

City of Syracuse
Office of Zoning Administration

SPECIAL PERMIT APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640
315-448-8640 * zoning@syr.gov * www.syr.gov.net/Zoning.aspx

Office Use _____ Date: _____ Case: _____ Zoning District: _____

SPECIAL PERMIT REQUESTED (Check all that apply and briefly describe.)

- | | |
|---|--|
| <input type="checkbox"/> Restaurant (bars, taverns, coffee shops, night clubs): | Customer Area Square Footage: _____ |
| <input type="checkbox"/> Dining Room | <input type="checkbox"/> Entertainment - hours & details _____ |
| <input type="checkbox"/> Bar Service | <input type="checkbox"/> Stage - hours _____ |
| <input type="checkbox"/> Drive-Thru | <input type="checkbox"/> DJ Booth - hours _____ |

Other (describe): FRANCIS HOUSE

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)*</u>	<u>DATE ACQUIRED</u>
1) <u>102 MICHAELS AVE</u>	<u>000.-10-04.0</u>	<u>FRANCIS HOUSE INC.</u>	<u>09.29.2020</u>
2) <u>108 MICHAELS AVE</u>	<u>000.-10-01.3</u>	<u>FRANCIS HOUSE INC.</u>	<u>03.12.2003</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

* As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) RESUBDIVISION 2) PROJECT SITE REVIEW 3) _____

PROJECT CONSTRUCTION (Please check all that apply and briefly describe.)

- Demolition (full and partial): DEMO EXISTING VACANT HOUSE AT 102 MICHAELS AVE
- New Construction: _____
- Exterior (façade) Alterations: _____
- Site Changes: SITE WILL BECOME LAWN AND DIAGONAL PARKING FOR FRANCIS HOUSE

PROJECT INFORMATION (Briefly describe, as applicable.)

Business/Project Name: FRANCIS HOUSE PARKING LOT EXPANSION

Current Land Use(s): SING FAMILY RESIDENTIAL / RELIGIOUS

Proposed Land Use(s): RELIGIOUS

Total Number of Dwelling Units: NA

Days and Hours of Operation: _____

Total Number of Onsite Parking Spaces: EXISTING - 28 / PROPOSED - 43

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

THE FRANCIS HOUSE HAS RECENTLY PURCHASED 102 MICHAELS AVE AND DESIRES TO EXTEND THEIR SPECIAL PERMIT TO INCLUDE THE PROPERTY AT 102 MICHAELS AVE. THE PROPOSED ACTION AT THE NEWLY PURCHASED PROPERTY INCLUDES REMOVAL OF THE EXISTING VACANT HOUSE, PROVIDING DRAINAGE IMPROVEMENTS AND RENOVATING THE SITE TO PROVIDE ADDITIONAL DIAGONAL PARKING ON THE NORTH SIDE OF THE EXISTING FRANCIS HOUSE EXIT DRIVE.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Francis	House				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
108 Michaels Ave		Syracuse	NY	13208	315-475-5422
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>May Anne Hankins</i>					Date: <i>8/13/21</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:					Date:

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:					Date:

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:					Date:

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Mary Anne	Hankins	Executive Director	Francis House		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
108 Michaels Ave		Syracuse	NY	13208	315-475-5422
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>May Anne Hankins</i>					Date: <i>8/13/21</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

IMPERVIOUS SURFACE SUMMARY - FRANCIS HOUSE

LOT	DISTURBANCE AREA
EXISTING PROPERTY IMPERVIOUS AREA	31,700 OR 0.72 AC
PROPOSED PROPERTY IMPERVIOUS AREA	33,000 OR 0.75 AC
	+1,300 OR 0.03 AC

DISTURBANCE SUMMARY - FRANCIS HOUSE

LOT	DISTURBANCE AREA
BUILDING REMOVAL AND PARKING ADDITION	7,600 SF OR 0.18 AC

PARKING SUMMARY - FRANCIS HOUSE

LOT	EXISTING	PROPOSED	HC
EXISTING SOUTH PARKING	28	0 (NO CHANGE)	2
PROPOSED NORTHWEST PARKING	0	15	0
TOTAL CAR PARKING	28	15	2

SURVEY NOTES - FRANCIS HOUSE

BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE FOLLOWING:

TITLE "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT NO. 4 MICHAELS TRACT, PART OF BLOCK 101, CITY OF SYRACUSE, ONONDAGA COUNTY, STATE OF NEW YORK, PREPARED BY RAJULI & ROMANS LAND SURVEYING, P.C., 5251 WITZ DR., NORTH SYRACUSE, NY 13212. TEL: (315) 457-7200, FAX: (315) 457-9251, DATED DECEMBER 3, 2020.

MAP NOTES:

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

2) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, AND FROM PAROLE TESTIMONY MADE BY SCHOOL DISTRICT AND UTILITY COMPANY PERSONNEL. UTILITIES WERE ALSO LOCATED USING OUR UNDERGROUND DESIGNATING EQUIPMENT. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SEE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. APPEL OSBORNE INCORPORATED PREVIOUS DESIGN PLAN AS-BUILT INFORMATION INTO THIS SURVEY.

3) APPEL OSBORNE INCORPORATED PREVIOUS AS-BUILT SITE PLANS OF FRANCIS HOUSE PROPERTY ADJACENT TO WORK AREA.

BENCHMARKS:

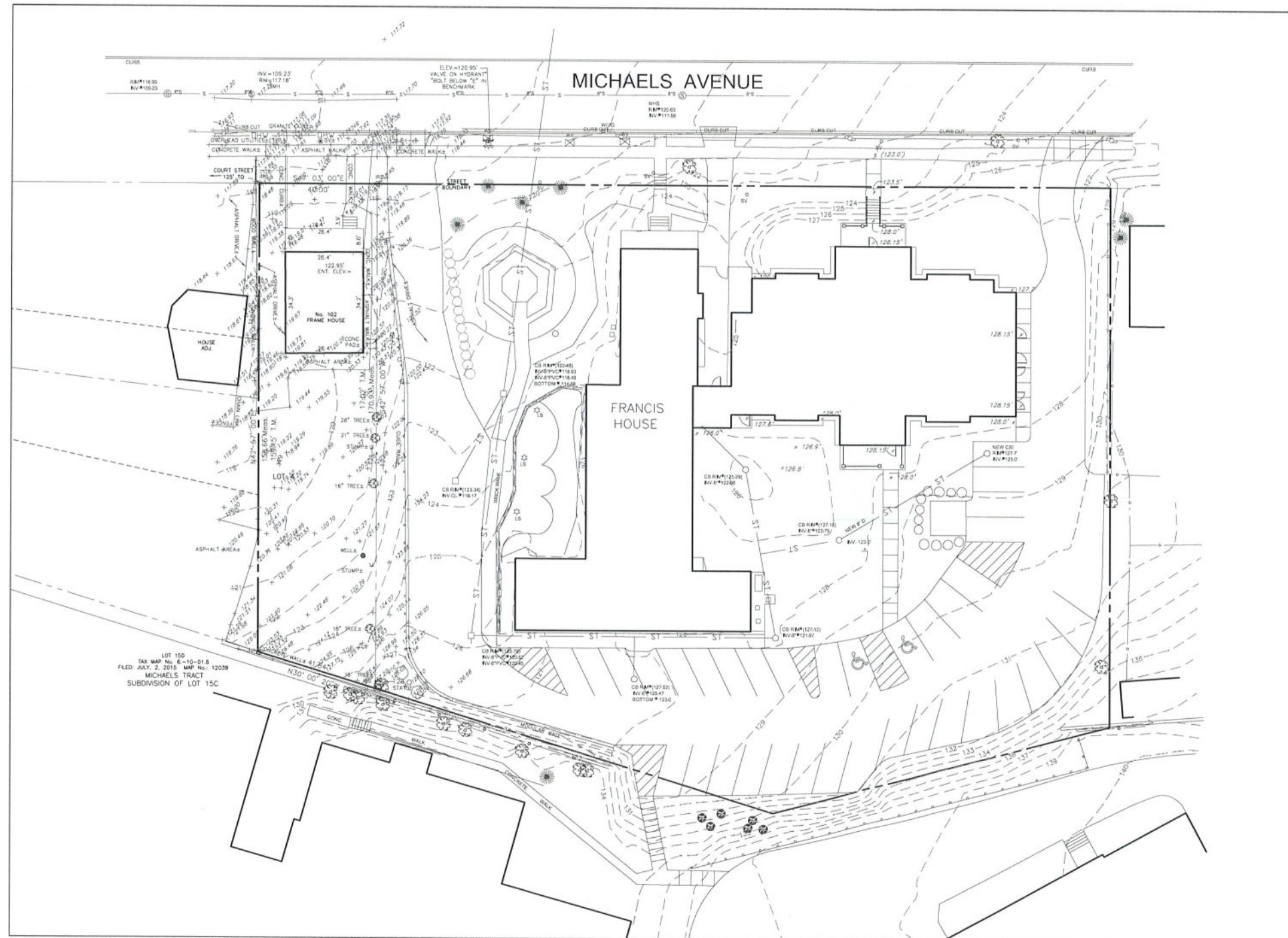
BM-1 - BOLT BELOW 'E' IN VALVE ON FIRE HYDRANT
LOCATED ALONG MICHAELS AVENUE
ELEV. = 120.95

