



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

<u>V-2026-16</u>	Staff Report – September 17, 2026					
Application Type:	Area Variance					
Project Address:	344 N Salina St. & Laurel St. (Tax Map ID: 017.-12-17.1)					
Summary of Proposed Action:	The applicant intends Area Variance to construct a new two-story building to serve as office for the Helio Health Training Center. In MX-4 Zone District the requirement is three-story minimum. The land use is “Office”, Helio Heath uses the building for office, training, and administrative space for internal staff. First-Floor distribution: Training Center 1: 995 SF 42 Seats Training Center 2: 703 SF 24 Seats Two Conference rooms: 233 SF & 187 SF Lounge: 358 SF Reception: 152 SF Office: 95 SF Second Floor Distribution: Multiple Private Offices: (110, 103, 83, 173, 85, 101 SF) Fitness Center: 2,450 SF Open Office: 300 SF Conference Room: 205 SF Office land use types are permitted by right under the regulations of the MX-4 Zone District. Site changes include construction of 48 Parking spaces 47 spaces at existing parking lot and 2 ADA parking spaces. Provision of new landscaping and screening improvements. Proposed site area: 0.7 Acres / 30,492 SF.					
Owner/Applicant	Helio Health, Inc./ Robert Roberts (Owner) Robert Seigart (Applicant & Representative) Schopfer Architects LLP (Architecture/Engineer)					
Zoning Violations:	The proposed project is seeking an Area Variance from the Board of Zoning Appeals to exempt the following Zoning Ordinance(s): 1. SZO, Art. 2, Sec. 2.10 B – “In MX-4 Zone districts, 3 stories minimum requirement number of stories. <table><tr><th>Prohibited in Zoning Code</th><th>Proposed by Applicant</th></tr><tr><td>Minimum 3-story building required in MX-4 Zone Districts</td><td>Applicant intent to construct 2 story building</td></tr></table>		Prohibited in Zoning Code	Proposed by Applicant	Minimum 3-story building required in MX-4 Zone Districts	Applicant intent to construct 2 story building
Prohibited in Zoning Code	Proposed by Applicant					
Minimum 3-story building required in MX-4 Zone Districts	Applicant intent to construct 2 story building					
Existing Zone District:	MX-4 Urban Core Zone District					
Surrounding Zone Districts:	The neighboring property to the East is Panned Institutional (PID) zone district, to the West is MX-3 Zone district, to the North is MX-3 and to the South is MX-4 Zone District.					

<i>Companion Application(s)</i>	MiSPR-2026-127 Demolish of existing 3 abandoned vacant building. MaSPR-2026-25 Applicant proposed to build two-story office building in the MX-4 Zone District.
<i>Scope of Work:</i>	Works related to MaSPR-2026-25 Exterior work: (1) Demolition of the existing 3 abandoned vacant building. (2) Preparing the lot for construction of the new two-story building, including removing existing asphalt pavement at the rear side of the building. And provide new concrete sidewalks. (3) Construction of a new two-story office building with 6,200 SF footprint. (4) Installation of Segmental Masonry Retaining wall 126 FT length at one side and 82' length at the other side of the building with height (3') along the east side of the building. (5) Installation of Black metal fence with brick plasters along Pearl Street. 3FT height and 212 FT length. (6) Installation of the 3 staple style bike racks on concrete sidewalk. Interior work: (7) Construct of offices and training center for the Helio Health Training Center for internal staff training and workspace. (8) Interior build-out of two training rooms (995 SF & 730 SF) including seating layout, AV setup, and support spaces such as conference rooms and reception. (9) Construction of second-floor fitness areas, men's and women's lockers rooms with showers, and associated support rooms (lounge, storage, copy/print).
<i>Facts on Project:</i>	<u>Existing Conditions</u> - Vacant Building, previously consistently it's mixed used building use for the restaurant and multi-dwelling units. <u>Nonconformities</u> - This parcel is located at MX-4 Urban Core Zone District the minimum building height and number of stories is 3 stories, and the existing building is two-story, thus nonconforming. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the MX-4 Zone District. - The proposed building footprint occupies 2,600 SF. The project successfully reduces structure site coverage from 95% to 90% (6,200 SF-21% for structure, 15,250 SF-50% for parking, 5,780 SF-19% for landscaping and screening). This distribution complies with MX-4 development standards. <u>Use Specific Standards</u> - N/A <u>Local Land Use and Residential Compatibility</u> - The property contains an extensive natural forest buffer in the backyard from the adjacent residential zone districts.

	<u>Off-Street Parking and Loading</u> - New accessory parking spaces will be provided in the companion application MaSPR-2026-25. <u>Landscaping, Buffering, and Screening</u> - New landscaping and screening will be provided in the companion application MaSPR-2026-25. <u>Site, Building Design, and Exterior Lighting</u> - New landscaping and screening will be provided in the companion application MaSPR-2026-25. <u>Signage</u> - Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable. <u>Historic Preservation</u> - This property is listed on the City’s Historic Properties list, and the project was reviewed confirming that the proposed project is fully compliant with all applicable historic preservation standards. No additional historic review actions or conditions are required. <u>Additional Standards, Building Placement, and Transparency</u> - The proposed two-story office and training center positioned corner on the lot between North Salina Street, Laurel Street and Pearl Street. The building footprint 6,200 SF and its placement match the architectural site drawings, including front, side and rear setbacks as illustrated on the plan sheets. - All building setbacks, lot coverage, circulation areas, and landscape buffers comply with the MX-4 zone district dimensional standards. The structure is placed to maintain clear vehicular access pedestrian walkways and require separation form adjacent properties.
<i>Staff Analysis:</i>	<u>Staff Analysis of Area Variance Approval Criteria</u> <u>Neighborhood Character (Criteria Met):</u> The proposed two-story Helio Health Training Center is compatible with the architectural character of the North Salina Street corridor. The surrounding neighborhood are; To the West, 401 N Salina St. building contains a mix two and three-story. To the South, 327 N Salina St. is four-story building. To the East, 533 N State St. is three-story building. The building elevation incorporates traditional brick facades, narrow vertical windows, varied parapet heights, and decorative elements that reflect the historic proportions of adjacent structures. The site plan improves pedestrian conditions by relocating the car park behind the building, adding brick and wrought-iron fencing, and providing landscaped buffers along Pearl Street and Laurel Street. The project replaces deteriorated structures with modern, well-deteriorated structures with a modern, well-designed facility and will not produce any undesirable change to nearby properties.

	Feasibility of Alternatives (Criteria Met): As applicant proposed in previous application on May 17, 2022 (PR-22-10) to construct a false third-story façade was explored but rejected by the landmark preservation board as incompatible with the historic streetscape where construct of two-story building was approved on Aug 8, 2022. A functional third floor is not needed for Helio Health’s operational program, which is fully accommodated within the 6,200 SF first floor and 6,305 SF second floor layouts. The additional floor would impose unnecessary construction costs and create nonfunctional space. Substantiality (Criteria Met): While requesting a two-story building instead of the required three stories represents a 2/3 ratio of the height requirement, the proposed design mitigates this variance. The elevations show varied rooflines, brick detailing, and tall window proportions that maintain the intended urban form of the MX-4 district. The building’s scale aligns with existing one- and two-story structures along North Salina street and does not disrupt the corridor’s visual continuity. Adverse Effect (Criteria Met): The project will not create adverse physical or environmental impacts. The site plan improves stormwater management through new drainage systems, reduces runoff and ponding, and enhances traffic safety by relocating the parking lot entrance away from the intersection. Landscaping beds, ornamental trees, and screening elements soften the site edges and provide visual buffers for adjacent parcels. All training, administrative offices, and fitness activities occur entirely indoors. The project significantly improves existing site conditions and contributes positively to the neighborhood. Self-Created Difficulty (Criteria Not Met): The difficulty is self-created. On May 17, 2022, application (PR-22-10) in CA zoning District approved to construct two-story building and received planning commission approval. On July 1, 2023 new Zoning Ordinance introduced the three-story requirement. The applicant didn’t apply for a building permit before the ordinance change.
<i>Staff Recommendation:</i>	Staff recommend approving this project. The proposal satisfies four approval criteria for Neighborhood Character, Feasibility of Alternatives, Substantiality, and Adverse Effect.

<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the Variance application. (See the attached sheet General Conditions for Variance Approval) 2. The applicant shall comply with the comments and recommendations of the Onondaga County Planning Board as incorporated into the companion Major Site Plan, MaSPR-2026-25 3. The proposed Area variance only grants the “construct two-story building” in the 344 N Salina St. The applicant shall submit an additional Variance application if they intend to further reduce number of building story.
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	On Jan 09, 1985, a Special Use Permit (SP-84-57) for a Restaurant (Barbier’s Italian Diner) was approved located at 350 North Salina Street located North side of the building in a commercial district, Class A zone. On Jan 27, 1997, approved special permit (SP-96-31) for two apartments on property situated at 344 Salina Street N. On Jun 03, 2013, a Special Use Permit (SP-13-09) was denied for a restaurant. On Aug 08, 2022, was approved a Resubdivision (R-22-35) to combine three properties situated at 330 and 344 Salina St. N. and 506 – 324 parcel street into one new lot. On May 17, 2022, approved an (PR-22-10) in CA zoning District proposed to demo 330 and 344 Salina St. N and construction a 2-story building and addition on to 348 Salina St. N. Redevelopment of the parking lot to provide proper parking and screening.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 344 Salina St. N is an irregularly shaped parcel with a lot size of 30,492 SF (0.7Acres). The property has three street frontages. To the North, the property line border E Laurel St. & N Salina St., to the East, the property line border to N State St., To the West , the property line border to Pearls St., and To the South, the property line border to 511 N State St. & 502 Pearl St.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action, City Planning Commission declared a negative SEQR declaration covering V-2026-16 & MaSPR-2026-25
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on date 7/6/2022 OCPB Case # S-22-40 and OCPB resolution is attached.

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

- Area Variance Application
- Short Environmental Assessment Form Part 1 OR Full Environmental Assessment Form (Helio Health Training Institute) 344 Salina St. N., Onondaga County, City of Syracuse, New York; 13203
- Floor Plan Package (344 N Salina St, Phase 2 Site & building Drawing) (Sheet C1.0, C1.1, C1.2, C1.3, C1.4, C1.5, C1.6, A1.1, A2.1) Proposed two Story Building, 344 Salina St. N, Onondaga County, City of Syracuse, New York; 13203 Drawn by Schopfer-Architects, LLP; Dated 8/04/2022 Scale: As shown
- Site Plan Layout (Sheet, D1.0, D1.1, D1.2) Proposed two Story Building, 344 Salina St. N, Onondaga County, City of Syracuse, New York; 13203 Drawn by Schopfer-Architects, LLP; Dated 8/04/2022 Scale: As shown
- Elevation Plan Layout (A2.1) Proposed two Story Building, 344 Salina St. N, Onondaga County, City of Syracuse, New York; 13203 Drawn by Schopfer-Architects, LLP; Dated 8/04/2022 Scale: As shown

Attachments:

Variance Application
Code Enforcement History
OCPB Comments

Comments from City Departments
Variance supportant documents

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

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/>

BARBIER'S
DINER
LATE HOURS
OPEN 24 HOURS

APPLICATION 4-2024-16 IS AN
AREA VARIANCE APPLICATION
FOR RELIEF TO CONSTRUCT A
TWO-STORY OFFICE BUILDING
WHERE A THREE-STORY
MINIMUM REQUIREMENT

THE PROPERTY IS AN OFFICE
BUILDING LOCATED AT 344 N.
SALINA STREET AND IS
OWNED BY HELLO HEALTH INC.
THE PROPERTY IS IN THE
URBAN CORE MIXED USE
MX-4 ZONE DISTRICT

THIS MATTER WILL BE
DISCUSSED AT BOARD OF
ZONING APPEALS MEETING
ON SEPTEMBER 17TH, 2024,
AT 1:00 P.M. IN THE COMMON
COUNCIL CHAMBERS,
CITY HALL, SYRACUSE, NY.

Handwritten graffiti in blue paint, possibly reading "B.R."

Handwritten graffiti in black paint, possibly reading "Rao" and "10/10"

Handwritten graffiti in blue paint, possibly reading "haha" and "B.R."



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

ROBERT ROBERTS
HELIO HEALTH TRAINING CENTER
518 JAMES ST.
SYRACUSE, NY, 13203
8/31/2026

Re: Application Completeness for Board of Zoning Appeals for 344 N Salina St.

Dear Robert Seigart,

On 8/31/2026, Masihullah Omary determined the proposed project V-2026-16 at 344 N Salina St.

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 document 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.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

Your Submission Details

Submission Number:

V-2026-16

Status:

Submitted

Message:

Applicant Name:

Robert Seigart

Applicant Email:

Primary Location:

344 SALINA ST N & LAUREL ST, 13203

Primary APN:

017.-12-17.1

Submission Type:

Zoning Applications > Variance Applications > Area Variance

Last Updated:

August 31, 2026

Submission URL:

<https://app.oncamino.com/syracusemy/dashboard/submissions/833552/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov hpan@syr.gov adiillon@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 believe that the proposed project is a huge improvement over the existing 1 and 2 story buildings on this site. The building elevations are much more in keeping with the existing historical buildings on N Salina St. They mimic historical building's proportions and borrow elements such as fascias with brackets, the use of different bricks, varied building heights, signbands, and tall narrow windows. In addition, the brick/wrought iron fence and landscaping help to screen the parking lot from the street, making the sidewalk more pedestrian-friendly (similar to the railings on the other side of Pearl St).

2 Feasibility of Alternatives

The only way to avoid this variance is to construct a 3-story building. Helio Health does not need and cannot afford another 6,500 Sf of space in this facility. Some might suggest a compromise where we construct a brick, precast, and metal facade without windows at the 3rd floor level--basically a false facade with no building behind it. But we suggested this type of construction when working on the 2-story design, and the LPB rejected this concept as not being compatible with the existing historic buildings.

3 Substantiality

The current zoning ordinance requires 3 stories and we are proposing 2; this is 2/3 of what is required, so it would appear to be a substantial variance request.

4 Adverse Effect

For the same reasons described in the "Area Variance Neighborhood Character", above, we feel that this project has no adverse impact on the physical or environmental conditions in this area. In fact, we believe this project benefits the neighborhood by improving aesthetics (the building, fencing, & landscaping), providing screening for the parking lot (brick & wrought iron fencing), providing shade and enhancing air quality (street trees and other landscaping), improving safety (by relocating the parking lot entrance away from the intersection), and reducing ponding and runoff (with a new stormwater management system).

5 Self-Created Difficulty

It would appear that Helio Health has 3 options for this property: 1) Leave the site as is, with 3 old, often-vandalized, unsafe buildings, one of which the City has posted "DECLARED UNFIT FOR OCCUPANCY". 2) Construct the 2-story building that we have proposed and the City approved in 2022, which now requires an area variance. 3) Construct a 3-story building which has 6,500 SF that Helio Health doesn't need, doesn't want, and can't afford. We do not believe this situation was self-created. We followed the old zoning ordinance and direction from the LPB in preparing a 2-story design that the Planning Commission approved on 8/8/22 and was formally approved by the City after resubdivision on 12/29/22. (Please see the "2021-22 Approval Process Summary", which has been uploaded under Additional Optional Documents.) Helio Health had no control over the July 1, 2023 change in zoning ordinance. And Helio Health could not have applied for a building permit in early 2023, before the ordinance changed, because construction documents for the project were not complete until December, 2023.

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)

Office

3 Describe the nature and extent of variance requested

The current zoning ordinance requires a minimum of 3 stories. This project was originally approved as 2-stories by the City in 2022 (under the old ordinance) after 18 months of meetings with City representatives, a neighborhood group, and the Landmark Preservation Board (LPB); and submissions to the City Planning Commission. We are seeking approval to construct this 2-story building that the City approved in 2022 and continues to support.

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)

None

9 Proposed Onsite Parking

49

10 Current Onsite Parking

40

11 Proposed Hours of Operation

7am-6pm

12 Current Hours of Operation

All businesses are closed

13 Current Number of Dwelling Units

2.0

14 Proposed Number of Dwelling Units

0.0

15 Proposed Use of the Property

During Phase 1, it will be used for parking; during Phase 2, a 12,500 SF Training Center will be constructed

16 Current Use of the Property

Abandoned buildings and parking lot

17 Lot Size (sq ft)

30,492

18 Business/Project Name

Helio Health - Training Institute



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: Kathleen Gaffney-Babb

Signature: *Kathleen Gaffney-Babb*

Date: 08/04/2026

Mailing address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Print applicant's name: Robert Seigart

Signature: *Robert Seigart*

Date: 08/04/2026

Mailing address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Print authorized representative's name (if applicable):
Robert Seigart

Signature: *Robert Seigart*

Date: 08/04/2026

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.**

SITE PLAN REVIEW RESUBMISSION: 8/8/22

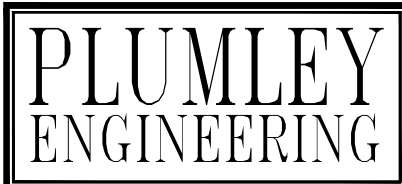
HELIO HEALTH
TRAINING INSTITUTE

330 & 344 - 348 NORTH SALINA STREET & 506 - 524 PEARL STREET
SYRACUSE, NEW YORK 13203

PHASE 2 PRELIMINARY DRAWINGS

Schopfer Architects LLP

1111 James Street
Syracuse, N.Y.



8232 LOOP ROAD
BALDWINVILLE, NY 13203



ENGINEERING
ONE WEBSTER'S LANDING
SYRACUSE, NEW YORK 13202

Project No.
2033
Date:
12/10/2021
REVISED:
8/4/2022

COPYRIGHT:
THE ARCHITECT SHALL BE DEEMED
THE AUTHOR OF THESE DOCUMENTS
AND SHALL RETAIN ALL COMMON LAW
STATUTORY AND OTHER RESERVED
RIGHTS, INCLUDING THE COPYRIGHT.

DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS ACTING UNDER THE
DIRECTION OF THE ARCHITECT, TO
ALTER ANY ITEM ON THIS DOCUMENT
IN ANY WAY



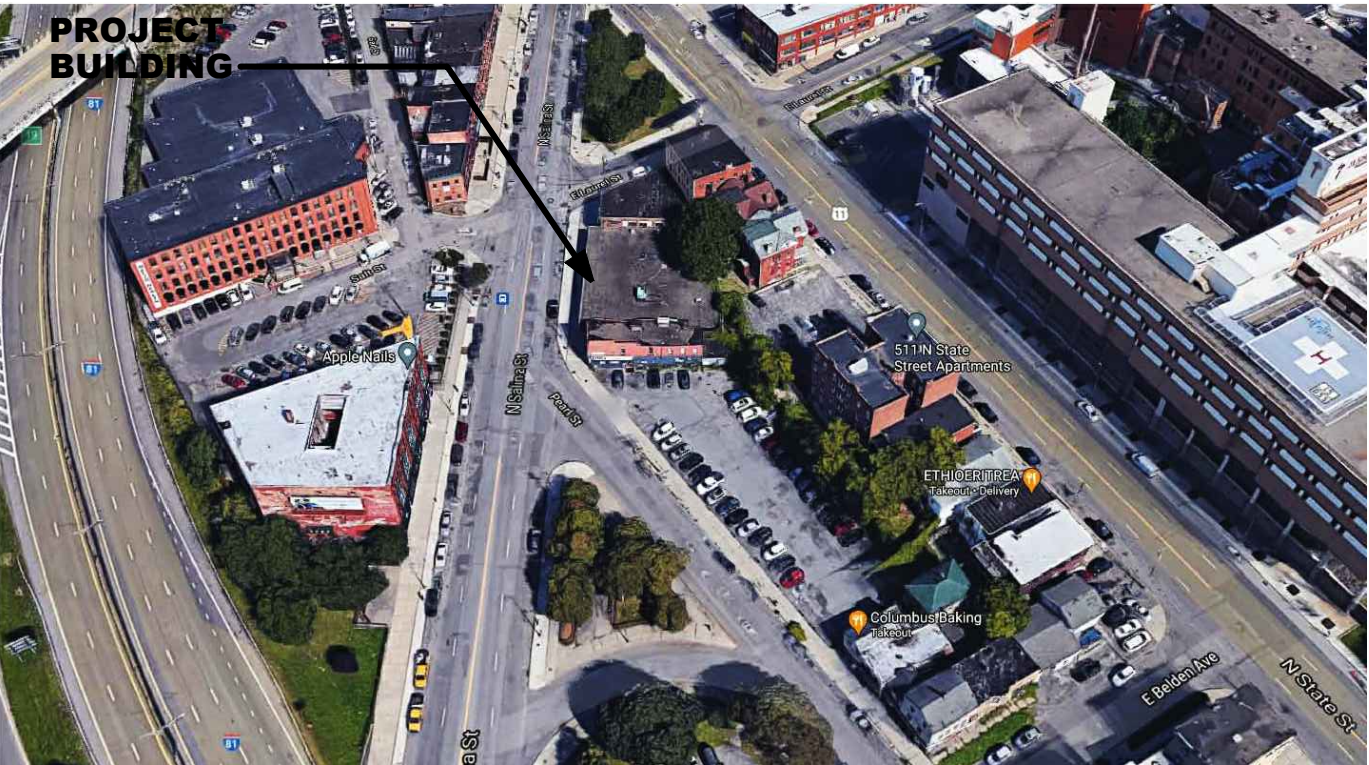
T-1

LIST OF DRAWINGS

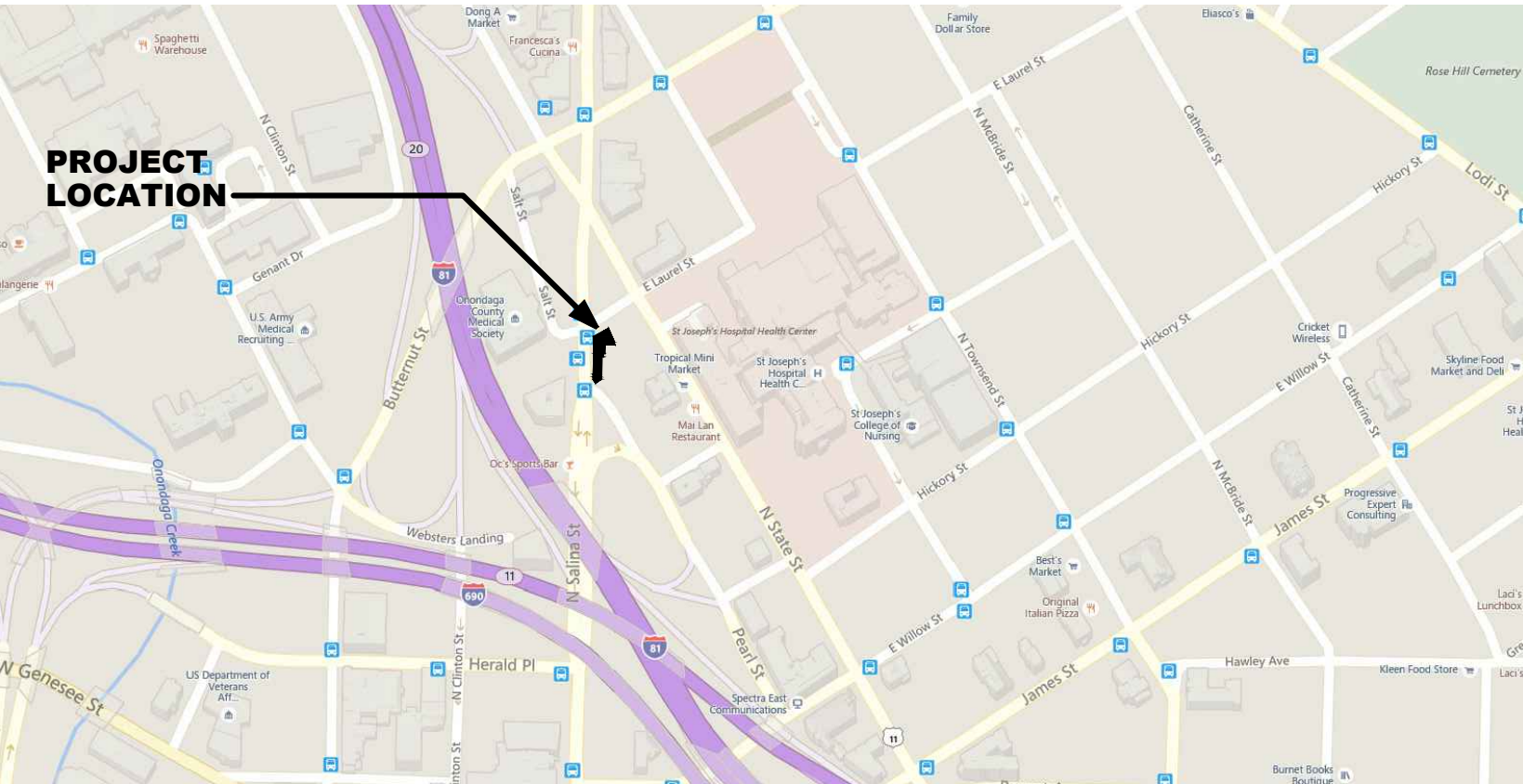
- T1.1 TITLE SHEET
- ** SITE SURVEY
- C1.0 SITE DEMOLITION PLAN
- C1.1 PROPOSED SITE PLAN
- C1.2 PAVING & GRADING PLAN
- C1.3 UTILITY PLAN
- C1.4 EROSION & SEDIMENT CONTROL PLAN
- C1.5 LANDSCAPE PLAN & DETAILS
- C1.6 PHOTOMETRIC PLAN
- C2.1 EROSION & SEDIMENT CONTROL DETAILS
- C2.2 PAVING, GRADING & DRAINAGE SYSTEM DETAILS
- C2.3 PAVING, GRADING & DRAINAGE SYSTEM DETAILS
- C2.4 CITY SIDEWALK & UTILITY DETAILS
- C2.5 SITE DETAILS
- C2.6 PLANTING, DETAILS, & NOTES
- C3.1 DRAINAGE SYSTEM PROFILES
- A1.1 FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS

GENERAL PROJECT NOTES

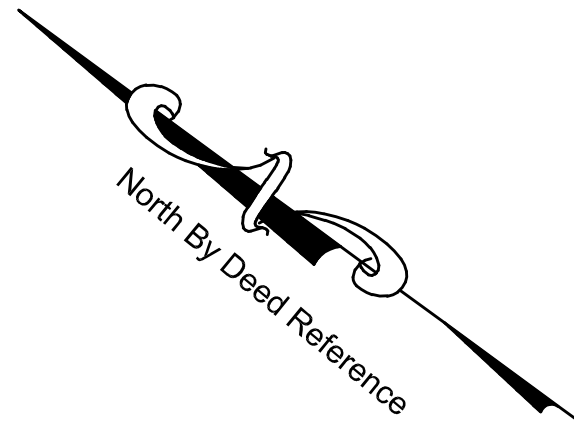
1. ALL ITEMS CALLED FOR REMOVAL AND DISPOSAL SHOULD BE RECYCLED WHENEVER POSSIBLE TO REDUCE LANDFILL IMPACT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT WORK DESCRIBED IN THIS CONSTRUCTION DOCUMENT SET AND SPECIFICATIONS UNLESS THE WORK IS NOTED N.I.C. (NOT IN CONTRACT) OR THE WORK IS ASSIGNED TO ONE OF THE OWNERS VENDORS. THE CONTRACTOR SHALL THEN COORDINATE AND SCHEDULE ALL RELATED (N.I.C.) PROJECT WORK WITH THE OWNERS VENDORS SO THEIR WORK CAN BE ACCOMPLISHED.
3. "AFTER HOURS" WORK SHALL BE DONE BETWEEN 5 PM & 7 AM WEEKDAYS; BETWEEN 5 PM FRIDAY & 7 AM MONDAY; &/OR ON HOLIDAYS.



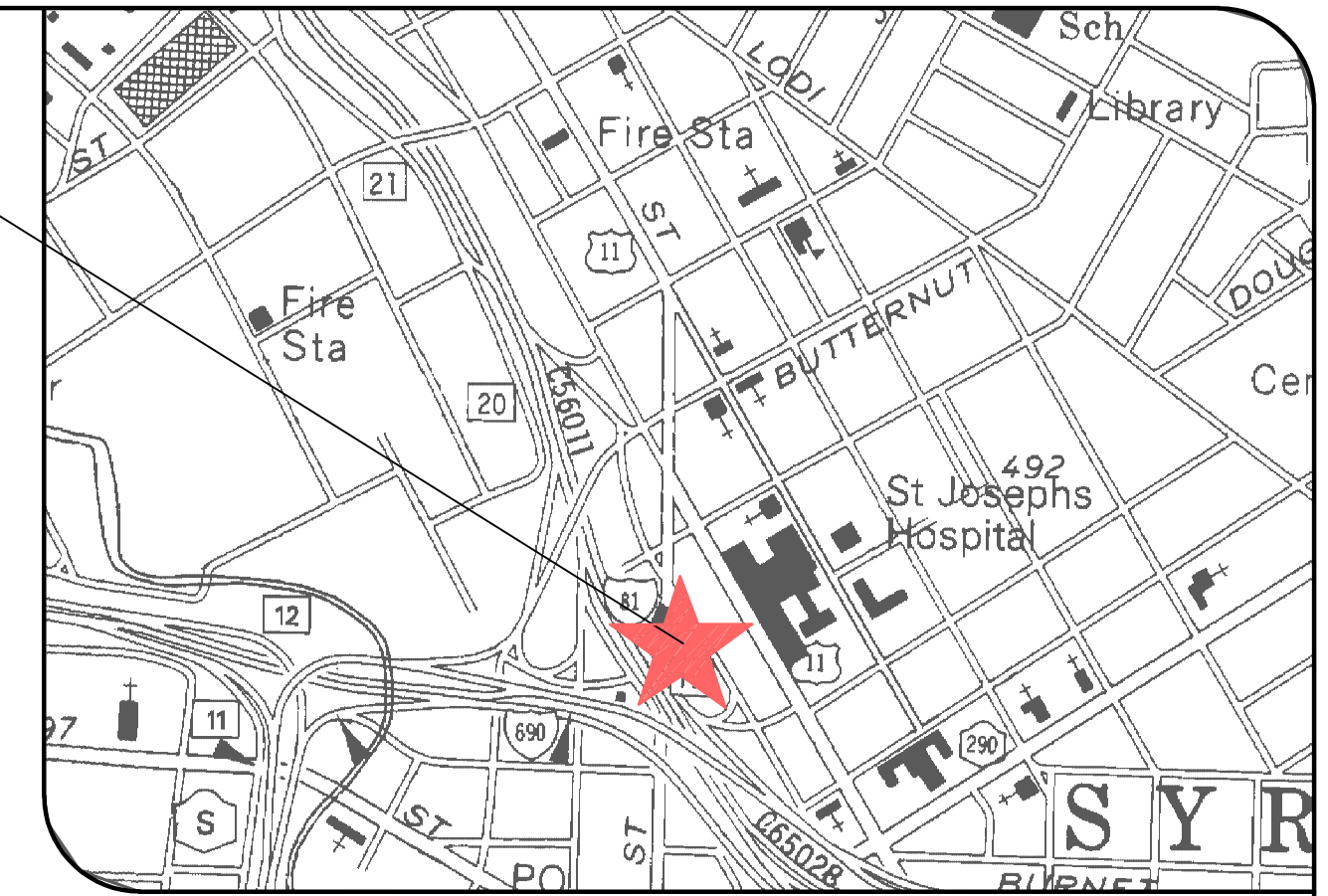
AERIAL PHOTO



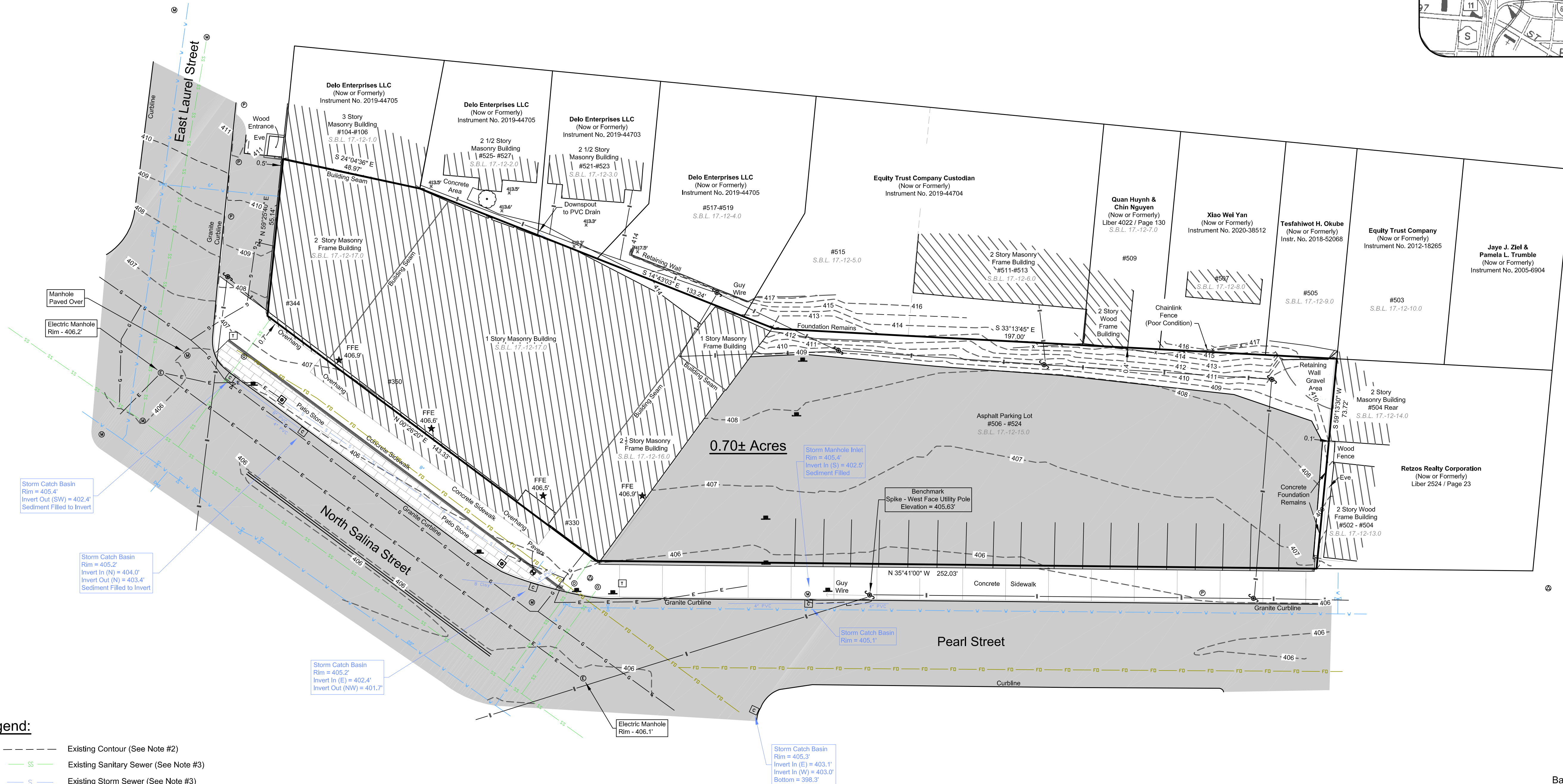
MAP LOCATION



This Project



Location Map
(Not to Scale)



Legend:

- | | | | |
|---|------------------------|-----|---------------------------------------|
| ⊕ | Existing Bolland | --- | Existing Contour (See Note #2) |
| ⊕ | Existing Light Pole | SS | Existing Sanitary Sewer (See Note #3) |
| ⊕ | Existing Catch Basin | S | Existing Storm Sewer (See Note #3) |
| ⊕ | Existing Iron Pipe | W | Existing Waterline (See Note #3) |
| ⊕ | Existing Iron Rebar | G | Existing Natural Gas (See Note #3) |
| ⊕ | Set 5/8" Iron Rebar | FD | Existing Communications Line |
| ⊕ | Sanitary/Storm Manhole | U | Existing Utility Pole |
| ⊕ | Existing Water Valve | | Overhead Utility Line |
| ⊕ | Existing Gas Valve | ● | Deciduous Tree |
| ⊕ | Existing Fire Hydrant | | |
| ⊕ | Existing Sign | | |
| ⊕ | Parking Meter | | |
| ⊕ | Clean Out | | |
| ⊕ | Syracuse Property Disk | | |

Survey Notes:

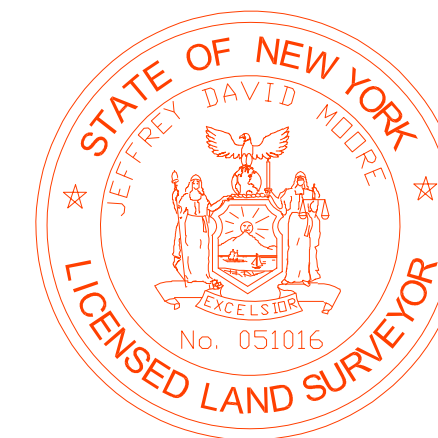
- DATUM:
Vertical: NAVD88
- Elevations shown are based on field measurements. Contours are merely an interpolation and should be considered as such only.
- Underground facilities, structures and utilities have been plotted from a combination of field measurements, available maps, records and information provided by the owner, therefore their location should be considered approximate only. There also may be other facilities, structures or utilities, the existence of which is presently unknown.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209, subdivision 2 of the New York State Education Law. It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way.

