City of Syracuse Zoning Administration
Application for CHANGE OF OCCUPANCY Review by the Planning Commission
City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 9/20/21 **Case Number:** Z-2846 **Zoning District:** RA-1

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

1135 SALT SPRINGS RD, SYRACUSE, NY 13214

TAX MAP SECTION, BLOCK, and LOT of above address. This can be obtained from Assessment Department call 448-8280. If more than one property involved please indicate same information for all.

Section: 38 **Block:** 6 **Lot:** 9

Existing Legal Non-Conforming Use: RETAIL, RESTAURANT

Proposed Non-Conforming Use: RETAIL, EDUCATION

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

LE MOYNE COLLEGE HAS ENDED RESTAURANT OPERATIONS @ LEMOYNE PLAZA AND IS LOOKING TO REPROGRAM THE SPACE FOR EDUCATIONAL PURPOSES. IN ADDITION TO THE BOOKSTORE (BARNES + NOBLE) THE PLAZA IS TO HOUSE THE KLEENMAN CENTER FOR ENTREPRENEURSHIP AND MAKERS SPACE.

OWNER INFORMATION:

Name(s): LE MOYNE COLLEGE / FOUAD DIETZ

Mailing Address: 1419 SALT SPRINGS ROAD SYRACUSE, NY 13214

Zip: 13214 Daytime phone: (315) 445-4500 Home phone: (315) 445-4500

E-mail: DIETZFA@LEMOYNE.EDU

APPLICANT INFORMATION: SAME AS ABOVE

☐ Contract Purchaser(s) ☐ Tenant ☐ Co-Applicant ☐ Other (please state):

Name(s):

Mailing Address:

Zip: Home Phone: Day Phone:

E-mail:

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

☐ Attorney ☐ Architect ☐ Contractor ☐ Other:

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

DESCRIPTION OF OPERATION:

Days of week open: 7

Hours of operation: 7AM - 9PM

Maximum number of employees on premises at one time: All USES ID + STUDENTS.

Number of off-street parking available (site plan required to indicate location):

Other uses currently on the property: FIRST FLOOR: RETAIL (BARNES + NOBLE)

SECOND FLOOR: — OTHER FLOORS: —

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

SIGNAGE INFORMATION:

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)

Size Location Type

Size Location Type

Size Location Type

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 make this application null and void.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

CURRENT PROPERTY OWNER SIGNATURE 9/7/2021 **DATE**

LE MOYNE COLLEGE, FOUAD DIETE

Please legibly PRINT SIGNATURE NAME and TITLE

LE MOYNE
SPIRIT. INQUIRY. LEADERSHIP. *J ESU I T.*

PHYSICAL PLANT
1419 SALT SPRINGS ROAD | SYRACUSE, NY 13214 | WWW.LEMOYNE.EDU
315/ 445.4500 | F: 315/ 445.4650

9/7/2021

Heather A. Lamendola
Assistant Director/Zoning Administrator
Syracuse-Onondaga County Planning Agency
201 East Washington Street
Syracuse, New York 13202

Dear Heather,

We are excited to announce that Le Mayne Plaza is to be re-programmed to host the Entrepreneurship and Makers Programs, while continuing to host the bookstore. The project will redevelop the Le Moyne Plaza and is funded in part by a grant of $485,000 from the New York State Regional Economic Development Council (REDC). Announced on Thursday, Dec. 19 at an REDC event in Albany, the state grant will contribute to the overall $2.45 million project to develop an "entrepreneurial plaza" at Le Moyne.

The Keenan Center provides students with the opportunity to:

- Work with mentors in and out of the classroom, with real-world experience building brands, launching companies and developing cutting-edge technology
- Have immediate access to 3D printers, prototyping and our state-of-the-art Makers Space, where our students roll up their sleeves and create every day, craft their own entrepreneurial journey, and find ways to clearly identify and articulate their goals
- Leverage and build relationships with hyper-local, regional and global inventors and business leaders to build an evergreen network

An updated lobby space will greet visitors and provide access to the conference room. Off of the lobby will be the Collaboration space where entrepreneurs can mingle, chat and work together. Offices for the Director and Entrepreneur in Residence are off of this space. Immediately adjacent is the collaborative work space. This space has flexible tables and chairs that can be reconfigured based on use, whether it is a group working session, a lecture or project work. It can also be opened onto the collaboration space to create a larger room for bigger events.

