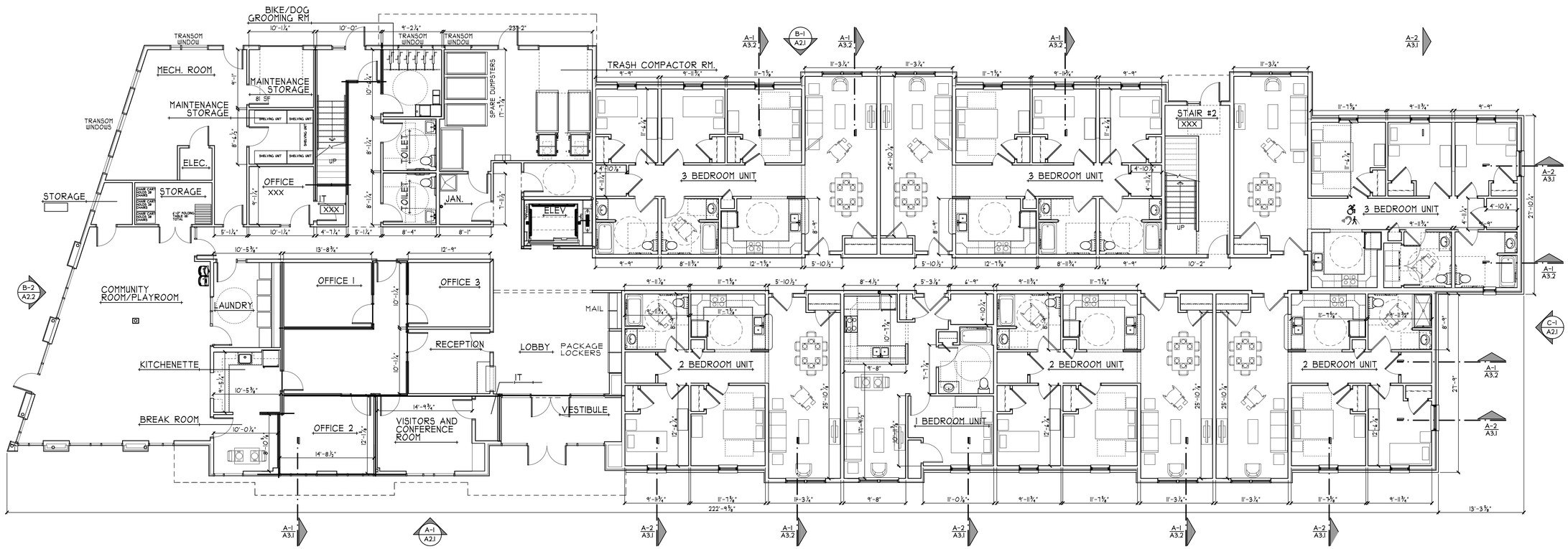


PART 69.5(b) OF THE TITLE VIII EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(b).