Deed Reference

Geddes Federal Savings
& Loan Association
To
Home HeadQuarters, Inc.
Bargain & Sale Deed - Dated: August 30, 2018
Instrument No. 2018-039188
S.B.L. 017-12-15
S.B.L. 017-12-16
S.B.L. 017-12-17

File No. 21-55



It is hereby certified that this is a correct
map made from an actual Field Survey

Jeffrey D. Moore, L.S. #051016

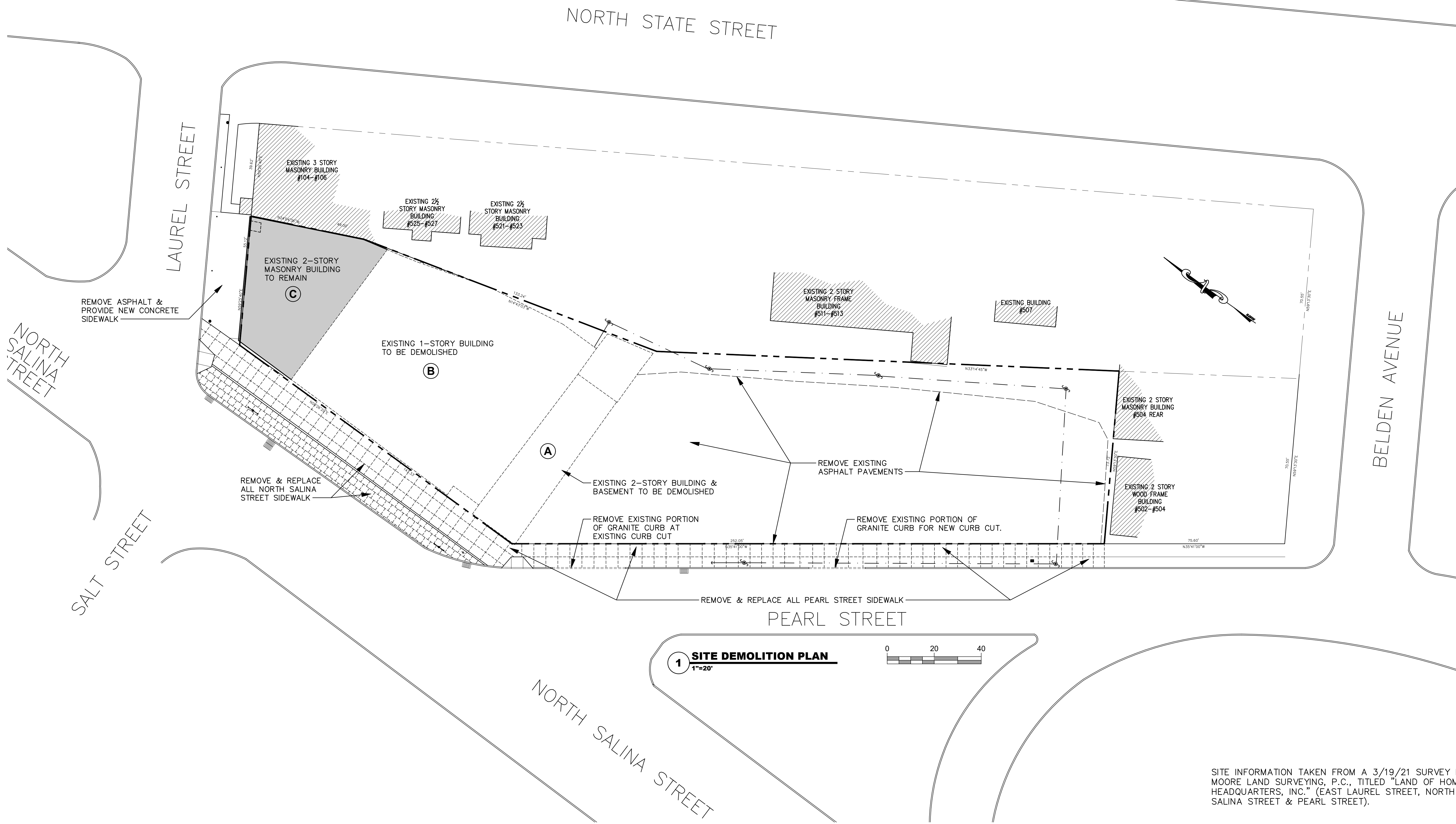
Lands of
Home HeadQuarters, Inc.
East Laurel Street, North Salina Street & Pearl Street

City of Syracuse
Onondaga County - New York

Moore Land Surveying, P.C.

1721 Black River Boulevard
Rome, New York 13440
Office: 315-336-9480
Fax: 315-829-5429

Dated: March 19, 2021
Revised:
Scale: 1" = 20 Ft.
Drawn By: MK
Checked By: JM



EXISTING BUILDING KEY

(A) 330 NORTH SALINA STREET
2-STORY BRICK COMMERCIAL ROW BUILDING
CONSTRUCTED AROUND 1890. NEW FACADE &
STOREFRONT ADDED AROUND 1960.
NON-CONTRIBUTING TO THE SIGNIFICANCE OF THE
HISTORIC DISTRICT.

(B) 344 NORTH SALINA STREET
1-STORY COMMERCIAL ROW BUILDING
CONSTRUCTED IN THE 1970'S. STACKED BRICK WITH
ALUMINUM/GLASS STOREFRONT.
NON-CONTRIBUTING TO THE SIGNIFICANCE OF THE
HISTORIC DISTRICT.

(C) 348 NORTH SALINA STREET
2 STORY BRICK DINER.
• PROBABLY CONSTRUCTED IN THE 1970'S WITH 344
NORTH SALINA STREET.
• ELIGIBILITY FOR INCLUSION IN THE HISTORIC
DISTRICT: UNDETERMINED.

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330-350 NORTH SALINA STREET
SYRACUSE, NEW YORK 13203

REGISTERED ARCHITECT
ROBERT J. SEIGERT
NO. 17743
STATE OF NEW YORK

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Checked by: RJS
Scale: 1"=20'

Revisions:

Number:	Date:	By:
1	8/4/22	GD
2		
3		

Sheet Title:
**SITE
DEMOLITION
PLAN**

Sheet No:
C1.0

Job No: 2033

SITE INFORMATION TAKEN FROM A 3/19/21 SURVEY BY MOORE LAND SURVEYING, P.C., TITLED "LAND OF HOME HEADQUARTERS, INC." (EAST LAUREL STREET, NORTH SALINA STREET & PEARL STREET).



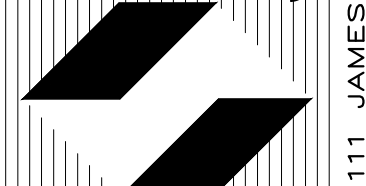
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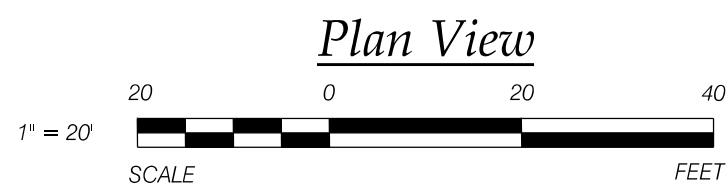
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1	8/4/22	GD	
2			
3			
4			

Sheet Title:
SITE PLAN
Sheet No.:
C1.1
Job No.:
2033



Key

Existing

- Property Line
- Right of Way
- Lot Line
- Reputed Owner
- Utility Pole
- Sanitary Manhole
- Light Pole / Bollard
- Drainage Manhole
- Catch Basin
- Drainage Pipe w/ Slope
- Water Main
- Fence
- Tree
- Grade

Proposed

- Length, Diameter, Material & Slope of Drainage Pipe
- Roof Drain w/ Size
- Catch Basin / Drainage Manhole
- Topographic Contour
- Final Grade
- Top of Curb Bottom of Curb
- Top of Wall Bottom of Wall
- Pavement Warp Line
- Grading Ridge Line

Property Information

- Address: 330 - 350 North Salina Street
- Tax Parcel Numbers: 017 - 12 - 15, 16 and 17
- Property Area: ±0.7 Acres
Existing Impervious Area: ±0.58 Acres
Proposed Impervious Area: ±0.45 Acres

General Responsibilities of Contractors

- Site contractor is responsible for contacting the appropriate underground protection agency with adequate advance notice of the work. Utility locations shown on the drawings are not to be considered accurate or complete. No work shall begin on the site until all utilities in the area are marked. Care shall be taken to not disturb any existing buried utilities. Contractor shall bear sole responsibility for damage to existing utilities.
- Site contractor is responsible for all utility services & connections. All utility trenching (excavation, bedding material, backfill, and compaction) to be performed by the site contractor including light pole foundations. Contractor to coordinate all utility connections with appropriate utility agencies & applicable contractors.
- Site contractor responsible for establishing grass over all disturbed areas not designated within project limits for building, pavement, concrete and or landscaping.
- Building contractor to coordinate utility & roof drain connections with site contractor, the applicable contractors & the appropriate utility companies.
- City Right-of-Way markers are located near the intersection of Pearl St. & N. Salina St. and E. Laurel St. & N. Salina St. The markers are not to be disturbed. Contact City Survey/Mapping Dept. to confirm location and 72 hours before excavating in their proximity.

Plan Notes

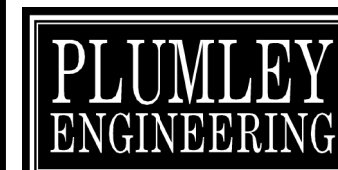
- All pavers along N. Salina Street are to be removed, safely stored and replaced following street tree planting. All broken pavers to be replaced in-kind.
- Removed 30' of existing drop & transition curb. Provided 30' of 6" high curb per City of Syracuse standards and details.
- Removed 44' of existing 6" curb and provided transition & drop curb per City of Syracuse standards and details.
- Gravel strip along retaining wall. See detail.
- Planting area for street tree. See Sheet C2.6.
- Proposed concrete sidewalk constructed per City of Syracuse standards and details.

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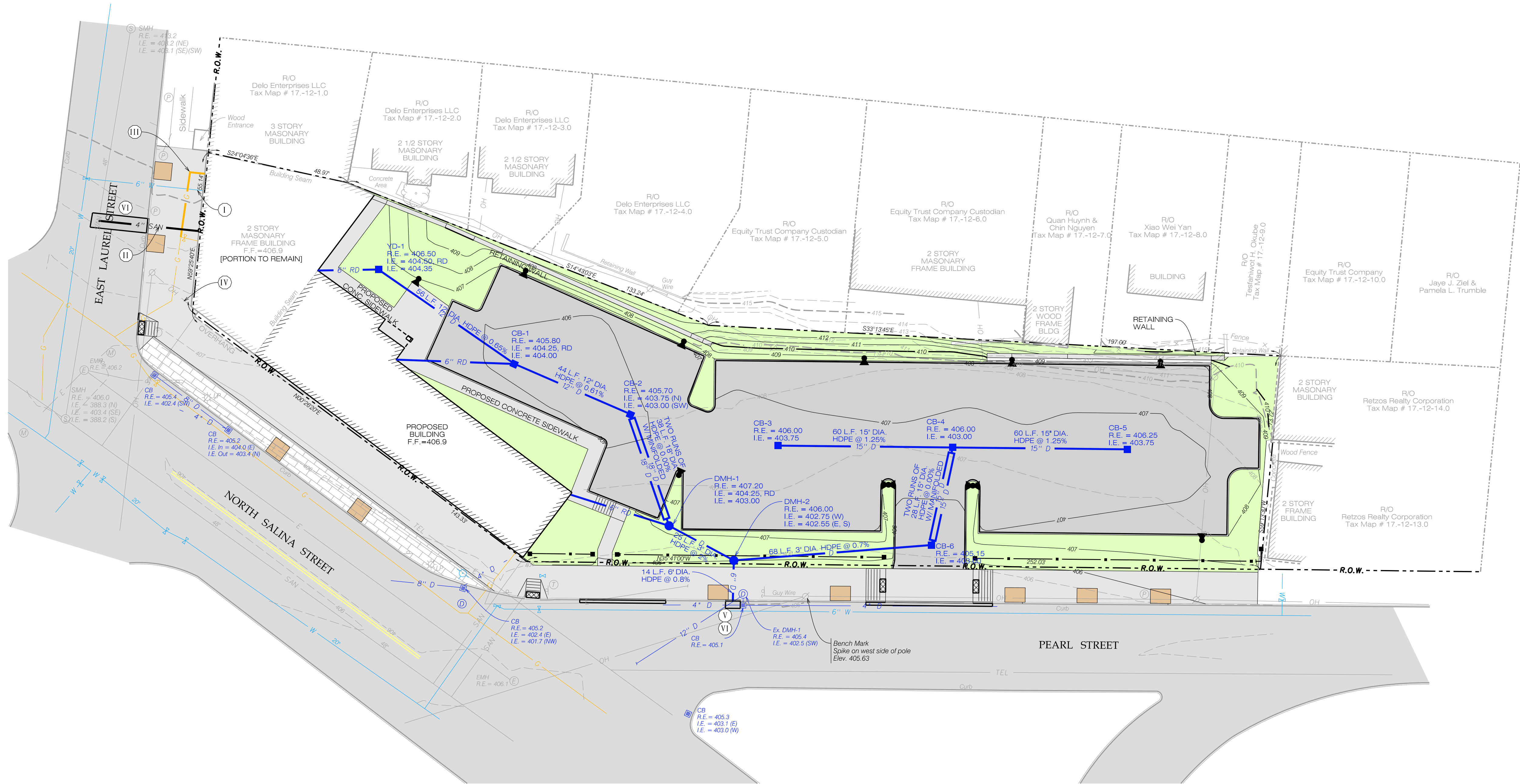


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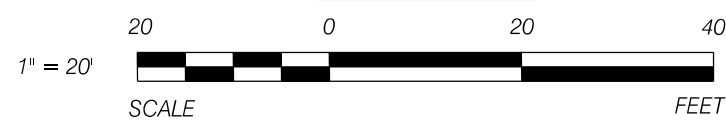


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Number:	Date:	By:
1	08-04-22	JFC
2		
3		
4		
Sheet Title: PAVING & GRADING PLAN		
Sheet No: C1.2		
Job No: Plumley #: 2021060		



Plan View



General Responsibilities of Contractors

- Site contractor is responsible for contacting the appropriate underground protection agency with adequate advance notice of the work. Utility locations shown on the drawings are not to be considered accurate or complete. No work shall begin on the site until all utilities in the area are marked. Care shall be taken to not disturb any existing buried utilities. Contractor shall bear sole responsibility for damage to existing utilities.
- Site contractor is responsible for all utility services & connections. All utility trenching (excavation, bedding material, backfill, and compaction) to be performed by the site contractor including light pole foundations. Contractor to coordinate all utility connections with appropriate utility agencies & applicable contractors.
- Site contractor responsible for establishing grass over all disturbed areas not designated within project limits for building, pavement, concrete and/or landscaping.
- Building contractor to coordinate utility & roof drain connections with site contractor, the applicable contractors & the appropriate utility companies.
- City Right-of-Way markers are located near the intersection of Pearl St. & N. Salina St. and E. Laurel St. & N. Salina St. The markers are not to be disturbed. Contact City Survey/Mapping Dept. to confirm location and 72 hours before excavating in their proximity.

Plan Notes

- Utilize existing water service for new facility. Coordinate new account with City of Syracuse Water Dept.
- Provide new 4-inch sanitary sewer lateral. Connect to existing sewer main per City D.P.W. and OCDOH standards. See details and specification on Sheet C2.4.
- Extend gas service to new connection location. Coordinate work with National Grid.
- Utilize existing overhead telephone and electric services.
- Connect 6" storm sewer pipe to existing City storm main using 'Wye' fitting compatible with existing pipe and per City D.P.W. standards.
- Road & Curb restoration following utility installation to conform with City of Syracuse standards and details.

Key

Existing

- Property Line
- Right of Way
- Lot Line
- Reputed Owner
- Utility Pole
- Sanitary Manhole
- Light Pole / Bollard
- Drainage Manhole
- Catch Basin
- Drainage Pipe w/ Size
- Water Main
- Fence
- Tree

Proposed

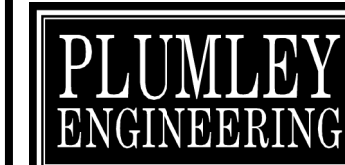
- 32 L.F. 12" DIA. HDPE @ 2%
- 6" RD
- CB
- DMH
- Catch Basin / Drainage Manhole
- Topographic Contour
- Sanitary Sewer Lateral (Min. Slope = 2%)
- Gas Service

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2	08-04-22	JFC	

Sheet Title:
UTILITY
PLAN

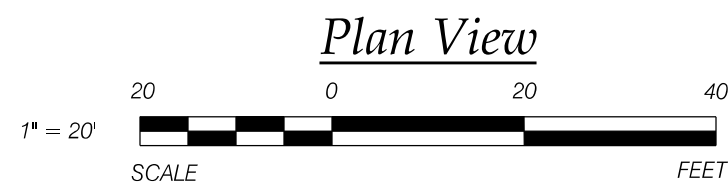
Sheet No:
C1.3

Job No: Plumley #: 2021060

SEDIMENT RUNOFF AT ENTRANCES SHALL BE REDUCED BY LIMITING UNSTABILIZED MATERIAL EXPOSURE TO A MAXIMUM OF 24-HOURS.

THE AREA SHALL BE STABILIZED WITH COMPACTED GRAVEL IMMEDIATELY FOLLOWING CONSTRUCTION DISTURBANCE.

CONTRACTOR SHALL CLEAN ROADWAY OF SEDIMENT WHEN BUILD-UP OCCURS AND IMMEDIATELY AT THE REQUEST OF THE TOWN OR PROJECT ENGINEER.



Erosion Control Notes

- Contractor shall identify at least one person from their company that will be responsible for implementation of stormwater management practices. This person, known as the trained contractor, shall be on site on a daily basis when disturbance activities are being performed.
- Any contractor completing earthwork activities must have completed four hours of DEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other entity endorsed by the Department of Environmental Conservation.
- Contractor shall clean roadway of sediment when build-up occurs and immediately at the request of the City or Project Engineer.
- Silt fence to be located by site contractor in order to minimize sediment runoff into existing swales & off-site areas.
- Final location of equipment & fill material staging areas to be coordinated w/ site contractor. Appropriate erosion control measures to be completed to protect staged soil.
- Contractor to provide a concrete wash-out area in location that will not affect any receiving water bodies, with all debris and runoff maintained on site (See detail on C2.1).
- Additional erosion and sediment control features / activities may be required during construction.
- Grass is to be established over all disturbed areas not designated for building, pavement, concrete, or landscaping.
- Property owner to be responsible for maintenance of stormwater management system and ensuring that the basin's design capacity is maintained.

Key

Existing

- Property Line
- Right of Way
- Lot Line
- Reputed Owner
- Overhead Utility
- Utility Pole
- Sanitary Sewer w/ Size
- Sanitary Manhole
- Light Pole / Bollard
- Gas Main
- Hydrant / Water Main w/ Size
- Drainage Pipe w/ Size
- Catch Basin
- Fence
- Tree
- Topographic Contour

Proposed

- Catch Basin / Drainage Manhole
- Filter Fabric Inlet Protection
- Silt Fence
- Drainage Pipe w/ Size

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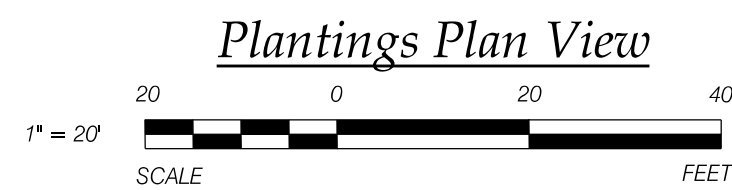
Sheet Title:
**EROSION &
SEDIMENT
CONTROL
PLAN**
Sheet No:

C1.4

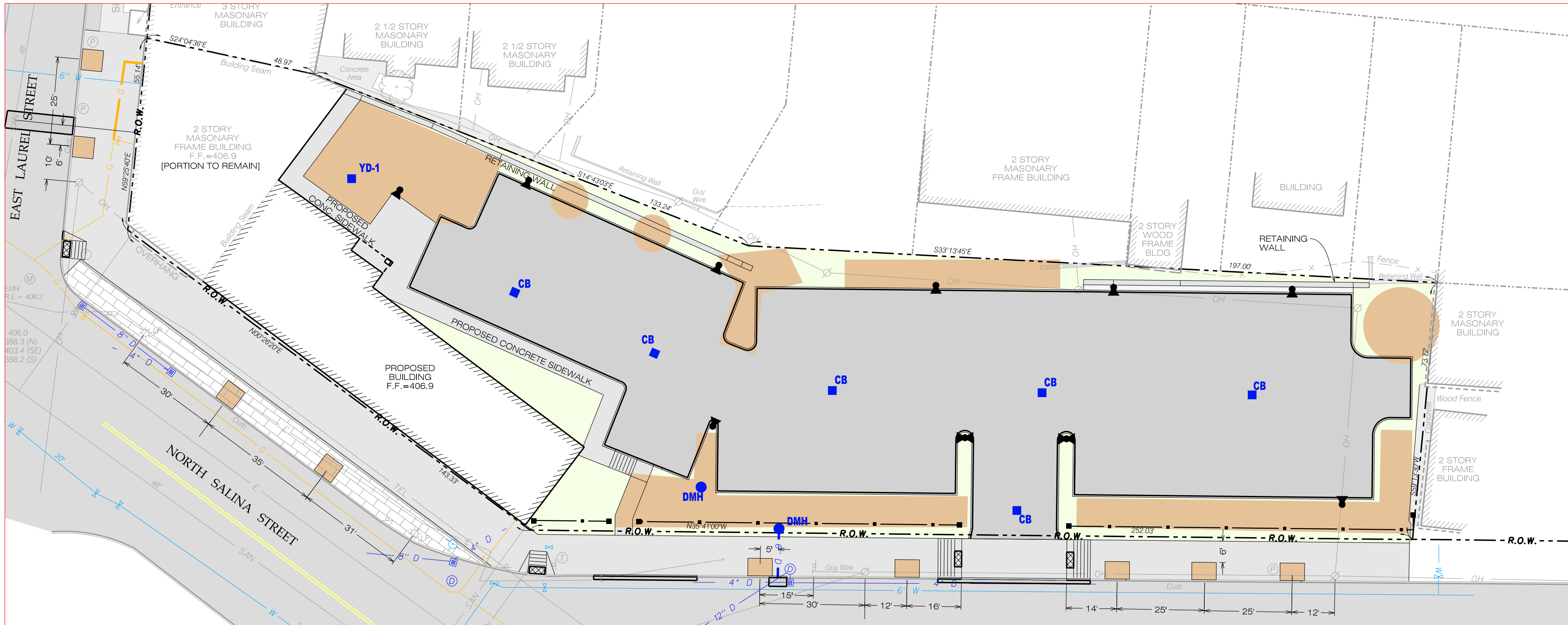
Job No: Plumley #: 2021060



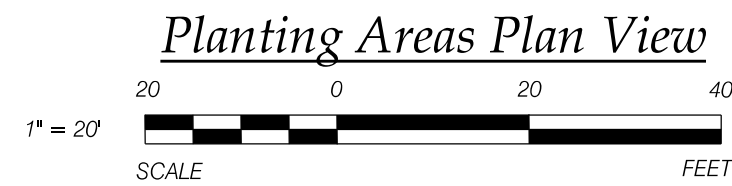
Refer to Sheet C2.6 for
Street Tree (trees within City R.O.W.)
Planting Details



Plantings Plan View



Refer to Sheet C2.6 for
Planting Area Information & Details



Planting Areas Plan View

Existing	Proposed
Property Line	CB DMH Catch Basin / Drainage Manhole
R.O.W. Right of Way	Tree / Shrub
Lot Line	AC (2) Planting Designator & Planting Quantity (See Planting Chart)
R/O Reputed Owner	Limits of Planting Area Excavation (Approximate)
Utility Pole	
Sanitary Manhole	
Light Pole / Bollard	
Hydrant	
Catch Basin	
Fence	
Tree	

Planting Chart

KEY	BOTANICAL NAME COMMON NAME	SIZE @ PLANTING	QUANTITY
LV	Llex Verticillata Winterberry	2' High	6
QM	Quercus Muehlenbergii Chinkapin Oak	1 1/2" Cal.	7
TE	Tilia X Euclora Crimean Linden	1 1/2" Cal.	10
CF	Cornus Florida Flowering Dogwood	1 1/2" Cal.	2
CC	Carpinus Caroliniana American Hornbeam	1 1/2" Cal.	15
AF	Acer Freemannii Autumn Blaze Maple	1 1/2" Cal.	9
CR	Cornus Racemosa Gray Dogwood	2' High	24
PO	Physocarpus Opulifolius Ninebark	2' High	24

Planting Notes

1. Completely remove all weeds, debris, large rocks, etc. from all proposed plant beds.
2. All plants are to be at least 24" from curb or bed edge.
3. All areas to be seeded shall receive a minimum layer of 4" screened topsoil (See specifications).
4. All areas to be seeded shall receive 10-0-4 fertilizer at a rate of 25 lbs. per 1,000 sq. ft. Work the fertilizer lightly into the topsoil.
5. Hydroseed with the approved lawn seed mixture at a rate of 6 lbs. per 1,000 sq. ft.
6. All trees & shrubs are to be "ball & burlap" at planting.
7. Contractor shall be responsible for continuous maintenance until acceptance by the owner. Maintenance includes, but is not limited to, watering, reseeding, mulching, and reworking the seeded areas as required to produce a uniform stand of specified grasses, provided three cuttings.
8. Provide one year guarantee on all plant materials with subsequent one year on any replacements.

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	08-04-22	JFC	

Sheet Title:
LANDSCAPE
PLAN & DETAILS

Sheet No:
C1.5
Job No: Plumley #: 2021000



GLOBAL LIGHTING PERSPECTIVES

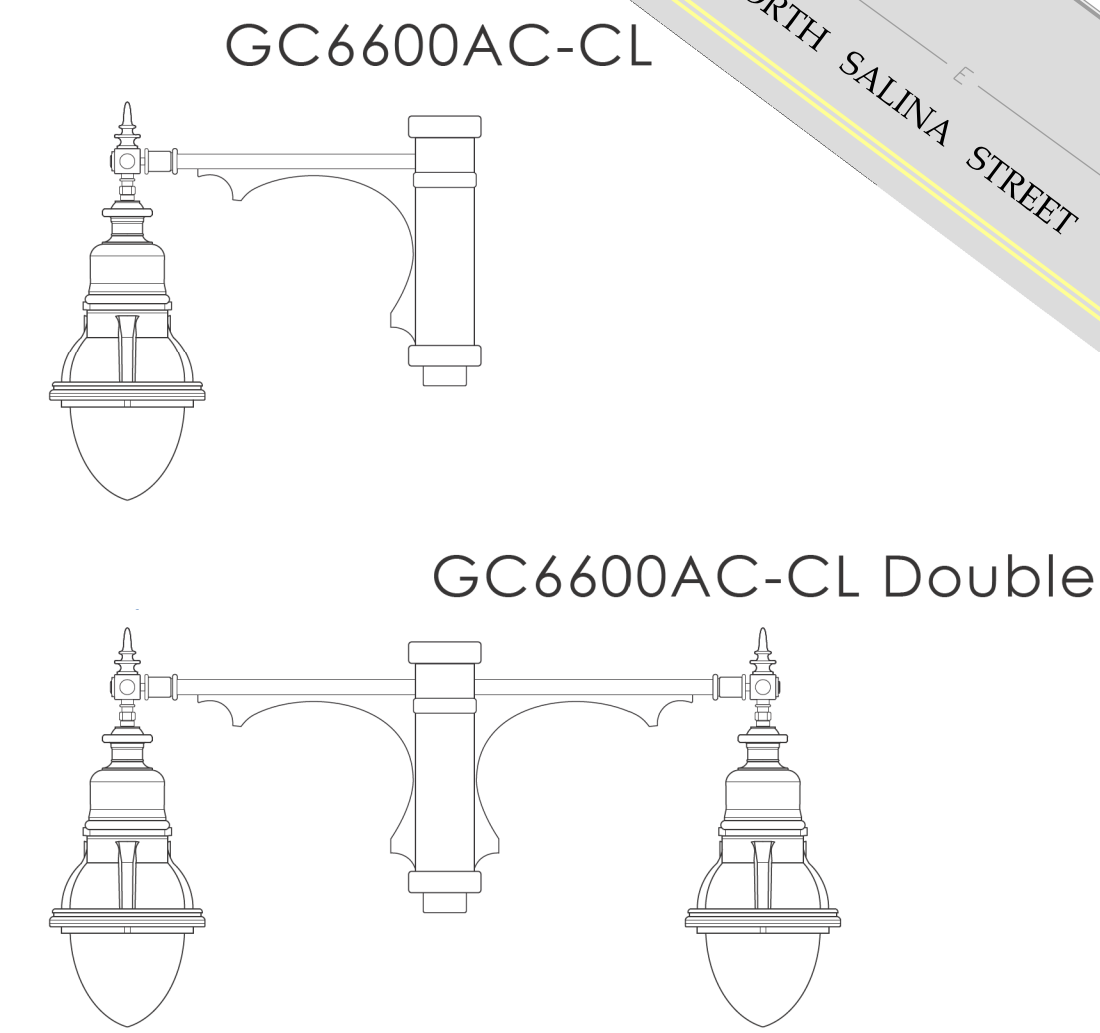
1605 N Main St. Bldg. B, Pearland TX 77581 | www.glpllc.co

Helio Health - N. Salina Street - Dick Cunningham

Date: 6-11-2021

Drawn By: B.R.

The calculated light levels in this lighting design are estimated values and are based on specific information that has been supplied to GLOBAL LIGHTING PERSPECTIVES. Normal tolerances of voltage, lamp output, driver/ballast will affect output.



Luminaire Schedule

Symbol	Qty	Label	Description	Arrangement	LLF
	8	GC6600AC-CL_G2LED80-T3-40K	GC6600 Series W/ 80W LED, Type III Light Distribution , 40K	SINGLE	0.950
	2	GC6600AC-CL_G2LED80-T3-40K - Double	GC6600 Series W/ 80W LED, Type III Light Distribution, 40K, Double Arm	BACK-BACK	0.950

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculations - Parking Lot	Illuminance	Fc	4.09	12.4	0.2	20.45	62.00

Notes:
Bottom of luminaires are set @ 18' above ground.
Reflectance of blacktop parking lot is 5%

Contact Richard Cunningham at VBC Lighting, LLC for light pole & fixture information, ordering & delivery. Phone: (315) 487-1105; Email rcunningham@vbcighting.com

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Sheet Title:
PHOTOMETRIC
PLAN

Sheet No:

C1.6

Job No: Plumley #: 2021060

Erosion & Sediment Control Specifications

1. One week prior to beginning earthwork operations, a pre-construction meeting will be held to discuss the Erosion and Sediment Control Plan and to finalize the paperwork for the Stormwater Pollution Prevention Plan.
2. Erosion and sediment control measures shall be provided prior to beginning any land disturbance activities. The devices providing protection to a given area shall not be removed until the disturbed lands in that area are stabilized.
3. No disturbed area shall remain exposed for more than 14 calendar days, except for portions of the site in which work will be continuous beyond 14 days (i.e. the building footprint).

Construction Sequence:

1. Construct or utilize existing stabilized construction entrance for access to and from the construction site.
2. Install silt fence as indicated.
3. Begin earthwork and grading operations (all areas).
- A. Provide silt fencing around perimeter of staged topsoil and/or temporarily staged piles of fill.
- B. During grading operations, install and maintain temporary drainage swales and silt fencing to provide positive drainage into the basins. Preliminary locations of the swales and silt fencing are shown on the plan. Additional swales/dikes shall be constructed as required during the grading operations.
4. Install utilities. Contractor is to protect all utilities from sediment infiltration.
5. Remove temporary erosion control devices once vegetation has been established and/or paving is completed.

Refer to Stormwater Pollution Prevention Plan for additional information.

Inspection and Maintenance Procedures:

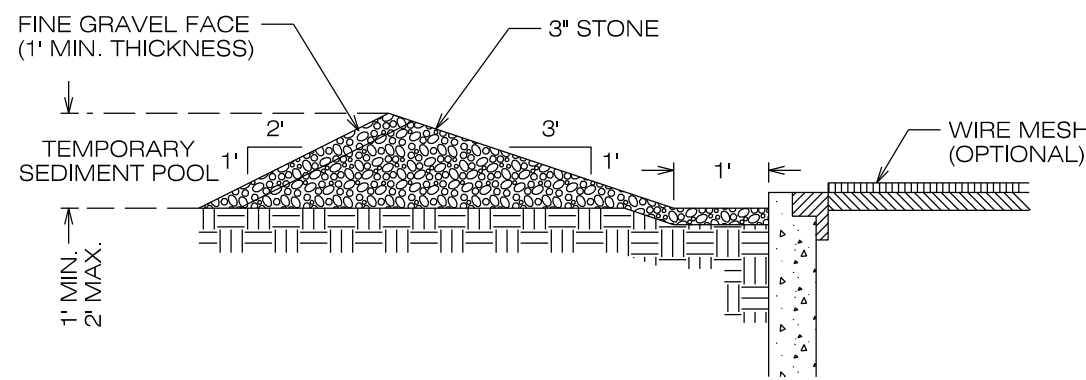
1. During construction, the contractor will be responsible for inspecting and maintaining the permanent and temporary erosion control facilities. Areas that have been seeded will be inspected regularly after seed germination to ensure complete coverage of exposed areas.
2. Inspections of all devices should be completed weekly and after each rainfall event. Repairs should be completed immediately upon discovery.

The contractor will designate a qualified person(s) to perform the following inspections:

- A. Stabilization Measures: Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system. After a portion of the site is finally stabilized, inspections will be conducted in that area at least once every month throughout the life of the project.
- B. Structural Controls: Silt fencing and all other erosion and sediment control measures identified in the Plan will be inspected regularly for proper positioning, anchoring and effectiveness in trapping sediments. Sediment will be removed from the upstream or up-slope side of erosion and sediment control measures.
- C. Discharge Points: Discharge points or locations will be inspected to determine whether erosion control measures are effective in preventing significant amounts of pollutants from entering receiving waters.
- D. Construction Entrances: All location where vehicles enter or exit the site will be inspected for evidence of off-site sediment tracking.
3. Accumulated sediments in the stormwater management basin shall be removed when 50% of the storage capacity of the basin is filled with sediment, and at the end of construction.
- Sediment around the silt fencing should be removed, as needed, to maintain the functionality of the devices.

4. All seeded areas shall be maintained as follows:

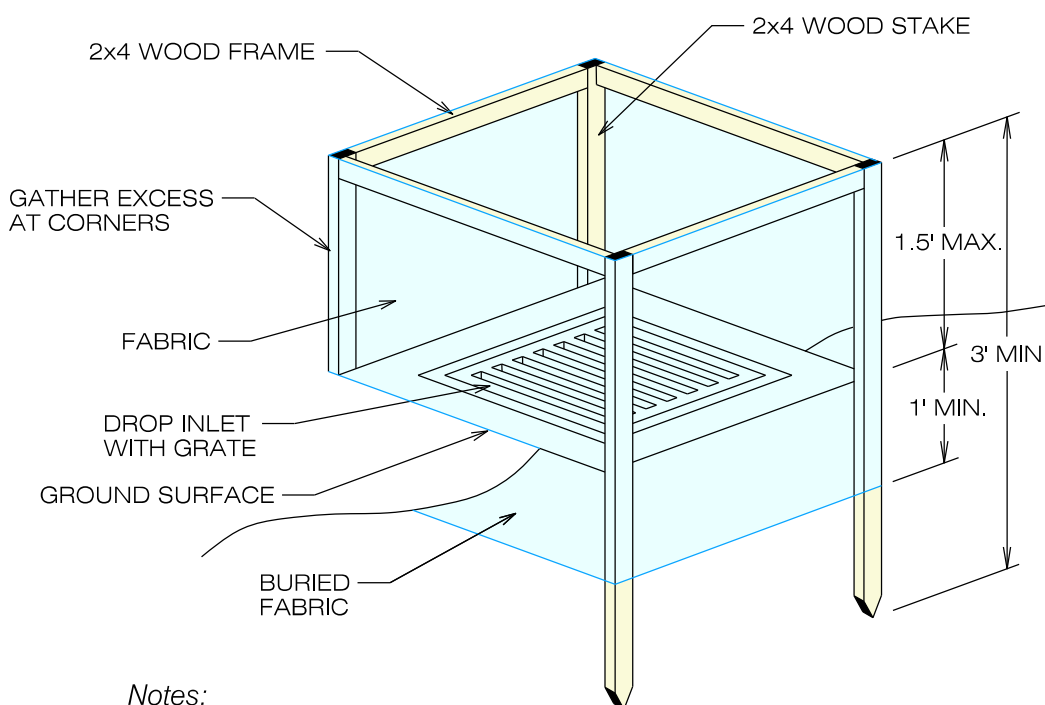
- A. Identify seeded areas with stakes, string and brightly colored flagging. Protect seeded areas until vegetation has been established.
- B. Immediately re-seed areas which do not establish vegetation.
- C. Submit maintenance instructions for fertilizing and lawn care.



