

COSTELLO

COONEY & FEARON, PLLC

Experience Innovation

211 W. Jefferson St., Syracuse, NY 13202

Tel: 315.422.1152 | Fax: 315.422.1139

www.ccf-law.com

Kevin M. Gilligan, Of Counsel

kgilligan@ccf-law.com

ext 227

August 11, 2021

Office of Zoning Administrator
City of Syracuse
City Hall Commons
201 East Washington Street
Syracuse, New York 13202-1426

Attn: Heather Lamendola, Zoning Administrator

**Re: St. Joseph's Health Center Properties, Inc.
609-621 N. Townsend Street
TM #17-11-06.3**

Dear Ms. Lamendola:

On behalf of St. Joseph's Health Center Properties, Inc., we enclose herewith applications for Project Plan approval and P.I.D. amendment with respect to the above-referenced property.

609-621 N. Townsend Street has been owned by the Hospital and operated as a parking garage and physicians office building for nearly five decades. The garage portion of the structure has reached its useful life and has not been used for the past two years, on orders from the Syracuse Code Enforcement Office. The recently constructed parking garage built on the parcel bordered by Prospect Avenue (west), East Willow Street (south), N. Townsend Street (east) and Hickory Street (north), was constructed to replace the 609-621 parking garage, being removed as part of this project. The physicians office portion of the structure will remain as part of the new Women's Services facility.

Project Plan Review

The application for Project Plan Review has been signed by Leslie Luke, the Hospital's President. In support of the application, the following documents are submitted:

1. Application
2. EAF
3. Overhead site photos

4. Demolition Elevation AD301
5. Elevations and Rendering A301, A302, A303, A304
6. Area of Renovation and Work Plans G301
7. Area of Renovation and Work Plans B-G301 (shown in build-out)
8. 1st Floor Key Plan G051
2nd Floor Key Plan G052
3rd Floor Key Plan G053
4th Floor Key Plan G054
5th, 6th, 7th Floor Key Plan G055
9. Exterior Material Digital Sample Board and Data Sheets
10. Survey by C.T. Male
L100 - Site Survey
L101 - Site Preparation A
L102 - Stormwater Pollution Preservation Plan
L103 - Grading Plan
L104 - Utility Plan
L105 - Layout Plan
L106 - Site Details
L107 - Planting Plan
11. Streetscape Map and Photos
12. List of owners on east side of N. Townsend Street, across the street from project and copy of tax maps. All properties to North, West and South of project are Hospital-owned.

Medical office waste will be collected and disposed of through the Hospital's central waste processing system. Office trash will be collected in dumpsters within an on-site dumpster enclosure, refer to sheet L105 and detail 16-L106.

No signage plan has been developed at this time. As the project progresses a signage plan will be proposed and submitted to the City for separate approval.

Properties to the north, west and south of this project are owned by the Hospital. Across the street, on the east side of N. Townsend, there are a number of residential properties and one new mixed use structure which is currently being advertised for lease. It is anticipated that removal of the garage will result in a reduction in neighborhood impacts.

P.I.D. Amendment

We are also submitting a proposed P.I.D. plan, incorporating these 2021 changes to 609-621 N. Townsend Street. Changes include:

- A. The Project Plan proposal submitted herewith as a companion application (Women's Services Bldg).

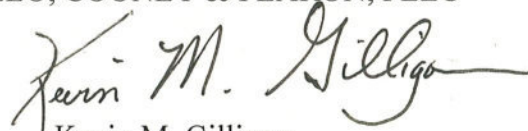
- B. Changes to the N. Prospect/E. Willow, N. Townsend/Hickory Block, approved by the City in 2019.
- C. Development of the southeast corner of N. Townsend and E. Willow with regard to the new "Grounds Building" approved by the City in 2020 and now fully constructed. Although this parcel is not part of the P.I.D., we have shown it on the plan in the interest of completeness.
- D. P.I.D. calculations have been updated in the detail boxes.

There are no new properties being added to the P.I.D.; we are re-purposing and re-using an existing property with the P.I.D.

Please contact the undersigned with any questions.