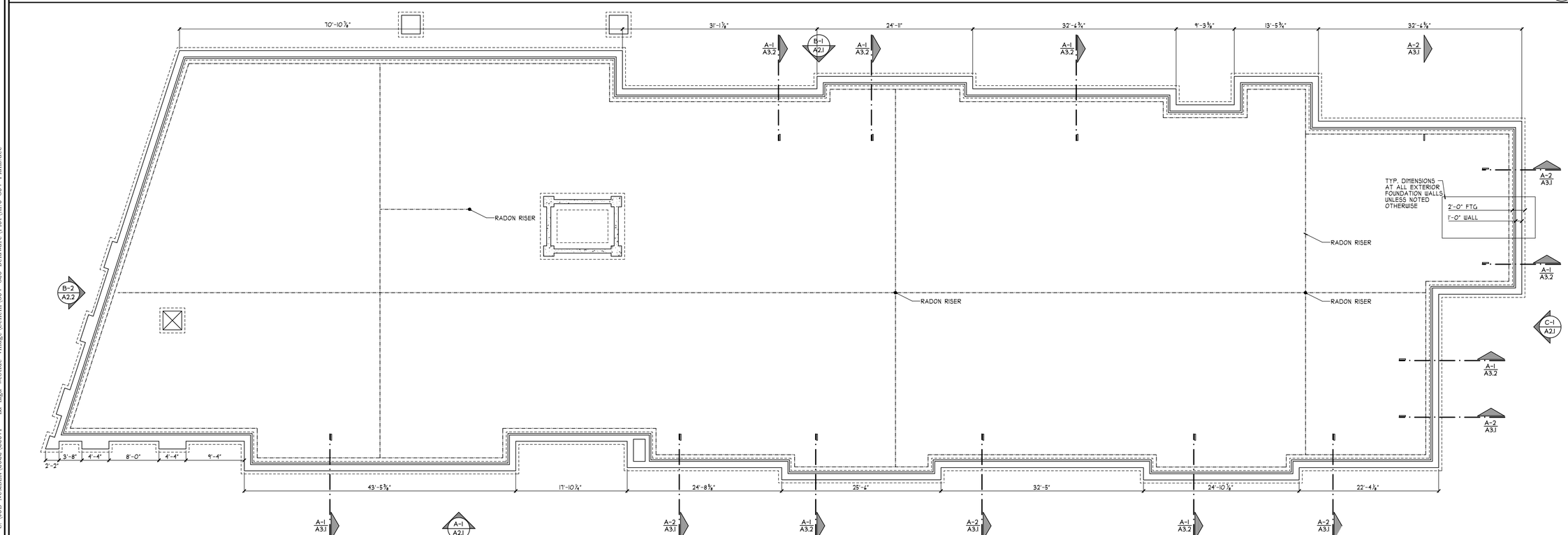

PHOTOBOARD

P1.3


@PLTDATE @DWGFULLNAMEEXT




FIRST FLOOR PLAN (A-1 / A1.0)
SCALE : 1/8" = 1'-0"




FOUNDATION PLAN (A-1 / A1.0)
SCALE : 1/8" = 1'-0"

| REV No | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | 07/24/26 | | RESUBMISION |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PROJECT NORTH

JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: MCM
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
# 304-326 DELAWARE STREET
SYRACUSE, NEW YORK

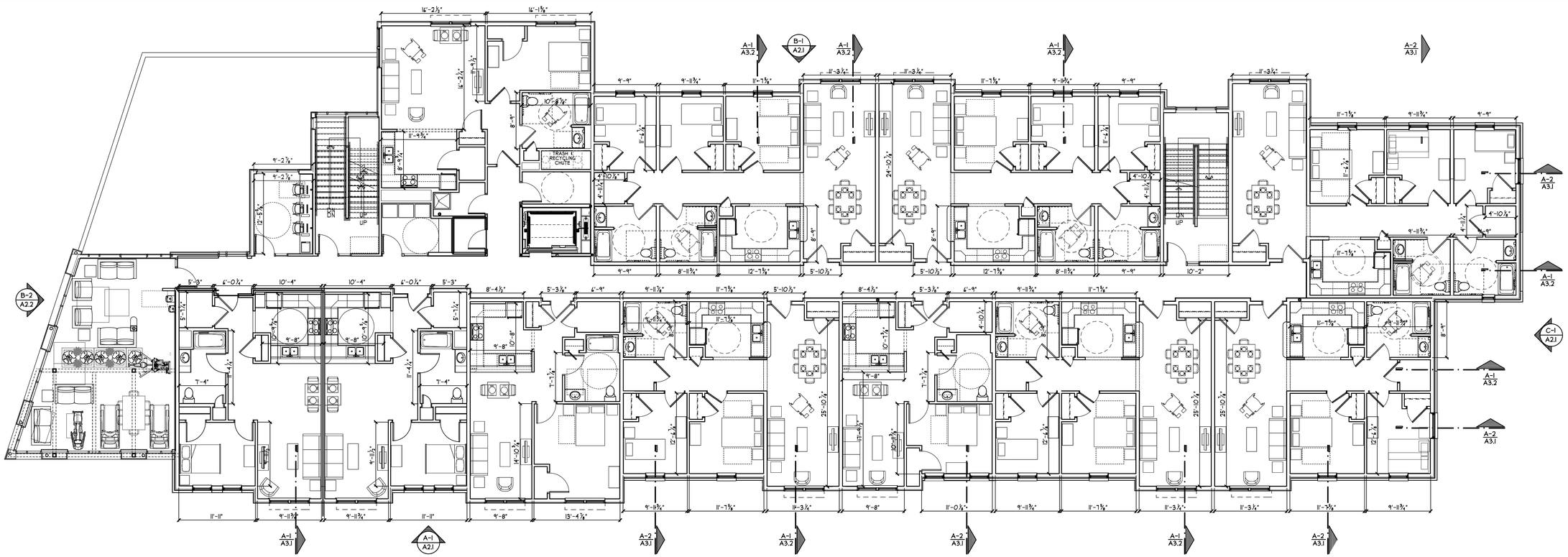
HOLMES ▪ KING ▪ KALLQUIST & Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