Construction Specifications:

1. To be used once stone sub-base/pavement has been placed around structure.
2. Use clean stone or gravel (1/2-3/4-inch in diameter) placed on a 2:1 slope or flatter.
3. A 1-foot thick layer of the filter stone will be placed against the 3-inch stone as shown on the drawing.
4. Hardware cloth or 1/2" wire mesh may be placed over grate.

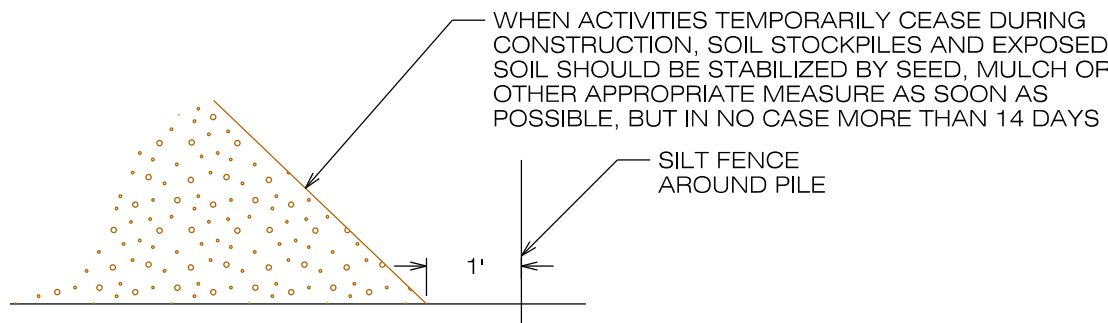
Stone Inlet Protection Detail
Not To Scale



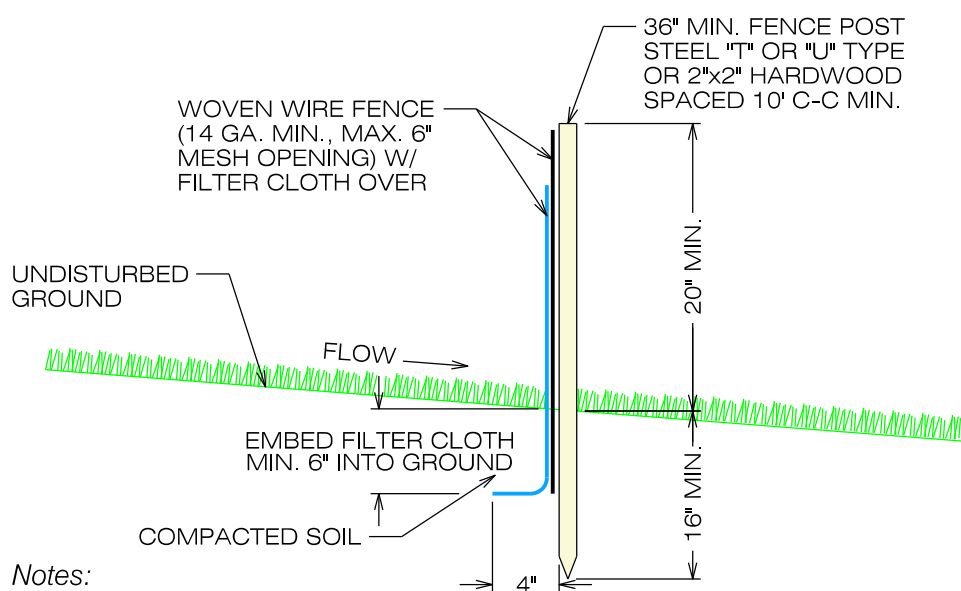
Notes:

1. Filter fabric shall have an equivalent opening size (EOS) of 40 to 85. Burlap may be used for short term applications.
2. Cut fabric from a continuous roll to eliminate joints. If joints are needed they will be overlapped to the next stake.
3. Stakes will be standard 2"x4" wood or metal with a minimum length of 3 feet.
4. Space stakes evenly around inlet 3 feet apart and drive a minimum 18 inches deep. Spans greater than 3 feet may be bridged with the use of wire mesh behind the filter fabric for support.
5. Fabric shall be embedded 1 foot minimum below ground and backfilled. It shall be securely fastened to the stakes and frame.
6. A 2"x4" wood frame shall be completed around the crest of the fabric for overflow stability.
7. Maximum drainage area 1 acre.

Filter Fabric Inlet Protection
Not To Scale



Staged Soil Protection Detail
Not To Scale



Notes:

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth shall be Mirafi 100X, "Stablelinka T140N" or approved equal. If a prefabricated unit is utilized, use Geo Fab, Envirofence, or approved equal.
3. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Silt Fence Detail
Not To Scale

Dust Control

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause offsite damage, health hazards and traffic safety problems.

Conditions Where Practice Applies: On construction roads, access points and other disturbed areas subject to surface dust movement and dust blowing where offsite damage may occur if dust is not controlled.

Design Criteria: Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed.

Specifications:

A. Non-Driving Areas These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

Vegetative Cover For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control.

Mulch (including gravel mulch) Mulch offers a fast, effective means of controlling dust. This can also include rolled erosion control blankets.

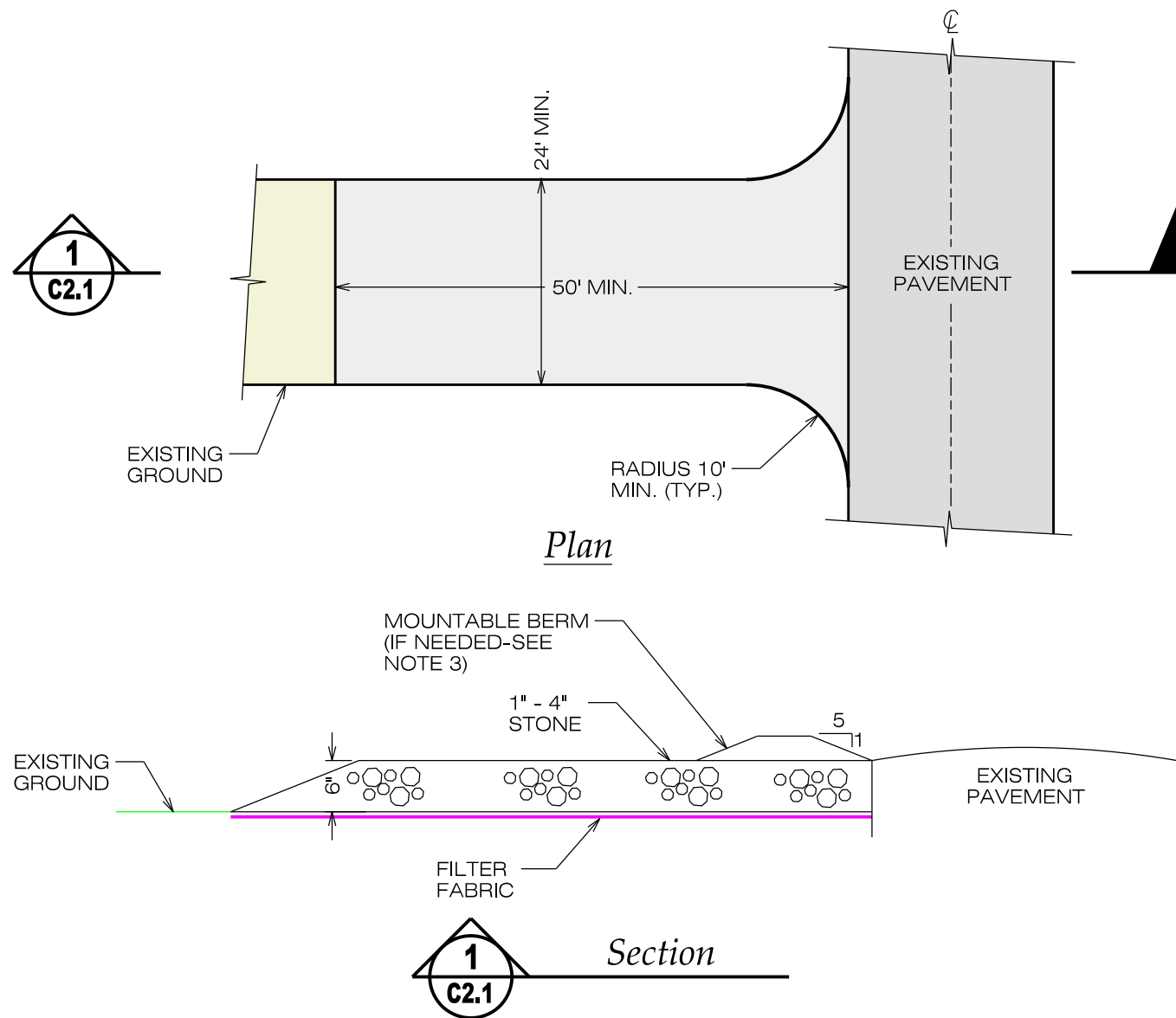
B. Driving Areas These areas utilize water and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short-term limited dust control.

Barriers Woven geotextiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

Maintenance: Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

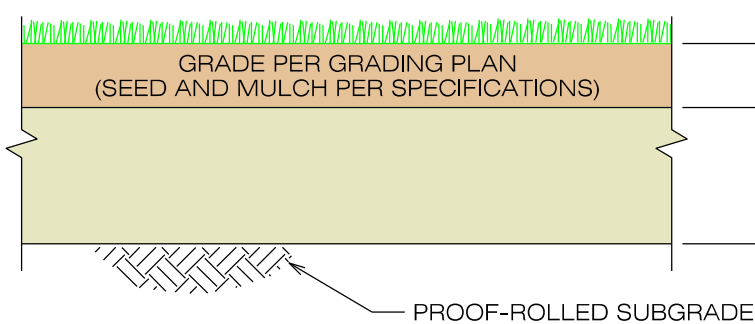


Section

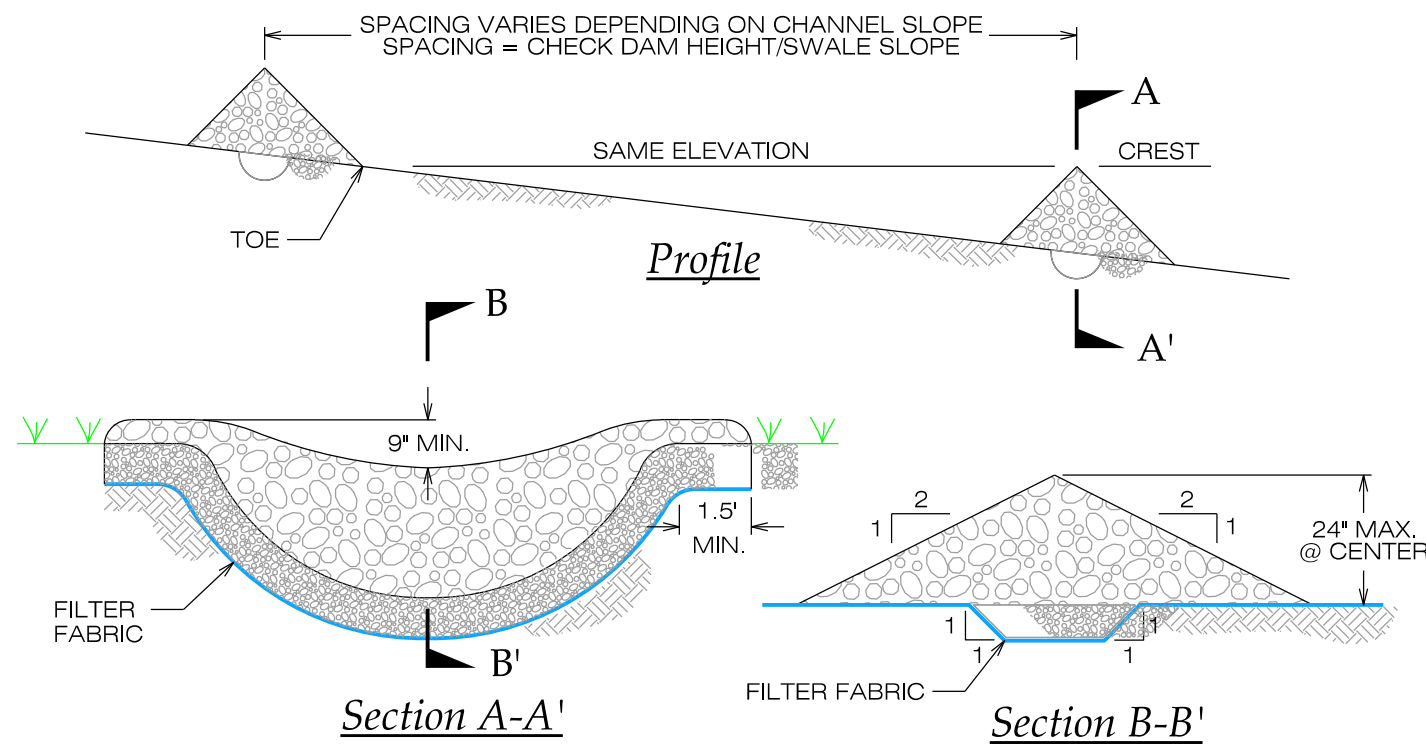
Notes:

1. Stabilized construction entrances shall be placed at all points of construction ingress and egress.
2. Filter fabric will be placed over the entire area prior to placing of stone.
3. All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roads. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public roads must be removed immediately.
5. Inspection and needed maintenance shall be provided after each rain event.
6. At the conclusion of construction, beyond which little or no sediment will be tracked onto public roads, the stabilized construction entrance shall be abandoned, and if necessary, removed.

Stabilized Construction Entrance
Not To Scale



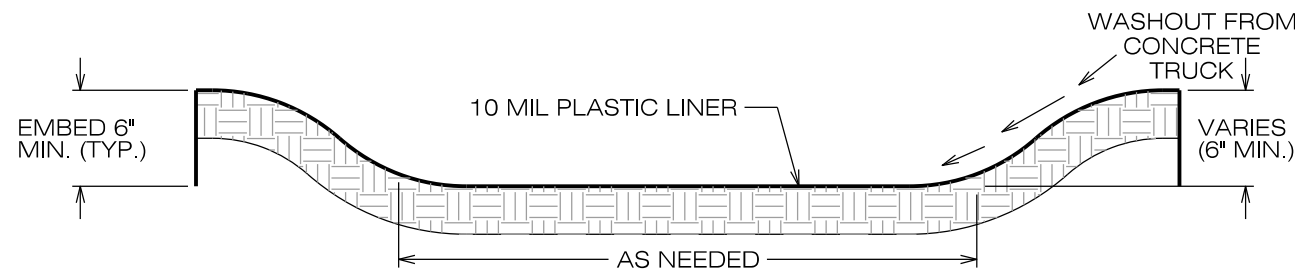
Typical Lawn Area Section
Scale: 1" = 1'-0"



Construction Specifications:

1. Stone will be placed on a filter fabric foundation, and shall comply with the lines, grades and locations shown in the plan.
2. Set spacing of check dams to ensure that the elevation of the crest of the downstream dam is at the same elevation as the toe of the upstream dam.
3. Extend the stone a minimum of 1.5 feet beyond the ditch banks to prevent cutting around the dam.
4. Protect the channel downstream of the lowest check dam from scour and erosion with stone or liner as appropriate.
5. Ensure that channel appurtenances such as culvert entrances below check dams are not subject to damage or blockage from displaced stone.
6. Stone Size: Use graded stone 2 to 9 inches in size (NYS DOT light stone fill meets these requirements).
7. Filter Fabric: Mirafi 500X woven geotextile or approved equal.

Check Dam Detail
Not To Scale



1. Contractor to provide a concrete wash-out area in location that will not affect any receiving water bodies. Area shall be lined with 10 mil plastic liner, with all debris and runoff maintained on site.
2. Plastic liner to be free of holes, tears, or other defects that compromise the impermeability of the material.
3. Washout area to be cleaned once concrete in area reaches 75% of the holding capacity. Concrete waste will be allowed to harden, with the hardened product broken up and disposed of properly.
4. Coordinate elimination of washout area at end of project with Sonbyrne Sales.

Concrete Washout Area Detail
Not To Scale

Soil Restoration Requirements

1. Restoration is not permitted where there is no soil disturbance. Natural features are to be preserved.
2. Restoration is not required where there is minimal soil disturbance (i.e., clearing and grubbing).
3. In areas where only topsoil is stripped, with no change in grade, apply 4-inches of topsoil. For Hydrologic Soil Groups (HSG) C&D, aerate* before applying topsoil. Protect the area from any ongoing construction activities.
4. In areas of cut or fill, aerate and apply 4-inches of topsoil for HSG A&B. Apply full soil restoration** for HSG C&D.
5. Apply full soil restoration (de-compaction and compost enhancement) in heavy traffic areas on-site, especially in a zone 5-25 feet around buildings but not within a 5-foot perimeter around foundation walls.
6. Restoration is not required in areas where runoff reduction and/or infiltration practices are applied, but may be applied to enhance the reduction specified for appropriate practices. Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities, construct a single-phase operation fence area.
7. Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.
8. During periods of relatively low to moderate subsoil moisture, the disturbed subsoils are returned to rough grade and the following soil restoration steps applied:

- A. Apply 3-inches of compost over subsoil.
- B. Till compost into subsoil to a depth of at least 23 inches, mixing and circulating air and compost into subsoils.
- C. Rock-pick until uplifted stone/rock materials of 4 inches and larger size are cleaned off the site.
- D. Apply topsoil to a depth of 4-inches & vegetate as required by Plans.

* Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

** Per "Deep Ripping and De-Compaction, DEC 2008".

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Schopfer Architects LLP
1111 JAMES ST.
SYRACUSE, NY 13203
315-474-6501
FAX 315-474-1922

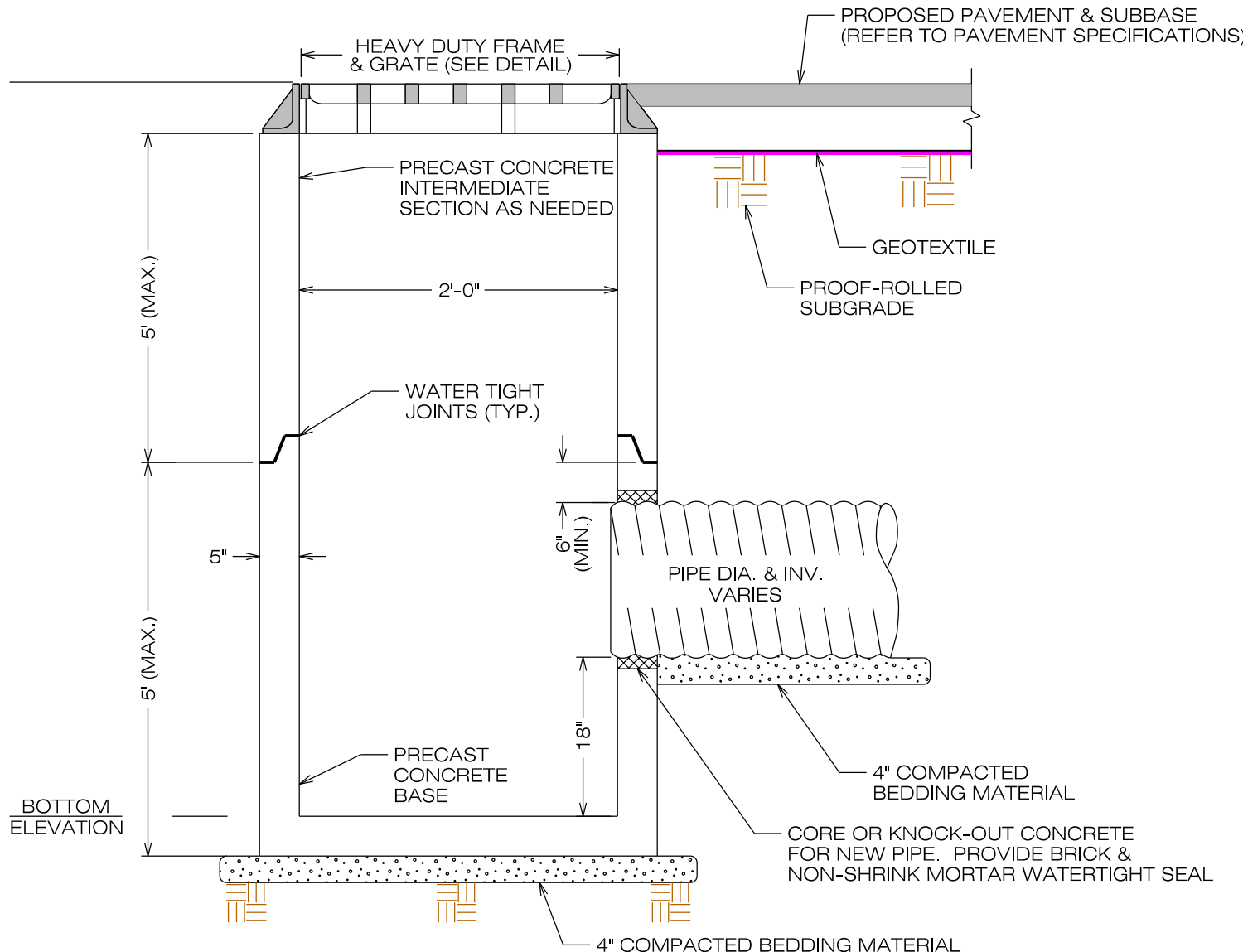
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Date: 12-10-21	Scale: As Noted
Revisions:	
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1	08-04-22
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Sheet Title:
EROSION & SEDIMENT CONTROL DETAILS

Sheet No:

C2.1

Job No: Plumley #: 2021060



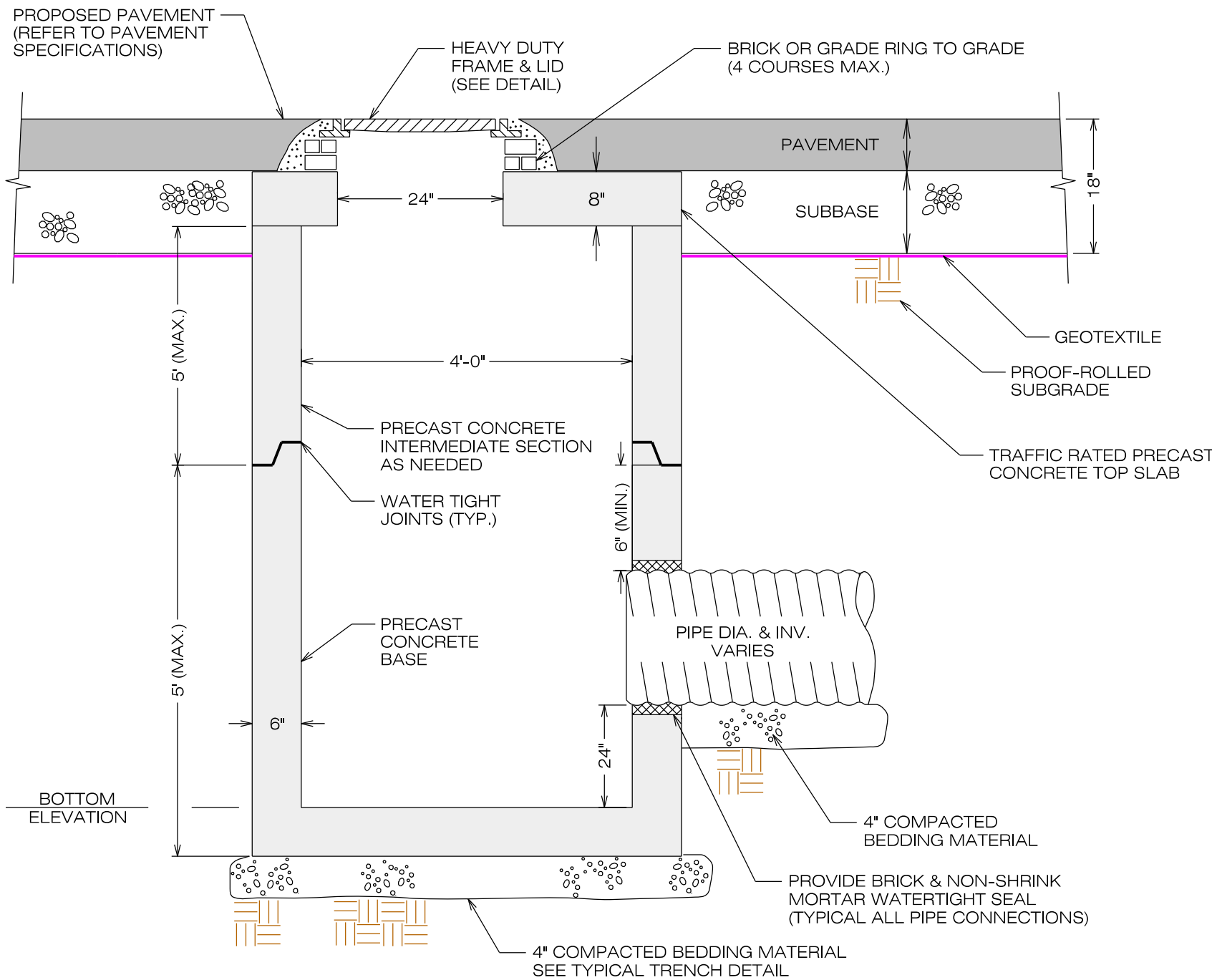
Notes:

1. Refer to C1.2 for catch basin rim and invert elevations.
2. The catch basins shall be 2-foot square (inside), unless noted otherwise, and shall consist of two parts: the base and the intermediate section, if needed. All basins shall conform with ASTM C478 standards for concrete and reinforcement.

Inlet and outlet pipe entries to the structure shall consist of concrete "knock-out" sections and a brick and mortar seal shall be produced around the drainage pipe connection.
3. Provide downward elbow on catch basin outlet pipes.

Typical 2' x 2' Catch Basin Detail

Not To Scale



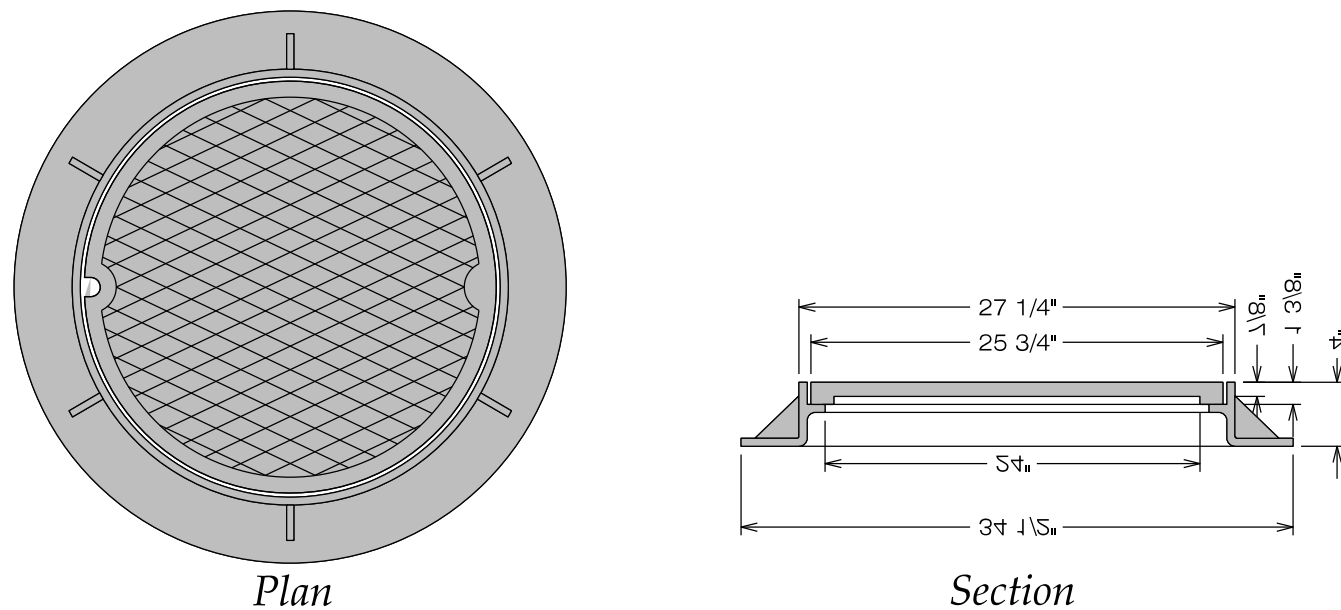
Notes:

1. Refer to paving, grading & drainage plan for catch basin rim and invert elevations.
2. The catch basins and junction box shall be 4-foot diameter (inside), unless noted otherwise, and shall consist of three parts: the base, the intermediate section, if needed, and the top slab, and shall conform with ASTM C478 standards for concrete and reinforcement.

Inlet and outlet pipe entries to the structure shall consist of concrete "Knock-Out" sections and a brick and mortar seal shall be produced around the drainage pipe connection.
3. Provide downward elbow on all catch basin outlet pipes.

Typical 4' x 4' Catch Basin Detail

Not To Scale

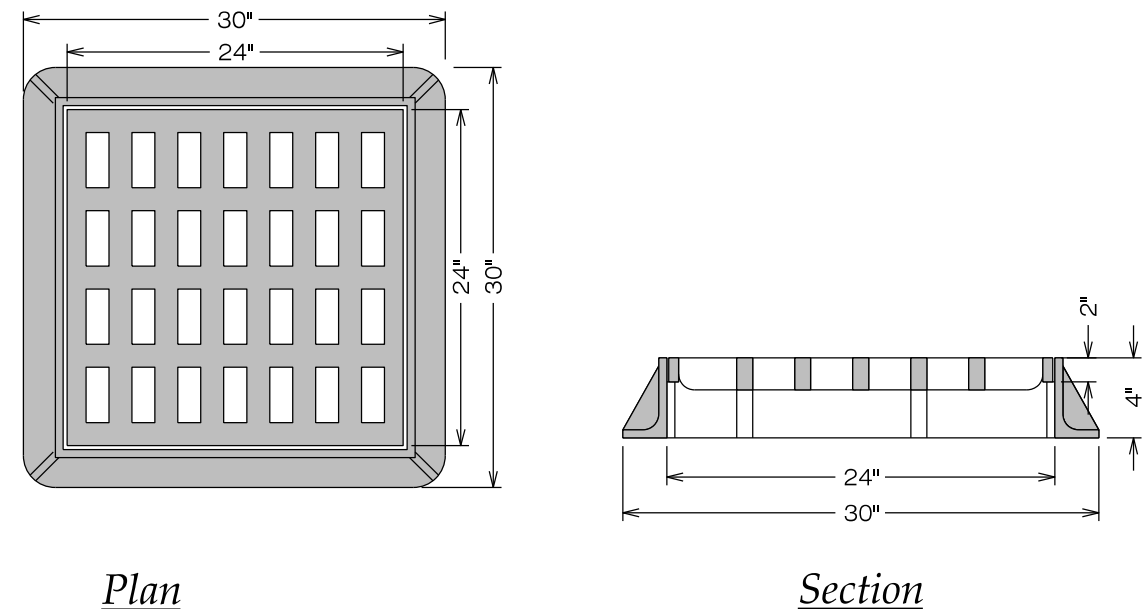


Note:

The junction box frame & cover shall be Neenah Model No. R-1556-A manhole frame, solid lid, rated for heavy duty use as manufactured by the Neenah Foundry Company.

Circular Frame & Cover Detail

Not To Scale



Plan

Note:

The catch basin frame & grate shall be EJ 5346 frame & grate or approved equal, rated for heavy duty use.

Catch Basin Frame & Grate Detail

Not To Scale

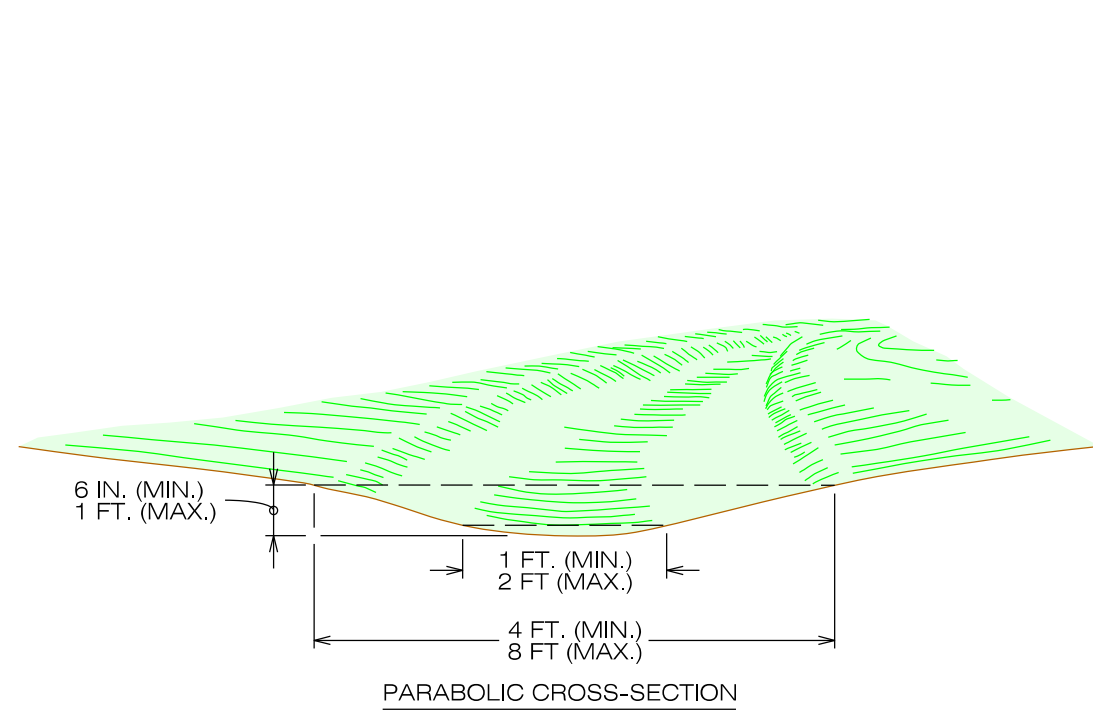
Nominal Diameter in Inches									
Pipe I.D.	4"	6"	8"	10"	12"	15"	18"	24"	30"
Pipe O.D.	4.7"	6.9"	9.4"	11.9"	14.2"	17.7"	21.5"	28.4"	36"
Pitch	0.64"	0.73"	1.02"	1.67"	2.0"	2.4"	3.0"	4.0"	4.0"
Approx. Weight lb./ft.	0.44	1.03	1.6	2.1	3.3	4.7	6.2	10.7	15.6
Corrugation	Annular								
Perforations	All diameters available with or without perforations.								

Notes:

1. The drainage pipe & fittings shall be ADS HP Storm High Density Polyethylene (HDPE) drainage pipe, as manufactured by ADS. Pipe shall have a smooth interior, annular exterior corrugations, and shall meet ASTM F2736.
2. Pipe shall be joined with a gasketed integral bell & spigot joint meeting the requirement of ASTM F2736 of F2881, for the respective diameter.
3. Fitting shall conform to ASTM F2736, ASTM F2881 and AASHTO M330, for the respective diameter. Bell and spigot connection shall utilize a spun-on, welded or integral bell and a spigot with gaskets meeting ASTM F477. Bell & spigot fitting joint shall meet the watertight joint performance requirement of ASTM D3212. Corrugated couplings shall be split collar, engaging at least 2 full corrugations.
4. Installation shall be in accordance with ASTM D2321 and ADS recommended installation guidelines, with the exception that minimum cover in traffic areas for 12 - through 48 - inches (300 to 1200 mm) diameter shall be one foot (0.3 m) and 60 - inches (1500 mm) diameters, the minimum cover shall be 2 feet (0.6 m) in single run application.

Drainage Pipe Detail

Not To Scale



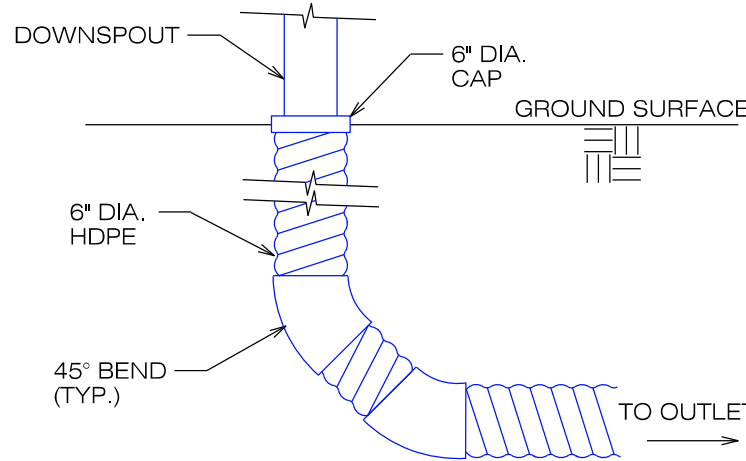
Construction Specifications:

1. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the waterway.
2. The waterway shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein, and be free of bank projections or other irregularities which will impede normal flow.
3. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the complete waterway.
4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the waterway.
5. Stabilization shall be completed according to the appropriate standard and specifications for vegetative practices.