Very truly yours,

COSTELLO, COONEY & FEARON, PLLC



Kevin M. Gilligan

KMG/cmf
Enclosures

cc: Christian Day, SJHCC
Vincent Pietrzak, Appel Osborne

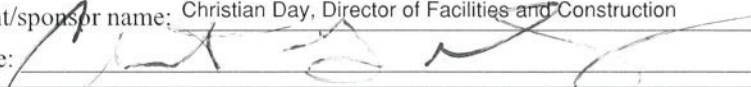
617.20
Appendix B
Short Environmental Assessment Form

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			
St. Joseph's Health Center Properties, Inc. - 301 Prospect Ave. Syracuse, NY 13203			
Name of Action or Project: New Women's Services Building			
Project Location (describe, and attach a location map): 610 North Townsend Street, Syracuse NY 13203			
Brief Description of Proposed Action: New construction and renovation of the current Physician's Office Building and Parking Garage. The core and shell of the current facility will be fully renovated, eliminating the parking garage and expanding the Physicians Office Building from 39,400 GSF to 125,000 GSF within the current footprint, over the 7-story structure. The new facility will serve women's health. On-site parking will be limited to 11 spaces, with patient and visitor parking handled by valet to the North Townsend Street parking Garage. A new vehicle circulation loop will be provided at North Townsend Street. Site improvements include new curbs, sidewalks, landscaping, site lighting, drainage system and dumpster enclosure. Site utilities will tie into Townsend Street. A storm water management will include a sub-surface storage system that detains run-off on site before discharging to the municipal system. +			
Name of Applicant or Sponsor: St. Joseph's Hospital Health Center Property, Inc. (Christian Day - Facilities Manager)		Telephone: 315-448-5737 E-Mail: Christian.Day@sjhsyr.org	
Address: 301 Prospect Ave.			
City/PO: Syracuse		State: New York	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 <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval - City of Syracuse/ Zoning Administration PID Update - City of Syracuse/ Zoning Administration			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.08 acres	
b. Total acreage to be physically disturbed?		1.08 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20.65 acres (Area of the 2021 PID)	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Apartment complex/ residential</u> <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Sub-surface storm water storage system will detain run-off during a storm event. Approximately 2,200 CF.	NO	YES
	<input type="checkbox"/>	<input checked="" 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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Christian Day, Director of Facilities and Construction		Date: 8-2-2021
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

AUG 11 2021

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

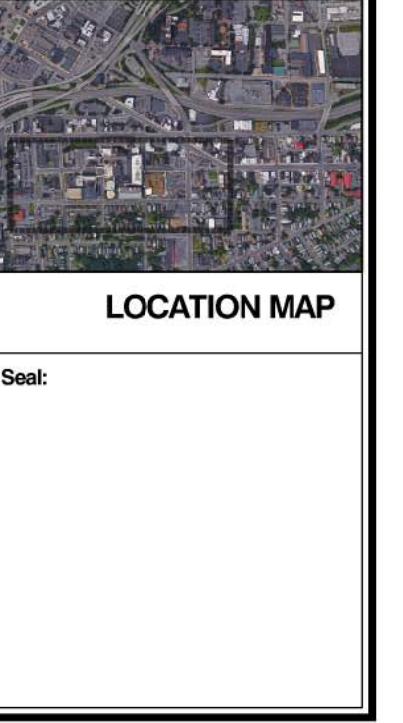
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