SURVEY VERIFICATION/COORDINATION - FRANCIS HOUSE

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION / COORDINATION OF ALL INFORMATION (BENCHMARKS, ELEVATIONS, UTILITIES, ELEMENTS, TREES, ETC.) SHOWN ON THIS SURVEY AND CALIBRATING THE INFORMATION WITH ACTUAL "IN THE FIELD" DATA. THIS SURVEY IS PROVIDED FOR THE BENEFIT OF THE CONTRACTOR AND GENERAL DESIGN INTENT IS SHOWN. NO ADDITIONAL COSTS WILL BE ALLOWED SHOULD INFORMATION SHOWN ON THE SURVEY AND FIELD DATA VARY TO ANY EXTENT.

LEGEND - FRANCIS HOUSE

EXISTING	PROPOSED	DESCRIPTION
---	---	STREET LINE / PROPERTY EDGE
---	---	CONTOUR
---	---	CURB
---	---	PAVEMENT EDGE
---	---	SAWCUT LINE
---	---	OVERHEAD WIRES
---	---	WATER LINE
---	---	GAS LINE
---	---	BURIED TELEPHONE LINE
---	---	BURIED ELECTRIC LINE
---	---	SANITARY SEWER - SEE / TYPE
---	---	STORM SEWER - SEE / TYPE
---	---	STORMWATER MANAGEMENT TRENCH
---	---	UTILITY POLE
---	---	GUY WIRE
---	---	LIGHT POLE
---	---	IRON ROD FOUND
---	---	POST INDICATOR VALVE
---	---	REMOVABLE METAL BOLLARD
---	---	TRAFFIC SIGN
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	CATCH BASIN / STORM INLET
---	---	STORM MANHOLE / DRYWELL
---	---	SANITARY MANHOLE
---	---	CLEANOUT
---	---	GAS VALVE
---	---	VINYL CHAIN LINK FENCE
---	---	SPOT GRADE
---	---	FIELD VERIFY
---	---	EDGE OF WOODS
---	---	TREES / SHRUBS
---	---	TREES / SHRUBS REMOVAL
---	---	MODULAR CMU WALL
---	---	REMOVE EXISTING PAVEMENT
---	---	MEDIUM DUTY ASPHALT
---	---	CITY OF SYRACUSE HEAVY DUTY ASPHALT
---	---	LAWN - FINE GRADE, SEED, and MULCH



FRANCIS HOUSE SITE SURVEY



**appel
osborne**
landscape
architecture
233 West Division Street, Suite 100
Syracuse, NY 13204 | (315) 476-1022
The Site at 30 Elk Street, Suite 400
Syracuse, NY 13210 | (315) 476-1022

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208

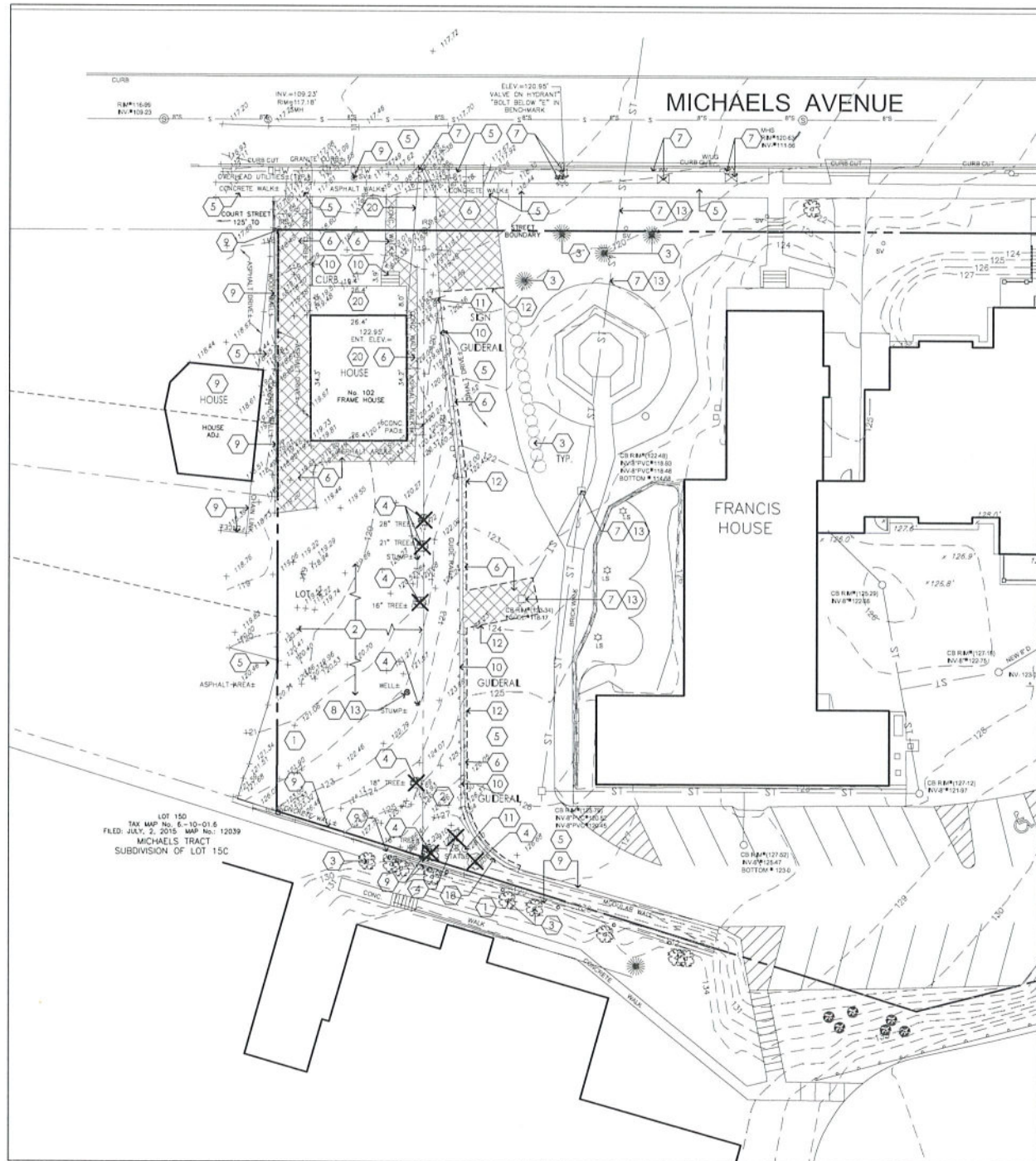
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Date	4/23/2021	Project Number	
Drawn By	EFB	Checked By	PC
Scale	AS SHOWN	Scale	AS SHOWN