PART 69.6(b) OF THE TITLE 16 EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, AND ADDITIONALLY THOSE ALTERATIONS SHALL BE NOTED (SEALED) AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(b).

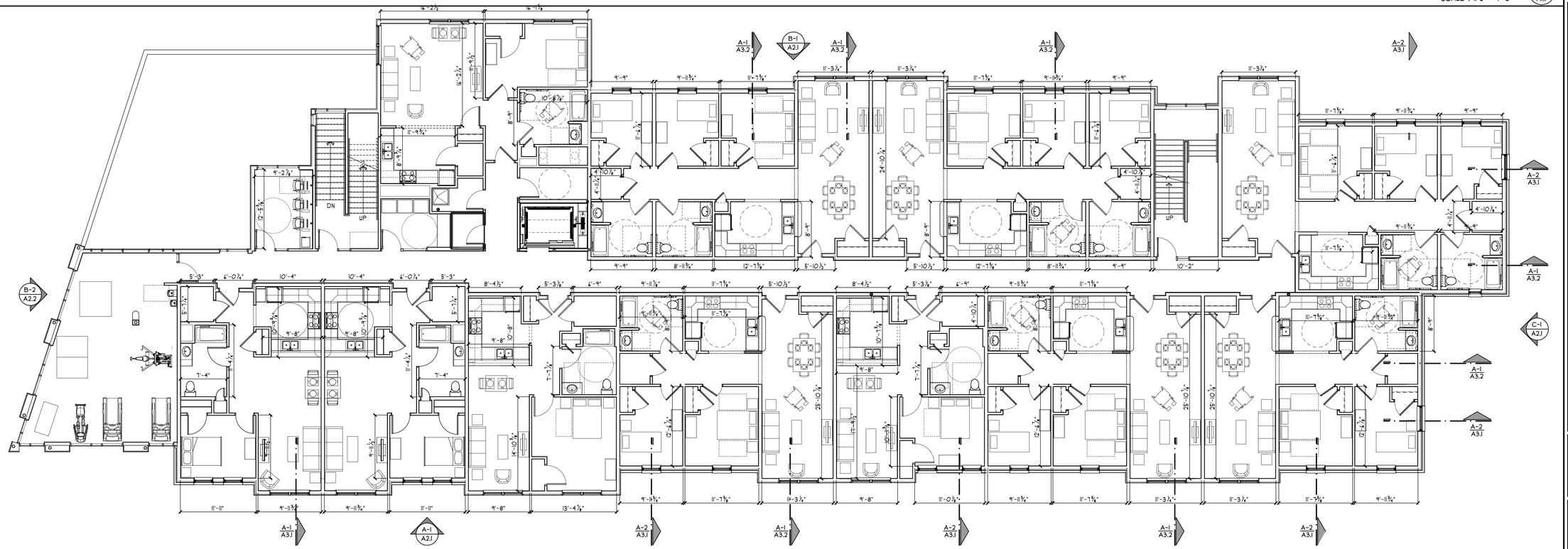
FLOOR PLANS

# A1.0
SITE THREE OF SIX

7/24/2026 S:\JOB NUMBER\2022\22071 - La Liga Westside Village\Schem\304-326 Delaware\Plot\A1.0 304 Plans.aec