A. For design velocities of less than 3.5 feet per second, seeding and mulching may be used for the establishment of the vegetation. It is recommended that, when conditions permit, temporary diversions or other means should be used to prevent water from entering the waterway during the establishment of the vegetation.

Grassed Swale Detail

Not To Scale

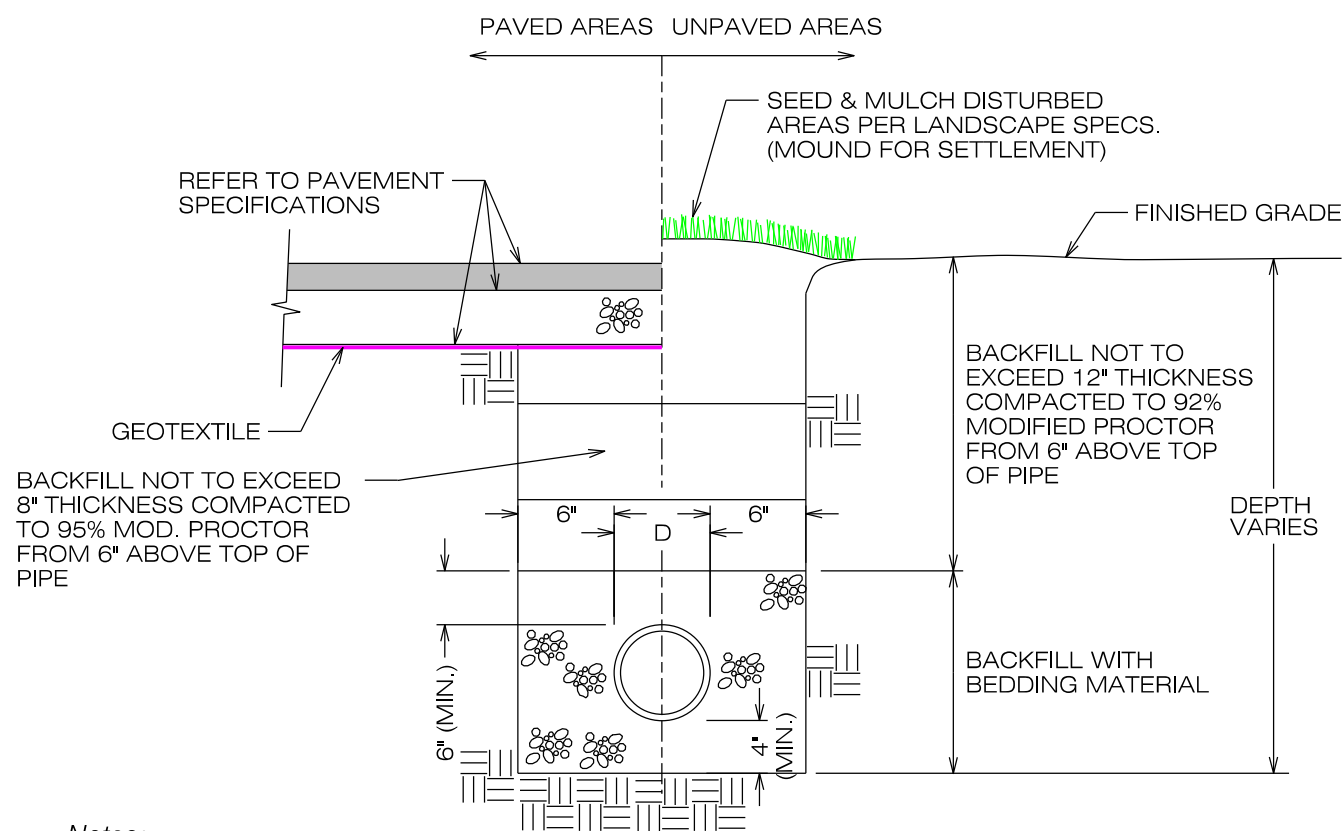


Notes:

1. Connection to downspout should be removable for cleaning purposes.
2. Use 45° bends for all changes in pipe direction.
3. Final location of downspout per Architect's plans.

Roof Drain Detail

Not To Scale

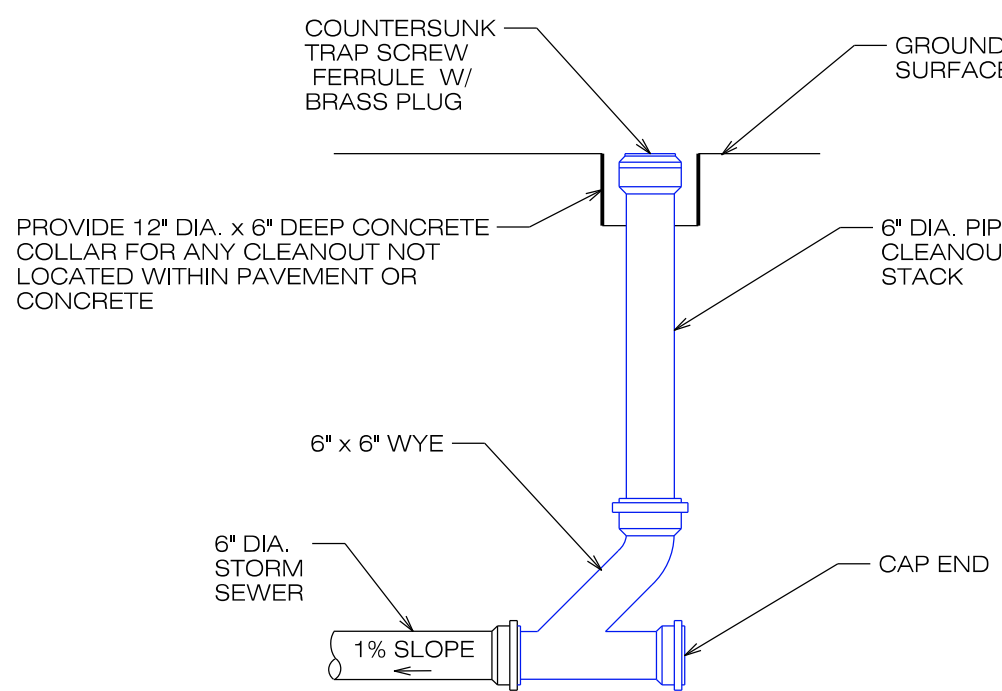


Notes:

1. All excavation work shall be in conformance with the specifications detailed in OSHA's standards and interpretations, Subpart P: Section 1926.650 through 1926.652.
2. The trench shall be excavated 4 inches deeper than the final pipe invert or structure base grade.
3. A 4-inch thick bedding material shall be placed to support the pipe and structures.
4. Bedding shall consist of naturally or artificially graded mixture of natural or crushed stone and natural sand (ASTM D 2940); except with 100% passing a 2-inch (25 mm) sieve and not more than 8% passing a number 200 (0.075 mm) sieve. Refer to the Soil & Aggregate Table for additional information.
5. The bedding material shall be firmly tamped using a vibratory plate tamper.
6. The area under the pipe shall be fully supported by the bedding material.
7. Bedding material shall be placed to a depth of at least 6 inches above the top of the pipe. Care shall be taken so that the material is packed under the haunches of the pipe. The pipe is not to be moved during the material placement.
8. The remaining portion of the trench shall be backfilled with suitable fill material, refer to the Soil & Aggregate Table for additional information. Large rocks, organic matter, and/or debris shall be removed from the excavated material before backfilling. Care shall be taken not to disturb the pipe alignment while backfilling.

Typical Trench Detail

Not To Scale



Clean-out Detail

Scale: 1" = 1'-0"

Soil & Aggregate Table

GENERAL DESCRIPTION	MATERIAL CLASSIFICATION	USE	PLACEMENT	COMPACTION *
ON-SITE SUBSOIL - UNSUITABLE FOR STRUCTURAL FILL	FIELD/LABORATORY DETERMINATION REQUIRED	UNCLASSIFIED FILL MATERIAL (GRASS AREAS)	≤ 12" LIFT	92%
ON-SITE SUBSOIL - SUITABLE FOR STRUCTURAL FILL	FIELD/LABORATORY DETERMINATION REQUIRED	UNCLASSIFIED FILL MATERIAL (GRASS AREAS), TRENCH BACKFILL (NON TRAFFIC AREAS)	≤ 12" LIFT	92%
IMPORTED TOPSOIL	MEETING NYSDOT SPECIFICATION SEC. 713-01	TOPSOIL	4" LIFT	85%
BEDDING MATERIAL	MEETING NYSDOT SPECIFICATION 203.07; EXCEPT WITH 100% PASSING THE 2-INCH SIEVE AND NOT MORE THAN 8% PASSING THE No. 200 SIEVE.	BEDDING MATERIAL	≤ 8" LIFT	95%
GENERAL FILL	MEETING NYSDOT ITEM NO. 203.05	TRENCH BACKFILL, GENERAL FILL	≤ 8" LIFT	95%
GRANULAR/STRUCTURAL FILL	MEETING NYSDOT ITEM NO. 203.07/203.21	TRENCH BACKFILL, GENERAL FILL, STRUCTURAL FILL	≤ 8" LIFT	95%
STONE FILL (LIGHT)	MEETING NYSDOT ITEM 620.03	CULVERT OUTLET PROTECTION, PAVEMENT SPILLWAYS	N/A	N/A

* Percent of modified Proctor maximum dry density.

Notes:

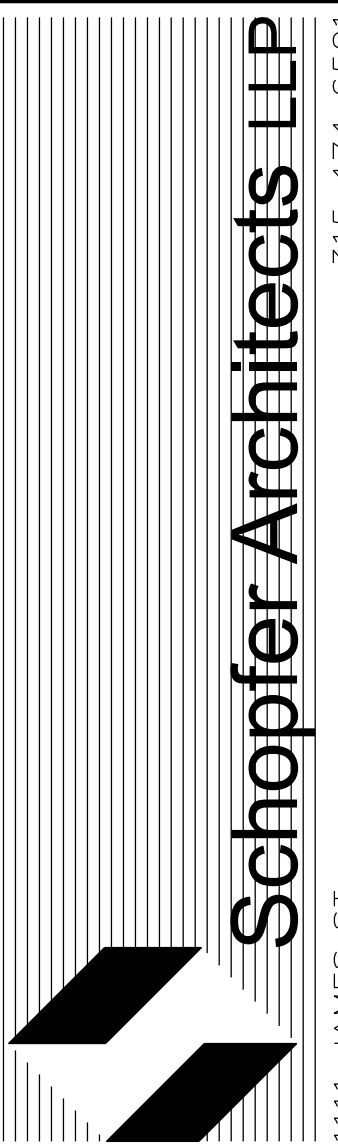
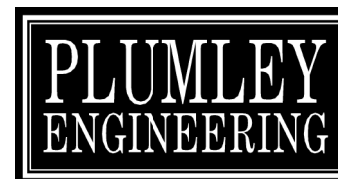
1. Ref: NYSDOT Standard Specifications - Construction and Materials, January 1, 2018.
2. Project Engineer reserves the right to specify selected backfill material.

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Sheet Title:
PAVING, GRADING
& DRAINAGE
SYSTEMS DETAILS

Sheet No:

C2.3

Job No: Plumley #: 2021060



ROAD CUT PERMIT - Summary of Standards

All road cuts are to adhere to City of Syracuse standard details and specifications on record with the City of Syracuse Department of Engineering. Any variance from these standards requires approval from the City Engineer. All construction is to be per City specifications. See attached details for pavement repair, and Engineering Guidelines from the Department of Water.

Restoration – to be as follows, but not limited to:

Pavement Standards

- Minimum trench width of 2 feet for excavation
- Backfill with approved material and compact to 95% in approved lifts
- Cutback #1 – 6 inch minimum parallel to CL (both/all sides) of trench after excavation for 12 inch road base and geo-textile fabric – compact to 95% and 8 inches of fiber reinforced concrete
- Dowel concrete as detailed – contact the City Engineer for approval to eliminate dowels if concrete appears to be in poor condition
- Cure time for concrete – 3 days minimum for HES concrete, 7 days minimum for regular. Placement of asphalt is prohibited until minimum cure times are achieved
- Cutback #2 – 6 inch minimum parallel to cutback as described in #1 (both/all sides) to accommodate placement of asphalt layers
- Paving – use tack coat on concrete base & sides, use appropriate roller, seal joints, etc.
- Must adhere to items #1-5 on detail sheet noted under the heading "Private Utility Street Cut Repair"
- No diagonal cuts for laterals – must be perpendicular. If this is not possible, the cut must be squared
- Based on the above information the minimum width of a trench repair is four (4') feet. Anything less is substandard and will be removed and repaired as ordered by the City at the contractor's expense

Duct Bank Standards

- Minimum cover of thirty six (36") inches
- Encase duct bank in 2,500 psi concrete
- Two warning strips must be placed as follows: (1) above the duct bank and (2) 18 inches below finished grade

City of Syracuse Sidewalk Specifications

Description:
PCC SIDEWALKS Under these items the Contractor shall construct or replace Portland Cement Concrete sidewalks as shown on the plans.

Materials:
The requirements of the following sections of the current NYSDOT Standard Specifications, Construction and Materials, shall apply unless otherwise indicated in the contract documents:

Portland Cement	701-01
Coarse Aggregates	703-02
Concrete Sand	703-07
Admixtures	711-08
Water	712-01

Concrete for the lower course of two-course sidewalks and driveways shall comply with the requirements for Class A concrete, as defined in the aforementioned NYSDOT Standard Specifications, Table 501-3, "Concrete Mixtures". This concrete shall attain a minimum compressive strength of 3500 psi when tested at twenty- eight (28) days in accordance with ASTM C39-80. The air content of the freshly mixed concrete shall be six (6%), plus or minus one (1%) percent and the slump shall be three and one half (3 -1/2) inches plus or minus one half (1/2) inch.

The mortar topping for the upper course of two-course sidewalks and driveways shall consist of Portland Cement, concrete sand, water, and, if necessary, air-entraining agent. The mixture shall be proportioned to contain one (1) part of Portland Cement to two (2) parts of Concrete Sand. Sufficient water shall be added to obtain proper workability and to yield a twenty-eight (28) day compressive strength of 4000 psi when tested in accordance with ASTM C39-80. The air content of the freshly mixed mortar topping shall be six (6%) percent, plus or minus one (1%) percent and the slump shall be four (4) inches.

Construction Details:
Excavation: Existing deteriorated concrete shall be removed and disposed off the line of work to the satisfaction of the Engineer.

Subgrade: The subgrade shall be that portion of the ground surface directly beneath the sidewalk slab. Up to 3" of subgrade excavation shall be included in this payment item. The subgrade shall be dressed to a plain surface containing no large stones, roots, sod or rubbish, and shall slope downward toward the roadway one-quarter (1/4) inch per foot laterally, and to such longitudinal grade as may be shown on the plans. After the grading is completed, the surface shall be compacted and, if necessary, all soft or spongy areas shall be removed and replaced with suitable fill material. Fill material shall conform to the requirements of Granular Subbase, as specified in Payment Item No. 47, Run of Crusher and shall be included in this pay item, Pl 52 & 53, respectively.

Formwork: Forms shall be of lumber with nominal thickness of two (2) inches, or of steel of equal rigidity and strength. No forms shall be less than five (5) inches in depth for sidewalks or seven (7) inches for driveways and corners. Flexible strips may be used on curves. The forms shall be staked or otherwise held to the established grade of walk. All forms shall be properly cleaned and wood forms shall be thoroughly wetted, and metal forms oiled, before depositing any material against them.

The total thickness of walks shall be five (5) inches and shall consist of a wearing surface course one (1) inch thick placed upon a base course four (4) inches thick. Driveways shall have a total depth of seven (7) inches and shall consist of a wearing course one (1) inch thick placed upon a base course six (6) inches thick.

Contraction (tooled) joints shall be placed between expansion joints at equal intervals not exceeding six (6) feet. These joints shall be formed either by the use of division plates (steel), one-eighth (1/8) inch thick, or by approved methods of cutting a groove in the surface of the finished concrete.

Where the sidewalk line intersects a building, walk, permanent structure or other location as designated by the Engineer, a one-half (1/2) inch, non-extruding pre-molded expansion joint shall be provided, and placed at intervals not exceeding twenty (20) feet in sidewalks.

Expansion joints shall be pre-molded strips of asphaltic felt of the required thickness, as wide as the thickness of the walk, and laid in one piece as long as the full length of the slab.

Expansion joints shall extend from the surface to the subgrade, be at right angles to the sidewalk surface and be constructed prior to placing the concrete.

Expansion joints shall be filled with a one-part, non- priming, self-leveling polyurethane sealant. Approved products include Sonneborn Sonolastic SL 1 or approved equal.

Placing: Concrete shall not be placed upon a dry or dusty subgrade. The subgrade shall be sprinkled or lightly wetted before placing the concrete. No concrete shall be placed on a frozen subgrade or when the temperature is or predicted to be within twenty-four (24) hours, less than forty (40) degrees Fahrenheit, except with written permission of the Engineer.

Sidewalks and driveways shall be constructed in two courses. The concrete for the base course shall be deposited on the subgrade and thoroughly consolidated with immersion type vibrators. The vibrator shall not come in contact with the forms or the subgrade, nor shall the vibrator be operated longer than four (4) seconds in any one location.

No more than fifty (50) lineal feet of base course shall be placed before starting to place the top course, and the top course of mortar shall be placed within forty-five (45) minutes after the base course is placed and before initial set has occurred.

After the wearing course has been brought to the established grade, it shall be struck off and worked with a float in a manner that will thoroughly consolidate it so that the surface has a true contour. The upper edges of the concrete shall be rounded to a radius of one-quarter (1/4) inch.

When wet spots occur, finishing operations should be delayed until the water either disappears or is removed with a squeegee. If a squeegee is used, cement should not be removed with the water. Under no conditions shall dry cement or sand be used to absorb this moisture or to hasten the hardening.

Curing: Concrete shall be allowed to cure for at least three (3) days before forms are removed. Forms shall be carefully removed from the sidewalk so no edge will be broken, and the area adjacent to the sidewalk shall be immediately refilled to the grade of the new sidewalk.

All walks shall be protected by suitable coverings and shielded from traffic and the elements for at least three (3) days and shall not be open to traffic until the Engineer so directs.

All concrete walks, curbs, and driveways shall be sprayed with a white pigmented membrane curing compound immediately after finishing. Vapor-proof membranes used for curing will not require wetting. A list of approved membrane curing compounds is included in these contract documents.

The Contractor shall provide protection for all concrete placed in cold weather by covering with straw, tarpaulins, insulated blankets, or other approved material, and/or heated by salamanders, if needed to keep concrete temperatures above forty (40) degrees Fahrenheit to obtain specified concrete strengths.

Attention of Contractor is called to the following: The work in this contract shall comply with the requirements of the Americans with Disabilities Act of 1990 (ADA). The standard details included have been revised to comply with the ADA. Sections of the ADA Accessibility Guidelines for Buildings and Facilities: Final Guidelines (ADA-AG), and ADA-AG Appendix have been included for further guidance.

Testing: The Contractor shall employ a qualified testing laboratory to perform quality control testing of concrete and mortar used in the construction of sidewalks and driveways. For each concrete placement of fifty (50) cubic yards or less, one series of compressive strength samples shall be fabricated. A series shall consist of three (3) test cylinders of base concrete and two (2) sets of test cubes of mortar topping. (Note that each set contains three (3) cubes.) One (1) concrete cylinder and one (1) set of mortar cubes shall be tested at seven (7) days, and two (2) cylinders and one (1) set of mortar cubes shall be tested at twenty-eight (28) days. Concrete cylinders shall be fabricated in accordance with ASTM C31-69 (1975), and tested in accordance with ASTM C39-80. Mortar cubes shall be fabricated and tested in accordance with ASTM C109-80. Copies of these tests results shall be given to the Engineer and the cost of this testing shall be borne by the Contractor and included in the bid price per square foot of PCC sidewalks and/or driveways.

Slump tests and air entrainment tests shall be taken on the concrete and mortar as directed by the Engineer in accordance with ACI and ASTM standards. At the discretion of the City Engineer, core samples may be taken for testing of thickness and compressive strength. The cost of coring and testing of cores shall be borne by the City, and copies of test results shall be made available to the Contractor. If the average thickness of the concrete sidewalk as determined by the measurements of all cores taken on the work is deficient by more than one-quarter (1/4) inch, a deduction will be made from the contract price per square foot for the sidewalk. The amount of deduction per square foot shall be determined by subtracting from the bid price the percentage of this bid price obtained by multiplying it by the ratio of the square of the actual average depth in inches to the square of the required depth in inches.

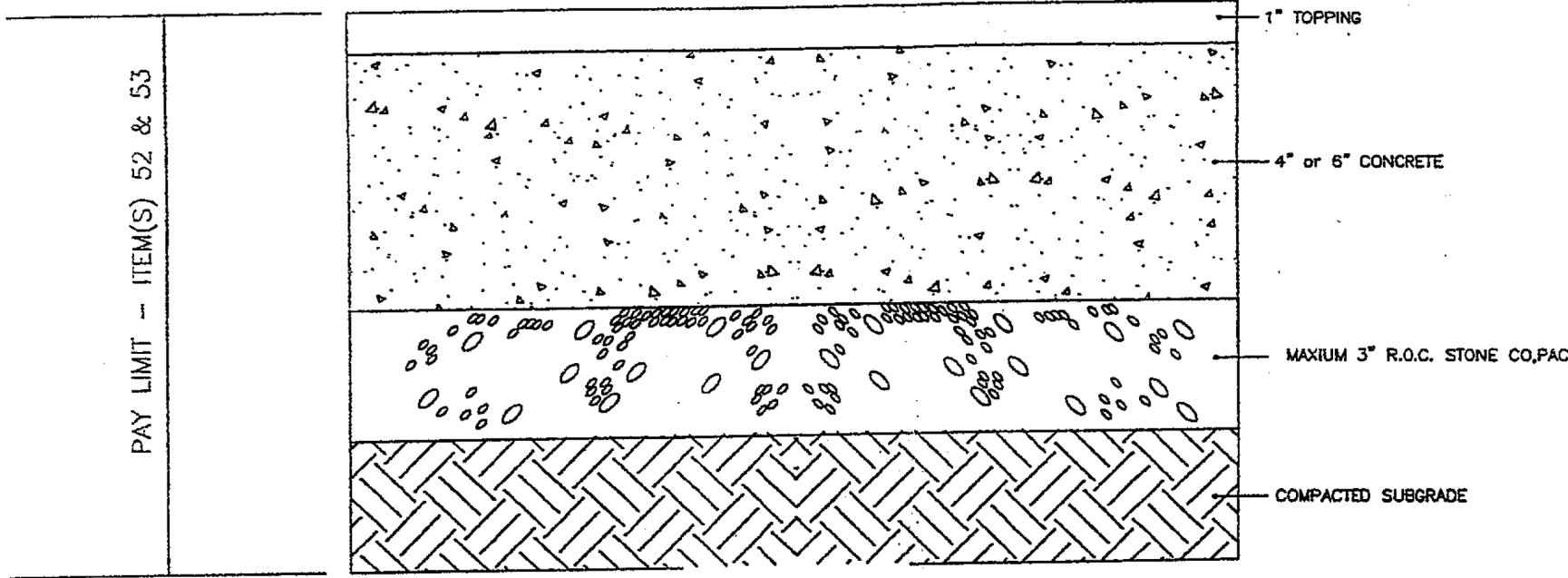
Any part of the concrete sidewalk or driveway which is deficient in depth by more than one-half (1/2) inch will not be accepted and no payment will be made for same, and at the option of the City Engineer said sidewalk (or driveway) may be taken up and replaced according to the specification, at the Contractor's expense.

Sections of sidewalk for which core or cylinder or cube tests show the strength to be less than ninety (90%) percent of the compressive strength required will not be accepted and shall be replaced at the Contractor's expense.

NAME PLATE/CONTRACT NUMBER: The contractor, as required by ordinance, shall imprint the concrete work at the beginning, end, corners and every 250 feet, with the contractor's (and sub- contractor's) name, year of construction, and the contract number under which the work is performed. The contractor's imprint numbers shall not be less than two (2) inches nor more than three (3) inches tall. Letters shall be not less than one (1) inch nor more than two (2) inches tall. The contractor shall be restricted from imprinting the contractor's name promiscuously, and shall be guided as to the location of same by the engineer or the inspector on the job. Only work marked as per the specification shall be measured for payment.

PROTECTION OF SURVEY MONUMENTS AND UTILITIES: The contractor shall comply with the requirements of the SUPPLEMENTAL CLAUSES OF GENERAL APPLICATION to protect city survey monuments and various utilities in or adjacent to the line of work.

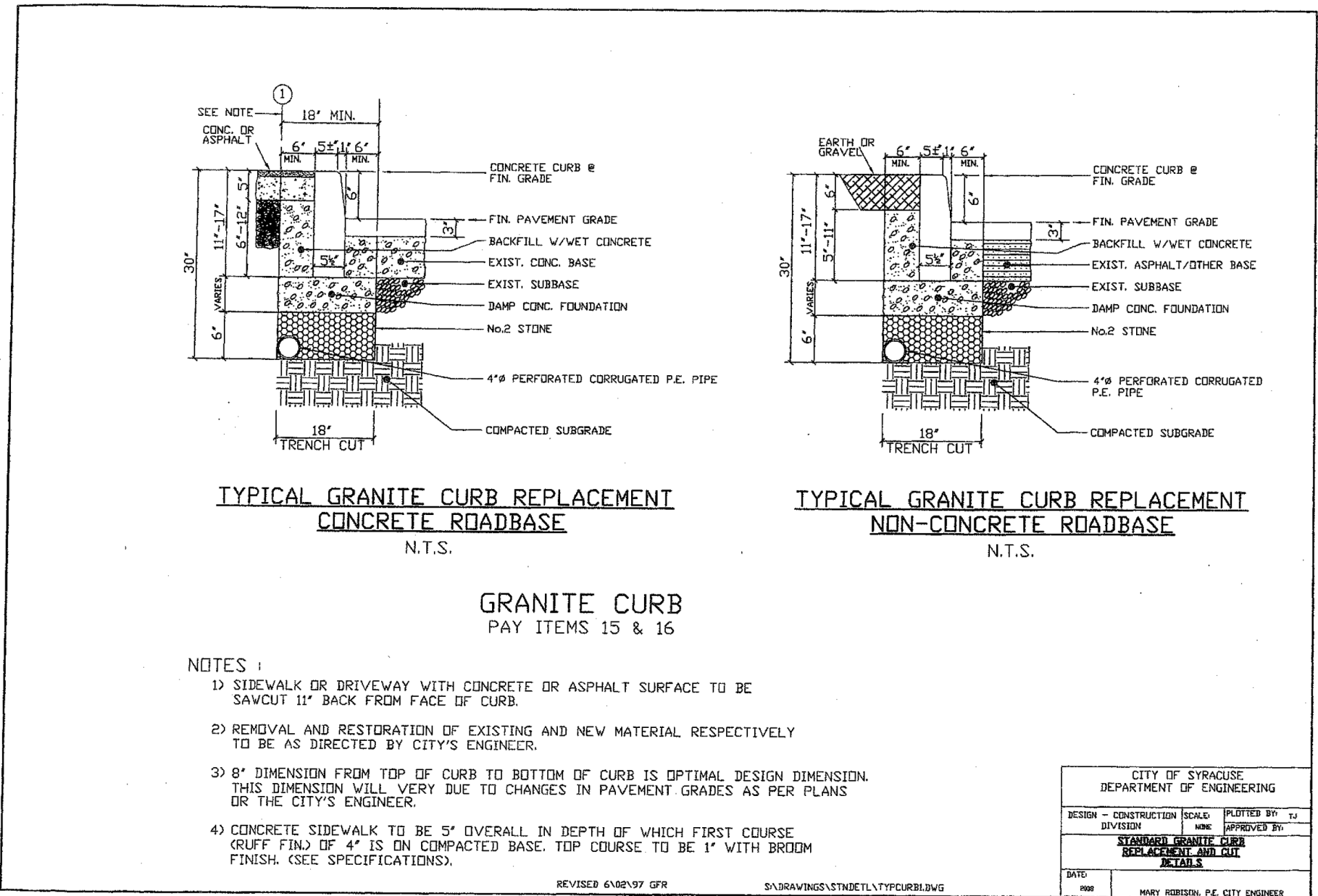
Period of Maintenance: The Contractor shall remedy, without cost to the City of Syracuse, any defects which may occur during a period of two (2) years from the date of completion and acceptance of work performed under this contract, provided such defects are caused by defective or inferior material and/or workmanship.



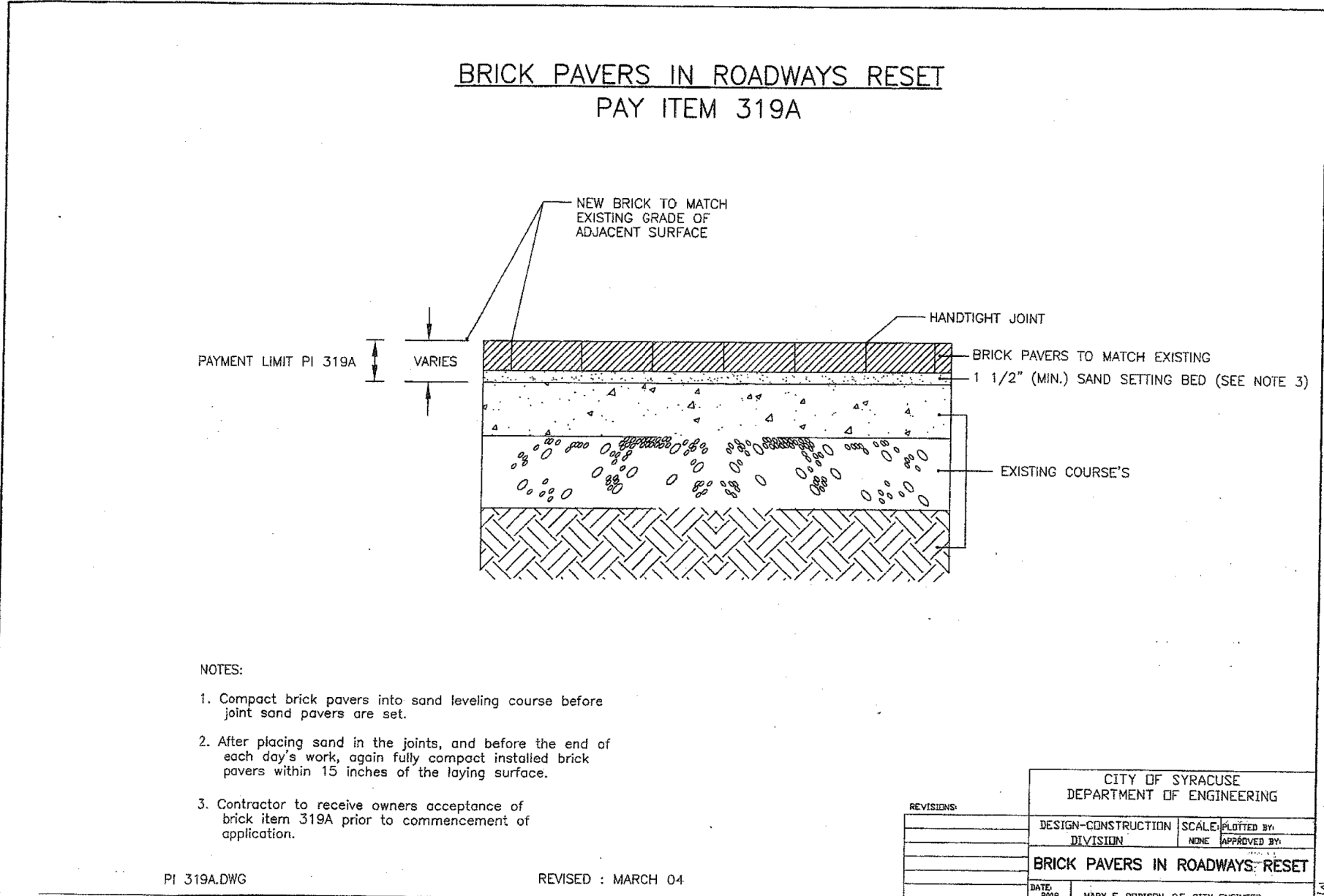
SIDEWALK AND DRIVEWAY SIDEWALK DETAIL

PAY ITEM 52 AND 53

(NOT TO SCALE)
Ref: City of Syracuse Standard Details



Ref: City of Syracuse Standard Details



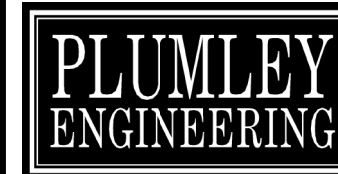
Ref: City of Syracuse Standard Details

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Scale: As Noted

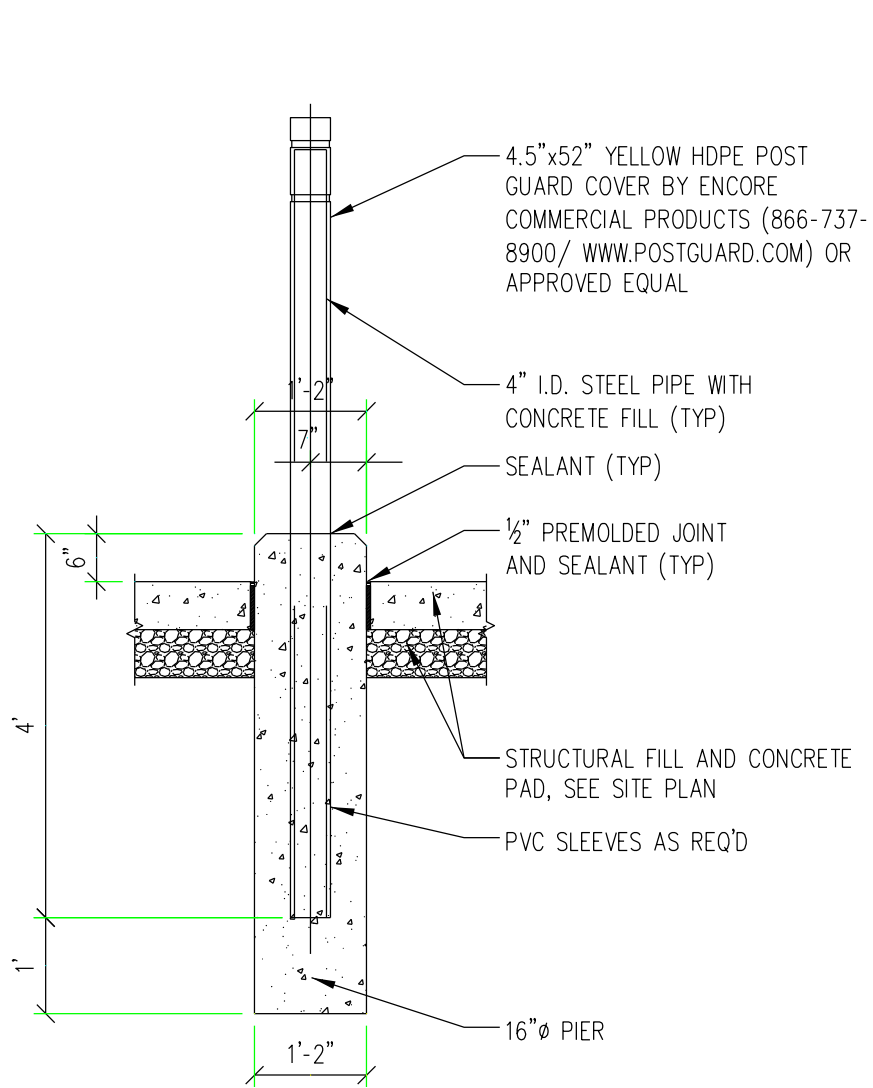
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Number:	Date:	By:
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3		