Date: 4/23/2021
Drawing Title: SITE SURVEY PLAN
Sheet Number: L1

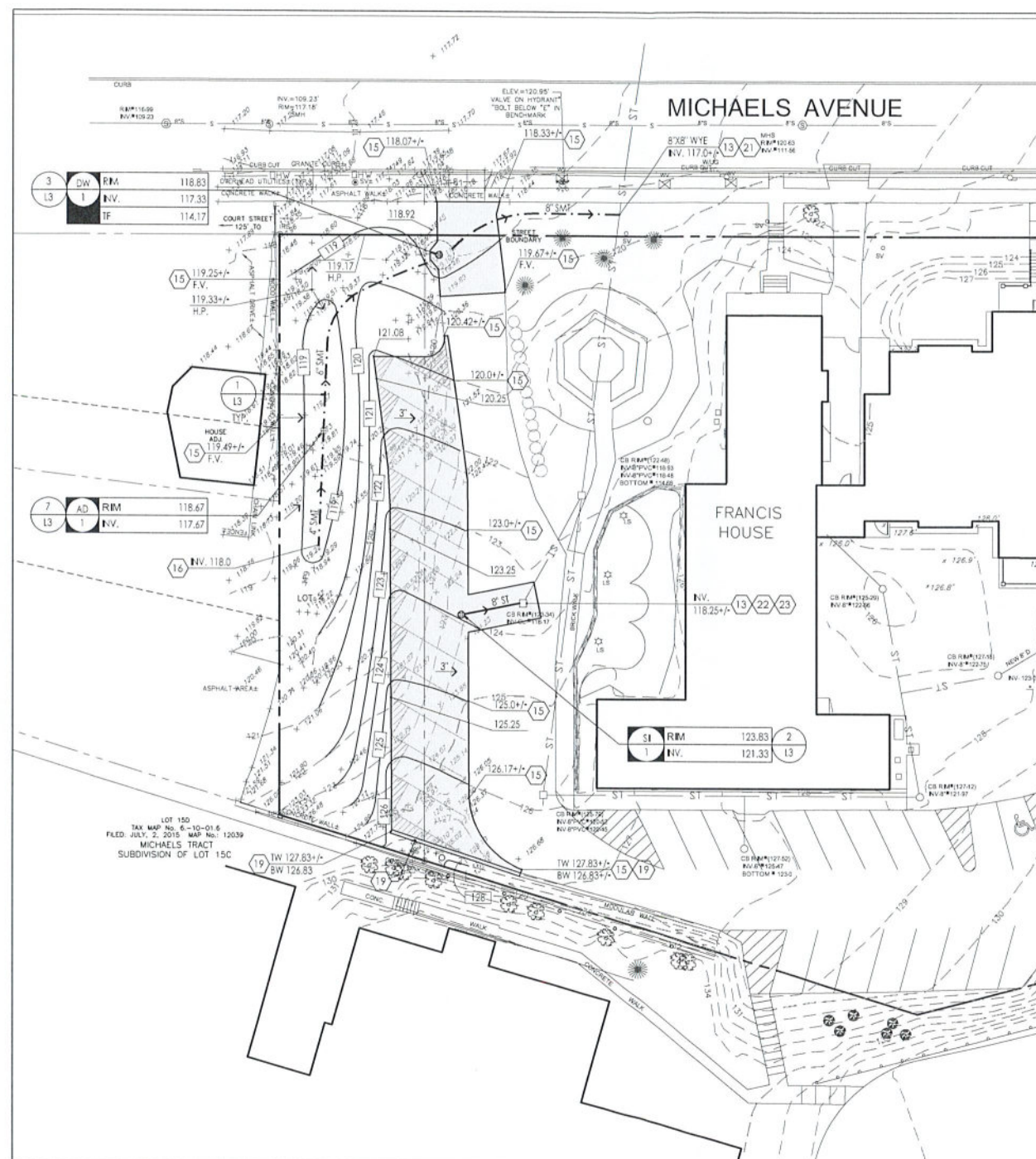
SITE PREPARATION and CONSTRUCTION NOTES - FRANCIS HOUSE

- 1 EXISTING LAWN AREA REMAINS. PROTECT.
- 2 STRIP EXISTING TOPSOIL AND STOCK PILE FOR REUSE ON SITE IN AN AREA AS DIRECTED BY THE OWNER. TEMPORARILY SEED ENTIRE PILE IMMEDIATELY AND SURROUND WITH SILT FENCE.
- 3 EXISTING VEGETATION REMAINS. PROTECT AT ALL TIMES AS SHOWN ON THE PLANS AND AS SPECIFIED. DO NOT PARK VEHICLES/EQUIPMENT OR STORE MATERIALS WITHIN DRIP LINES OF TREES.
- 4 REMOVE EXISTING VEGETATION, INCLUDING ALL STUMPS AND ROOTS AND DISPOSE OFF SITE. BACKFILL VOID WITH IMPORTED GRANULAR BACKFILL COMPACTED TO MINIMUM 95% OF IN PLACE DRY DENSITY.
- 5 EXISTING PAVEMENT REMAINS. PROTECT. REPLACE ANY PAVEMENT DAMAGED DURING CONSTRUCTION.
- 6 REMOVE EXISTING PAVEMENT SURFACE AND HAUL OFF SITE OR MILL AND USE AS GENERAL EARTH FILL WHEN MEETING SPECIFIED SEVE REQUIREMENTS. REMOVE GRANULAR BASE COURSE AND HAUL OFF SITE OR USE AS GENERAL EARTH FILL WHEN MEETING SPECIFIED SEVE REQUIREMENTS.
- 7 EXISTING SITE UTILITY REMAINS. PROTECT.
- 8 REMOVE EXISTING SITE UTILITY DISPOSE OFF SITE AND BACK FILL VOID WITH IMPORTED GRANULAR BACKFILL, COMPACTED TO MINIMUM 95% OF IN PLACE DRY DENSITY.
- 9 EXISTING SITE FEATURE REMAINS. PROTECT.
- 10 REMOVE EXISTING SITE FEATURE AND DISPOSE OFF SITE, INCLUDING ANY ASSOCIATED FOOTINGS OR UNDERDRAINS. BACKFILL VOID WITH IMPORTED GRANULAR BACKFILL COMPACTED TO 95% OF IN PLACE DRY DENSITY.
- 11 REMOVE EXISTING SITE FEATURE AND RETURN TO OWNER.
- 12 SAW CUT NEAT, STRAIGHT EDGE. PRIOR TO PAVING. AT SIDEWALKS REMOVE AT NEAREST SCORE JOINT.
- 13 VERIFY LOCATION, ELEVATION, INVERT, AND TYPE OF EXISTING PIPE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCY IMMEDIATELY.
- 14 ALIGN NEW EDGE WITH EXISTING.
- 15 MEET EXISTING LINE AND GRADE.
- 16 CAP END SILT TIGHT.
- 17 PROVIDE HOT TAR ASPHALT CRACK SEALER BETWEEN EXISTING AND NEW ASPHALT JOINT.
- 18 REMOVE EXISTING MODULAR BLOCK WALL AND STOCKPILE FOR REUSE. PROTECT.
- 19 CONSTRUCT MODULAR WALL UTILIZING EXISTING BLOCKS. PROVIDE ADDITIONAL BLOCKS AS NEEDED TO MAKE UP PROPOSED GRADE AT NO ADDITIONAL COST TO THE OWNER.
- 20 REMOVAL BY OTHERS. COORDINATE ALL WORK.
- 21 PROVIDE FERRO COUPLER OR SIMILAR SILT TIGHT JOINT BETWEEN EXISTING PIPE AND NEW STORM PIPE. ALLOW INSPECTION BY ARCHITECT PRIOR TO BACKFILLING. NOTIFY ARCHITECT WHEN READY TO BACKFILL.
- 22 CORE INTO EXISTING STRUCTURE TO ALLOW INSTALLATION OF PROPOSED PIPE. MORTAR VOID BETWEEN OUTSIDE OF PIPE WALL TO STRUCTURE EDGE WATER TIGHT. CLEAN EXISTING STRUCTURE OF ANY DEBRIS PRIOR TO INSTALLATION OF NEW PIPE.
- 23 ADJUST UTILITY TO FINISHED GRADE. FURNISH ALL LABOR AND MATERIAL TO ACCOMPLISH.

