

City of Syracuse Zoning Administration

PETITION FOR A ZONE CHANGE

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: Case Number: Current Zoning District(s):

IMPORTANT NOTICE

This form is a **petition** for a zone change. A zone change is *not an entitlement*, and the City is *not required to act upon this petition*. There is no guarantee that this petition will ever be heard by the City Planning Commission or the Common Council. You are advised to consult an attorney if you have any questions about this petition.

ZONE CHANGE REQUEST FROM: TO:

DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL AND REASON FOR ZONE CHANGE:

Redevelopment of vacant industrial property (former Roth Steel) for the construction of an 100,000SF warehouse. Project includes the combination of multiple properties for one contiguous lot to support the development. The site improvements will include parking areas, drainage improvements, site lighting and landscaping, including required buffer along property lines.

This application is for a portion of one (1) additional parcel located at 120 N Geddes St (SBL 105.-09-17) to be included in the previously approved PDD (Z-2825 & Z-2827).

LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT AND OWNERS NAMES:

Address 1:
Owner Name 1: Current Zoning District:
Address 2:
Owner Name 2: Current Zoning District:
Address 3:
Owner Name 3: Current Zoning District:
Address 4:
Owner Name 4: Current Zoning District:

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (448-8280)

#1 Section: <input type="text" value="105."/>	Block: <input type="text" value="09"/>	Lot: <input type="text" value="17"/>
#2 Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>
#3 Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>
#4 Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>

PETITIONER INFORMATION:

Name(s):

Mailing Address:

Zip: Home phone: Day phone:

E-mail:

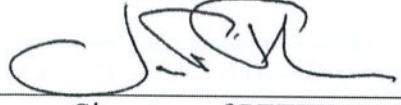
**REPRESENTATIVE INFORMATION:
(Only if involved in this application)**

Attorney Architect Contractor Other

Name(s):

Mailing Address:

Zip: Telephone: E-mail:



for Ranalli ALA LLC

1/5/2021

Signature of PETITIONER

Date

PRINT NAME OF PETITIONER

***Please note that if required referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

REFERRALS NEEDED:

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCIES OR DEPARTMENTS _____

.....

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.

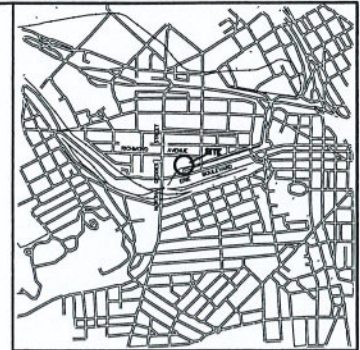
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: United Auto Supply Warehouse			
Project Location (describe, and attach a location map): 738-66 Erie Blvd W.			
Brief Description of Proposed Action: Zone Change to PDD, re-subdivision for lot consolidation, and project site review for proposed construction of approximately 100,000 SF warehouse and associated loading dock/parking areas on existing vacant industrial site. Zone change to include a portion of one additional parcel to previously approved zone change and site plans.			
Name of Applicant or Sponsor: Ranalli ALA LLC		Telephone: 315-350-4822 E-Mail: jamesranalli3@unitedautosupply.com	
Address: PO Box 890			
City/PO: Syracuse		State: NY	Zip Code: 13209
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 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: resubdivision, project site, and exception of use. NYSDEC SWPPP			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 5.69 acres	
b. Total acreage to be physically disturbed?		_____ 5.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 5.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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	YES	
	<input type="checkbox"/>	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