Sheet Title:
CITY SIDEWALK
& UTILITY DETAILS

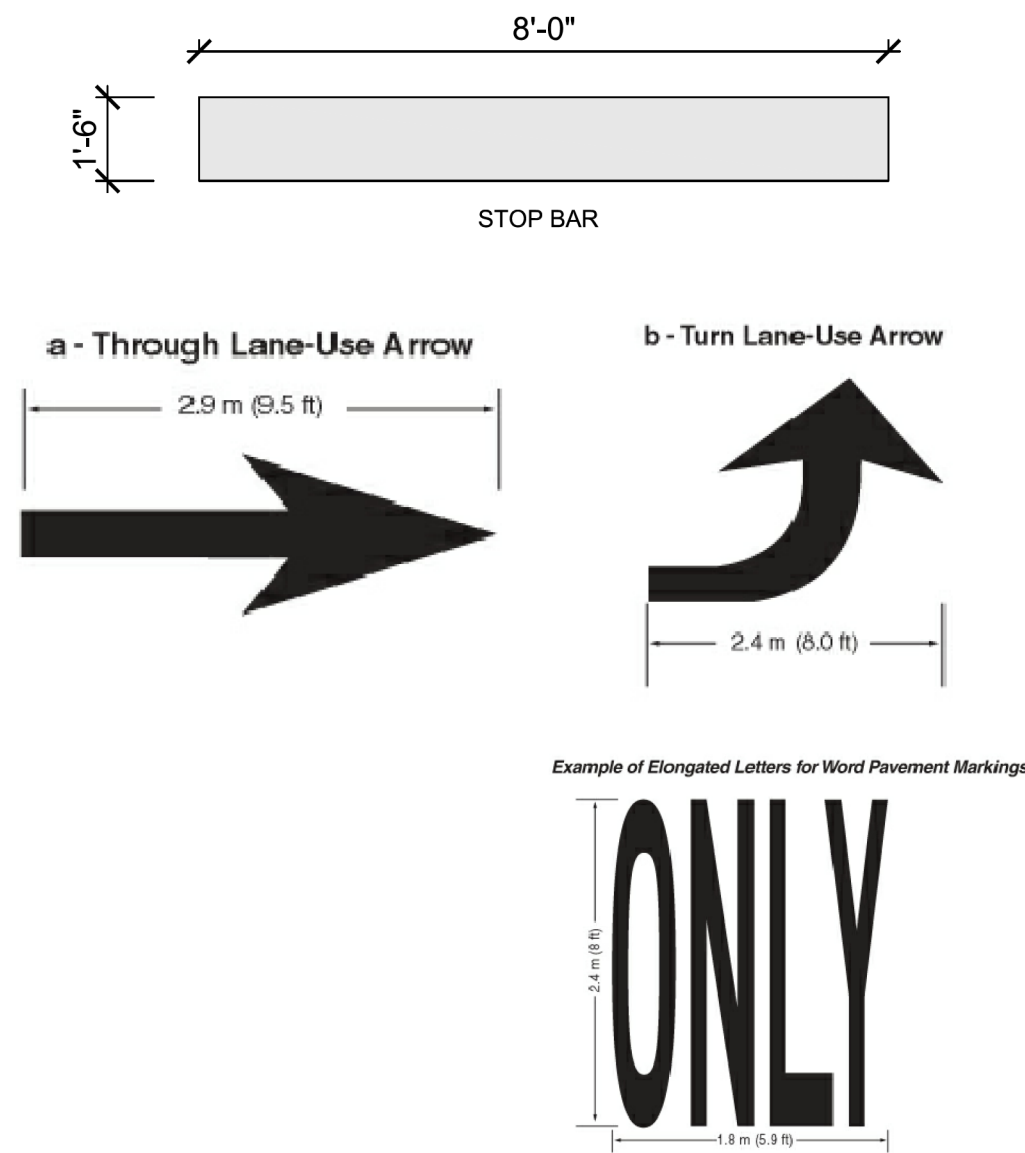
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C2.4

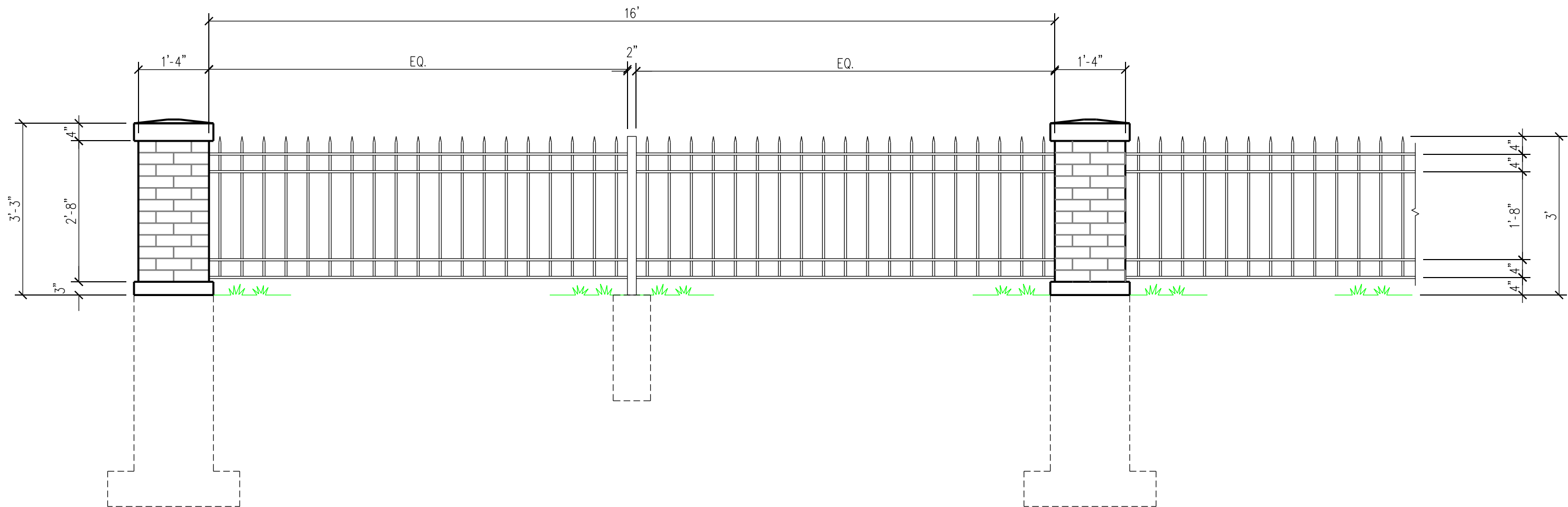
Job No: Plumley #: 2021060



1 BOLLARD DETAIL
Not To Scale



2 PAVEMENT MARKINGS
Not To Scale



5 PARTIAL WROUGHT IRON RAILING ELEVATION
Not To Scale

Sanitary Sewer System Specifications

General notes:

- Substitutions and/or materials by different manufacture's may be used provided they meet the performance requirements and are pre-approved by the county and the project engineer.
- All equipment and materials shall meet the requirements of the local authority having jurisdiction and NYS building codes.
- Contractor shall provide shop drawings for materials to project engineer for approval prior to ordering.

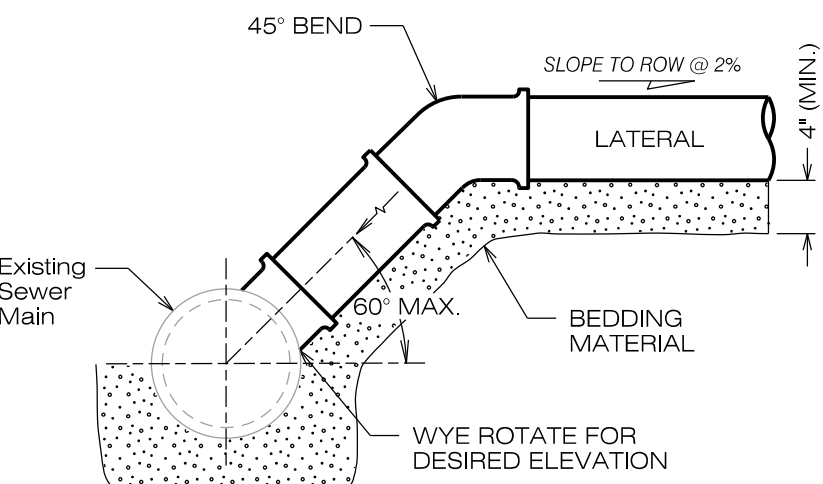
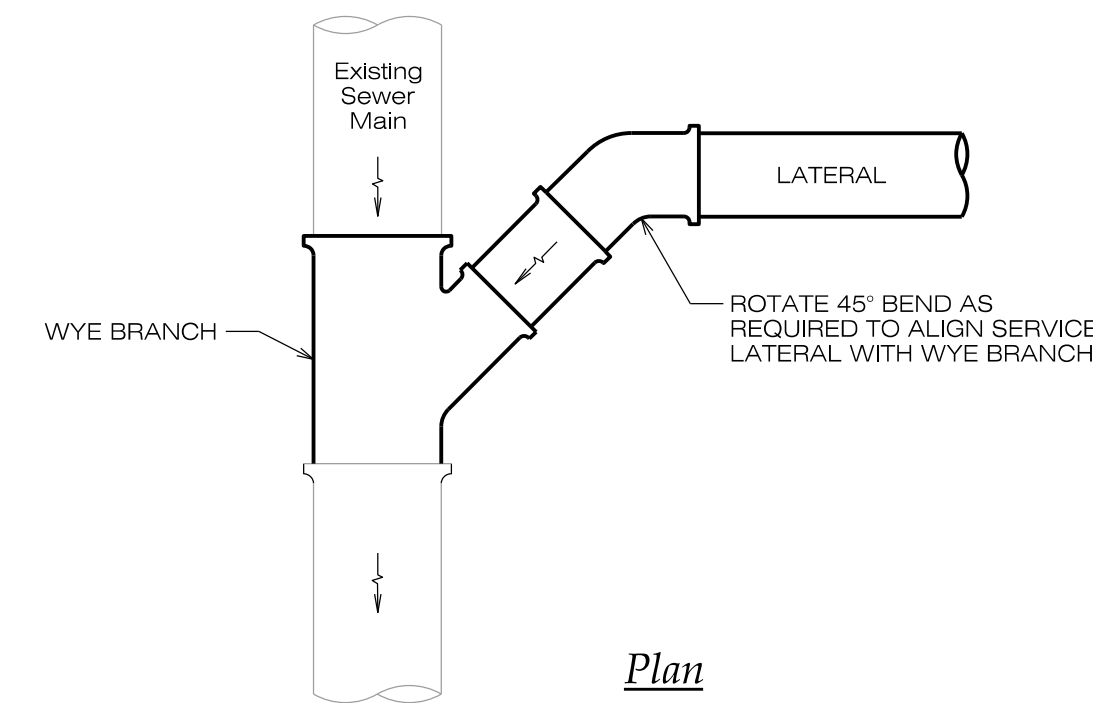
Material specifications:

- The sewer pipe and fittings shall be SDR-35 PVC sewer pipe with bell & spigot joints conforming to ASTM standard D-3034.

The riser pipe, fittings and joint devices for the vent and clean-out shall be ductile iron pipe meeting the specifications of ASTM 746 and ANSI A21.11.

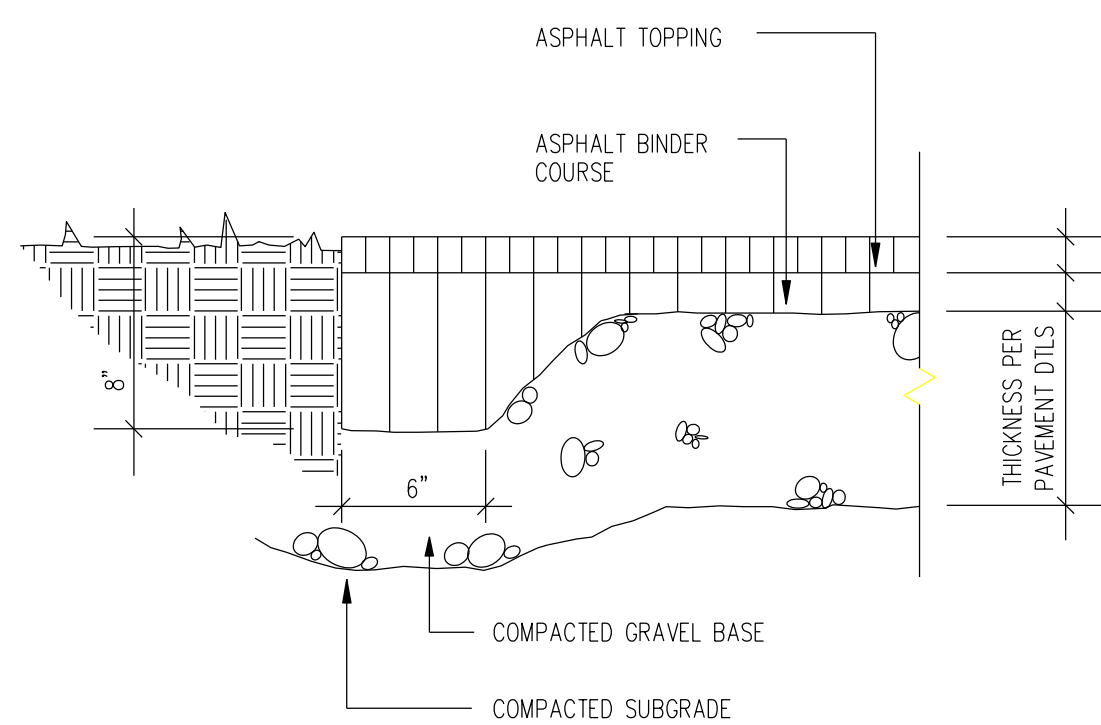
Inspection, testing & certification:

- The installed system shall be inspected/tested as required by the City & the County. The project engineer shall inspect the installed pipe prior to backfilling.
 - Deflection test: The sewer pipe shall be "lamped" after backfilling the trench.
 - Low pressure air tests shall be completed on the manholes following the standards described in ASTM F 1417 - 92
 - An infiltration test shall be completed on the sewer main. The test shall be completed following the standards described in the "Recommended Standards for Wastewater Facilities - 1990 edition" (10 State Standards), and the City of Cortland.
- The project engineer will be present for the following tests:

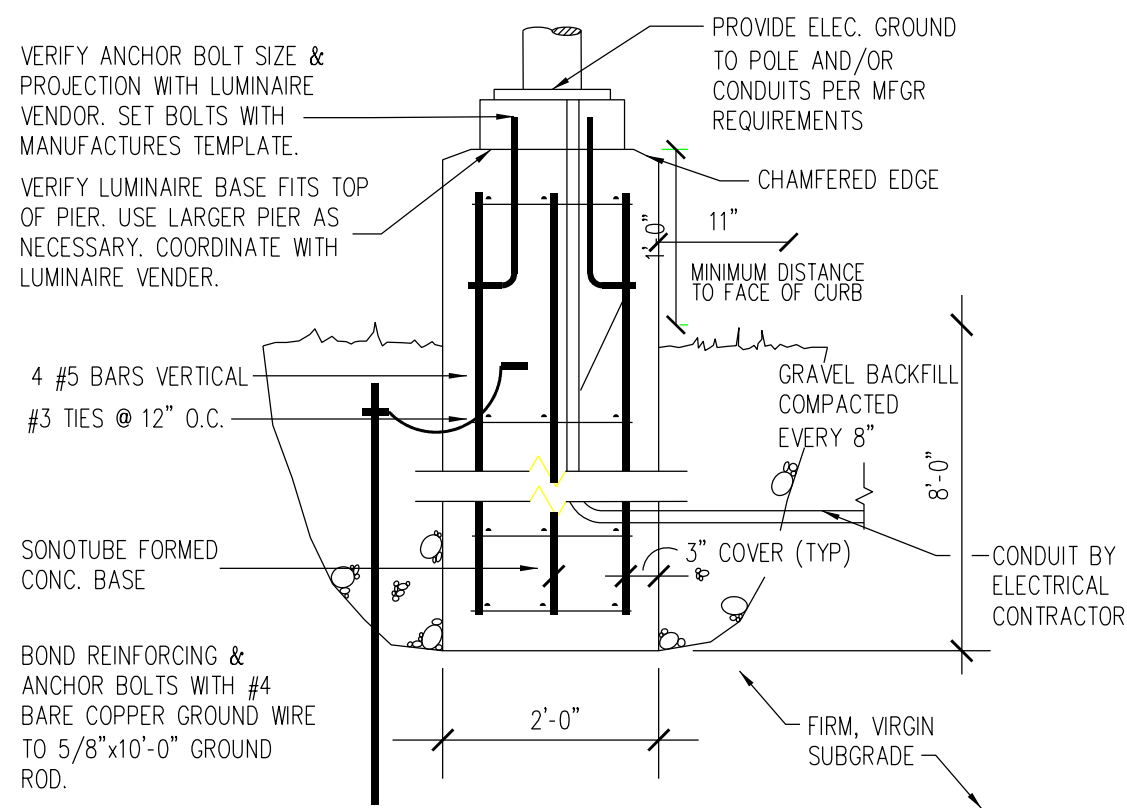


Lateral Details

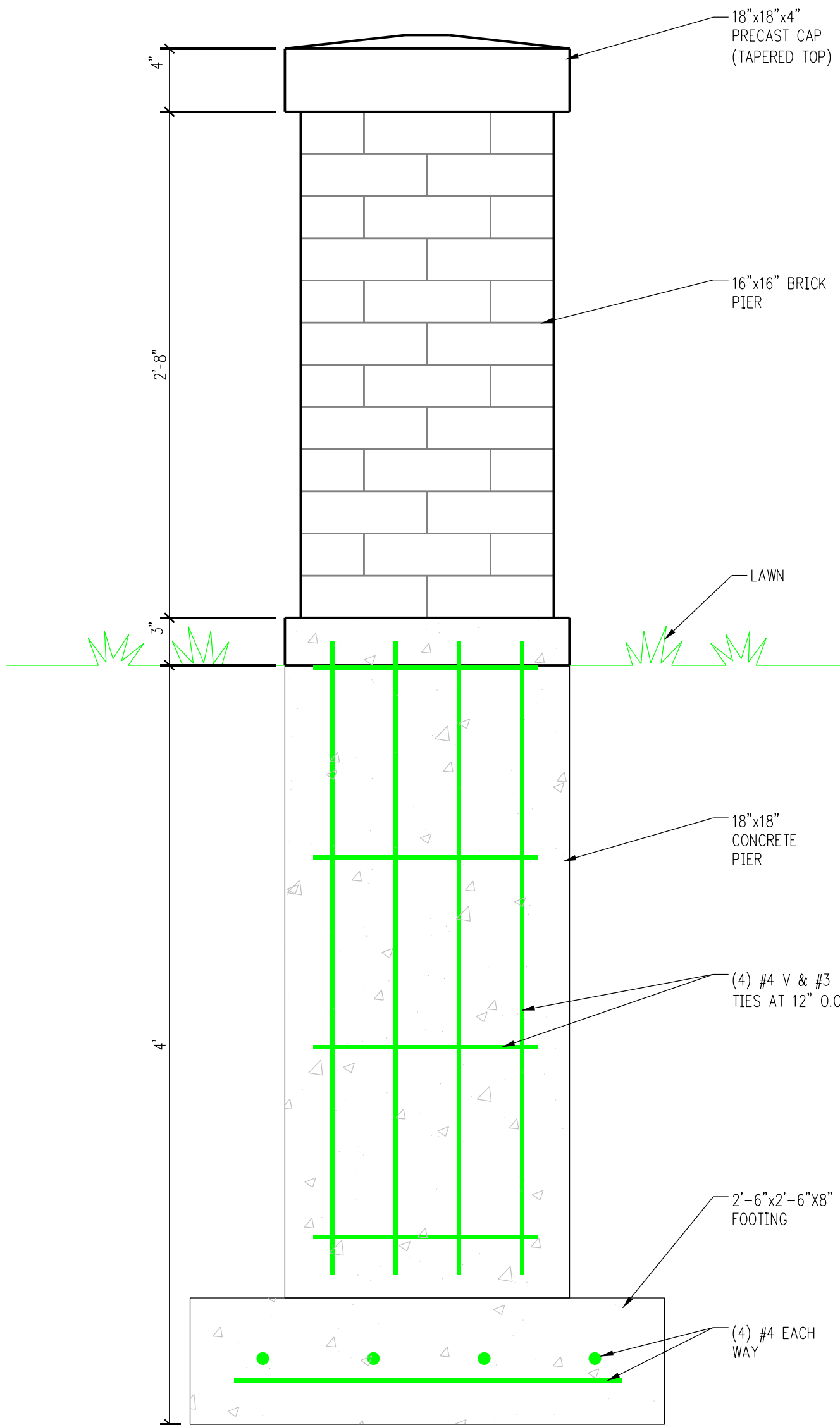
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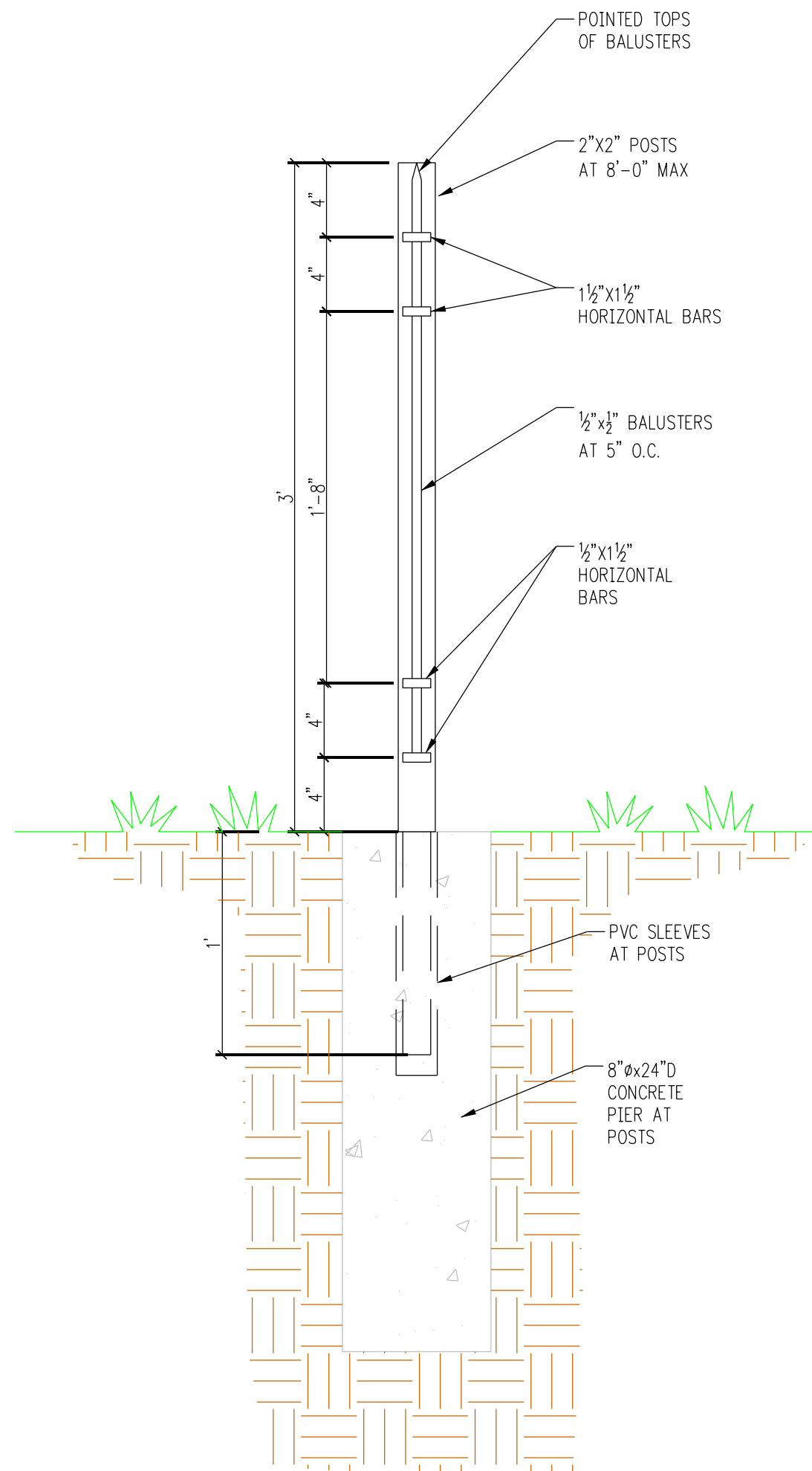
3 PAVEMENT EDGE DETAIL
Not To Scale



4 LIGHT BASE DETAIL
Not To Scale



6 MASONRY PIER DETAIL
Not To Scale



7 WROUGHT IRON POST DETAIL
Not To Scale

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PLUMLEY
ENGINEERING

Schopfer Architects LLP
JFC
1111 JAMES ST.
SYRACUSE, NY 13203
315-474-6501
FAX 315-474-1922

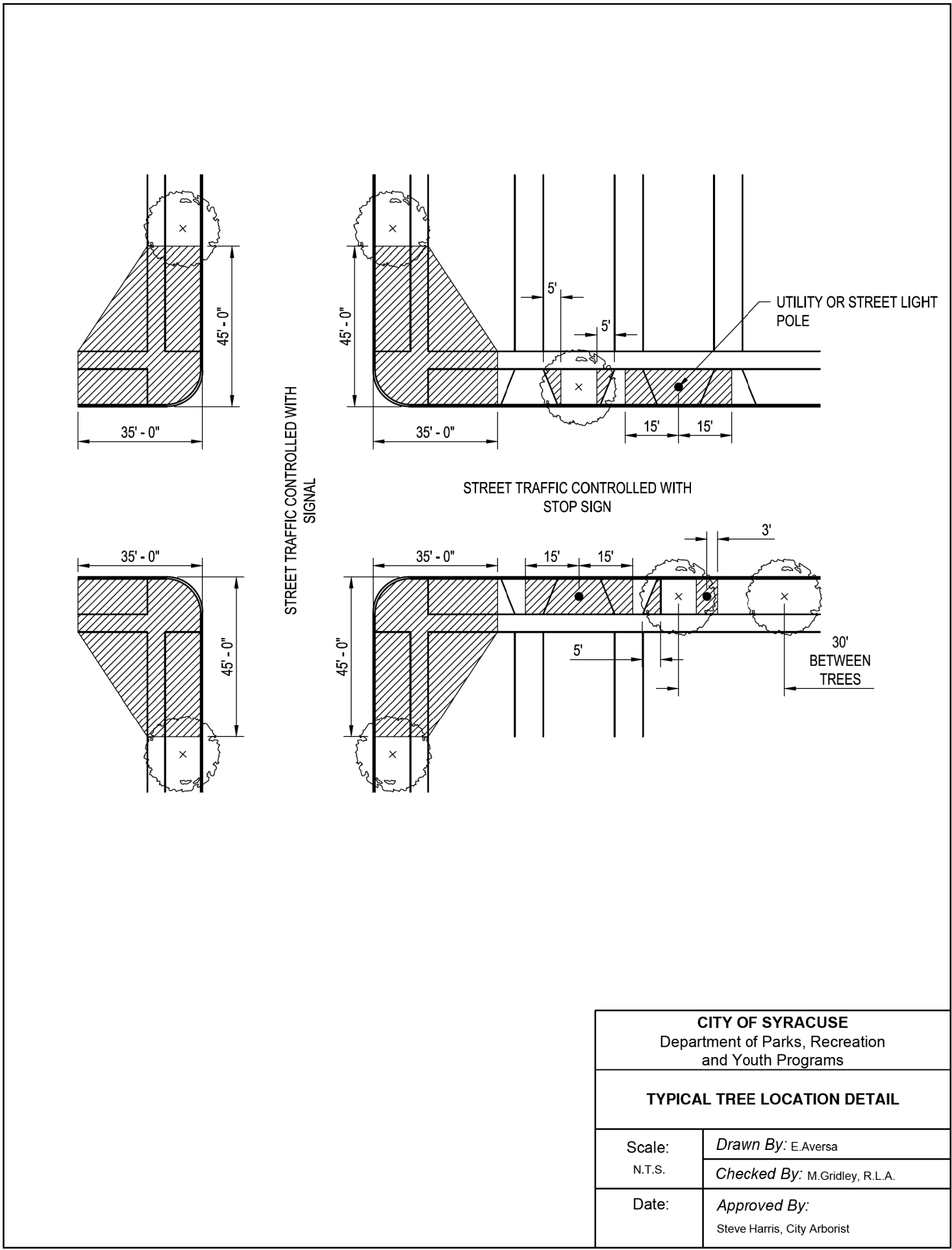
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Date: 12-10-21
Checked by: JFC
Scale: As Noted

Revisions:	Number:	Date:	By:
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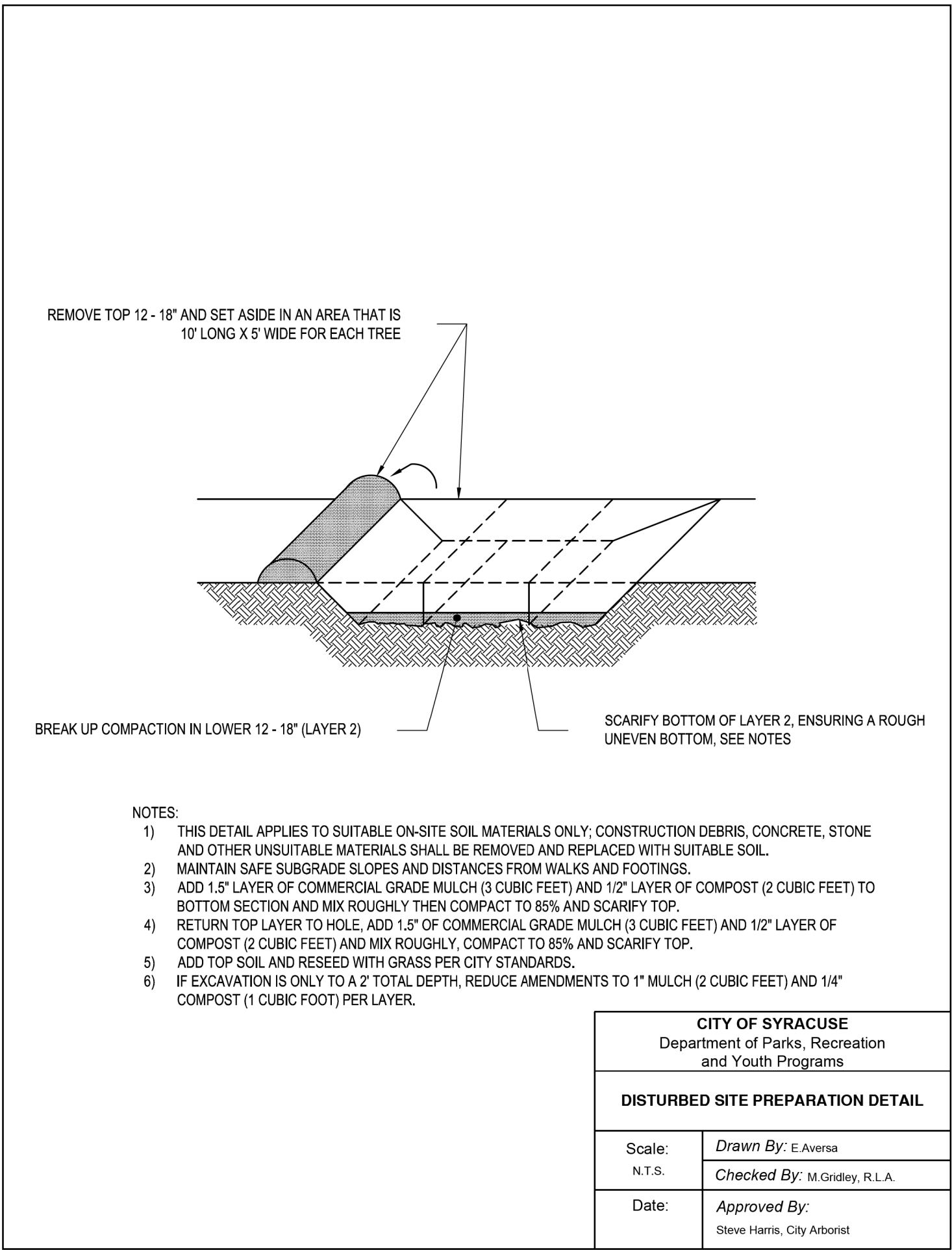
Sheet Title:
SITE DETAILS

Sheet No:
C2.5
Job No: Plumley #: 2021060

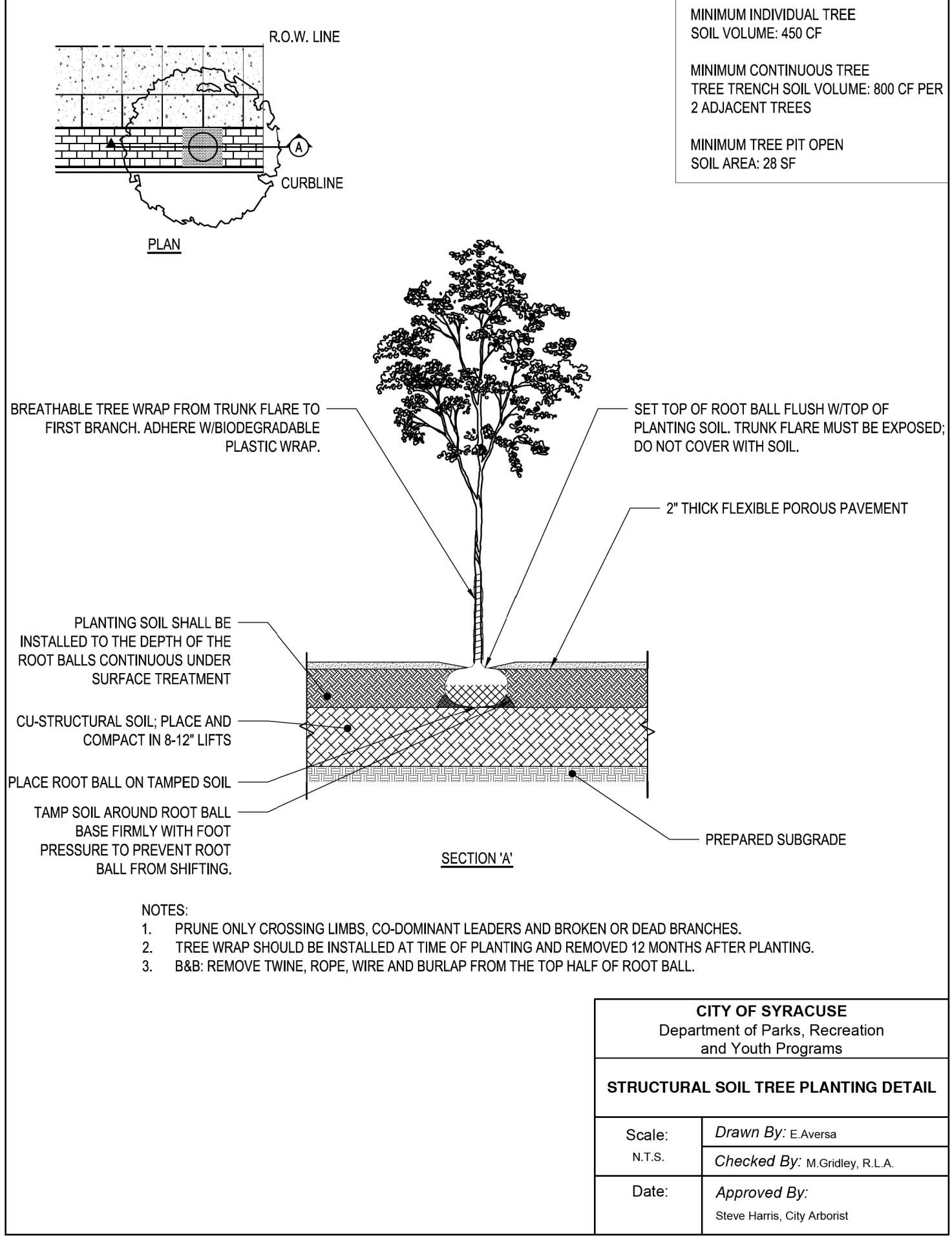
Note: Details provided by Schopfer Architects, P.C.



Notes:
1. Refer to Sheet C1.5 for street tree locations.