**appel
osborne**
landscape
architecture
122 West Division Street, Suite 100
Syracuse, NY 13204 | (315) 476-1022
The Office at 30 E. State Street, Suite 400
Syracuse, NY 13210 | (315) 476-1022



FRANCIS HOUSE SITE PREPARATION PLAN



FRANCIS HOUSE SITE GRADING and DRAINAGE PLAN



Scale

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208

Revised:	No. Date	By
1	9/8/21	ZONING MODIFICATIONS
Project Number:		
Drawn By: EFB		
Checked By: PC		
Scale: AS SHOWN		

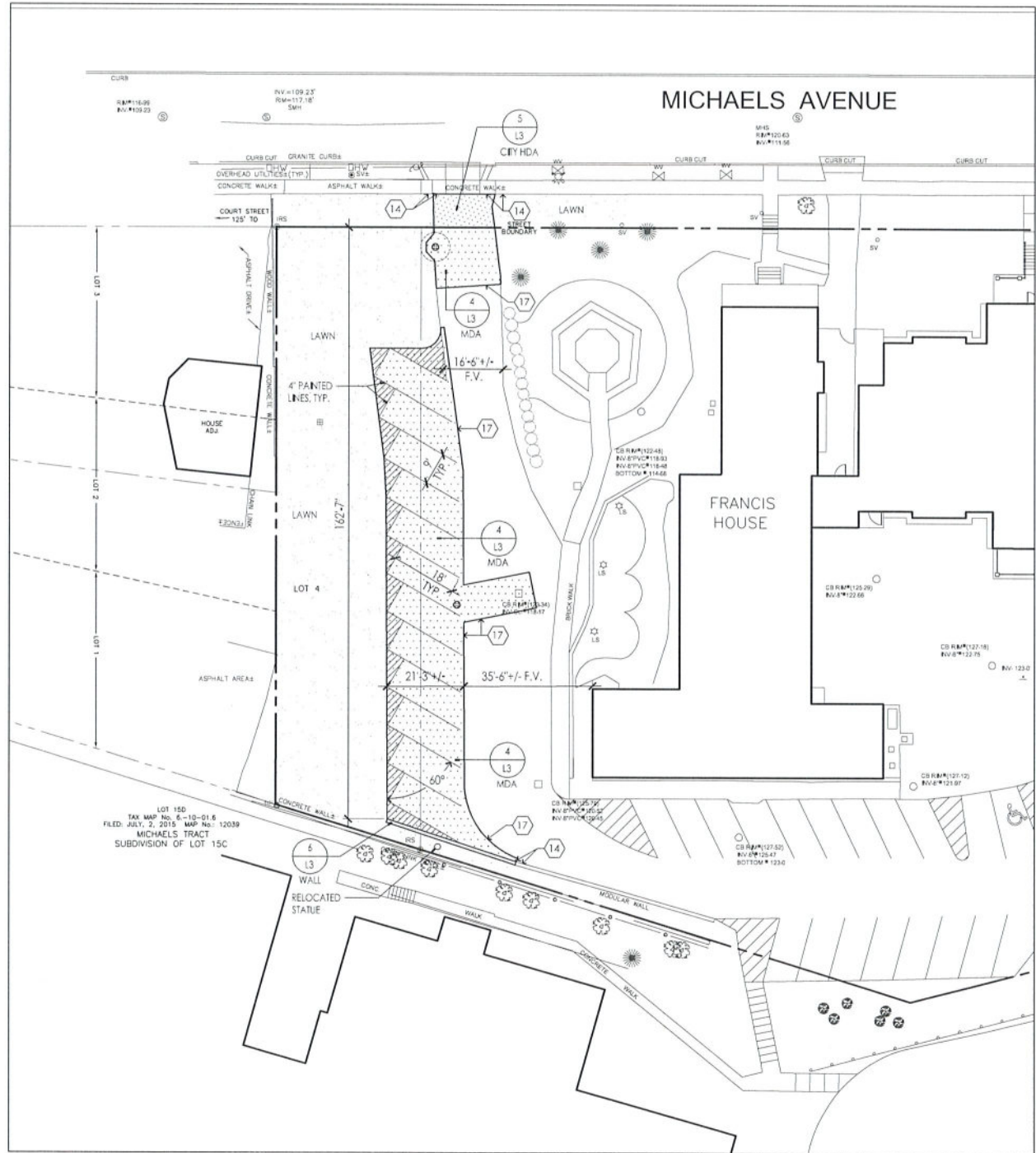
Date: 8/23/2021
Drawing Title: SITE PREPARATION, GRADING and DRAINAGE PLANS
Sheet Number: **L2**