THIRD FLOOR PLAN (A-1 / A1.1)
SCALE : 1/8" = 1'-0"




SECOND FLOOR PLAN (A-1 / A1.1)
SCALE : 1/8" = 1'-0"

| REV No | DATE | DRAWN BY | DESCRIPTION |
|---|---|---|---|
| | 07/24/26 | | RESUBMISION |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PROJECT NORTH

JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: MCM
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
# 304-326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

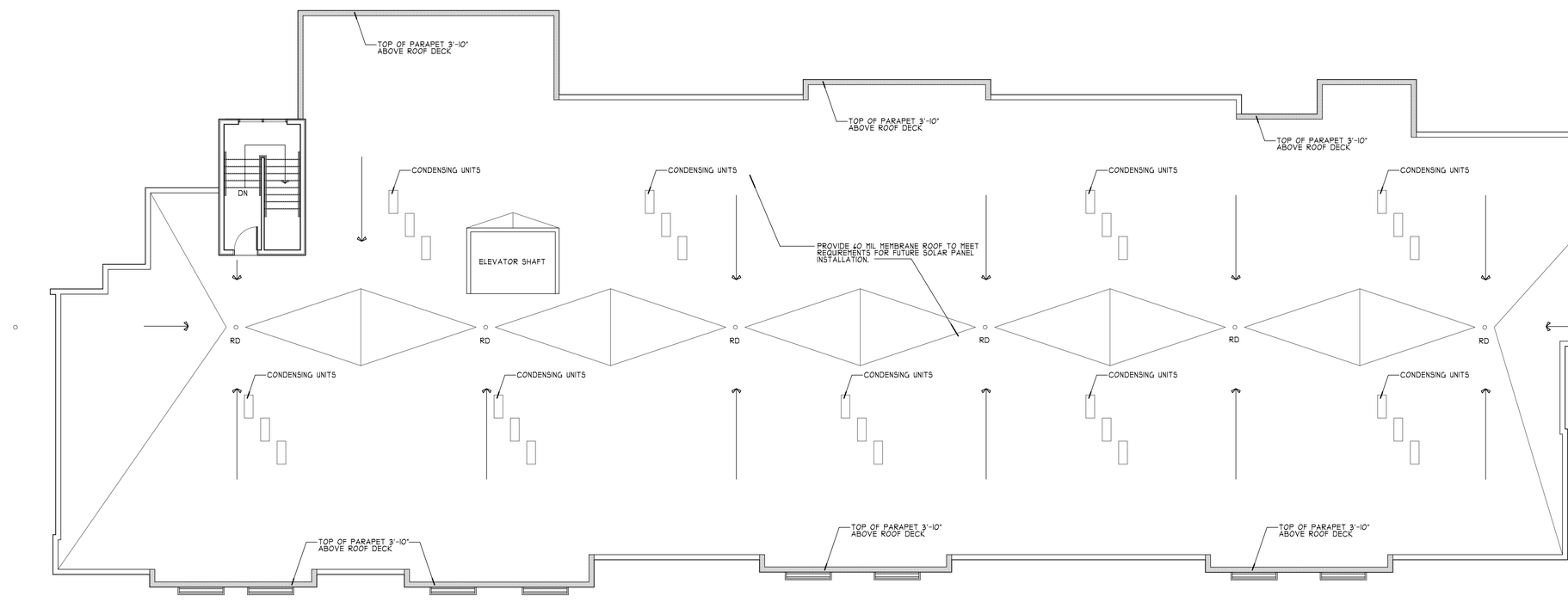
PART 69.09 OF THE TITLE 8 NB EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, DATED AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.09

FLOOR PLANS

# A1.1
SITE THREE OF SIX

7/24/2026 S:\JOB NUMBER 2022\22071 – La Liga Westside Village\Schem\304-326 Delaware\Plot\A1.1 304 Plans.aec

NOT USED (A-2 / A1.2)
SCALE : 1/8" = 1'-0"