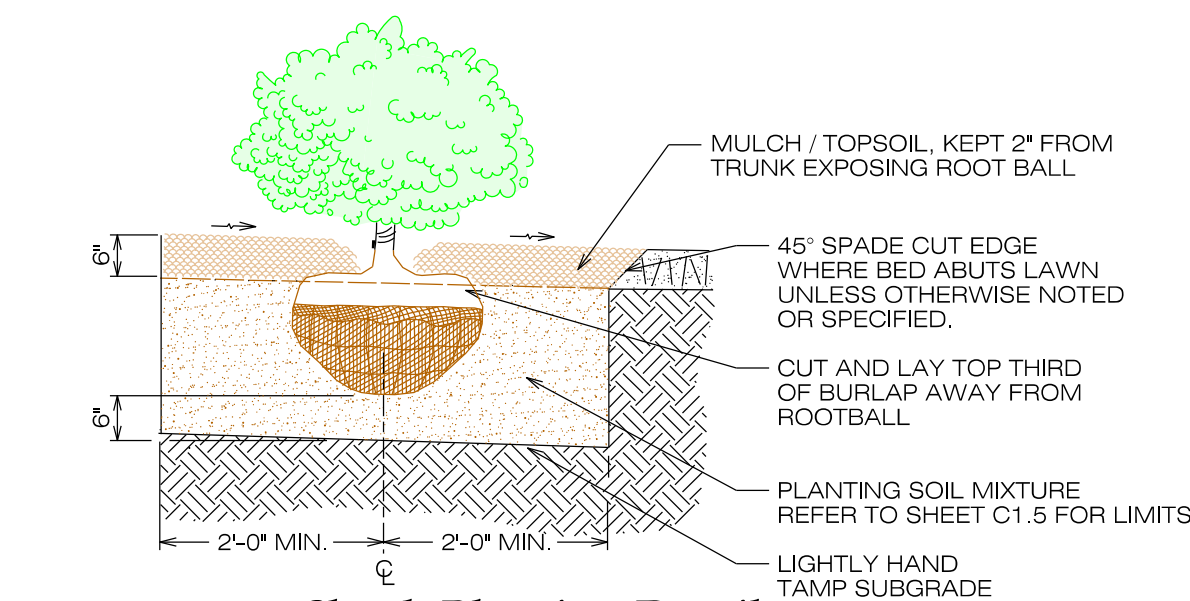
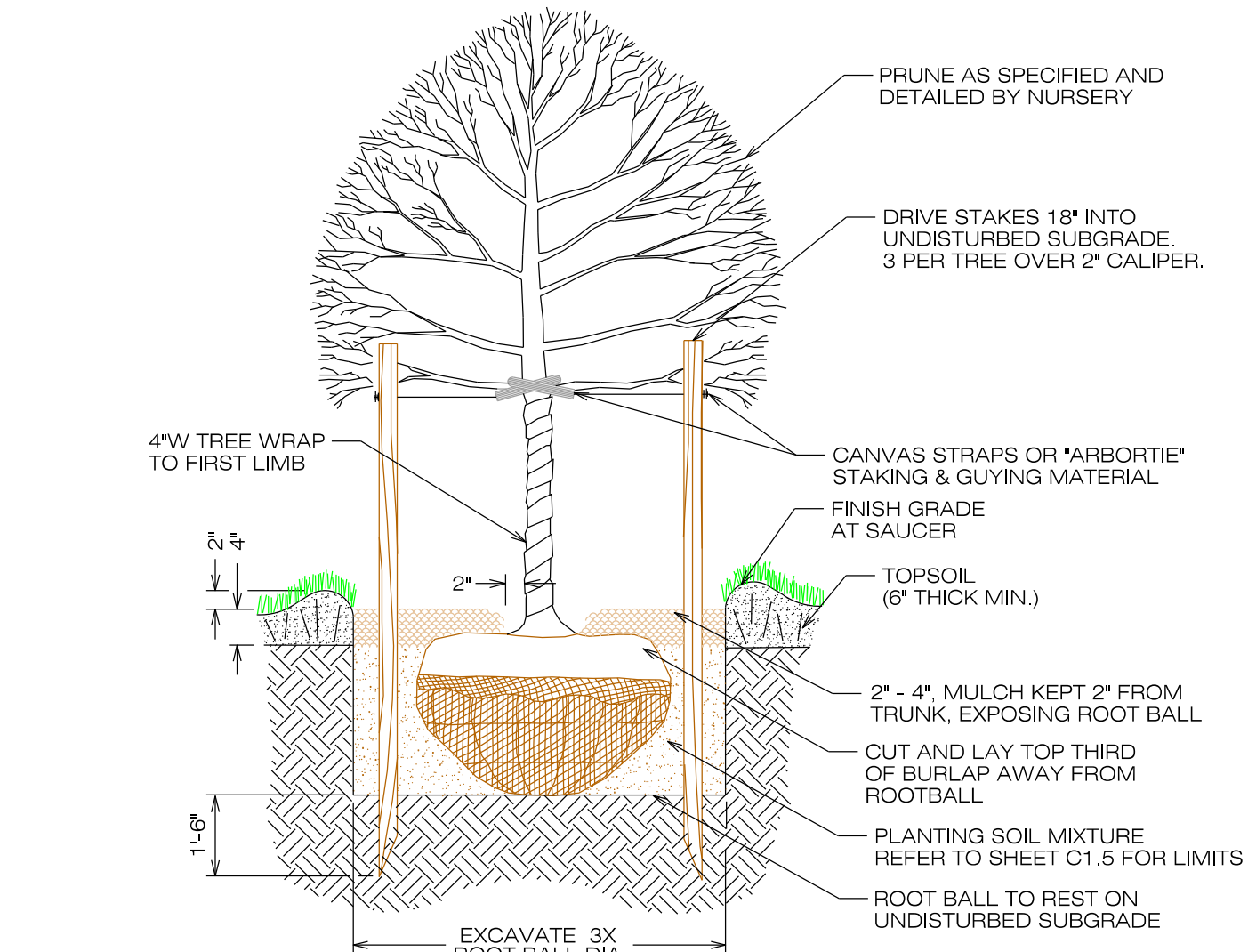
Notes:
1. All pavers along N. Salina Street are to be removed, safely stored and replaced following street tree planting. All broken pavers to be replaced in-kind.



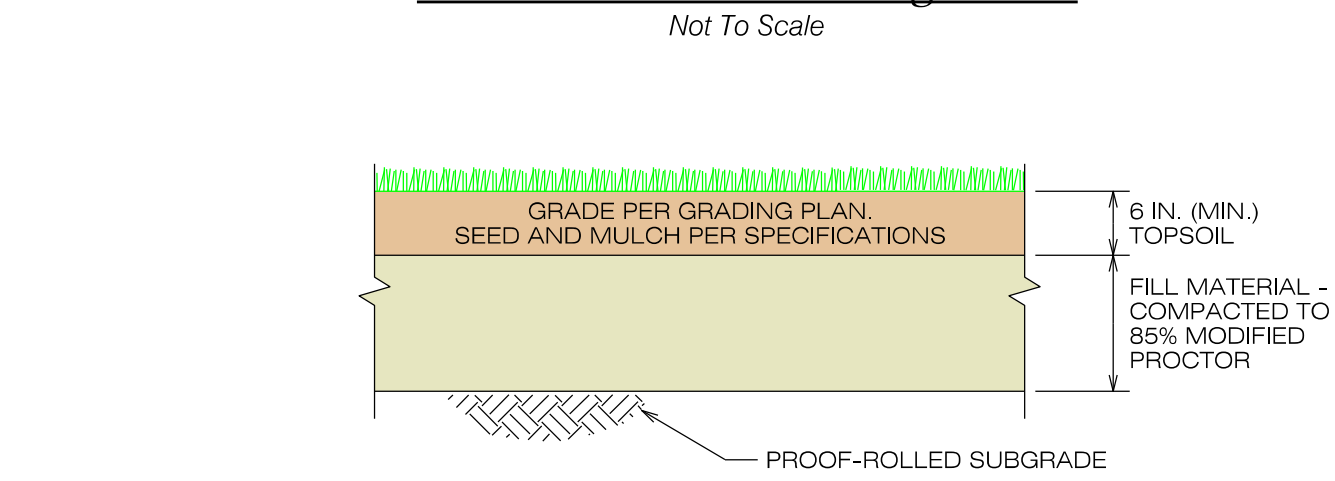
- City of Syracuse Street Tree Planting Notes:**
- Tree Openings along East Laurel & North Salina St.: 6' x 6' = 36 Sq. Ft.
 - Tree Openings along Pearl St.: 5' x 7' = 35 Sq. Ft.
 - Planting Soil shall meet the following requirements (Ref: City of Syracuse Tree Design Standards)
 - Fertile, friable soil free of subsoil, refuse, roots larger than 1-inch dia., heavy, sticky or stiff clay, stones larger than 2-inch dia., noxious seeds, sticks, brush, litter or any deleterious material.
 - Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15% and 25%, and a combined clay/silt content of no more than 55%
 - pH value shall be between 5.5 and 7.4
 - Percent organic matter (OM): 2% to 5% by dry weight
 - Soluble salt level: <2 mmh/cm
 - Soil chemistry suitable for growing plants specified.
 - Planting Soil Placement:
 - Planting areas should continuous trenches throughout the landscaped areas.
 - Planting area shall 3 feet deep and compacted in one foot lifts to 80 percent modified proctor for the bottom foot then scarified. Tamp lifts for remaining 2 feet.
 - Soil shall be given adequate time (2 to 4 weeks) to settle prior to planting .
 - Structural Soil:
 - Structure soil is to be used as a base material under hard surfaces (concrete, pavement, pavers)
 - CU Structural Soil specifications to be provided to City Arborist for approval.
 - Trees are not to be planted directly in structural soil.

City of Syracuse Street Tree Planting Details & Notes

Refer to City of Syracuse Tree Design Standards Manual, dated 2020 for additional information.



Shrub Planting Notes:
1. Prepare the planting area five times the diameter of the root ball or container.
2. Use a rototiller and/or spade to loosen & mix the soil to a depth of 12".



Note:
Refer to Soil Restoration Requirements on sheet C2.1 before placing top soil.

Typical Lawn Area Section

Scale: 1" = 1'-0"

Groundcover Plant Spacing

Not To Scale

On-Site Planting Details & Notes

Landscape Specifications

Topsoil:

Provide from an off-site, approved source, when stripped and stockpiled quantity is inadequate to provide six inches (6") settled depth of topsoil for lawn areas.

Topsoil material shall conform to the requirements of NYSDOT Specification Section 713, or shall be suitable material approved by the Project Engineer.

Minimum thickness of 6-inches (settled depth).

Areas receiving topsoil shall be left neatly graded and ready to receive seeding.

Seeding:

Work for seeding shall consist of preparing ground surface, furnishing and installing fertilizer, seeding and mulching disturbed areas, areas indicated by the plans, standard details and in areas directed by the Project Engineer.

Materials for seed, fertilizer and mulch shall conform to the requirements of NYSDOT Specification Section 713, or shall be approved by the Project Engineer.

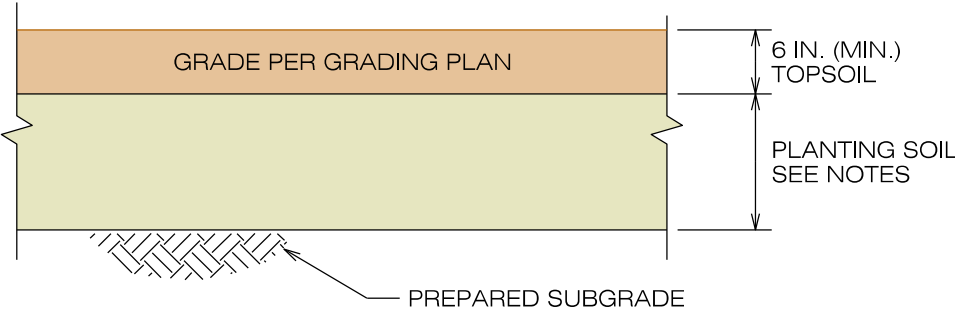
The areas to receive seeding shall be thoroughly prepared prior to seeding. Seed and fertilizer shall be spread in the amount specified and shall be evenly distributed in the areas to be seeded.

Acceptable material in a seed mixture other than pure live seed consists of nonviable seed, chaff, hulls, live seed of crop plants and inert matter. The percentage of weed seed shall not exceed 0.1% by weight.

Planting Soil:

Soil mix shall consist of the following:

Ratio of loose peat humus to topsoil by volume: 1:3
Quantity of bonemeal per each caliper inch for trees: 1 cup (8 oz.)
Weight of moisture release granules per cu. yd. of backfill mix: 2 lbs.
Weight of moisture release granules per caliper inch of tree: 1.0 oz.
Weight of slow-release commercial fertilizer per 1,000 sq. ft. (100 sq. m): 6 lbs.



Notes:

- Refer to Planting Soil Specifications for information on planting soil.
- Planting areas should continuous trenches throughout the landscaped areas.
- Planting area shall 3 feet deep and compacted in one foot lifts to 80 percent modified proctor for the bottom foot then scarified. Tamp lifts for remaining 2 feet.
- Soil shall be given adequate time (2 to 4 weeks) to settle prior to planting .

Typical Planting Area Section

Scale: 1" = 1'-0"

Suggested Seed Mix (or equal):

DISTURBED AREAS			
NAME	AMOUNT BY WEIGHT	PURITY	% GERMINATION
KENTUCKY ¹ BLUEGRASS	55% (MIN.)	95%	80%
PERENNIAL ² RYEGRASS	20% (MAX.)	98%	90%
RED FESCUE ³	25% (MIN.)	97%	85%
TOTAL	100%		

1. Bluegrass blend shall consist of a minimum of 2 of the following varieties in approximately equal proportions: Adelphi, Shain Rock, Merit, Visa, Fylking, Merion, Pennstar, Victa, Delta, Kenblue, Newport and Park.

2. Three or more of the following varieties: Citation II, Derby, Regal Palmer, Manhattan II, NK-100, NK-200, Norlea, Pennfine, Pennant, Wizard, Repall, Pinnacle and Yorktown II or III.

3. SR5000 is acceptable.

WATERWAYS (SWALES/DETENTION BASIN/SEDIMENT BASINS)		
NAME	lbs/ACRE	lbs/1,000 SQ. FT.
KENTUCKY BLUEGRASS	25	0.6
CREEPING RED FESCUE	20	0.5
PERENNIAL RYEGRASS	10	0.2
TOTAL	55	1.3

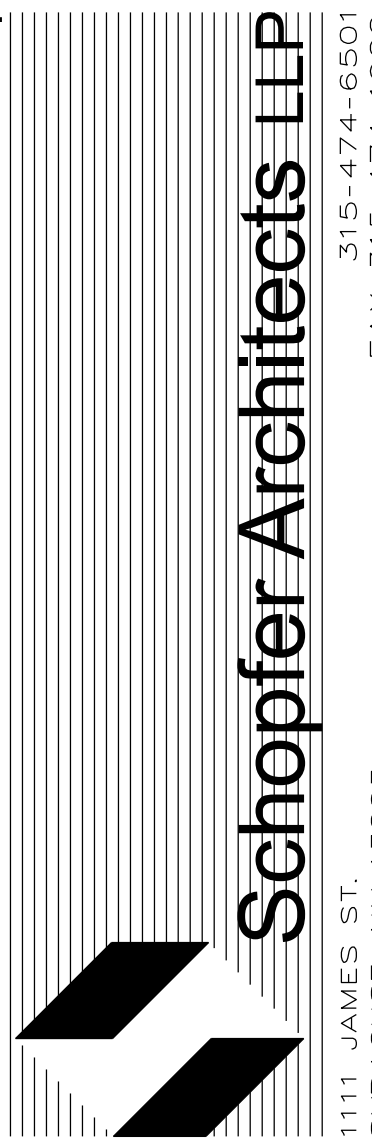
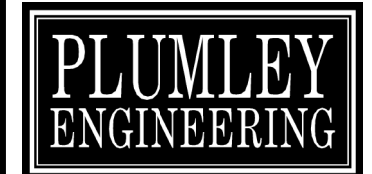
Suggested Fertilizer (or equal):
Type 10-0-4 fertilizer
Applied at a rate of 25 pounds per 1,000 square feet.

Mulch (hay or straw) shall be applied at the rate of 2 tons per acre, and shall be anchored with a commercially available mulch anchorage product, if necessary.

Anchoring: Use light-weight paper, jute, wood fiber, plastic or Excelsior E-Staple to protect seed & mulch and secure same to slopes.



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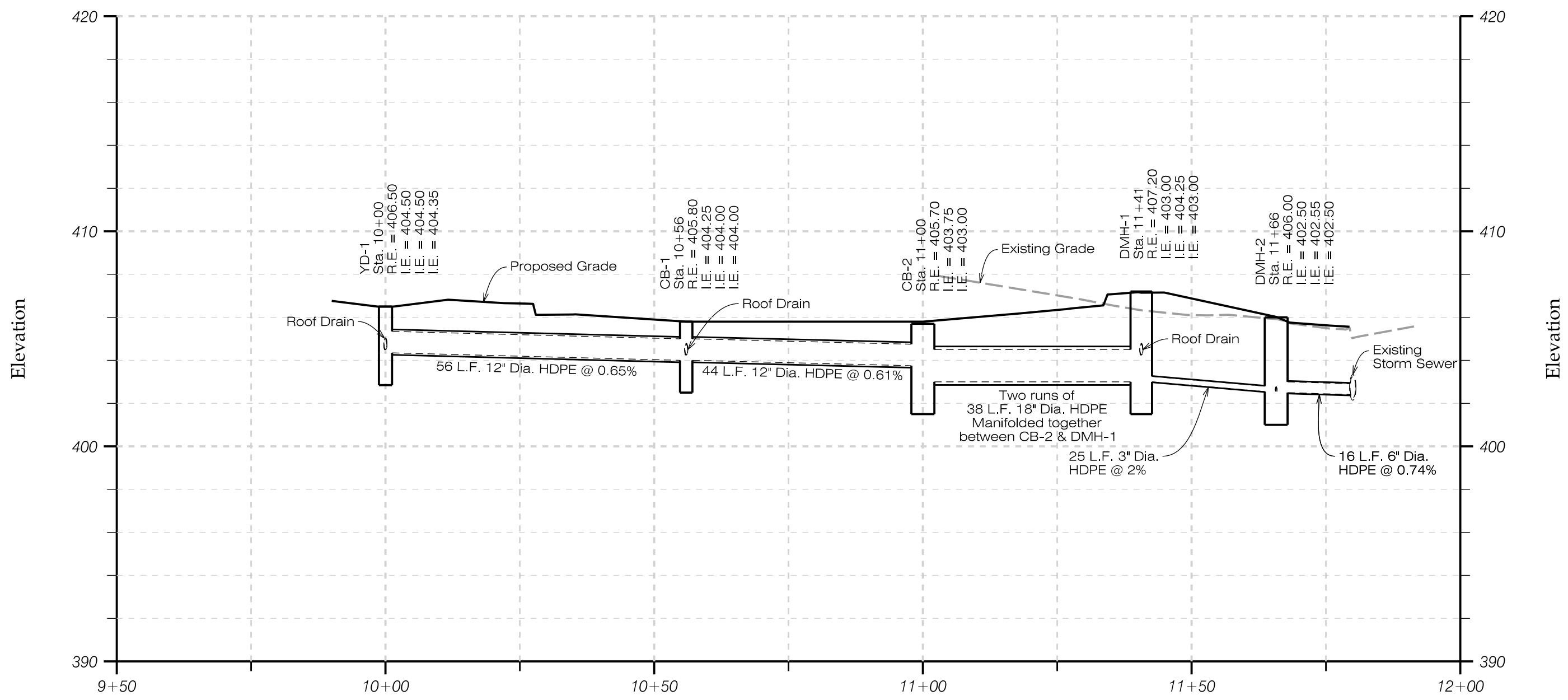
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Number:	Date:	By:
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Sheet Title:
PLANTING DETAILS & NOTES

Sheet No:

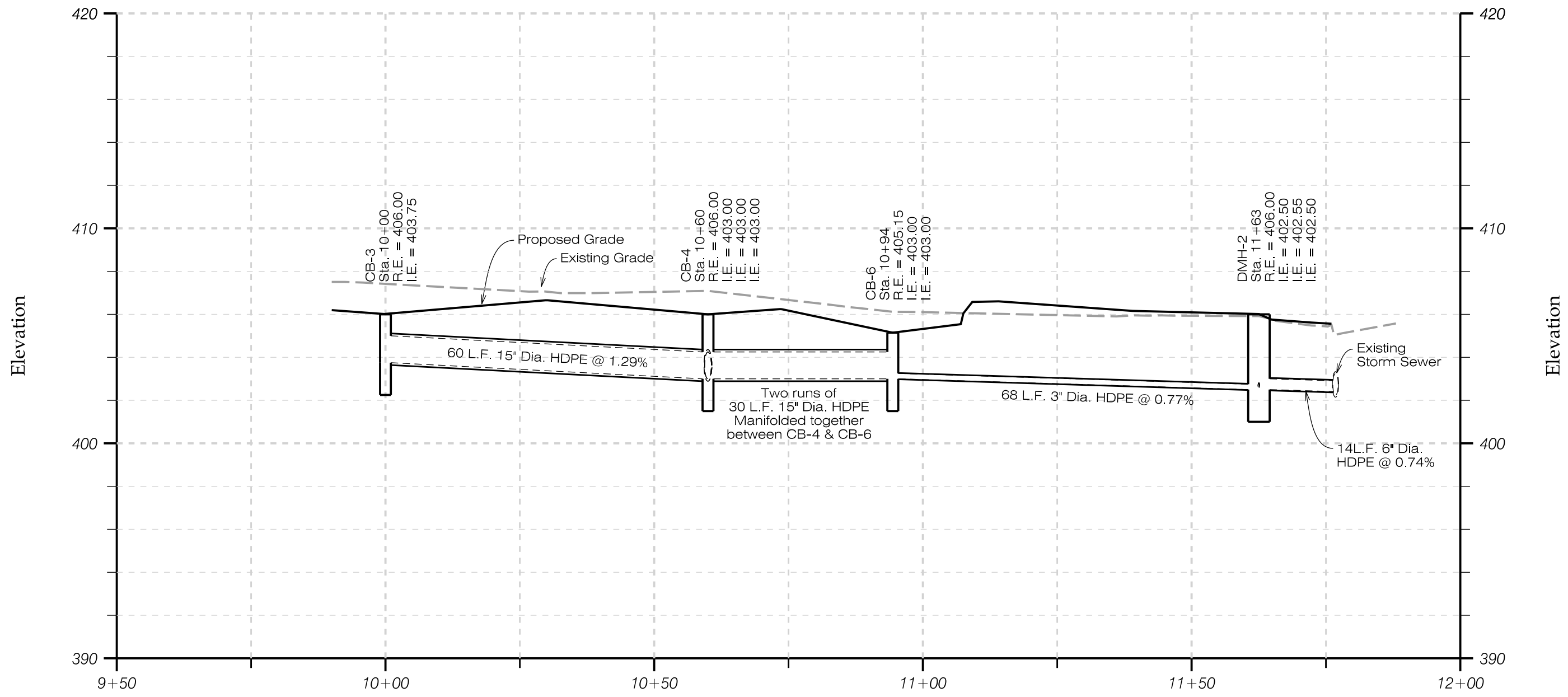
C2.6

Job No: Plumley #: 2021060



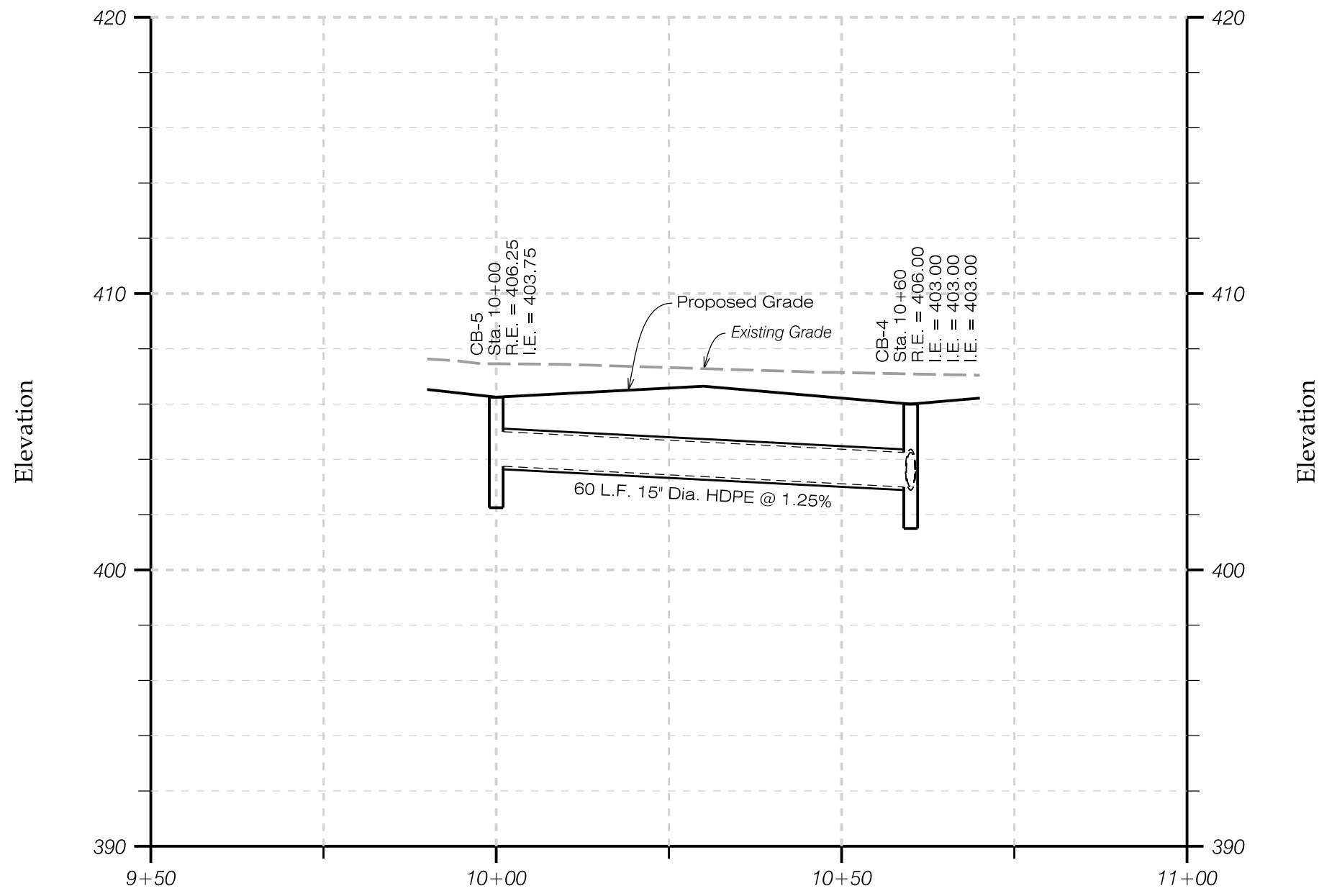
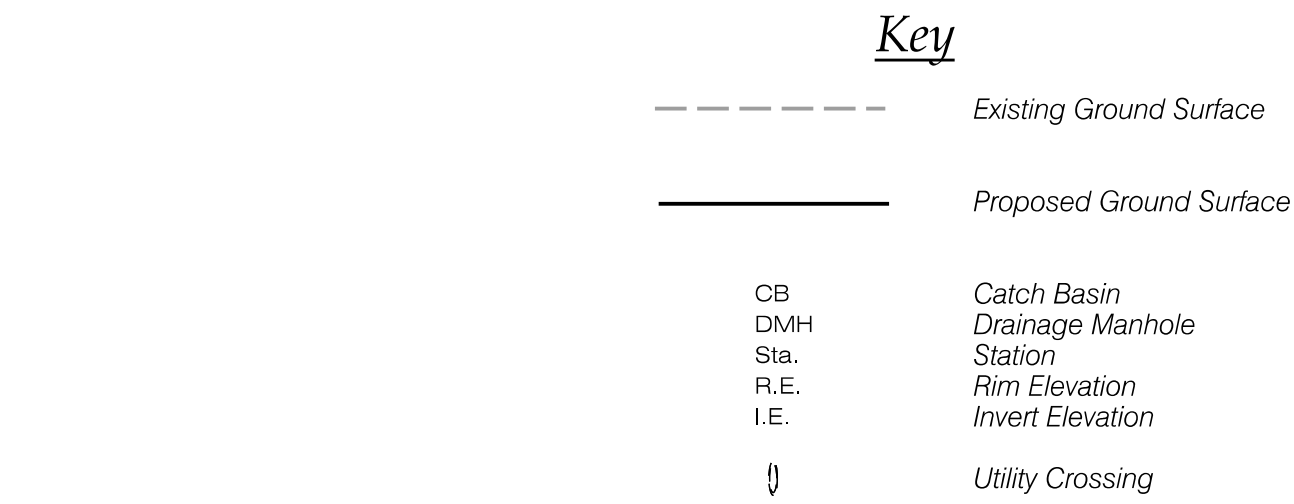
YD-1 to 6" Dia. Outlet Pipe

Scale: Horizontal 1" = 20'
Vertical 1" = 5'



CB-3 to 6" Dia. Outlet Pipe

Scale: Horizontal 1" = 20'
Vertical 1" = 5'



CB-5 to CB-4

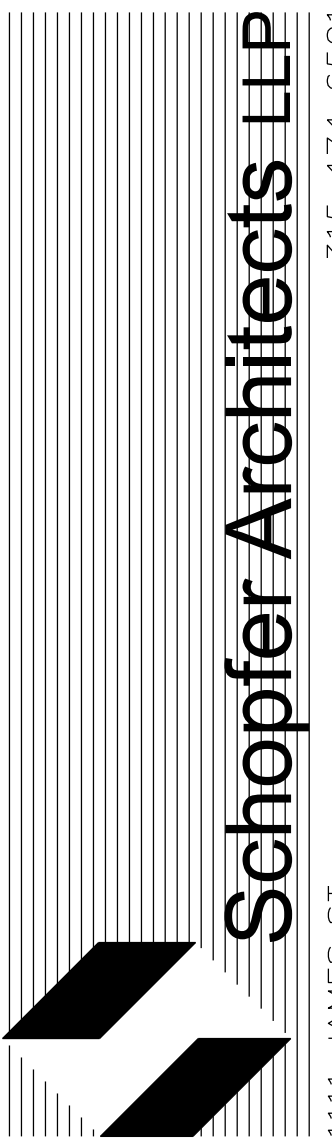
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Vertical 1" = 5'

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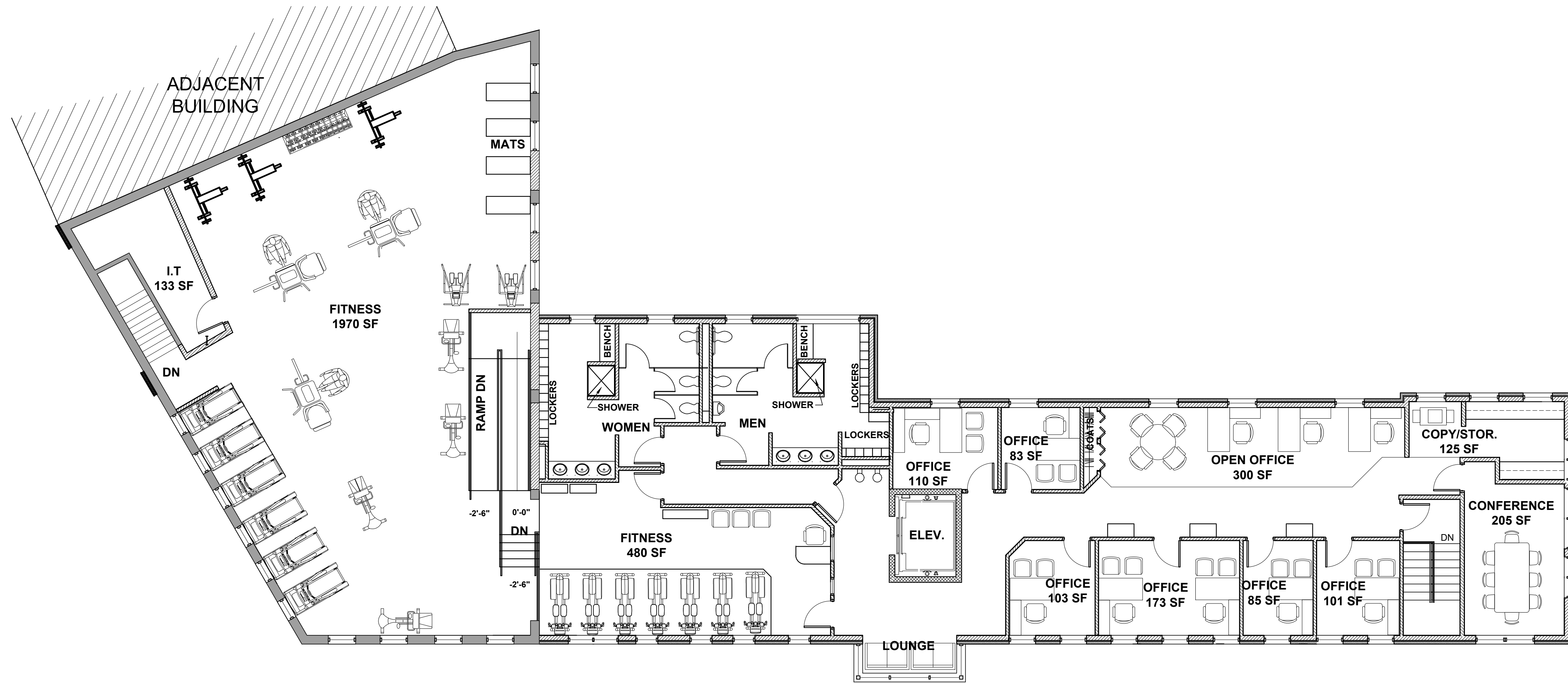
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Sheet Title:
DRAINAGE
SYSTEMS
PROFILES

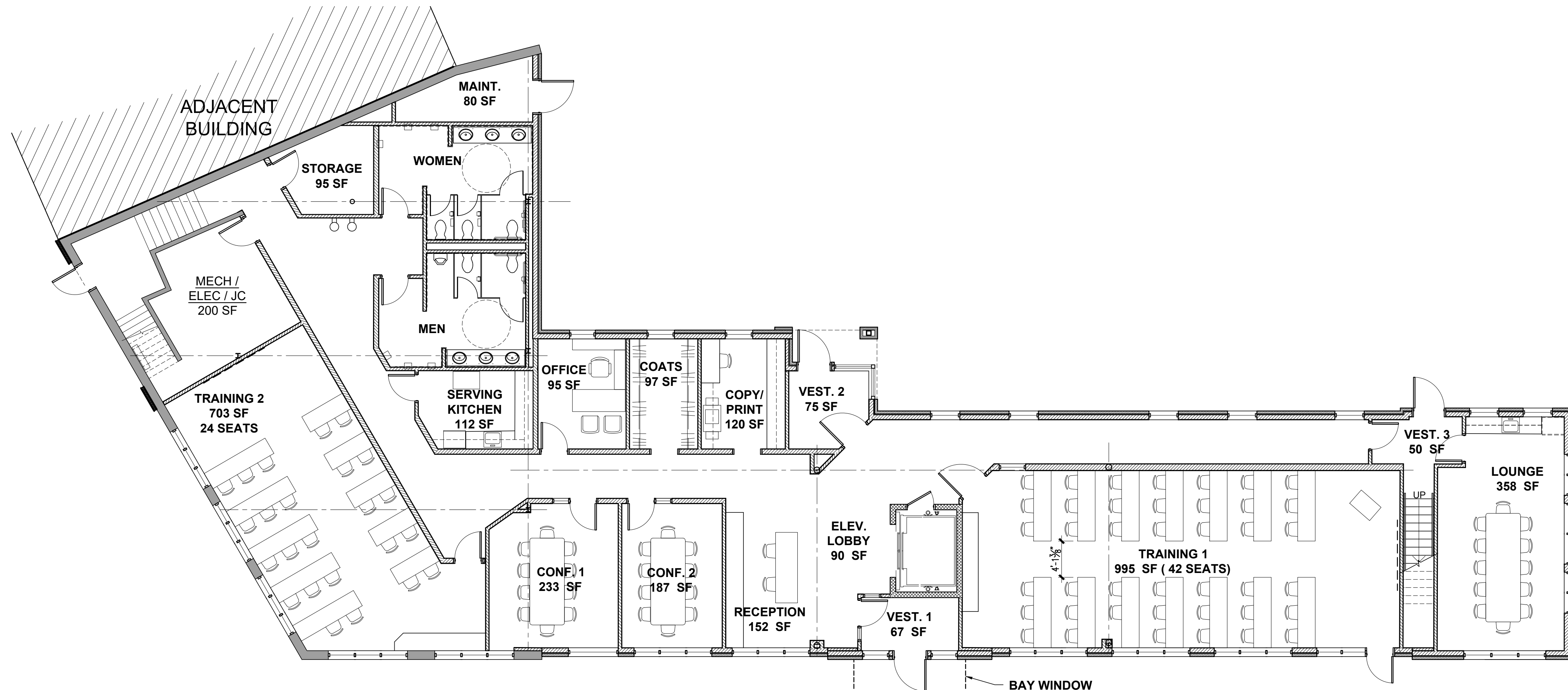
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C3.1

Job No: Plumley #: 2021060



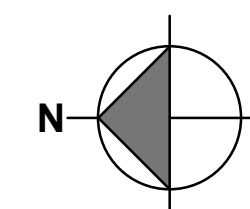
2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

OVERALL SECOND FLOOR AREA - 6,305 SF



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

OVERALL FIRST FLOOR AREA - 6,200 SF



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3			

Sheet Title:
FLOOR PLANS

Sheet No:
A1.1
Job No: 2033

SITE PLAN REVIEW SUBMISSION

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Schopfer Architects LLP

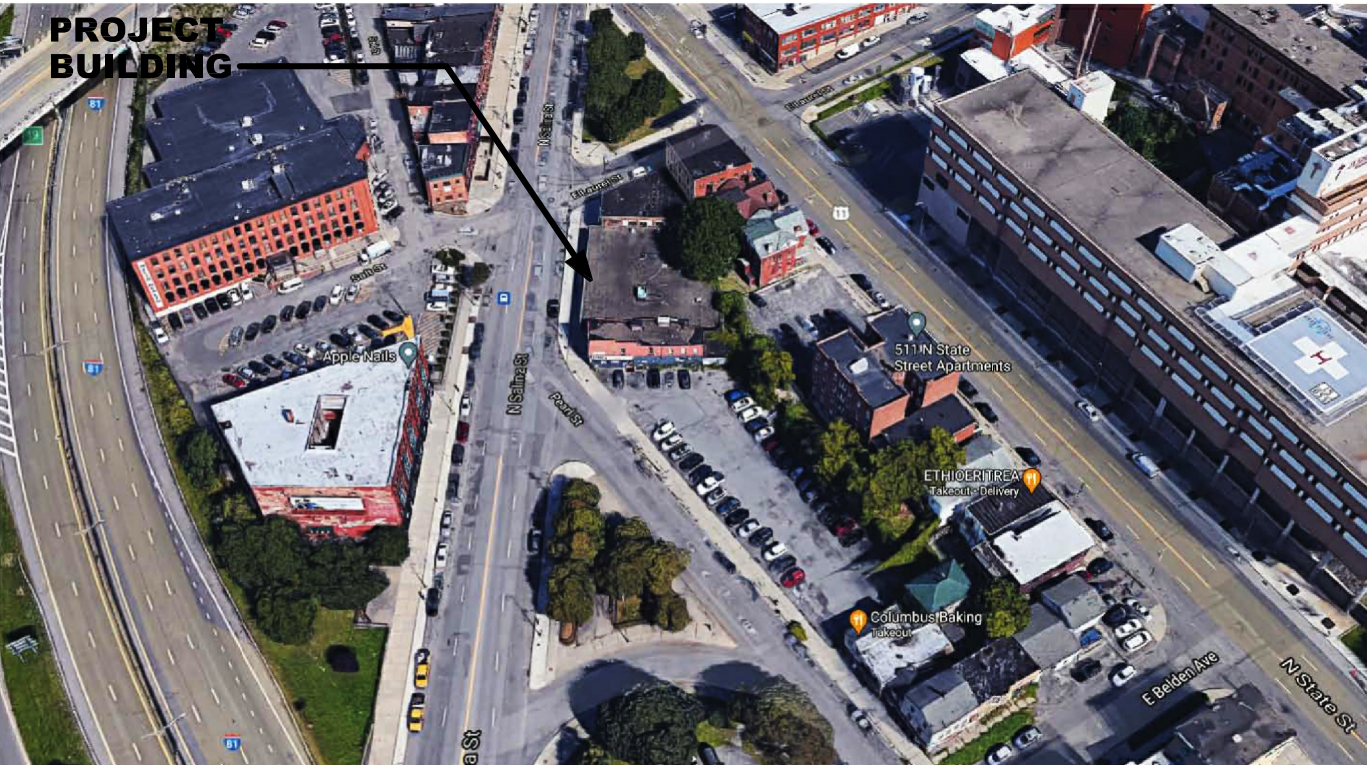
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Syracuse, N.Y.