The Makers Space will focus on the creating aspect of the program. The Makers space is composed of multiple spaces that serve that program:

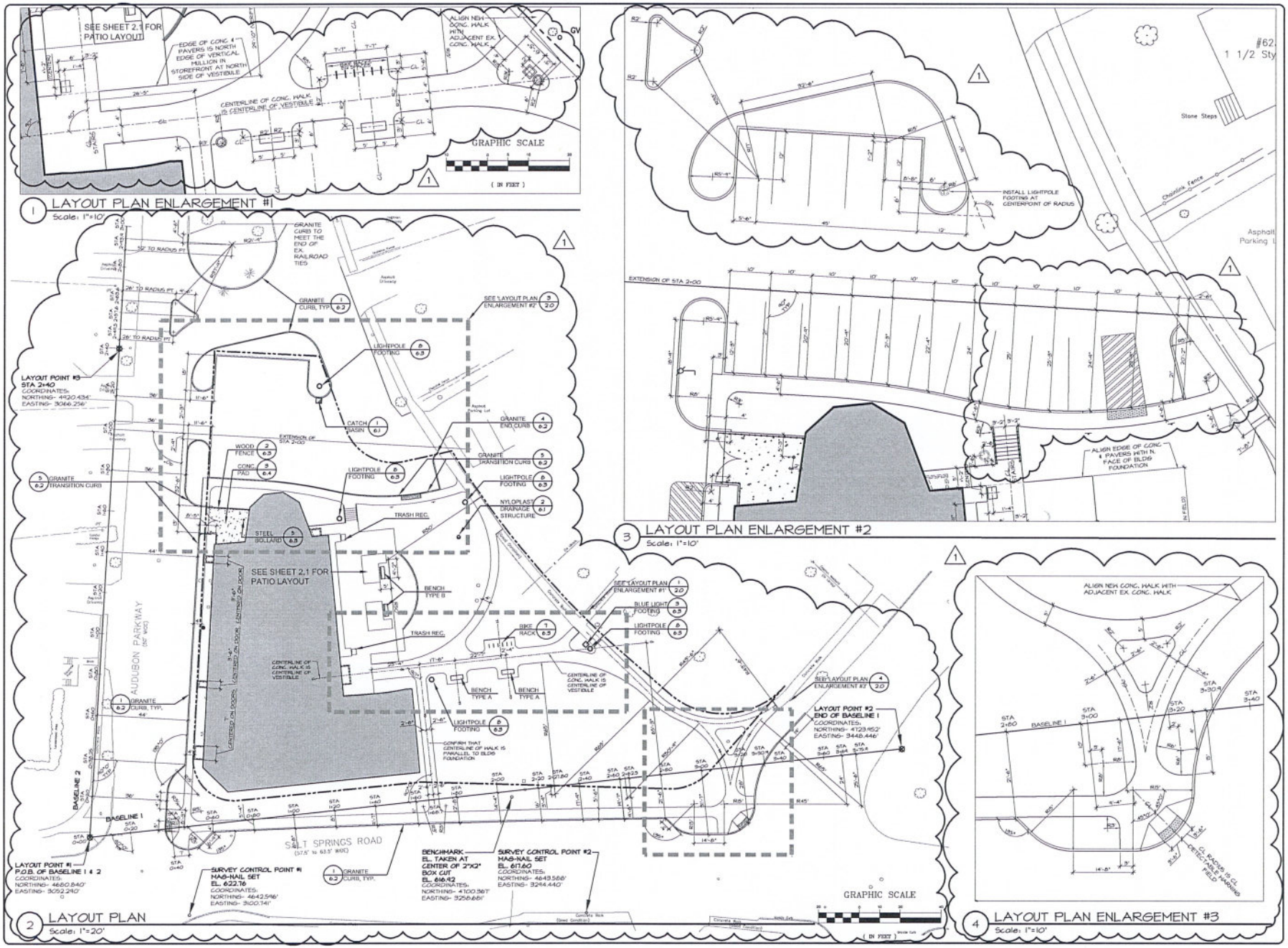
- 3D printing lab where 3D printers craft models of prototypes and future products
- Wood lab where 3 dimensional models and prototypes can be made by hand
- Virtual reality lab where one can have a virtual experience by building it in cad and then experiencing it through 3D goggles or presenting it over a green screen like the news people
- Shop and finishing room where models whether hand made or woven by the 3D printers get their paint and finishing touches.