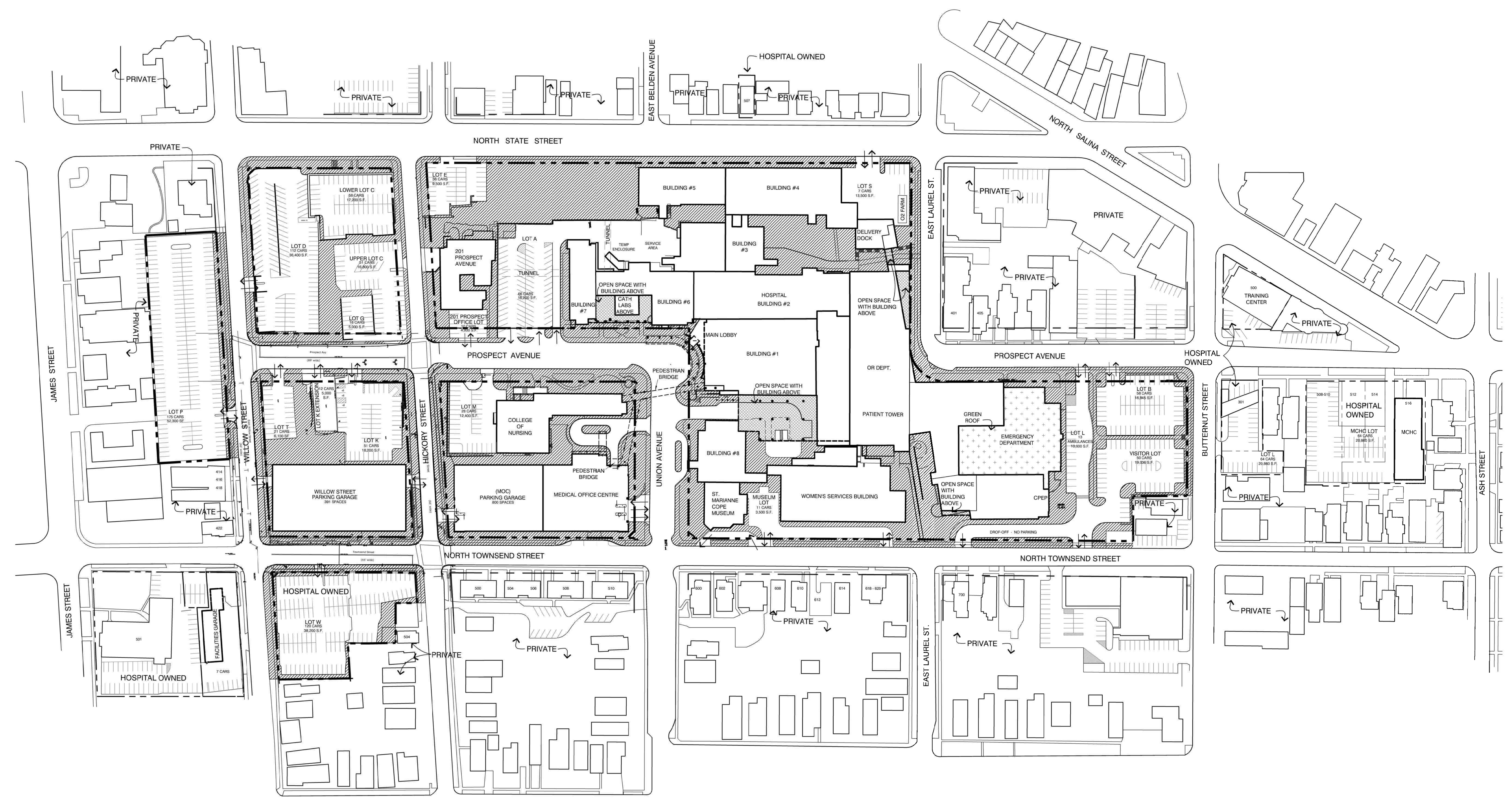
PRINT

RESET

AUG 11 2021



ST. JOSEPH'S HOSPITAL HEALTH CENTER
2021 PLANNED INSTITUTIONAL DISTRICT



EXISTING P.I.D. - 2004

SITE AREA (PROPERTY LINE - PID)	GROUND COVERAGE	FLOOR AREA	OPEN SPACE	PARKING
± 899,531 SF	233,362 SF	1,741,217 SF	269,471 SF	2,442 SF

EXISTING P.I.D. - 2008

CHANGES	SITE AREA (PROPERTY)	GROUND COVERAGE (FOOTPRINT)	FLOOR AREA	OPEN SPACE	PARKING
LOT F	0 SF	0 SF	0 SF	0 SF	0
LOT E	0 SF	0 SF	0 SF	0 SF	0
LOT R	0 SF	0 SF	0 SF	0 SF	0
LOT S	0 SF	0 SF	0 SF	0 SF	0
LOT T	0 SF	0 SF	0 SF	0 SF	0
LOT U	0 SF	0 SF	0 SF	0 SF	0
LOT V	0 SF	0 SF	0 SF	0 SF	0
NEW VISITOR LOT	0 SF	0 SF	0 SF	0 SF	0
NEW BR / OR BUILDING	0 SF	0 SF	0 SF	0 SF	0
PROPERTY ACQUISITION	136,762 SF	0 SF	0 SF	0 SF	0
2008 CHANGES	136,762 SF	0 SF	0 SF	0 SF	0
NEW TOTALS	1,036,293 SF	233,362 SF	1,741,217 SF	269,471 SF	2,442 SF