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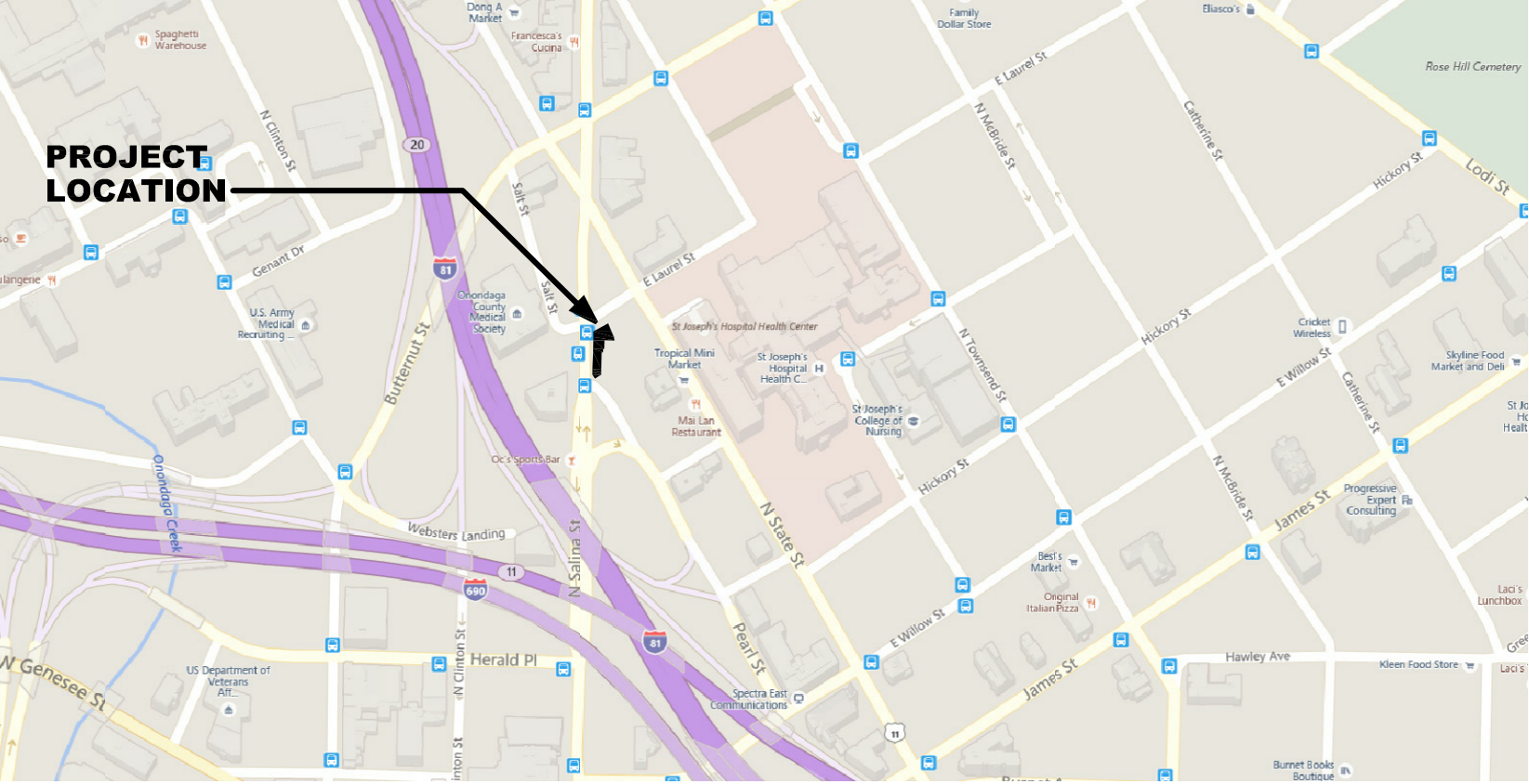
LIST OF DRAWINGS	
GENERAL	
T1.0	COVER SHEET
SITE/CIVIL	
C1.0	SITE DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	ENLARGED SITE PLAN & DETAILS
ARCHITECTURAL	
D1.0	BASEMENT DEMOLITION PLAN
D1.1	FIRST FLOOR DEMOLITION PLAN
D1.2	SECOND FLOOR DEMOLITION PLAN

GENERAL PROJECT NOTES

- ALL ITEMS CALLED FOR REMOVAL AND DISPOSAL SHOULD BE RECYCLED WHENEVER POSSIBLE TO REDUCE LANDFILL IMPACT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT WORK DESCRIBED IN THIS CONSTRUCTION DOCUMENT SET AND SPECIFICATIONS UNLESS THE WORK IS NOTED N.I.C. (NOT IN CONTRACT) OR THE WORK IS ASSIGNED TO ONE OF THE OWNERS VENDORS. THE CONTRACTOR SHALL THEN COORDINATE AND SCHEDULE ALL RELATED (N.I.C.) PROJECT WORK WITH THE OWNERS VENDORS SO THEIR WORK CAN BE ACCOMPLISHED.
- "AFTER HOURS" WORK SHALL BE DONE BETWEEN 5 PM & 7 AM WEEKDAYS; BETWEEN 5 PM FRIDAY & 7 AM MONDAY; &/OR ON HOLIDAYS.



AERIAL PHOTO



MAP LOCATION

KEYED DEMOLITION NOTES

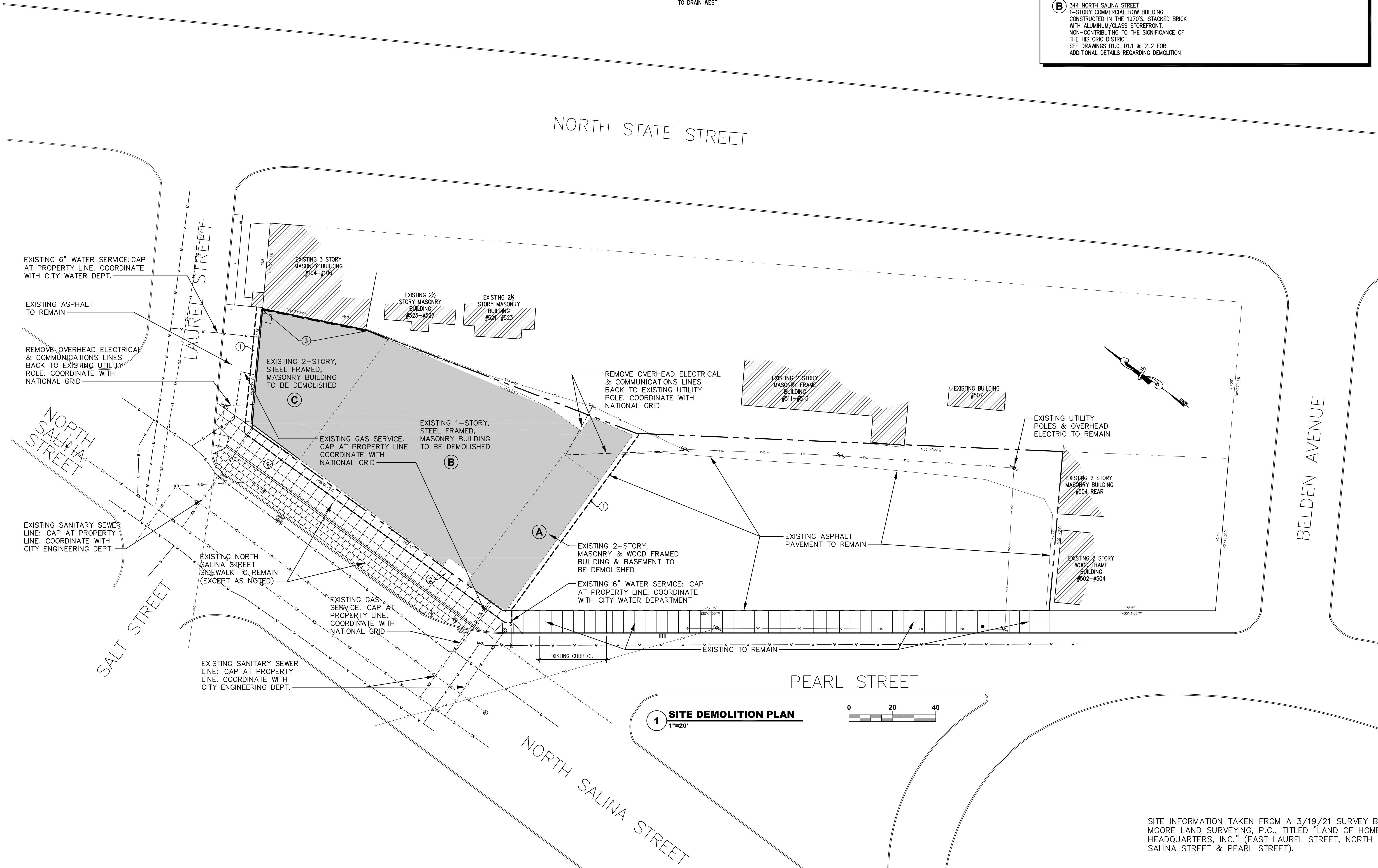
- 1 REMOVE EXISTING ASPHALT AS NECESSARY TO REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING CONCRETE SIDEWALK AS NECESSARY TO REMOVE EXISTING BUILDING
- 3 REMOVE EXISTING MASONRY WALLS FROM ROOF DOWN TO APPROXIMATE ELEVATION 414.0. MASONRY/CONCRETE WALL BELOW 414.0 TO REMAIN. FILL TOP COURSE OF REMAINING MASONRY WITH GROUT & SLOPE TOP 4"/FT TO DRAIN WEST

GENERAL DEMOLITION NOTES

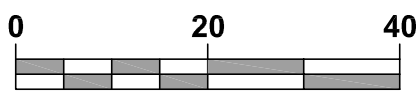
- 1. COMPLY WITH CITY OF SYRACUSE, NEW YORK STATE, & NATIONAL GRID REQUIREMENTS FOR DEMOLITION OF BUILDINGS & DISCONNECTION OF UTILITIES.
- 2. PROVIDE TEMPORARY FENCING & BARRICADES AROUND THE SITE FOR SAFETY & SECURITY

EXISTING BUILDING KEY

- A 330 NORTH SALINA STREET
2-STORY BRICK COMMERCIAL ROW BUILDING
CONSTRUCTED AROUND 1890. NEW FACADE & STOREFRONT ADDED AROUND 1960.
NON-CONTRIBUTING TO THE SIGNIFICANCE OF THE HISTORIC DISTRICT.
SEE DRAWINGS D1.0, D1.1 & D1.2 FOR ADDITIONAL DETAILS REGARDING DEMOLITION
- B 344 NORTH SALINA STREET
1-STORY COMMERCIAL ROW BUILDING
CONSTRUCTED IN THE 1970'S. STACKED BRICK WITH ALUMINUM/GLASS STOREFRONT.
NON-CONTRIBUTING TO THE SIGNIFICANCE OF THE HISTORIC DISTRICT.
SEE DRAWINGS D1.0, D1.1 & D1.2 FOR ADDITIONAL DETAILS REGARDING DEMOLITION
- C 348 NORTH SALINA STREET
2 STORY BRICK DINER.
PROBABLY CONSTRUCTED IN THE 1970'S WITH 344 NORTH SALINA STREET.
ELIGIBILITY FOR INCLUSION IN THE HISTORIC DISTRICT: UNDETERMINED.
SEE DRAWINGS D1.0, D1.1 & D1.2 FOR ADDITIONAL DETAILS REGARDING DEMOLITION



1 SITE DEMOLITION PLAN
1"=20'



SITE INFORMATION TAKEN FROM A 3/19/21 SURVEY BY MOORE LAND SURVEYING, P.C., TITLED "LAND OF HOME HEADQUARTERS, INC." (EAST LAUREL STREET, NORTH SALINA STREET & PEARL STREET).

HELIO HEALTH
TRAINING INSTITUTE
PHASE 1

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SYRACUSE, NEW YORK 13203



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SYRACUSE, NY 13203
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FAX 315-474-1922

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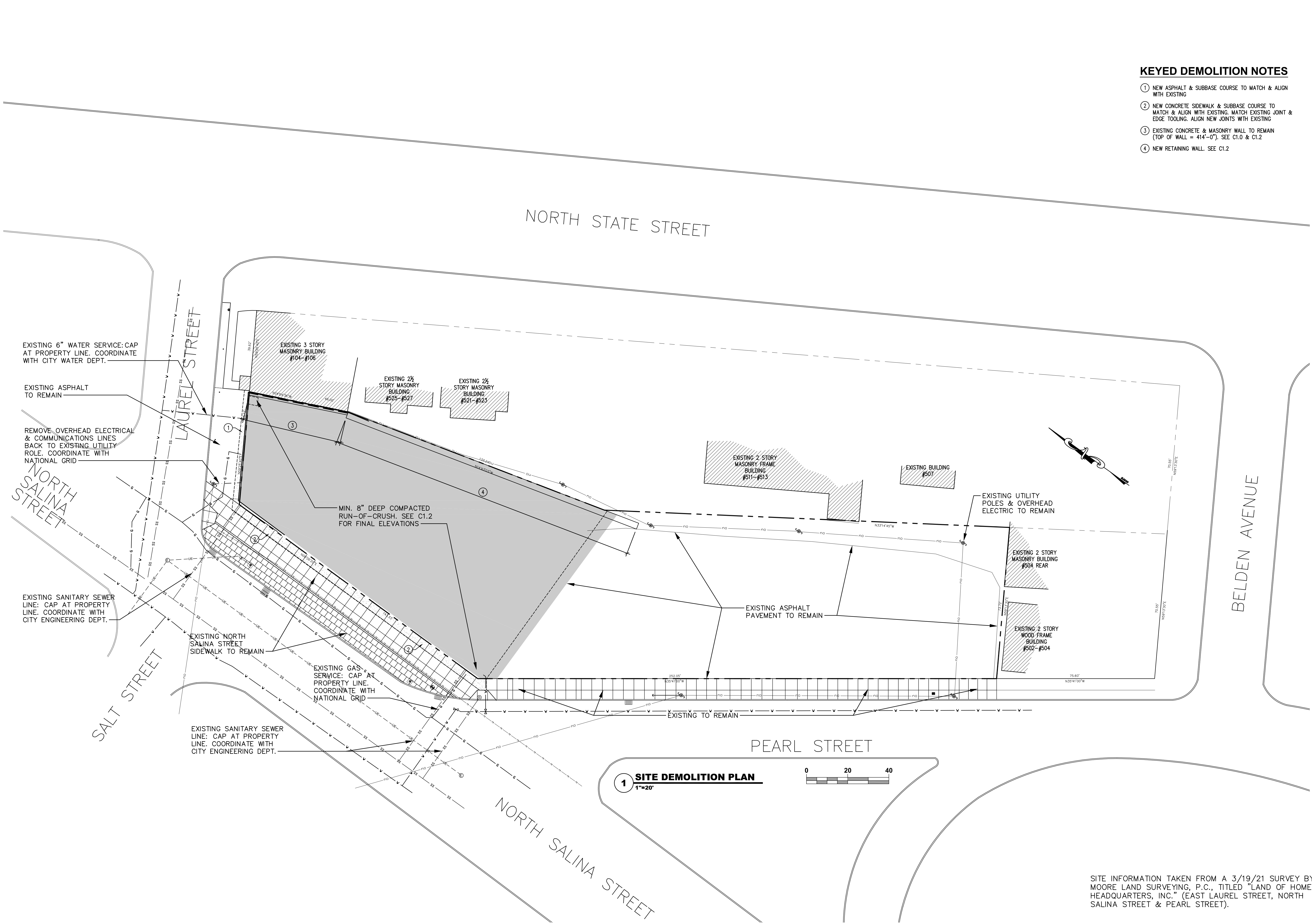
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Sheet Title:
SITE
DEMOLITION
PLAN

Sheet No:

C1.0

Job No: 2033-A



- KEYED DEMOLITION NOTES**
- 1 NEW ASPHALT & SUBBASE COURSE TO MATCH & ALIGN WITH EXISTING
 - 2 NEW CONCRETE SIDEWALK & SUBBASE COURSE TO MATCH & ALIGN WITH EXISTING; MATCH EXISTING JOINT & EDGE TOOLING. ALIGN NEW JOINTS WITH EXISTING
 - 3 EXISTING CONCRETE & MASONRY WALL TO REMAIN (TOP OF WALL = 414'-0"). SEE C1.0 & C1.2
 - 4 NEW RETAINING WALL. SEE C1.2

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SYRACUSE, NEW YORK 13203

REGISTERED ARCHITECT
ROBERT J. SEIGERT
STATE OF NEW YORK
NO. 17743

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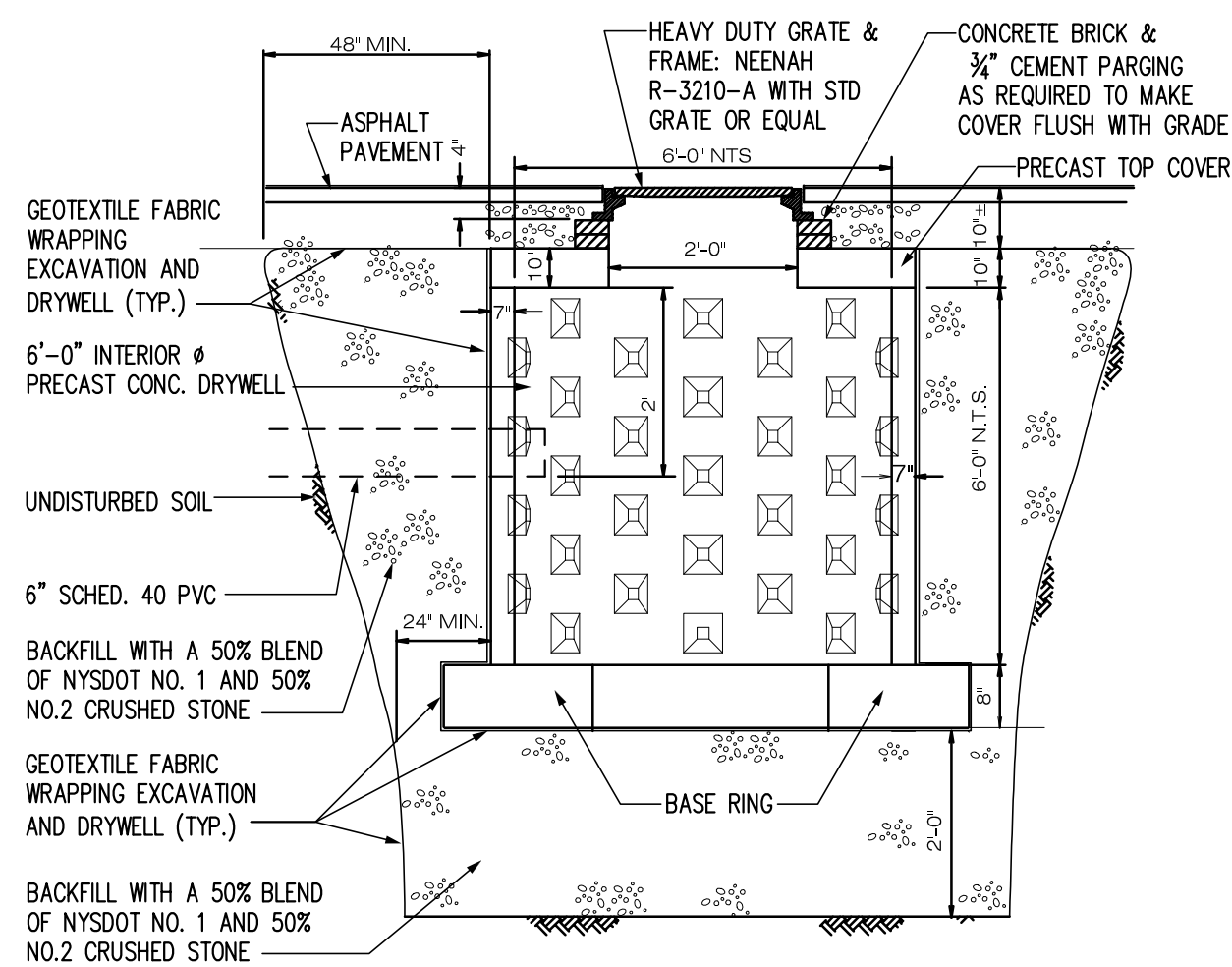
SITE PLAN

Sheet No:

C1.1

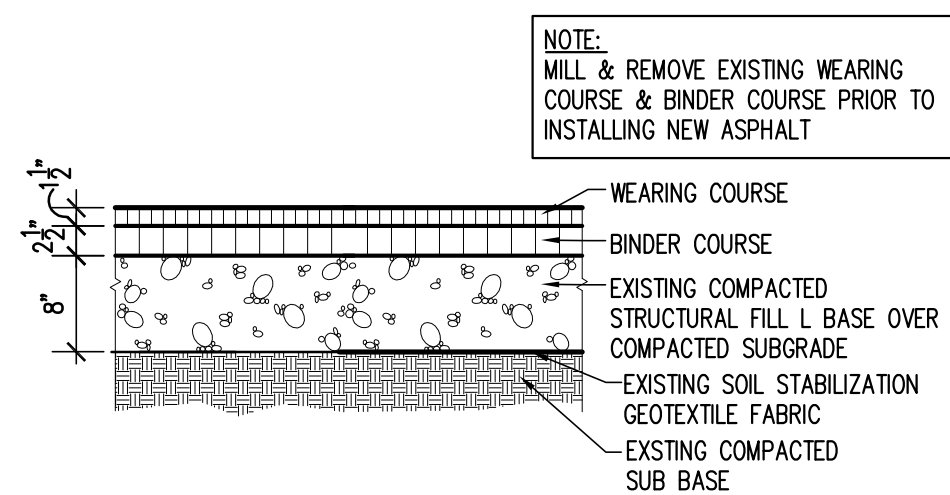
Job No: 2033-A

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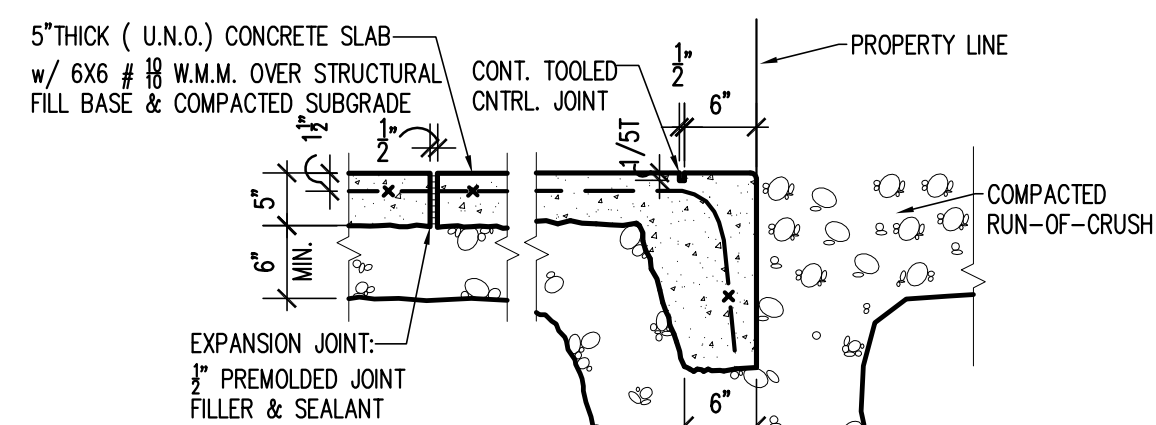


- NOTES:**
1. REFER TO SITE PLAN FOR LOCATION.
 2. PROVIDE SUBMITTAL/SHOP DRAWINGS FOR DRY WELL, GRATE, & FRAME.
 3. DRY WELL CAPACITY = 170 CUBIC FEET/1,269 GALLONS (NOT INCLUDING CAPACITY OF #1 & #2 BACKFILL, WHICH IS ESTIMATED AT 1,250 CF x .3 = 375 CF/2,807 GALLONS)

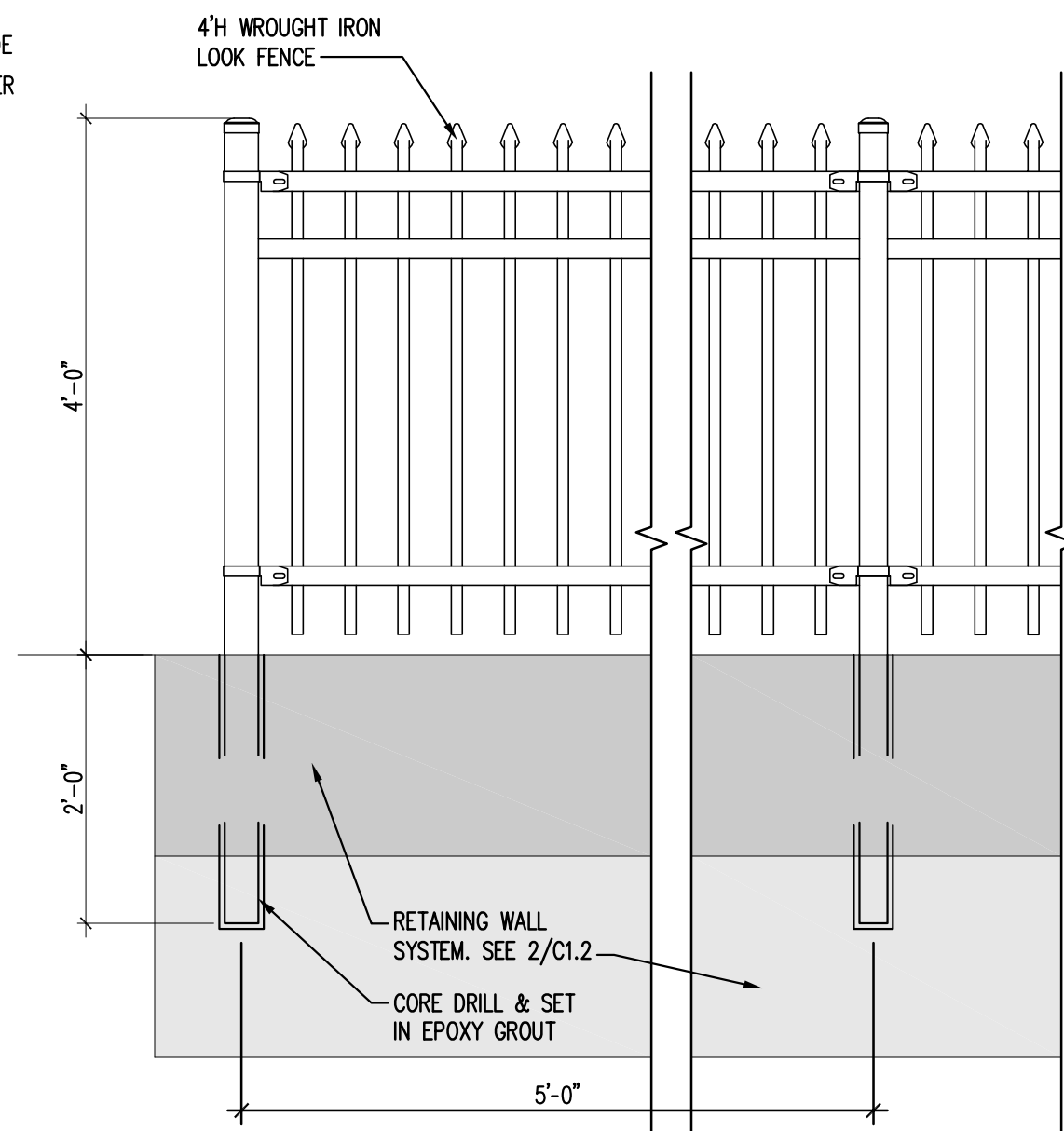
4 DRY WELL
NOT TO SCALE



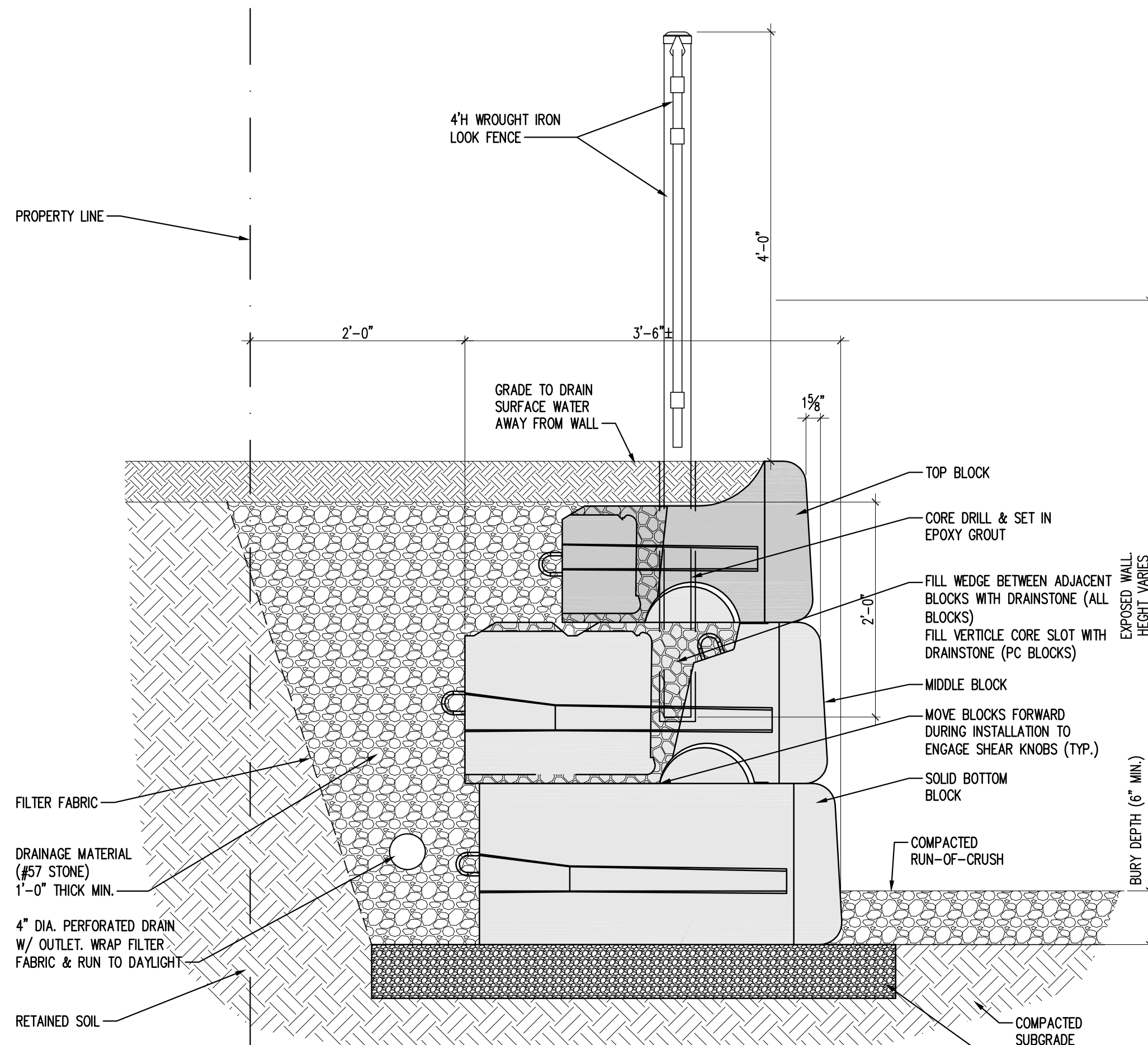
5 ASPHALT PAVEMENT
3/4" = 1'-0"



6 CONCRETE SIDEWALK
3/4" = 1'-0"



3 WROUGHT IRON LOOK FENCE
3/4" = 1'-0"



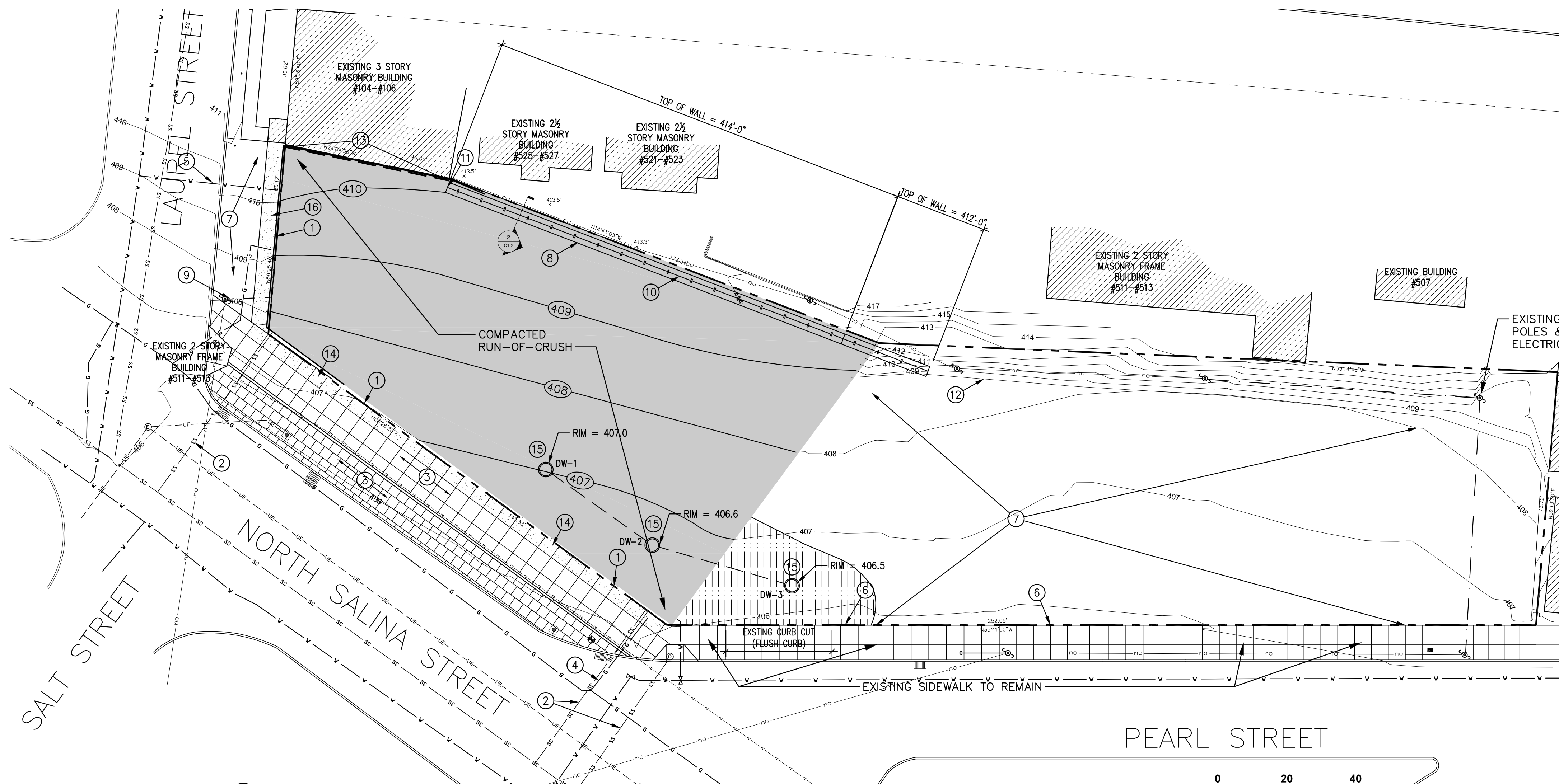
2 RETAINING WALL SECTION
1" = 1'-0"

GENERAL NOTES:

- A. AFTER EXCAVATION, PROOF ROLL SUBGRADE TO 95% OF MAX. DENSITY.
- B. PLACE & COMPACT SUBBASE IN MAX. 6" LIFTS. COMPACT TO 95% OF MAX. DENSITY.
- C. PROVIDE TEMPORARY CONSTRUCTION FENCING & BARRIERS TO PROTECT WORKERS, PEDESTRIANS, ETC.
- D. SEE PROJECT MANUAL FOR MATERIAL SPECS.