"This project is clearly a win-win for Le Moyne and the entire Central New York region," said Le Moyne President Linda LeMura. "It will serve to strengthen the academic offerings the College provides for our students, while also deepening our ties to the local community. We will create a vibrant, state-of-the-art facility that will be utilized by the public in a variety of ways, from K-12 students to entrepreneurs at all stages of development."

The grant to Le Moyne is part of $86.2 million that was announced for the five-county Central New York region at the event in Albany. The REDC has 10 designated regions across the state. The College has used previous REDC grants to support basic science, health professions, engineering and business disciplines – areas critical to the regional priorities to grow the CNY economy in emerging high-tech manufacturing and medicine fields.

Thank You,

Fouad A.H. Dietz
Director of Planning & Construction
Le Mayne College
1419 Salt Springs Road
Syracuse NY 13214



north

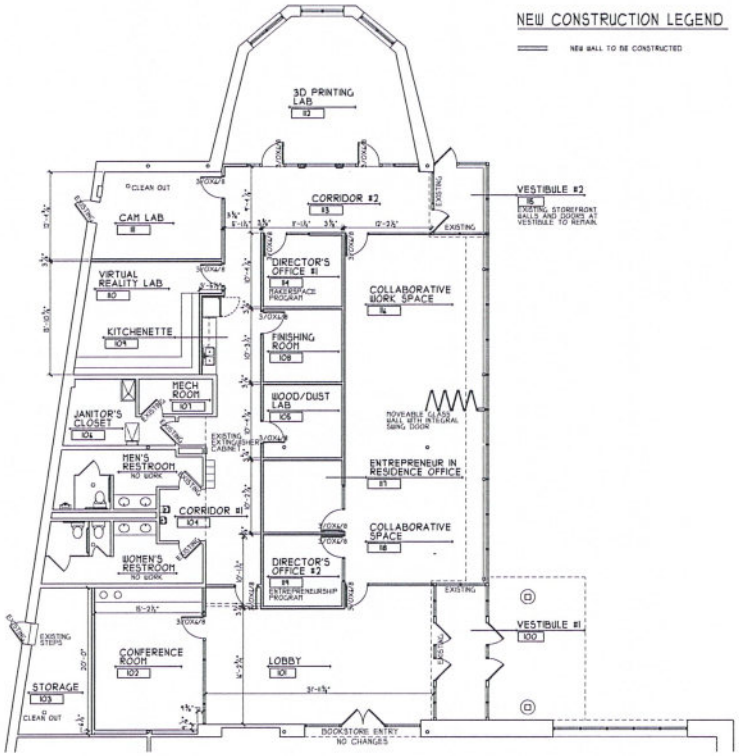
EDR
Environmental Design & Research, Landscape Architecture, Engineering, P.C.
217 Montgomery Street, Suite 1000
Syracuse, New York 13202-2011
(315) 471-8285
FAX (315) 471-1061
www.edrpc.com
Syracuse Rochester Buffalo

PROJECT TITLE: LE MOYNE PLAZA RENOVATION
PROJECT LOCATION: 1135 SALT SPRINGS ROAD, CITY OF SYRACUSE, NY
OWNER: LE MOYNE COLLEGE
DRAWING TITLE: LAYOUT PLAN