EXISTING P.I.D. - 2014

CHANGES	SITE AREA	GROUND COVERAGE (B. FOOTPRINT)	FLOOR AREA	OPEN SPACE	PARKING
LOT K, DEMO OF 48 HICKORY BY BLDG.	0 SF	-1,300 SF	-1,300 SF	+30 SF	+3
201 PROSPECT LOT, CORRECTION TO 2008 PID	0 SF	0 SF	0 SF	0 SF	0
BLDG. OR. PARKING ELIMINATED (FINE LANE)	0 SF	0 SF	0 SF	0 SF	0
BLDG. TAIL LOT CONVERTED TO SERVICE AREA	0 SF	0 SF	0 SF	0 SF	0
LOT W, UPDATE OF CURRENT PID BOUNDARY	-1,065 SF	0 SF	0 SF	0 SF	0
2014 CHANGES	-1,065 SF	-1,300 SF	-1,300 SF	+30 SF	+3
NEW TOTALS	1,448,888 SF	233,362 SF	1,741,217 SF	269,471 SF	2,442 SF

EXISTING P.I.D. - 2019

CHANGES	SITE AREA (PROPERTY)	GROUND COVERAGE (Bldg Footprint)	FLOOR AREA	OPEN SPACE	PARKING
GUARD BLK/CL AT LOT A - REMOVED	0 SF	0 SF	0 SF	0 SF	0
LOT T - REDUCTION	-29,800 SF	0 SF	0 SF	-2,200 SF	-84
LOT K - REDUCTION	-4,000 SF	0 SF	0 SF	-2,000 SF	-13
LOT K - EXTENSION	3,000 SF	3,000 SF (1 Bldg)	3,000 SF	-2,500 SF	-13
GRANDS and MAINTENANCE - REMOVED	-3,000 SF	0 SF	0 SF	-2,500 SF	-13
PARKING GARAGE - PROPOSED	39,000 SF	39,000 SF	3,200 SF	0 SF	+ 250
2019 CHANGES	0 SF	39,000 SF	3,200 SF	-2,700 SF	-13 SF
NEW TOTALS	1,448,888 SF	272,362 SF	1,744,417 SF	266,771 SF	2,429 SF