Scale

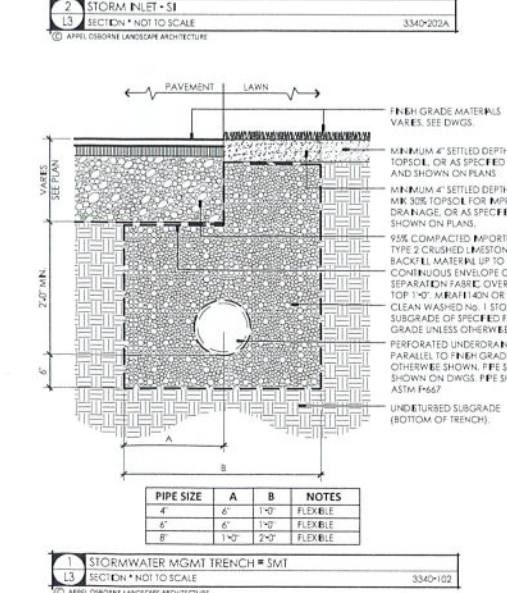
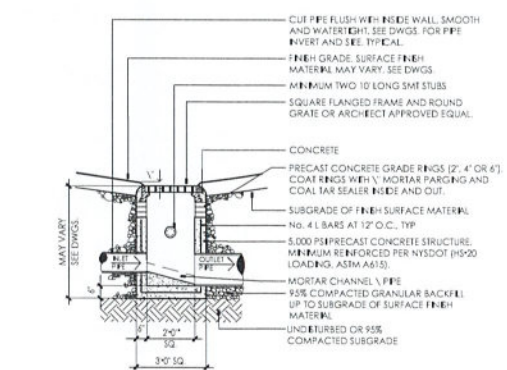
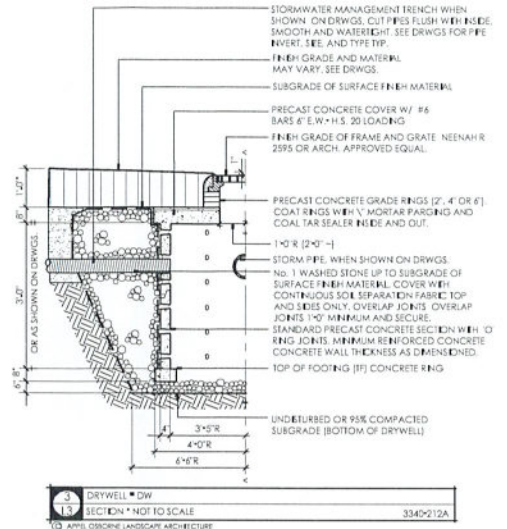
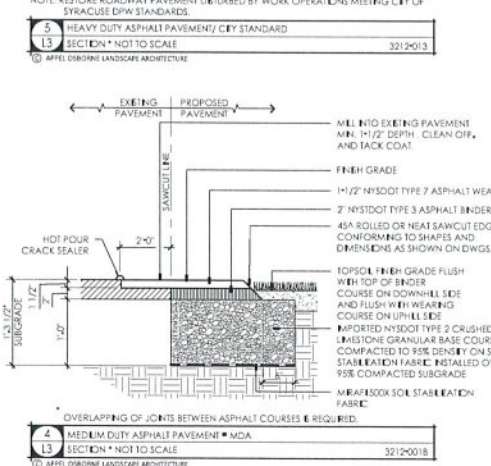
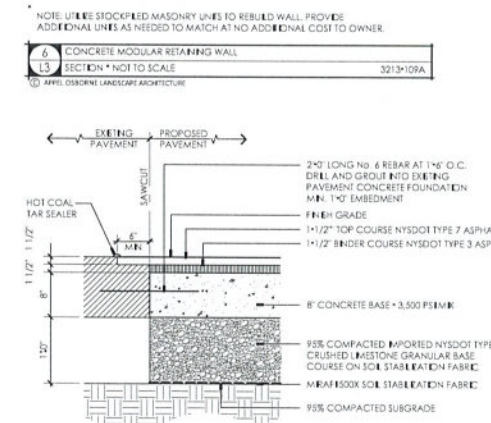
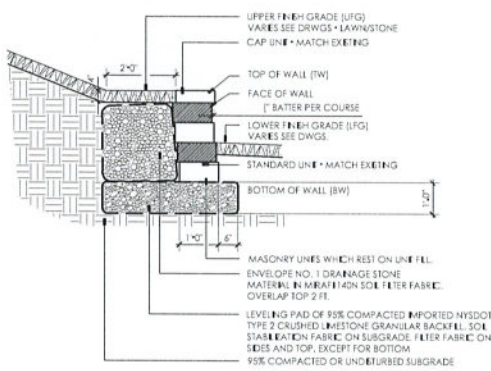
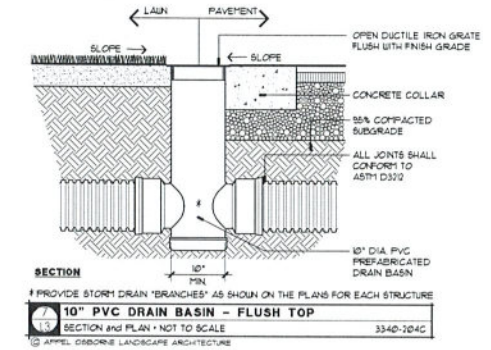
FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208

Revised: 11/18/21 ZONING MODIFICATION
Project Number: EFB
Checked By: PC
Scale: AS SHOWN

Date: 4-23-2021
Drawing Title: SITE LAYOUT PLAN
Sheet Number: L3



FRANCIS HOUSE SITE LAYOUT PLAN

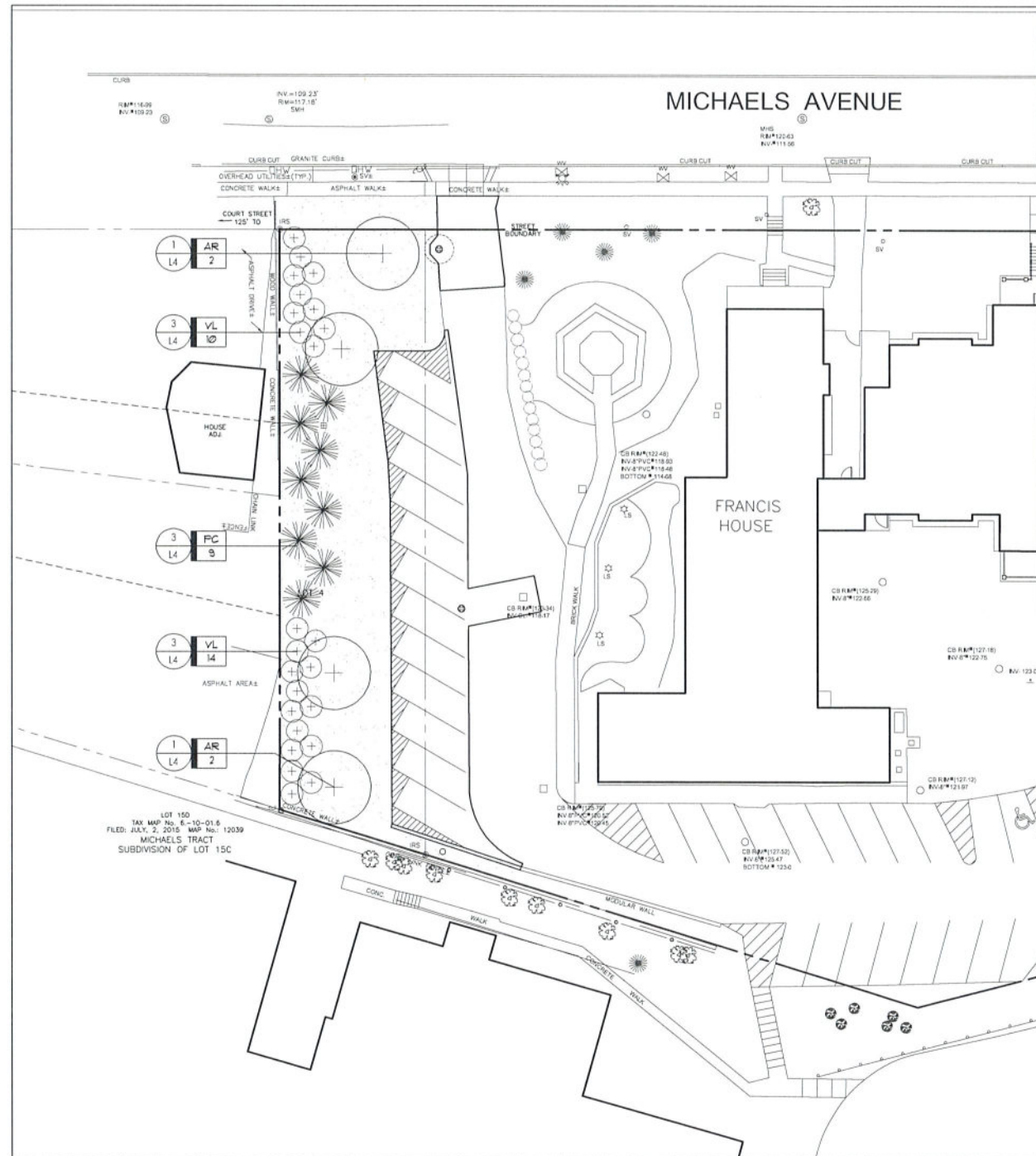


PIPE SIZE	A	B	NOTES
4"	6"	1'0"	FLEXIBLE
6"	6"	1'0"	FLEXIBLE
8"	1'0"	2'0"	FLEXIBLE

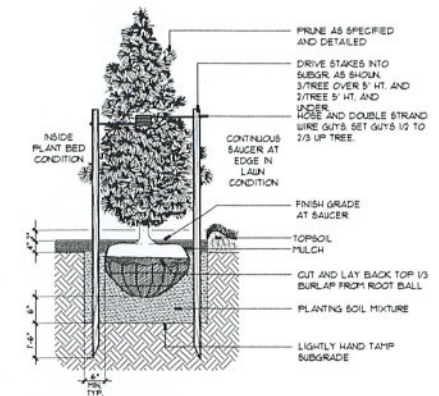
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	ROOT & SIZE ##	SPACING	NOTES
PC	FINIS CEMBRA	SWISS STONE PINE	9	1'-8" HT.	AS SHOWN	
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE OCTOBER GLORY	4	6'-11" HT.	AS SHOWN	
VL	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	24	5'-6" HT.	AS SHOWN	