DATE: FEBRUARY 16, 2010
SCALE: AS SHOWN
EDR JOB # 09006
FILE NAME: 09006_MASTER
DRAFTER: RMS
DRAWING NUMBER: S-2.0

NEW CONSTRUCTION LEGEND

NEW WALL TO BE CONSTRUCTED



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

REV NO.	DATE	DRAWN BY	DESCRIPTION

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

PROJECT NORTH

JOB NO:	20043
DATE:	09/07/21
DRAWN BY:	MCM
SCALE:	AS NOTED

CONSTRUCTION DRAWINGS FOR:
THE KEENAN CENTER
FOR ENTREPRENEURSHIP, INNOVATIONS & CREATIVITY
STREET, ADDRESS, STATE

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

FIRST FLOOR PLAN

A1.1

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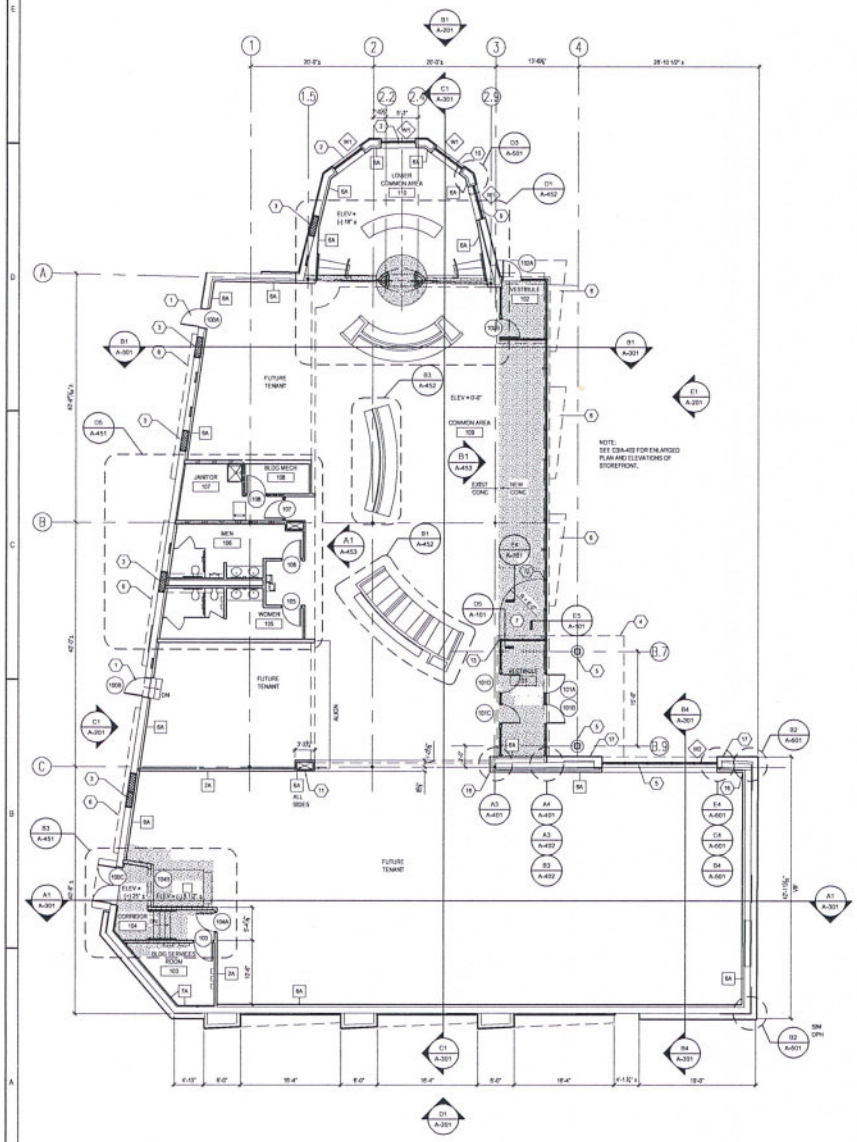
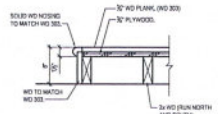
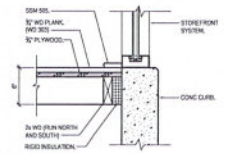


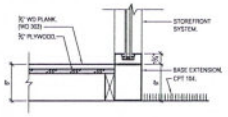
A1 FLOOR PLAN
1/8"=1'-0"



E4 SECTION AT PLATFORM
SCALE: 1 1/2"=1'-0"



E5 SECTION AT PLATFORM
SCALE: 1 1/2"=1'-0"



D5 SECTION AT PLATFORM
SCALE: 1 1/2"=1'-0"