CHANGES TO P.I.D. - 2021

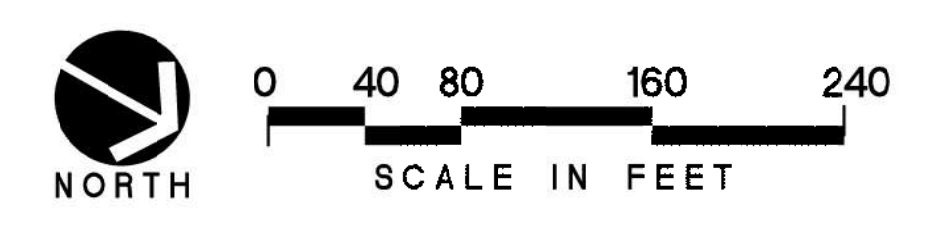
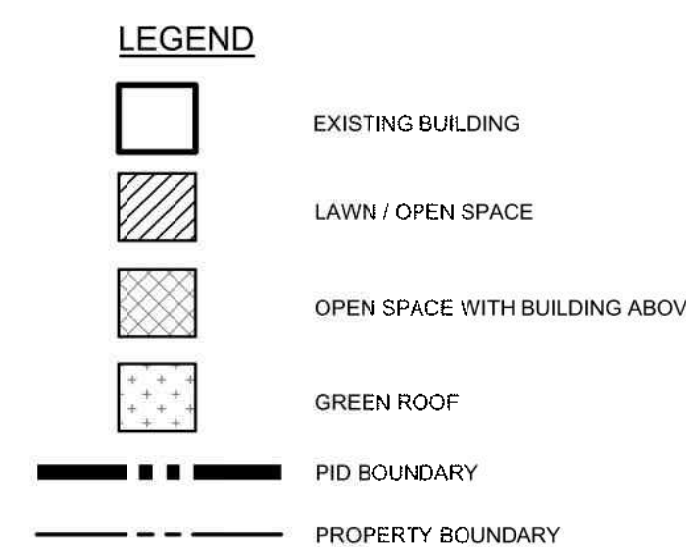
CHANGES	SITE AREA (PROPERTY)	GROUND COVERAGE (Bldg Footprint)	FLOOR AREA	OPEN SPACE	PARKING
WOMEN'S SERVICES BUILDING (NEW) PARKING GARAGE	N/A	- 1,600 (33,631 sq 26.21)	1,835,554	+ 1,600 SF	0
PEDESTRIAN BRIDGE	N/A	N/A	N/A	- 1,300 SF	0
LOT K, CHAP. UPDATE ONLY	N/A	N/A	N/A	N/A	N/A
LOT K, EXTENSION ONLY	N/A	N/A	N/A	N/A	N/A
LOT T, CHAP. UPDATE ONLY	N/A	N/A	N/A	N/A	N/A
WILLOW ST. PARKING GARAGE (CHAP. UPDATE ONLY)	N/A	N/A	N/A	N/A	N/A
FACILITIES GARAGE (CHAP. UPDATE ONLY - NOT IN PID)	N/A	N/A	N/A	N/A	N/A
2021 CHANGES	0 SF	- 1,600 SF	1,835,554	- 1,300 SF	0
NEW TOTALS	1,448,888 SF	270,762 SF	1,746,251 SF	265,471 SF	2,429 SF

SUMMARY

LOT COVERAGE (MAXIMUM ALLOWABLE PER)	FLOOR AREA RATIO (MAXIMUM 2.0 U)	PARKING	OPEN SPACE (MINIMUM 20%)
LOT AREA (PID FOOTPRINT) 1,448,888 SF	SITE AREA 1,448,888 SF	TOTAL REQUIRED 648	SITE AREA 1,448,888 SF
GROUND COVERAGE 270,762 SF	FLOOR AREA 1,746,251 SF	BY ZONING 648	OPEN SPACE 210,481 SF
GROUND COVERAGE/SITE AREA 18.7%	FLOOR AREA/SITE AREA 1.21	TOTAL PROVIDED 2376	OPEN SPACE/AREA 14.5%

PARKING DATA

LAND USE	ZONING REQUIREMENT	TOTAL	
HOSPITAL	1 SPACE PER 4 BEDS	431 BEDS / 4	108
OFFICES	1 SPACE PER 400 SF	54,933 SF / 400	137
NURSING SCHOOL	200 SQ FT PER 100 STUDENTS	200 SQ FT PER 100 STUDENTS	10
CONFERENCE	1 SPACE PER ROOM	20 ROOMS / 7	20
TRICHC	1 SPACE PER 500 SF	16,232 SF / 500	33
TRAINING CENTER	1 SPACE PER 1,000 SF	16,232 SF / 1,000	16
TOTAL REQUIRED BY ZONING		648 SPACES	
TOTAL PROVIDED		2,376 SPACES	



Revisions

No.	Date	Issued For
1	11.29.00	General Revision
2	05.14.02	General Revision
3	05.03.04	General Revision
4	11.29.04	General Revision
5	05.03.06	General Revision
6	11.14.06	General Revision
7	08.17.07	General Revision
8	11.29.08	General Revision
9	05.03.09	General Revision
10	11.12.09	General Revision
11	05.15.10	General Revision
12	07.17.10	General Revision 2010 Update
13	05.15.10	General Revision 2010 Update Rev.
14	07.27.11	General Revision 2011 Update

Project Number: 953070
 Drawn By: RM / FA
 Checked By: VP
 Scale: AS SHOWN

This drawing and all information contained herein, whether the property of APPEL OSBORNE LANDSCAPE ARCHITECTURE, all rights are expressly reserved and the drawing without the express written consent of APPEL OSBORNE LANDSCAPE ARCHITECTURE.