## ROOF NOTES:

1. LIGHTNING PROTECTION SYSTEM BY CERTIFIED LIGHTNING PROTECTION COMPANY SHALL PROVIDE TURN-KEY LIGHTNING PROTECTION SYSTEM FOR THIS BUILDING IN ADHERENCE TO THE HCR RESILIENCY REQUIREMENTS. THE FINAL INSTALLATION SHALL INCLUDE A MASTER LABEL ON THE SYSTEM. AIR TERMINALS TO BE STRATEGICALLY PLACED ON ROOFTOPS/ELEVATED POINTS AND ROOF TOP EQUIPMENT OF THE STRUCTURE TO INTERCEPT THE STRIKE.
2. BUILDING TO BE SOLAR PV READY. SERVICE ENTRANCE EQUIPMENT SHALL PROVIDE PROVISIONS TO ACCOMMODATE A FUTURE PV SYSTEM BY OTHERS. BUILDING STRUCTURE TO BE DESIGNED BY A STRUCTURAL ENGINEER TO WITHSTAND ADDITIONAL WEIGHT OF SOLAR PANELS, MOUNTING SYSTEMS, WIRING AND POTENTIAL SNOW AND WIND LOADS. WALK PADS TO BE PROVIDED AT INTERVALS TO PROTECT MEMBRANE ROOF AND ALLOW FOR EASIER MAINTENANCE. CONDUIT PATHWAYS WILL BE INSTALLED FROM ROOF TO THE ELECTRICAL PANEL SOLAR READY CONNECTIONS WILL BE LABELED IN THE ELECTRICAL PANEL AND WITHIN THE CONDUIT PATHWAYS. SPACE TO BE PROVIDED FOR FUTURE INVERTER OR BATTERY SYSTEM STORAGE. ADEQUATE CLEARANCE WILL BE PROVIDED FOR HEAT DISSIPATION AND MAINTENANCE ACCESS. DESIGN WILL MEET LOCAL AND NATIONAL CODES.

0' 4' 8' 14'
ROOF PLAN (A-1 / A1.2)
SCALE : 1/8" = 1'-0"

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| | 07/24/26 | | RESUBMISION |
| | | | |
| | | | |
| | | | |

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PROJECT NORTH

JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: XX
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
# 304-326 DELAWARE STREET
SYRACUSE, NEW YORK

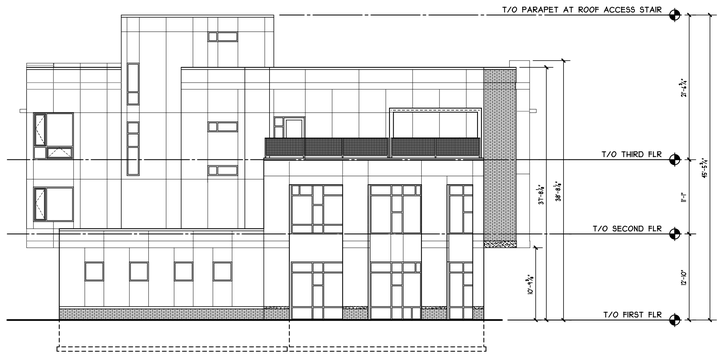
HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

PART 69.5(A) OF THE TITLE 8 NY EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY DOCUMENTS OR ALTERATIONS SHALL BE NOTED, DATED AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(B)

ROOF PLAN

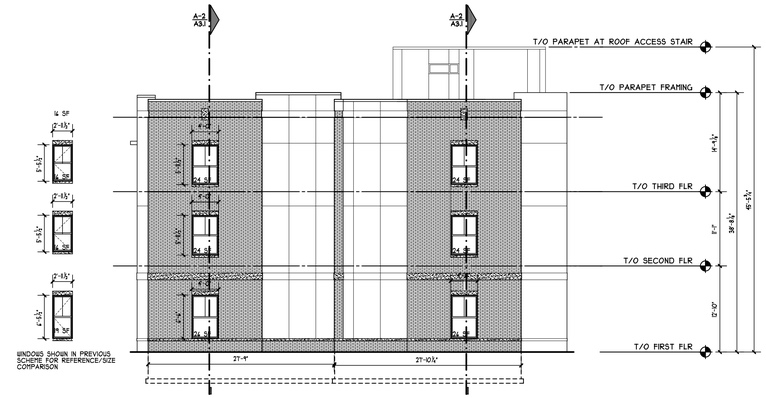
# A1.2
SITE THREE OF SIX

7/24/2026 S:\JOB NUMBER 2022\22071 - La Liga Westside Village\Schem\304-326 Delaware\Plot\A1.2 304 Rooflans.aec