1. INSTALL NEW DOOR AND FRAME IN EXISTING OPENING.
2. INSTALL NEW WINDOW IN EXISTING OPENING.
3. INFILL EXISTING OPENING w/MASONRY TO MATCH THICKNESS OF EXISTING.
4. METAL CANOPY ABOVE, SEE DETAILS ON SHEET A-103.
5. CONCRETE BASE & STEEL TUBE COLUMN AT CANOPY. SEE STRUCTURAL DRAWINGS FOR BASE & COLUMN.
6. ACCENT PANEL ABOVE, SEE ELEVATIONS FOR DETAILS.
7. RAISED PLATFORM AS PER DETAIL _/___ ELEVATION +8"
8. INFILL OPENING w/ METAL STUD, SHEATHING & INSULATION AS PER WALL SECTION _/___
9. INFILL OPENING w/ NEW WINDOW, METAL STUD, SHEATHING & INSULATION AS PER JAMB DETAILS.
10. INFILL OPENING w/ NEW WINDOW & MASONRY AS PER DETAIL _/___
11. ENCLOSURE AT HVAC DUCT - INSTALL STUDS, HOLD GWB FOR FUTURE TENANT WORK.
12. ALIGN PLATFORM WITH NORTHERN FACE OF VERTICAL MULLION.
13. ALIGN PLATFORM WITH OUTSIDE FACE OF STOREFRONT.
14. NEW CONCRETE AS PER STRUCTURAL DWGS.
15. REARSED HEARTH AS PER DETAILS G3/A-651 AND E2/A-651.
16. SET INTERIOR WALL, FIG STUD 4 3/2" FROM INTERIOR FACE OF MASONRY AT THESE LOCATIONS TO SET FACE OF WALL.
17. SET FACE OF STUD FOR EXTERIOR FINISH AS PER DETAIL A3/A-302 AT THESE TWO LOCATIONS TO SET FACE OF STUD.

AREA OF NEW CONCRETE

D5 SHEET KEYNOTES

1. REFER TO A1/A0-101 FOR PATCHING AT PARTITION OR WALL REMOVALS. PATCH FLOOR FLUSH WITH ADJACENT SURFACE WITH ARDEX SELF-LEVELING UNDERLAYMENT CONCRETE.

2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE IDENTIFIED TO ARCHITECT IN WRITING PRIOR TO PROCEEDING.

3. REFER TO FINISH PLAN SHEET A-T03 FOR EXTENTS OF LINOLEUM FLOORING. PREPARE SURFACE OF CONCRETE WITH ARDEX SELF-LEVELING UNDERLAYMENT CONCRETE AT ALL AREAS OF LINOLEUM.

C5 GENERAL NOTES

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE & PLANNING
450 SO. SALINA ST. PO BOX 29
SYRACUSE, NEW YORK 13201-0029
TEL 315.472.7808 FAX 315.472.7800

LEMOYNE PLAZA RENOVATION

1135 SALT SPRINGS RD, SYRACUSE, NY

PROJECT STATUS
BID SET

PROJECT NORTH

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NUMBER
209252.00

DATE
FEBRUARY 15, 2010

SHEET TITLE
FLOOR PLAN, SCHEDULES & DETAILS

A-101

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

Le Moyne College repurposing Le Moyne Plaza for the Keenan Center for Entrepreneurship and Makers Space

Name of Action or Project:

Special Use Permit from Retail, Restaurant to Retail, Education

Project Location (describe, and attach a location map):

1135 Salt Springs Road, Syracuse NY 13214 (Le Moyne Plaza

Brief Description of Proposed Action:

Le Moyne College would like Le Moyne Plaza is to be re-programmed to host the Keenan Center for Entrepreneurship and Makers Space, while continuing to host the bookstore. AN ESD grant has been secured for the project and a donor is ready to add to the funding, with the college funding the remainder of the project.
An updated lobby space will greet visitors and provide access to the conference room. Off of the lobby will be the Collaboration space where entrepreneurs can mingle, chat and work together. Offices for the Director and E-Pro in Residence are off of this space. Immediately adjacent is the collaborative work space. This space has flexible tables and chairs that can be reconfigured based on use, whether it be a group working session, a lecture or project work. It can also be opened onto the collaboration space to create a larger room for bigger events.

The Makers space is composed of multiple spaces that serve that program: including the 3D printing lab, the wood lab, the virtual reality lab, shop and finishing room.

Name of Applicant or Sponsor:	Telephone: 315-445-4500
Le Moyne College /Fouad Dietz, Director Planning,& Construction	E-Mail: dietzfa@lemoyne.edu

Address:

1419 Salt Springs Road

City/PO:	State:	Zip Code:
Syracuse	NY	13214

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.4 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.4 acres

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

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

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

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

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✔	
16. Is the project site located in the 100-year flood plan?	✔	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties?	✔	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		✔
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	✔	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	✔	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	✔	

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

Applicant/sponsor/name: Le Moyne College/Fouad Dietz Date: 9/7/2021

Signature: _____ Title: Director Planning & Construction

PRINT FORM