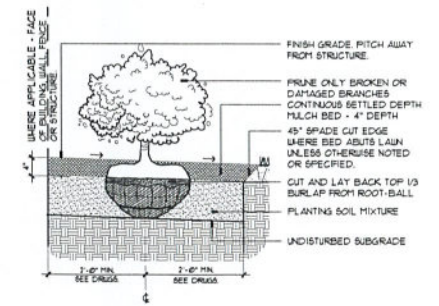
* PROVIDE VARIETY NOTED, DO NOT SUBSTITUTE WITH SPECIES
 ** PLANTS TO BE BALLED AND BURLAPPED UNLESS NOTED OTHERWISE
 NOTE: FINAL PLACEMENT OF PLANTS TO BE FIELD DIRECTED BY ARCHITECT



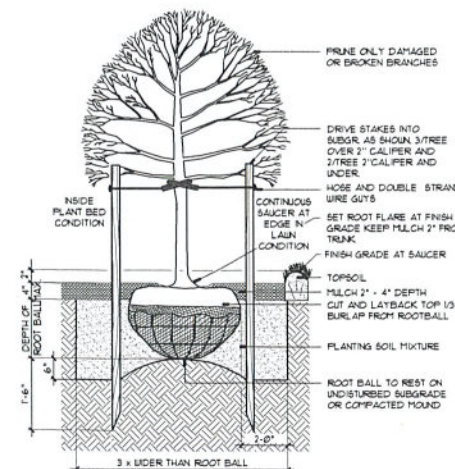
FRANCIS HOUSE PLANTING PLAN



3 EVERGREEN TREE PLANTING
 SECTION - NOT TO SCALE
 250-003
 © APPEL OSBORNE LANDSCAPE ARCHITECTURE



2 SHRUB PLANTING
 SECTION - NOT TO SCALE
 250-002
 © APPEL OSBORNE LANDSCAPE ARCHITECTURE



1 DECIDUOUS TREE PLANTING - SINGLE STEM
 SECTION - NOT TO SCALE
 250-001
 © APPEL OSBORNE LANDSCAPE ARCHITECTURE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208

Rev. No.	Date	By
1	1/8/21	EBB
ZONING MODIFICATIONS		
Project Number:		
Drawn By: EBB		
Checked By: PC		
Scale: AS SHOWN		

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Date: 6-23-2021
 Drawing Title: SEE PLANTING PLAN
 Sheet Number: L4

OLD HOUSE 108

NEW HOUSE 114



GAZEBO



KEY:

- OLD HOUSE 108
- NEW HOUSE 114
- 108
- PATIENT ROOMS
- STAFF AREAS
- COMMUNITY AREAS
- PUBLIC TOILET ROOMS
- STORAGE AND CIRCULATION

FRANCIS HOUSE - MAIN FLOOR PLAN

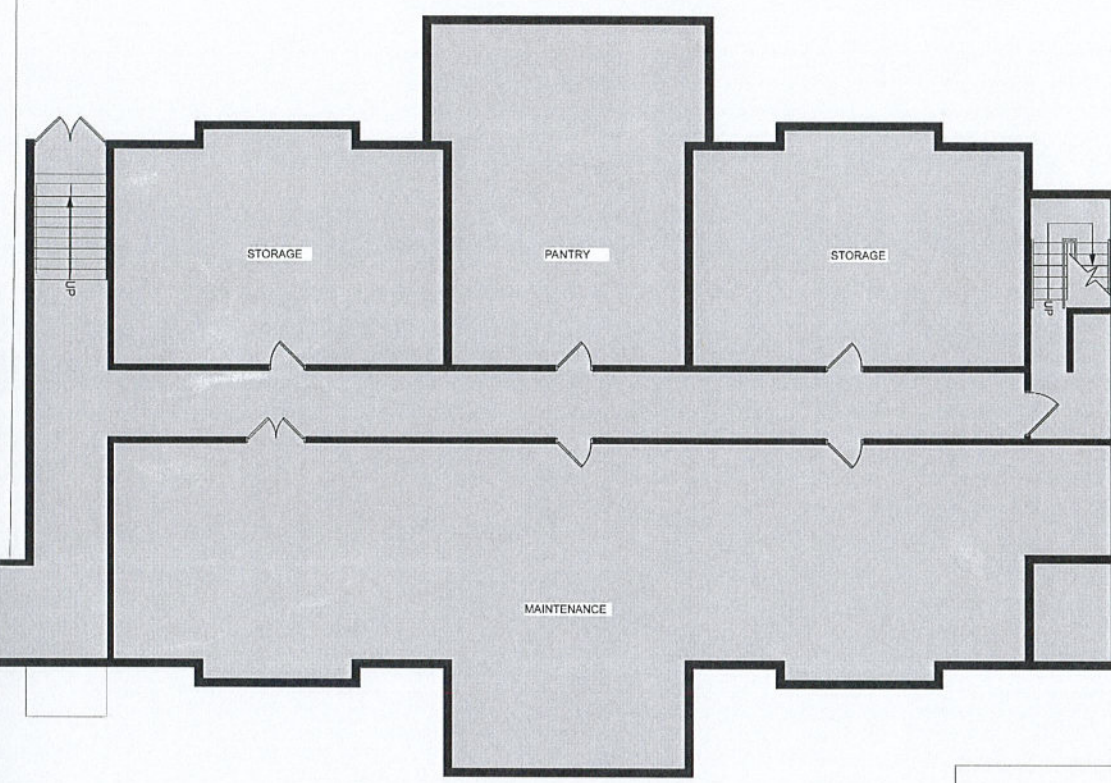
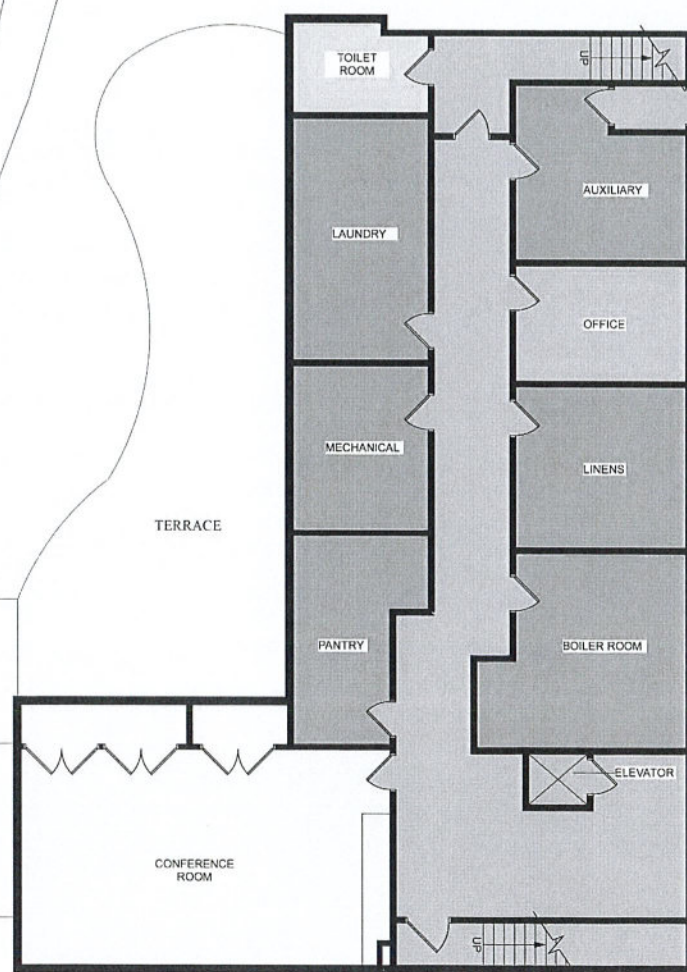