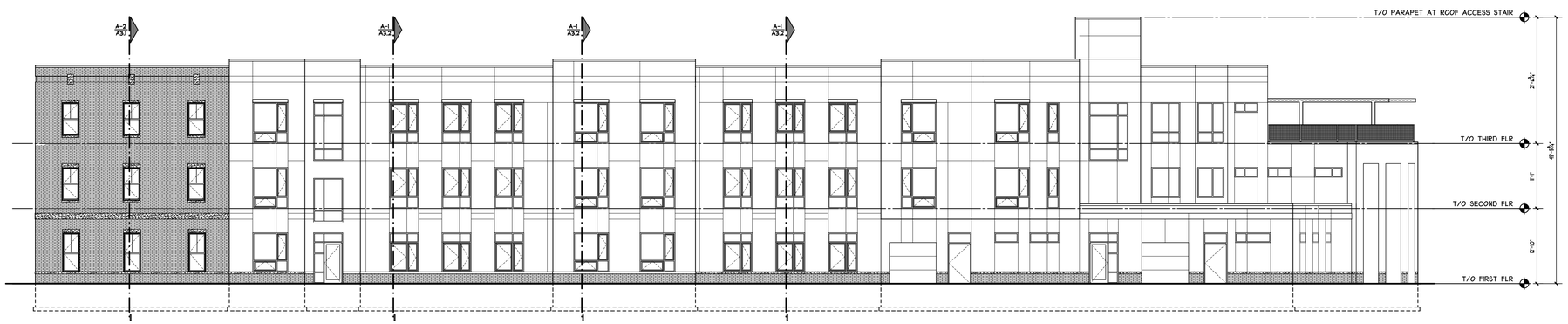

0' 4' 8' 16'

SIDE ELEVATION: D-1 / A2.1
SCALE : 1/8" = 1'-0"



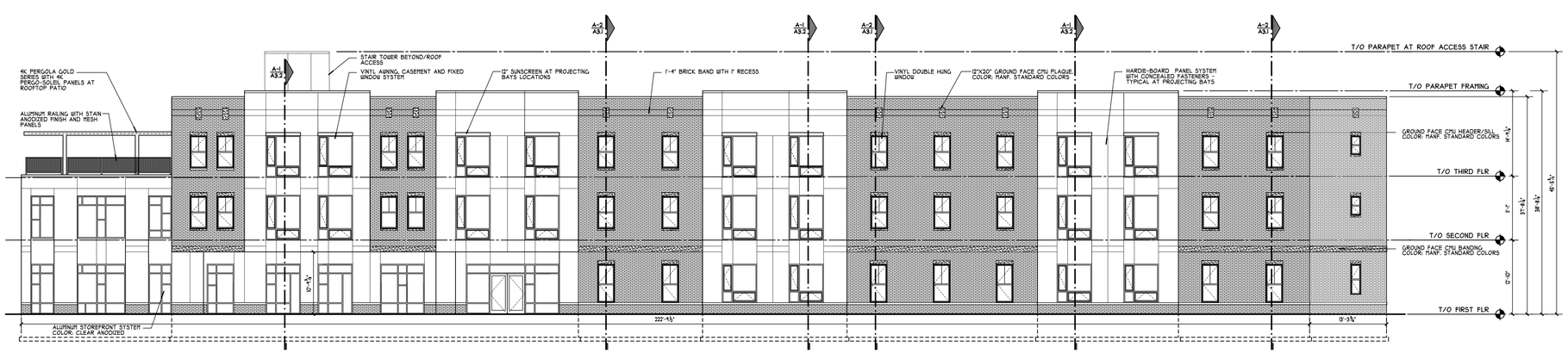

0' 4' 8' 16'

SIDE ELEVATION: C-1 / A2.1
SCALE : 1/8" = 1'-0"




0' 4' 8' 16'