KEYED NOTES:

1. PROVIDE 6' HIGH TEMPORARY WELDED WIRE CONSTRUCTION FENCING.
2. EXISTING SANITARY SEWER LINE: CAP AT PROPERTY LINE. COORDINATE WITH CITY ENGINEERING DEPARTMENT.
3. EXISTING NORTH SALINA STREET SIDEWALK TO REMAIN
4. EXISTING GAS SERVICE: CAP AT PROPERTY LINE. COORDINATE WITH NATIONAL GRID
5. EXISTING 6" WATER SERVICE: CAP AT PROPERTY LINE. COORDINATE WITH CITY WATER DEPARTMENT.
6. EXISTING 6' HIGH TEMPORARY WELDED WIRE CONSTRUCTION FENCING
7. EXISTING ASPHALT TO REMAIN.
8. NEW REDI-ROCK RETAINING WALL. SEE DETAIL 2/C1.2
9. REMOVE OVERHEAD ELECTRICAL & COMMUNICATIONS LINES BACK TO EXISTING UTILITY POLE. COORDINATE WITH NATIONAL GRID
10. PROVIDE 4'-0" WROUGHT IRON LOOK FENCE ON TOP OF REDI-ROCK RETAINING WALL. SEE DETAILS 2&3/C1.1
11. RETURN RAILING TO BUILDING
12. EXISTING EDGE OF PAVEMENT LOCATION.
13. EXISTING CONCRETE MASONRY WALL TO REMAIN. TOP OF WALL APPROXIMATE ELEVATION 414.0
14. NEW CONCRETE SIDEWALK TO ALIGN WITH EXISTING. SEE DETAIL 6/C1.2
15. DRYWELL - SEE 4/C1.2
16. NEW ASPHALT PAVEMENT TO MATCH EXISTING. SEE DETAIL 5/C1.2



1 PARTIAL SITE PLAN
1" = 20'

PEARL STREET

0 20 40
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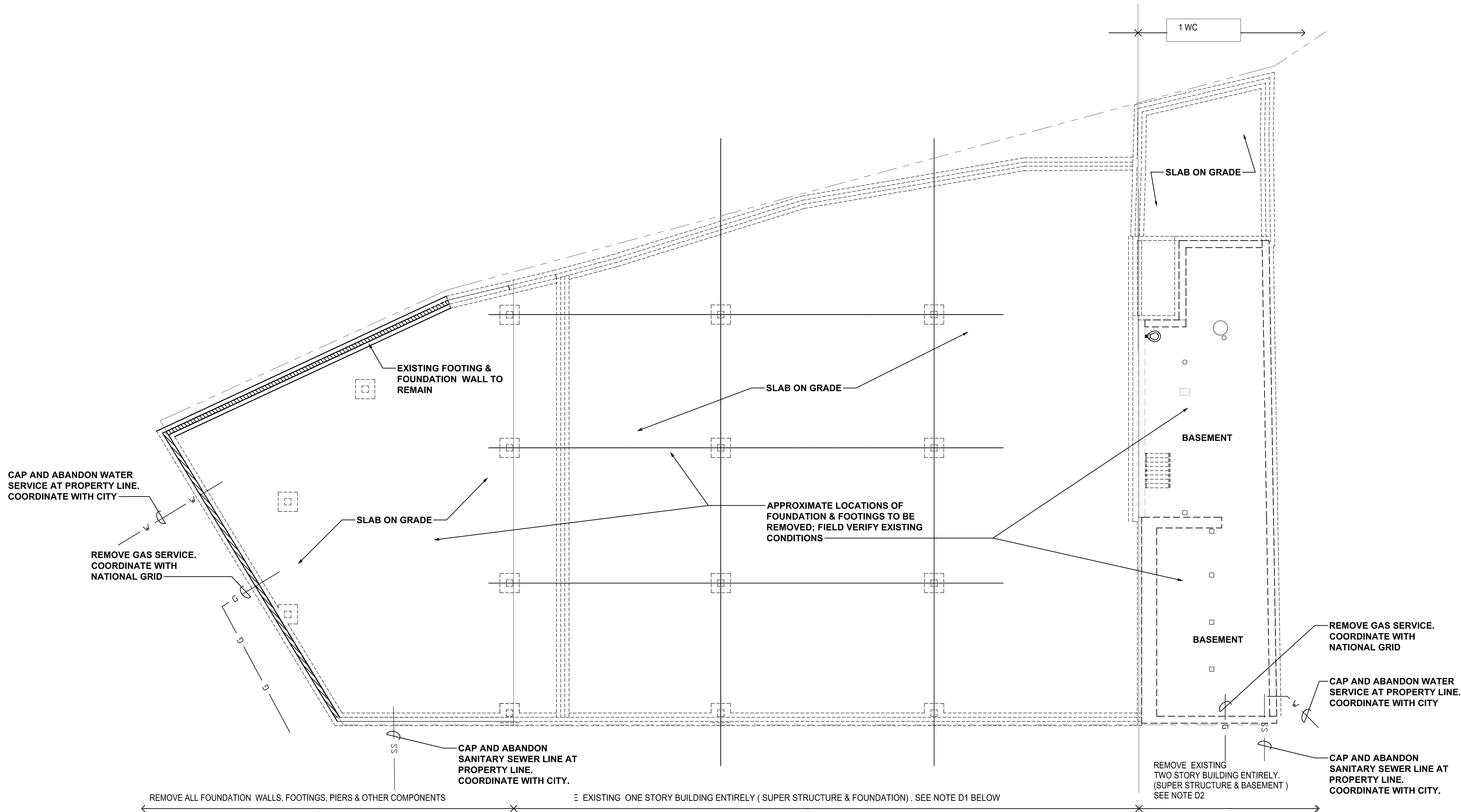
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Sheet Title:
ENLARGED SITE PLAN & DETAILS

Sheet No:
C1.2
Job No: **2033-A**

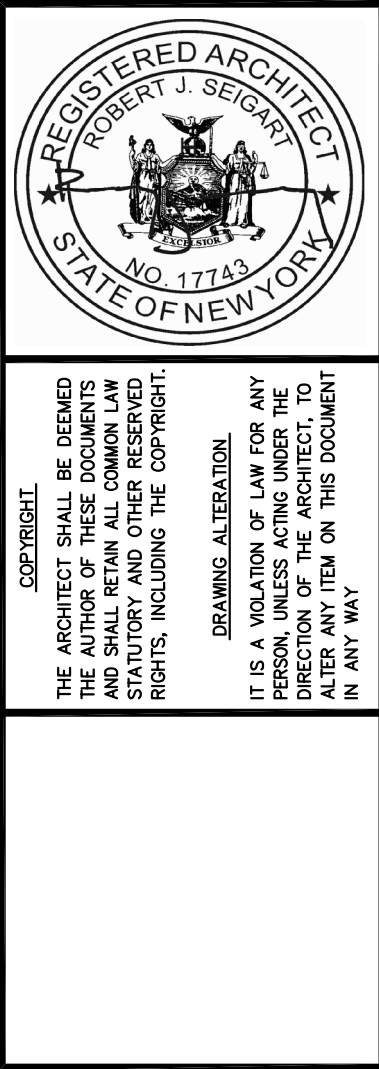


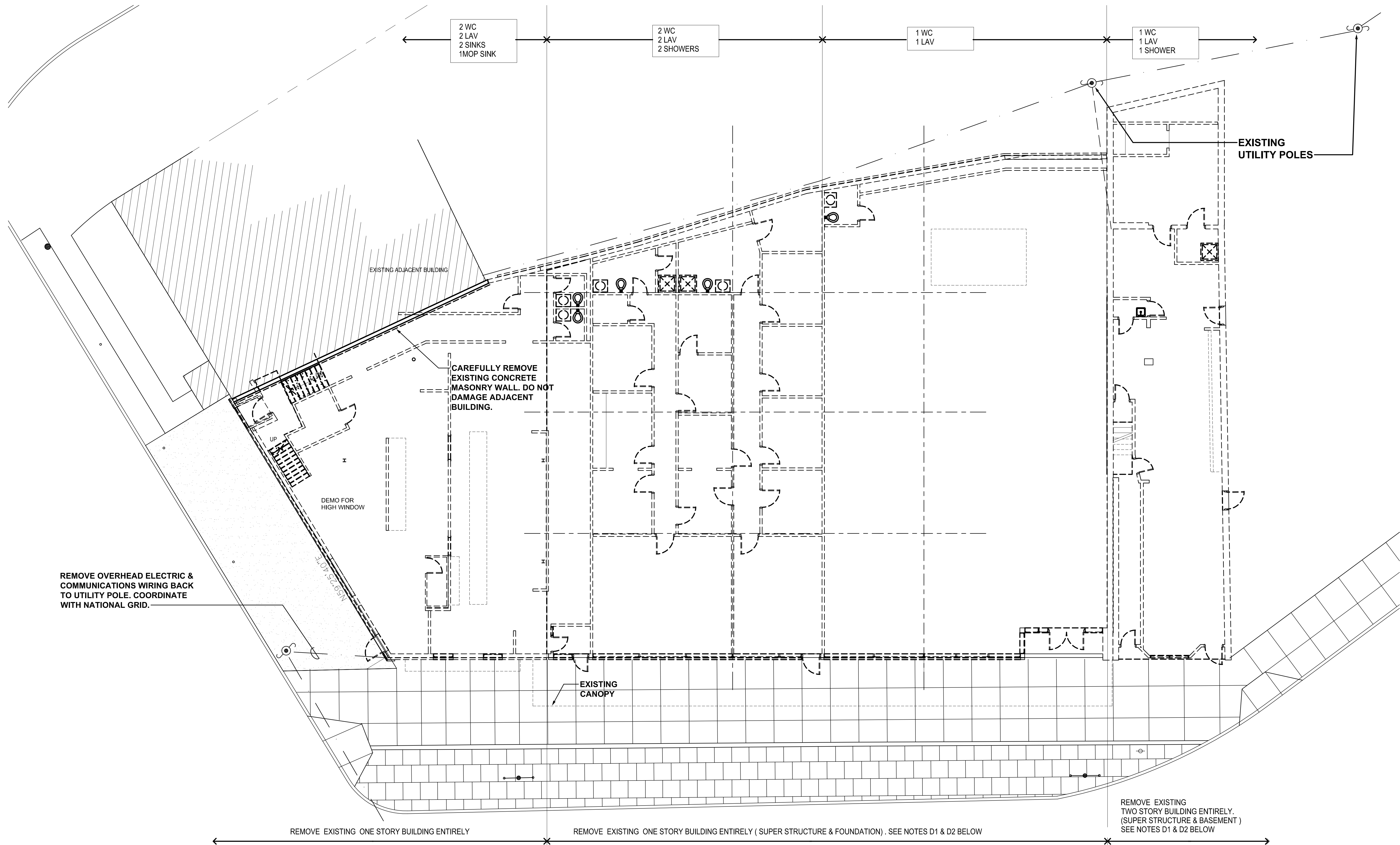
ENTIRE BUILDING DEMOLITION NOTES:

D1 BASEMENT & FOUNDATION:
REMOVE AND DISPOSE OF ALL CONCRETE SLABS, PIERS, FOOTINGS, &
FOUNDATION WALLS TO 24" BELOW EXISTING FINISH FLOOR ELEVATION.

- GENERAL NOTES:
- ALL ITEMS SHOWN DASHED ARE TO BE REMOVED AND DISPOSED OF. ALL DEBRIS REMOVED FROM PROJECT SITE IS TO BE DISPOSED OF IN COMPLIANCE W/ ALL FEDERAL, STATE & LOCAL REGULATIONS/ORDINANCES.
 - DEMOLITION CONTRACTOR TO SHORE AND BRACE EXISTING STRUCTURE AS REQUIRED, UNTIL PERMANENT STRUCTURE IS IN PLACE, WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS.
 - REFER TO MEP DRAWINGS FOR METHODS, PROCEDURES & RECOMMENDATIONS FOR REMOVAL OF ELECTRICAL, MECHANICAL & PLUMBING FIXTURES, ACCESSORIES, CONNECTIONS & COMPONENTS.
 - REMOVE ALL WOOD, PLASTIC, GLASS, & METAL FROM BASEMENT & TRENCHES. INFILL BASEMENT, TRENCHES, & ALL VOIDS WITH NYSDOT SPEC ITEM #733-04A, TYPE 2 CRUSHED LIMESTONE MEETING THE FOLLOWING SIEVE ANALYSIS:
2" ____ 100% PASSING
1/2" ____ 25 - 60% PASSING
#40 ____ 5 - 40% PASSING
#200 ____ 0 - 10% PASSING

1 BASEMENT DEMOLITION PLAN
1/8" = 1'-0"





1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

ENTIRE BUILDING DEMOLITION NOTES:

D1 BASEMENT & FOUNDATION:
REMOVE AND DISPOSE OF ALL CONCRETE SLABS, PIERS, FOOTINGS, & FOUNDATION WALLS TO 24" BELOW EXISTING FINISH FLOOR ELEVATION.

D2 SUPER STRUCTURE:
REMOVE ALL EXTERIOR & INTERIOR PARTITION WALLS INCLUDING ALL BUILT IN COMPONENTS SUCH AS DOORS, WINDOWS, ATTACHED FIXTURES, ACCESSORIES, AND EQUIPMENT. REMOVE ROOF & FLOOR ENTIRELY INCLUDING ROOFING, INSULATION, DECKING, FLOOR FINISHES, AND STRUCTURAL COMPONENTS. REMOVE SLAB ON GRADE. REMOVE ALL LOAD BEARING STRUCTURAL COMPONENTS INCLUDING COLUMNS, BEAMS, GIRDERS, JOISTS, REMOVE ALL CASEWORK, MILLWORK ITEMS INCLUDING COUNTERTOPS, CABINETRY. REMOVE ALL PLUMBING FIXTURES, ACCESSORIES.

REMOVE EXISTING
TWO STORY BUILDING ENTIRELY.
(SUPER STRUCTURE & BASEMENT)
SEE NOTES D1 & D2 BELOW

- GENERAL NOTES:**
- ALL ITEMS SHOWN DASHED ARE TO BE REMOVED AND DISPOSED OF. ALL DEBRIS REMOVED FROM PROJECT SITE IS TO BE DISPOSED OF IN COMPLIANCE W/ ALL FEDERAL, STATE & LOCAL REGULATIONS/ORDINANCES.
 - DEMOLITION CONTRACTOR TO SHORE AND BRACE EXISTING STRUCTURE AS REQUIRED, UNTIL PERMANENT STRUCTURE IS IN PLACE, WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS.
 - REFER TO MEP DRAWINGS FOR METHODS, PROCEDURES & RECOMMENDATIONS FOR REMOVAL OF ELECTRICAL, MECHANICAL & PLUMBING FIXTURES, ACCESSORIES, CONNECTIONS & COMPONENTS.
 - REMOVE ALL WOOD, PLASTIC, GLASS, & METAL FROM BASEMENT & TRENCHES. INFILL BASEMENT, TRENCHES, & ALL VOIDS WITH NYSDOT SPEC ITEM #733-04A, TYPE 2 CRUSHED LIMESTONE MEETING THE FOLLOWING SIEVE ANALYSIS:
2" 100% PASSING
1/2" 25 - 60% PASSING
#40 5 - 40% PASSING
#200 0 - 10% PASSING

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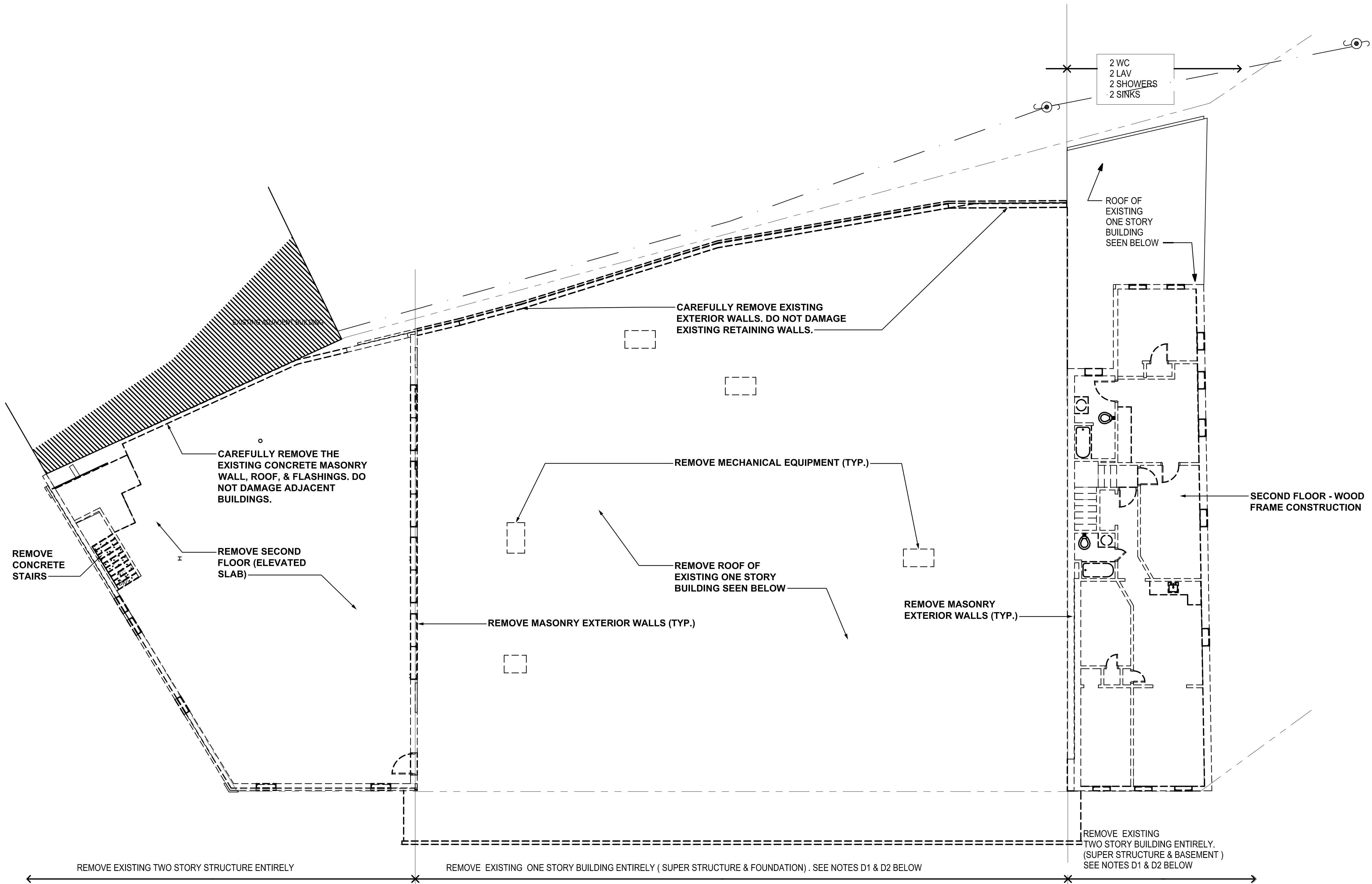
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Sheet Title:
**FIRST FLOOR
DEMOLITION
PLAN**

Sheet No:
D1.1
Job No: **2033-A**



1 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

ENTIRE BUILDING DEMOLITION NOTES:

D1 BASEMENT & FOUNDATION:
REMOVE AND DISPOSE OF ALL CONCRETE SLABS, PIERS, FOOTINGS, & FOUNDATION WALLS TO 24" BELOW EXISTING FINISH FLOOR ELEVATION.

D2 SUPER STRUCTURE:
REMOVE ALL EXTERIOR & INTERIOR PARTITION WALLS INCLUDING ALL BUILT IN COMPONENTS SUCH AS DOORS, WINDOWS, ATTACHED FIXTURES, ACCESSORIES, AND EQUIPMENT. REMOVE ROOF & FLOOR ENTIRELY INCLUDING ROOFING, INSULATION, DECKING, FLOOR FINISHES, AND STRUCTURAL COMPONENTS. REMOVE SLAB ON GRADE. REMOVE ALL LOAD BEARING STRUCTURAL COMPONENTS INCLUDING COLUMNS, BEAMS, GIRDERS, JOISTS. REMOVE ALL CASEWORK, MILLWORK ITEMS INCLUDING COUNTERTOPS, CABINETRY. REMOVE ALL PLUMBING FIXTURES, ACCESSORIES.

- GENERAL NOTES:
- ALL ITEMS SHOWN DASHED ARE TO BE REMOVED AND DISPOSED OF. ALL DEBRIS REMOVED FROM PROJECT SITE IS TO BE DISPOSED OF IN COMPLIANCE W/ ALL FEDERAL, STATE & LOCAL REGULATIONS/ORDINANCES.
 - DEMOLITION CONTRACTOR TO SHORE AND BRACE EXISTING STRUCTURE AS REQUIRED, UNTIL PERMANENT STRUCTURE IS IN PLACE, WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS.
 - REFER TO MEP DRAWINGS FOR METHODS, PROCEDURES & RECOMMENDATIONS FOR REMOVAL OF ELECTRICAL, MECHANICAL & PLUMBING FIXTURES, ACCESSORIES, CONNECTIONS & COMPONENTS.
 - REMOVE ALL WOOD, PLASTIC, GLASS, & METAL FROM BASEMENT & TRENCHES. INFILL BASEMENT, TRENCHES, & ALL VOIDS WITH NYSDOT SPEC ITEM #733-04A, TYPE 2 CRUSHED LIMESTONE MEETING THE FOLLOWING SIEVE ANALYSIS:
2" ____ 100% PASSING
¾" ____ 25 - 60% PASSING
#40 ____ 5 - 40% PASSING
#200 ____ 0 - 10% PASSING



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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

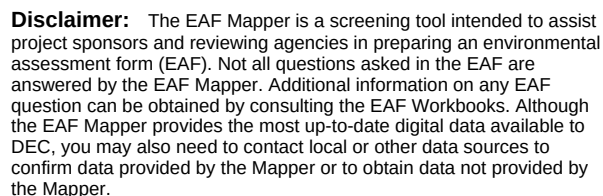
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Helio Health Training Institute			
Project Location (describe, and attach a location map): 344 North Salina Street			
Brief Description of Proposed Action: Phase 1 of this project is to demolish the 3 abandoned buildings on-site. Phase 2 of this project is a proposed 2-story, 12,500 SF Training Institute; Helio Health is currently raising funds to construct Phase 2 but, in the meantime, the existing abandoned buildings are being vandalized and broken into. The buildings have become health & safety hazards due to extensive water damage to roofs and floors, extensive mold, unstable wood stairs, rusting metal decks, and open panelboards & junction boxes. The City has already placed a sign in one of the windows: "DECLARED UNFIT FOR OCCUPANCY". There is also considerable evidence that the buildings have been occupied by squatters. Helio Health proposes demolishing the buildings before someone (a squatter, vandal, or first responder) is injured. Phase 1 work includes demolishing the 3 buildings, filling the site with compacted gravel, adding 3 drywells, constructing a retaining wall with guardrail to protect adjacent State Street properties, and enclosing the site with temporary fencing. Until Phase 2 is constructed, the site would be used for surface parking. Phase 2 construction will begin as soon as Helio Health has raised the necessary funds.			
Name of Applicant or Sponsor: Robert J Seigart, AIA, LEED AP/Schopfer Architects LLP		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Syracuse		State: NY	Zip Code: 13203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		0.70 _____ acres	
b. Total acreage to be physically disturbed?		0.70 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.70 _____ acres	
(Phase 1 disturbance is 0.30 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
Offices are allowed in an MX-4 district; a parking lot requires a special permit.			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Phase 1 does not include any new buildings. Phase 2 construction will comply with the 2025 NYS Energy Conservation & Construction Code.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: Phase 1 does not include any new buildings. Phase 2 construction will connect to the City water supply for domestic & fire protection water, similar to the existing buildings.	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: Phase 1 does not include any new buildings. Phase 2 construction will connect to the City sanitary sewer system, similar to the existing buildings.	☐	☒	
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?	NO	YES	
	☐	☒	
We have worked closely with the LPB to prepare a design that they feel is appropriate for the North Salina Street Historic District.	☒	☐	
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?	NO	YES	
	☒	☐	
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		
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	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☐	☒
Phase 1 will reduce storm water runoff to the City system by replacing 12,800 SF of roof with compacted gravel & 3 drywells. Phase 2 includes a new stormwater management system with underground storage and a reduced 6" outlet to the City system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
This response was generated by the EAF Mapper; according to the DEC DER Environmental Remediation Databases, the closest remediation site is 432 N Franklin St (900' away), which has site codes C734089 & V00588.	☐	☒
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.	NO	YES
	☐	☒
	☐	☐
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): Wastewater discharged to the municipal system; noise and odors; and solid waste: should all be less than existing. Construction noise and dust will be addressed.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Robert J Seigart, AIA, LEED AP/Schopfer Architects LLP</u> Date: <u>8/5/2026</u> Signature: _____ Title: <u>Architect/Partner-In-Charge</u>		



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-167

- 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 PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Helio Health for the property located at 330 & 344-348 North Salina Street and 506-524 Pearl Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstates Route 81 and 690, both state highways; and
- WHEREAS, the applicant is seeking Project Site Review for partial demolition of three connected buildings and construction of a new Helio Health Training Center with associated site improvements on three parcels totaling 0.7 acres in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-22-40) to combine three parcels into one new lot as part of the proposed project; and
- WHEREAS, in 2021, the Board offered No Position with Comment on a project site review referral (Z-21-236) for a partial demolition of three connected buildings and construction of a new Helio Health Training Center on three parcels; the same project is now before the Board again; in 2013, the Board offered No Position With Comment on a referral (Z-13-99) for a proposed bar/banquet facility with live entertainment in one of the subject buildings; and
- WHEREAS, the site is located on three parcels (TM# 017.-12-15.0, 017.-12-16.0, and 017.-12-17.0) near Downtown Syracuse, with frontage on Pearl, North Salina and Laurel Streets, all City streets; the attached buildings have contained apartments and storefronts in recent years, including a diner and Thanos Market; the local site plan application cites Home Headquarters, a local non-profit housing development agency, as owner of all three parcels; per the Final Plot dated April 15, 2022, the applicant proposes combining the three parcels into one lot to facilitate the project; and
- WHEREAS, the three parcels, as well as nearby parcels along North Salina, State, Salt and Pearl Streets are part of the North Salina Street National Register Historic district, may include a building listed on the National Register, and the area has been the subject of significant planning and public investment, including streetscape enhancements in recent years; review of the project is presumably required to be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, per the local application, the two-story 344 North Salina building at the corner of North Salina and Laurel Streets would be renovated (interior and exterior); adjacent buildings at 330 and 350 North Salina Street would be demolished; a new two-story addition (previously submitted as a one-story addition with roof terrace) will be constructed along North Salina Street to maintain the street line; the parking lot would be reconfigured, improved and screened;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment

Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the Site Plan dated December 10, 2021 shows a new building at the corner of North Salina and Laurel Streets, built to the sidewalk edge at the front and partially connected to a three-story building to the rear at Laurel and North State Streets; the building narrows along the North Salina Street frontage and extends to the Pearl Street intersection; sidewalks occur along the entirety of the building frontages, and rear walkways and a landscaped area borders the rear of the building; and

WHEREAS, floor plans and elevation renderings show the interior first floor would contain office space and training rooms; the second floor, now proposed to encompass the entire span of the building, would contain fitness areas and office space; and

WHEREAS, primary building entries would occur on North Salina Street, and at the rear of the building; building façade features include a brick veneer, large aluminum and glass storefront windows and entryways on the first floor and glass and open sill windows at the second floor, a decorative fascia, varied building heights, an accent band above the first floor for signage along North Salina and Laurel Streets (internally illuminated); and

WHEREAS, the existing parking lot along Pearl Street is shown to be reconfigured to include 49 parking spaces, a single vehicular entry on Pearl Street; parking lot screening includes a metal fence with brick and metal posts with ornamental lighting along the frontage; grassed areas and additional landscaping than was previously submitted is shown to surround the parking areas on all sides; and

WHEREAS, the site is to be served by City of Syracuse drinking water and public wastewater and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the Environmental Assessment Form dated December 10, 2021, stormwater from building roofs and pavement will be conveyed to catch basins and manholes, to an underground detention system, and ultimately conveyed to the municipal storm system at a reduced rate; a new city catch basin at North Salina and Pearl Streets is shown on the Paving & Grading Plan dated December 10, 2021; per the City D.P.W. standards, a storm sewer pipe will be connected to the existing City main at two locations on Pearl Street; and

WHEREAS, the site may contain the Peregrine Falcon, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board commends the applicant for incorporating traditional architecture and high-quality urban design features into the site and parking areas, to help maintain a cohesive character with the existing and historic neighborhood.

A handwritten signature in black ink, appearing to read 'M. E. Voss', with a stylized, sweeping flourish at the end.

Martin E. Voss, Chairman
Onondaga County Planning Board

City of Syracuse
Parcel History
 01/01/1900 - 08/19/2026
 Tax Map #: 017.-12-17.1
 Owners: Helio Health, Inc.
 Zoning:

Address	Date	Transaction	Transaction Type	Status	Description
344 Salina St N & Laurel St	03/12/15	Complaint	Vacant House	Open	CU2015-0023 African & Caribbean Central Market
344 Salina St N & Laurel St	01/08/16	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	01/22/16	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	08/12/16	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	08/29/16	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
344 Salina St N & Laurel St	08/29/16	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
344 Salina St N & Laurel St	09/19/16	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	11/29/16	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	12/13/16	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	01/11/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	02/01/17	Inspection	Codes - Licensing	In Progress	
344 Salina St N & Laurel St	03/01/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	03/27/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	05/18/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	07/13/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	08/21/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	10/18/17	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	01/02/18	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	07/20/18	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	04/15/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	06/27/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	07/24/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	08/07/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	08/21/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	09/04/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	09/18/19	Inspection	Codes - Licensing	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
344 Salina St N & Laurel St	10/09/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	11/04/19	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	01/08/20	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	02/05/20	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	04/20/20	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	05/04/20	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	05/18/20	Inspection	Codes - Licensing	Fail	
344 Salina St N & Laurel St	05/12/22	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	08/12/22	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	11/10/22	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	03/10/23	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	03/10/23	Complaint	Vacant House	Open	V2023-0282 Vacant Building
344 Salina St N & Laurel St	03/10/23	Inspection	Complaint Inspection	Fail	
344 Salina St N & Laurel St	03/10/23	Violation	SPCC - Section 27-31 (c) Structural members	Open	
344 Salina St N & Laurel St	03/10/23	Violation	SPCC - Section 27-73 (b) - Graffiti	Open	
344 Salina St N & Laurel St	03/10/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
344 Salina St N & Laurel St	03/28/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	04/11/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	05/09/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	06/09/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	07/10/23	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	07/11/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	08/08/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	09/06/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	10/06/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	10/16/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
344 Salina St N & Laurel St	11/07/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	11/10/23	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	12/08/23	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	01/12/24	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	02/13/24	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	03/15/24	Inspection	Complaint Re-Inspection	No Progress	
344 Salina St N & Laurel St	04/08/24	Inspection	BAA - Default 30 Day Deadline	Default	
344 Salina St N & Laurel St	04/10/24	Inspection	Vacant Property - Routine Inspection	No Progress	
344 Salina St N & Laurel St	04/22/24	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	05/15/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	07/09/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	07/10/24	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	09/11/24	Inspection	Complaint Inspection	Vacant & Secured	
344 Salina St N & Laurel St	09/11/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	11/14/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	11/14/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	12/19/24	Inspection	Vacant Property - Routine Inspection	No Progress	
344 Salina St N & Laurel St	12/19/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	02/27/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	02/27/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	04/10/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
344 Salina St N & Laurel St	04/10/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	05/06/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	05/06/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	06/03/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	06/03/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	06/18/25	Complaint	Vacant House	Open	V2025-0664 Vacant trash and debris and overgrowth
344 Salina St N & Laurel St	06/18/25	Inspection	Complaint Inspection	Fail	
344 Salina St N & Laurel St	06/18/25	Violation	SPCC - Section 27-72 (f) - Overgrowth	Open	
344 Salina St N & Laurel St	06/26/25	Inspection	Tickle Date (Follow Up)	No Progress	
344 Salina St N & Laurel St	07/15/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	07/15/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	07/15/25	Inspection	Vacant Property - Routine Inspection	No Progress	
344 Salina St N & Laurel St	08/12/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	08/12/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	08/12/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	09/16/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	09/16/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	09/16/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
344 Salina St N & Laurel St	10/14/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	10/14/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	10/14/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	11/18/25	Inspection	Vacant Property - Routine Inspection	No Progress	
344 Salina St N & Laurel St	11/18/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	11/18/25	Inspection	Vacant Property - Routine Inspection	No Progress	
344 Salina St N & Laurel St	12/22/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	12/22/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	12/22/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	01/26/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	01/26/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	01/26/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	02/23/26	Inspection	Vacant Property - Routine Inspection	N/A	
344 Salina St N & Laurel St	02/23/26	Inspection	Vacant Property - Routine Inspection	N/A	
344 Salina St N & Laurel St	02/23/26	Inspection	Vacant Property - Routine Inspection	N/A	
344 Salina St N & Laurel St	04/20/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	04/20/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
344 Salina St N & Laurel St	04/20/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	05/25/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	05/25/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	05/25/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	06/29/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	06/29/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	06/29/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
344 Salina St N & Laurel St	07/27/26	Inspection	Vacant Property - Routine Inspection	<None>	
344 Salina St N & Laurel St	07/27/26	Inspection	Vacant Property - Routine Inspection	<None>	
344 Salina St N & Laurel St	07/27/26	Inspection	Vacant Property - Routine Inspection	<None>	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-25

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Masihullah Omary & Nate Pan	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Gafrancesco	Conditionally Approved DPW Traffic Control Review complete 8-20-26 No concern with proposed MaSPR-2026-25 .
DPW Transportation	Conditionally Approved	Neil Burke	No major concern with project as proposed.
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	There is a City of Syracuse ROW marker in the sidewalk at the angle point of the intersection of Salina St. & Pearl St. These markers are protected by law and not to be disturbed under ANY circumstance. There is a mandatory 5' buffer zone surrounding this and all City ROW markers, any work inside of this zone is to be done A) EXCLUSIVELY BY HAND, NO EXCAVATION MACHINERY. B) UNDER THE SUPERVISION OF THE DEPARTMENT OF ENGINEERING - MAPPING DIVISION. This applies to all phases of work, including demo and sidewalk construction. Notify this office at least 3 business days in advance to coordinate any work necessary inside of the ROW buffer zone.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking

			construction vehicles in the Right-Of-Way, etc. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.

DPW Sanitation and Sewers	Conditionall y Approved	Vinny Esposito	New Sanitary sewer lateral must connect at main sewer. Storm sewer plan must be approved by the City Engineer. System must tie into main sewer not a catch basin. Any dry wells will require perc tests and approvals from the City Engineer.
Parks and Forestry	Conditionall y Approved	Jeff Romano	N/A