OLD HOUSE 108

NEW HOUSE 114



GAZEBO



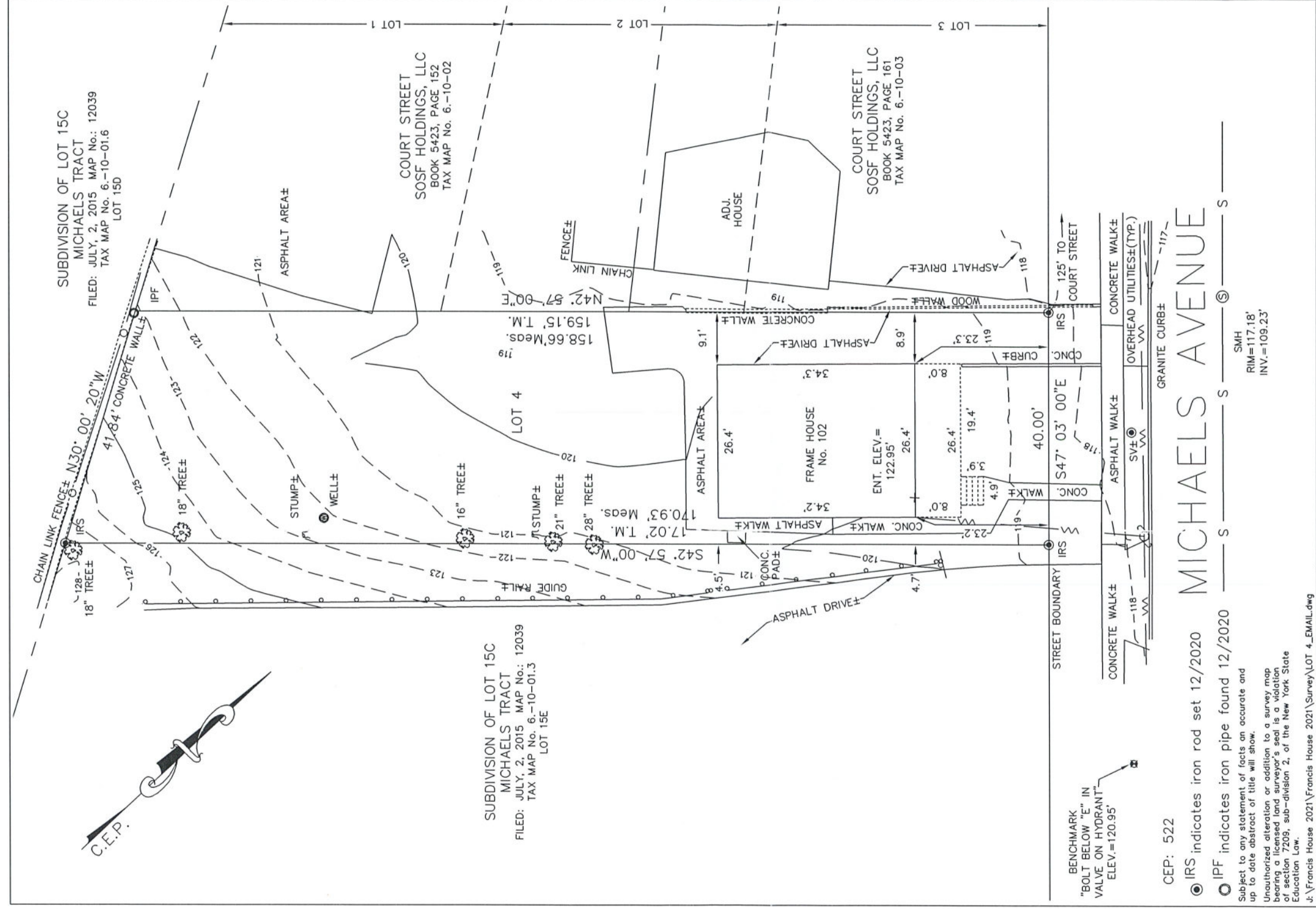
KEY:

OLD HOUSE 108
NEW HOUSE 114
108
PATIENT ROOMS
STAFF AREAS
COMMUNITY AREAS
PUBLIC TOILET ROOMS
STORAGE AND CIRCULATION
BUILDING SUPPORT

108

FRANCIS HOUSE - BASEMENT PLAN





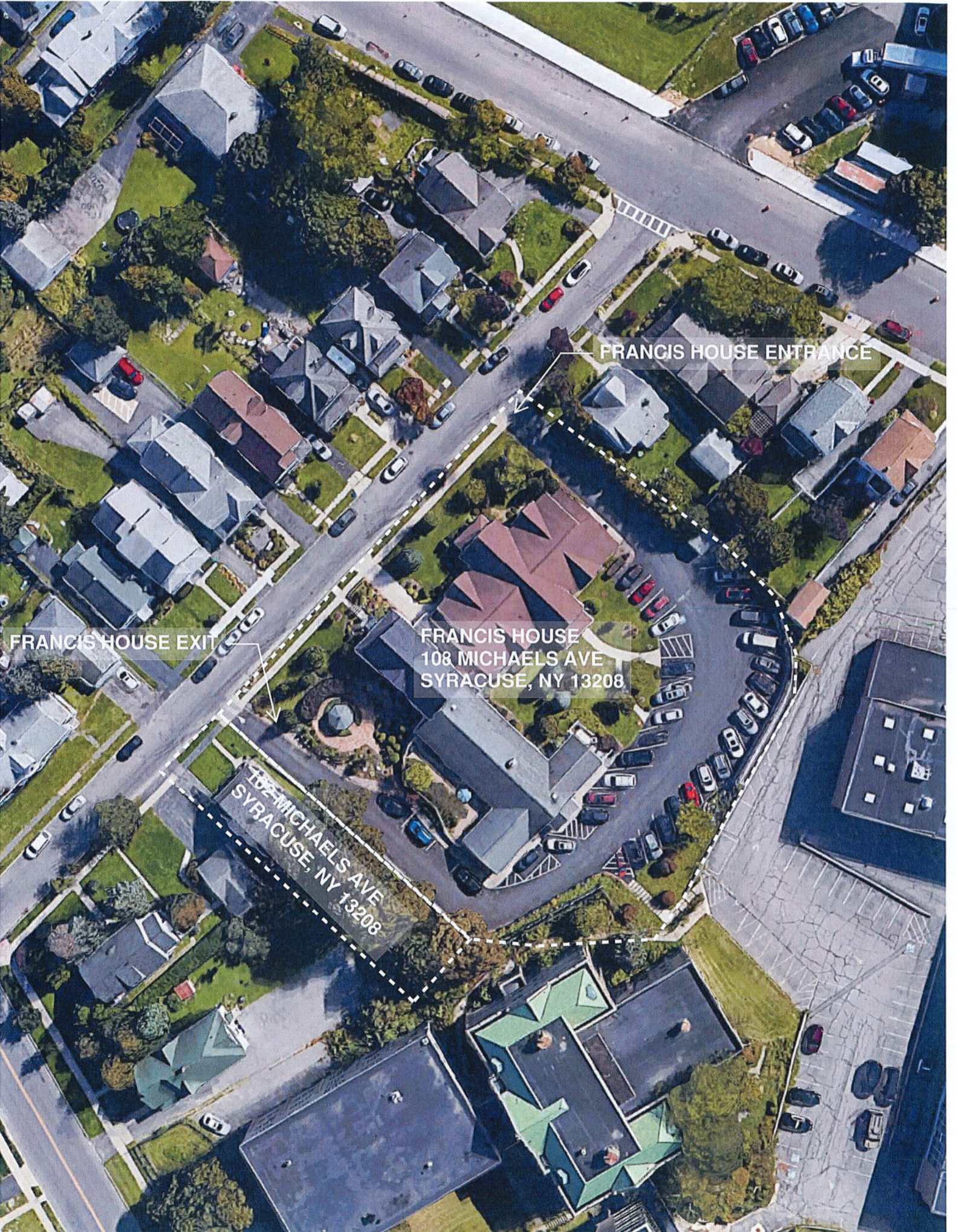
BY: MATHER & ALLEN, C.E.
 DATE FILED: JUNE 9, 2021
 MAP NO. 795
 PROPERTY CORNERS NOT SET BY SURVEYOR SHOWN, OFFSETS FROM PROPERTY LINES MEASURED FROM FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.
 TO:
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY.
 N.Y.S. LICENSED LAND SURVEYOR