REAR ELEVATION: B-1 / A2.1
SCALE : 1/8" = 1'-0"




0' 4' 8' 16'

FRONT ELEVATION: A-1 / A2.1
SCALE : 1/8" = 1'-0"

| REV No : | DATE : | DRAWN BY : | DESCRIPTION : |
|---|---|---|---|
| | 07/24/26 | | RESUBMISION |

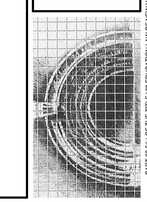
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: XX
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
# 304-326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES ▪ KING ▪ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com



PART 69.5(b) OF THE TITLE 18 EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, AND CONCEALTERATIONS SHALL BE NOTED (SEALED) AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF SUPP 69.5(b)

EXTERIOR ELEVATIONS

# A2.1
SITE THREE OF SIX

7/24/2026 S:\JOB NUMBER\2022\22071 - La Liga Westside Schern\304-326 Delaware\Plot\A2.1 304 Elevations.aec

Authentisign ID: 5B34AF87-F494-F111-9B33-000D3A4FF82A

# *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 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:
La Liga Westside Village - 304-326 Delaware Street

Project Location (describe, and attach a location map):
Parcels 304, 310-312, 316, 320, 322-26 Delaware St and 223 Grace St combined. Between intersections of Grace St & Kellogg St with Delaware St.

Brief Description of Proposed Action:
Construction of a 37,395 sf, 3-story programmed apartment building (29 units) on the 0.87-acre lot. Site features include bike racks (12 spaces), off street parking (15 spaces), (1) dual-mounted EV charger, foundation plantings, & a screened waste enclosure. Connection from units will extend into Right-of-Way streetscape. Site is zoned as R5 High Density Residential.

| Name of Applicant or Sponsor: | Telephone: [redacted] |
|---|---|
| Raul Russi, Acacia Network | E-Mail [redacted] |

Address:
[redacted]

| City/PO: | State: | Zip Code: |
|---|---|---|
| Bronx | NY | 10457 |

| | 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: BZA variance for fenestration. | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? 0.87 acres
   b. Total acreage to be physically disturbed? 0.80 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.96 acres

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

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

Authentisign ID: 5B34AF87-F494-F111-9B33-000D3A4FF82A

| | 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?<br>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?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>**Per NYS HCR requirements.** | ☐ | ☑ |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____ | ☐ | ☑ |
| 11. Will the proposed action connect to existing wastewater utilities?<br>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: _____ | | |

Authentisign ID: 5B34AF87-F494-F111-9B33-000D3A4FF82A

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? | ☑ | ☐ |
| 16. Is the project site located in the 100-year or 500-year flood plain? | ☑ | ☐ |
| 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: Drywells will be utilized to manage stormwater. | | |
| 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: Adjoining property (State Superfund Site - NYD982531956) is approximately 1,900 ft away from the proposed project site. | ☐ | ☑ |
| 21. Is the project located within, or within ½ mile of, a disadvantaged community? | ☐ | ☑ |
| If No, could impacts from the project affect a disadvantaged community? | ☐ | ☐ |
| If Yes to either question in 21, answer the following question. | | |
| a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): This project will adhere to NYS HCR standards which acheive high efficeny energy standards. Standard wastewater discharge and vehicular air emissions will occur. Project site has 29 residnetial units, & 15 parking spaces (including 2 EV spaces). | | |

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

Applicant/sponsor/name: Raul Russi Date: 08/10/26

Signature: Raul Russi Title: President

Authentisign ID: 5B34AF87-F494-F111-9B33-000D3A4FF82A

# EAF Mapper Summary Report

Friday, July 24, 2026 12:47 PM

**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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 or 500 Year Floodplain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |
| Part 1 / Question 21 [Disadvantaged Community] | Yes |

**Agency Use Only [If applicable]**

**Project:** V-2026-18 & MaSPR-2026-37

**Date:** 9/17/2026

# *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-2026-18&MaSPR-2026

Date: 9/17/2026

# *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 Planning Commission | 9/11/2026 |
| Name of Lead Agency | Date |
| Steven Kulick | 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