**LOT No. 4
MICHAELS TRACT
PART OF BLOCK No. 101
CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK**

**IANUZI & ROMANS
LAND SURVEYING P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY, 13212
PHONE: (315) 457-7200; FAX: (315) 457-9251
EMAIL: mail@romanspc.com**

**DATE: DECEMBER 3, 2020
SCALE: 1" = 20'
FILE: 3830.001
FB: 1690**



FRANCIS HOUSE ENTRANCE

FRANCIS HOUSE EXIT

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208

108 MICHAELS AVE
SYRACUSE, NY 13208

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



STREET VIEW



STREET VIEW

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



ENTRANCE



ENTRANCE DRIVE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



ENTRANCE DRIVE (LOOKING TOWARDS MICHAELS AVE)



ENTRANCE DRIVE (LOOKING TOWARDS MICHAELS AVE)

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



ENTRANCE DRIVE SHED (LOOKING TOWARDS MICHAELS AVE)



BACK PARKING

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



PARKING (LOOKING TOWARDS MICAHELS AVE)



BUILDING ENTRANCE/PARKING

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



PARKING

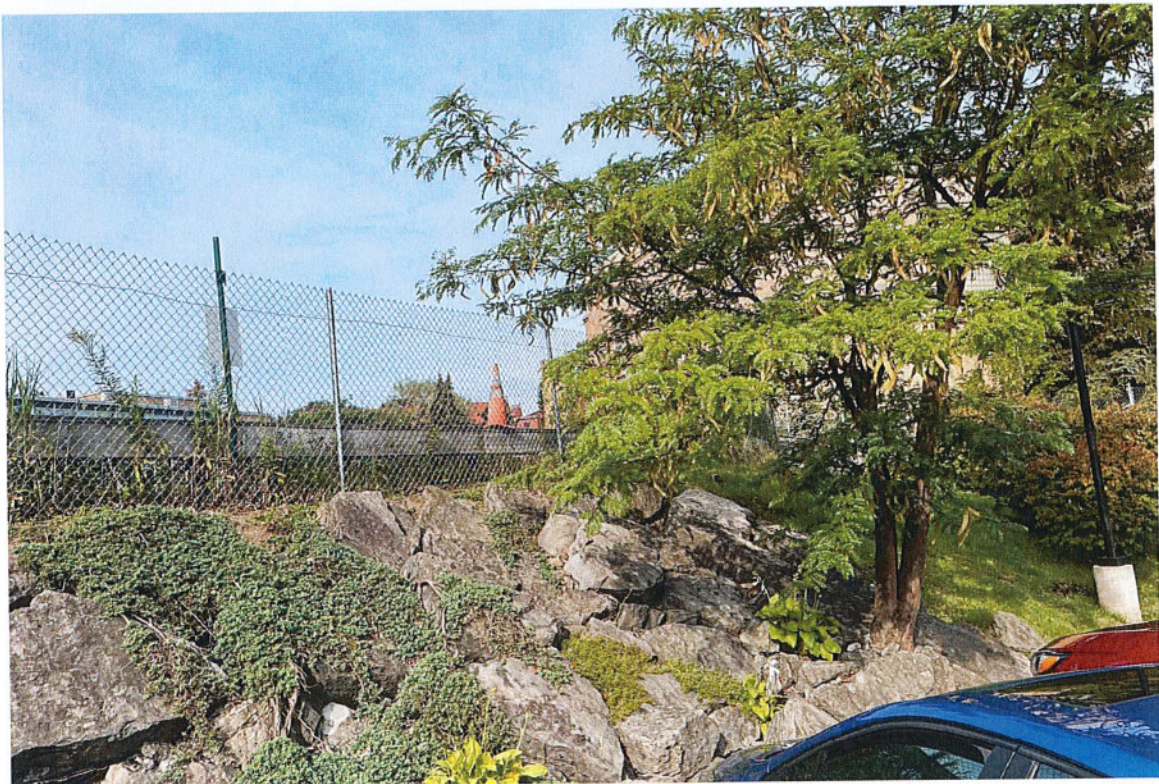


RETAINING WALL

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



RETAINING WALL



SLOPE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



STAIRS



RETAINING WALL

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



PARKING/DRIVE



RETAINING WALL

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



PARKING (LOOKING TOWARDS EXIT DRIVE)



BACKYARD OF 102 MICHAELS AVE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



BACKYARD OF 102 MICHAELS AVE



BACKYARD OF 102 MICHAELS AVE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



EXIT DRIVE OF FRANCIS HOUSE



STREET VIEW OF 102 MICHAELS AVE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



STREET VIEW OF 102 MICHAELS AVE



STREET VIEW OF 102 MICHAELS AVE

FRANCIS HOUSE
108 MICHAELS AVE
SYRACUSE, NY 13208



STREET VIEW OF EXIT DRIVE



STREET VIEW OF FRANCIS HOUSE

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: FRANCIS HOUSE PARKING LOT EXPANSION			
Project Location (describe, and attach a location map): 102 + 108 MICHAELS AVENUE, SYRACUSE, NEW YORK 13208			
Brief Description of Proposed Action: THE FRANCIS HOUSE HAS RECENTLY PURCHASED 102 MICHAELS AVE AND DESIRE TO MERGE THIS PROPERTY WITH THE EXISTING FRANCIS HOUSE PROPERTY AT 108 MICHAELS AVE. THE PROPOSED ACTION AT THE NEWLY PURCHASED PROPERTY INCLUDES REMOVAL OF THE EXISTING VACANT HOUSE, PROVIDING DRAINAGE IMPROVEMENTS AND RENOVATING THE SITE TO PROVIDE ADDITIONAL DIAGONAL PARKING ON THE NORTH SIDE OF THE EXISTING FRANCIS HOUSE EXIT DRIVE.			
Name of Applicant or Sponsor: KIRK NARBURGH		Telephone: 315.671.2400	
Address: King + King Architects LLP, 358 WEST JEFFERSON STREET		E-Mail: NARBURGH@KINGARCH.COM	
City/PO: SYRACUSE		State: NEW YORK	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: CITY OF SYRACUSE			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ RUNOFF WILL BE COLLECTED ON SITE AND FLOW INTO EXISTING SUBSURFACE SYSTEM AT MICHAEL AVE. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>KIRK NARBURGH, KING + KING ARCHITECTS</u> Date: <u>7/15/21</u> Signature: <u></u> Title: <u>CEO/IT MANAGING PARTNER</u>		



Buildings

USN Number: 06740.010000
 Name: House: 102
 Street: Michaels Ave
 City: SYRACUSE
 ZIP:
 Status: Not Eligible

Map navigation controls including zoom in (+), zoom out (-), home, search, and other utility icons.

Additional Register Library

001001
 0710
 001
 F012345

National Flood Hazard Layer FIRMette

76°9'20"W 43°44'5"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone I*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMIRs
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/10/2021 at 11:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



76°8'42"W 43°41'9"N

1:6,000