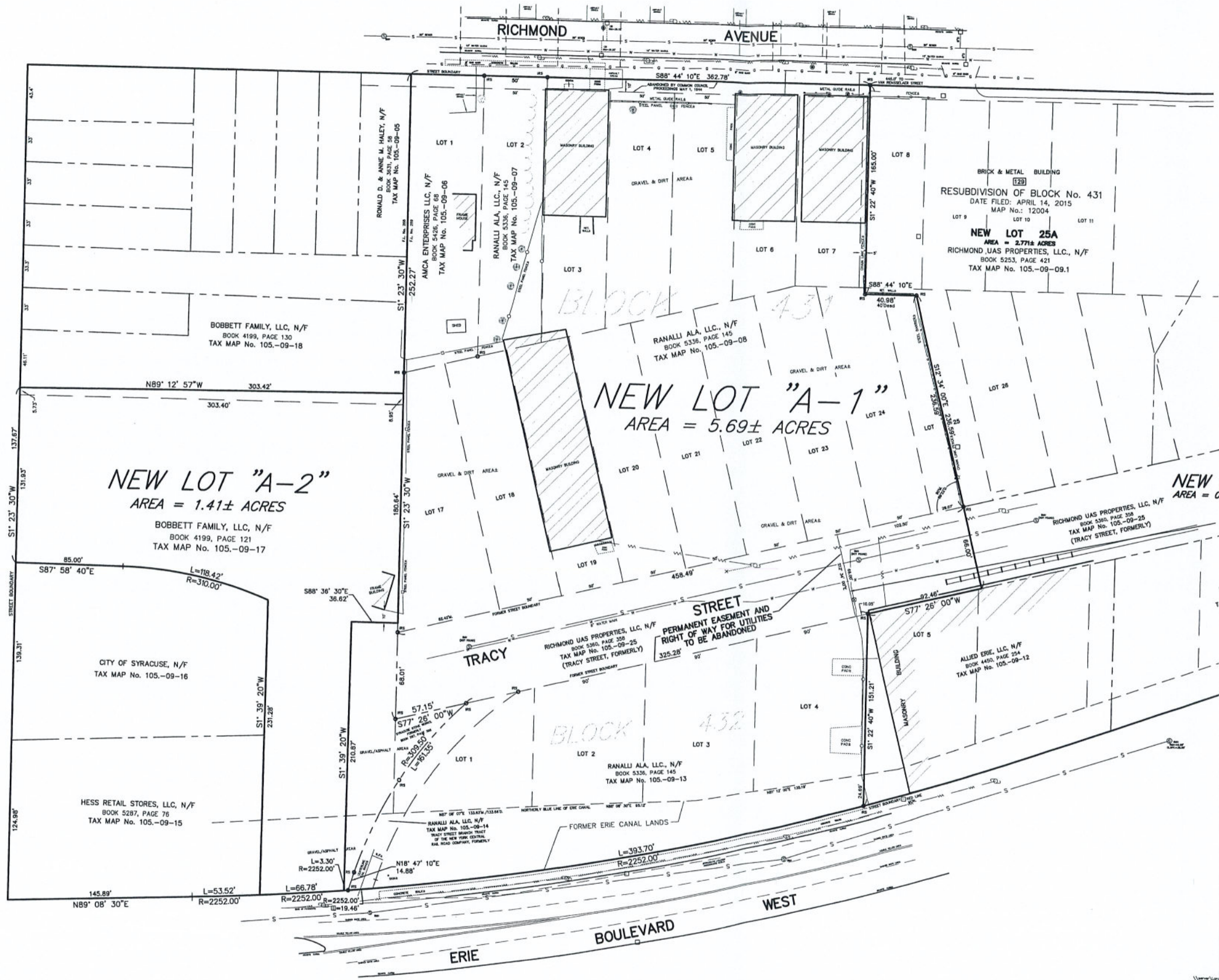
APPENDIX B

CONCEPTUAL SITE PLAN



LOCATION PLAN
Scale: 1" = 2000'

NORTH GEDES STREET

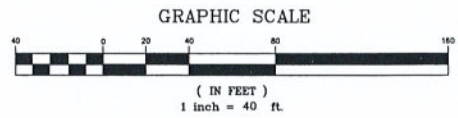


NOTES:

Total area: 6.064± acres
 Total number of lots: two (2) existing, two (2) proposed
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 The premises shown hereon is within Zone "C" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 0003 E, effective date: May 15, 1986.
 Tax Map Nos. 105.-09- 06, 07, 08, 13, 14, 17 & 25

LEGEND:

- G — indicates gas main, gas valve & gas line marker
- W — indicates water main, water valve & hydrant
- S — indicates storm sewer, catch basin & manhole
- U — indicates utility pole, anchor & overhead lines
- FF indicates iron pipe and/or monument found
- RS indicates iron rod and/or drill hole set, 10/2013
- 129 indicates street address
- △ BRILL HOLE indicates iron rod and/or drill hole set, 10/2013



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

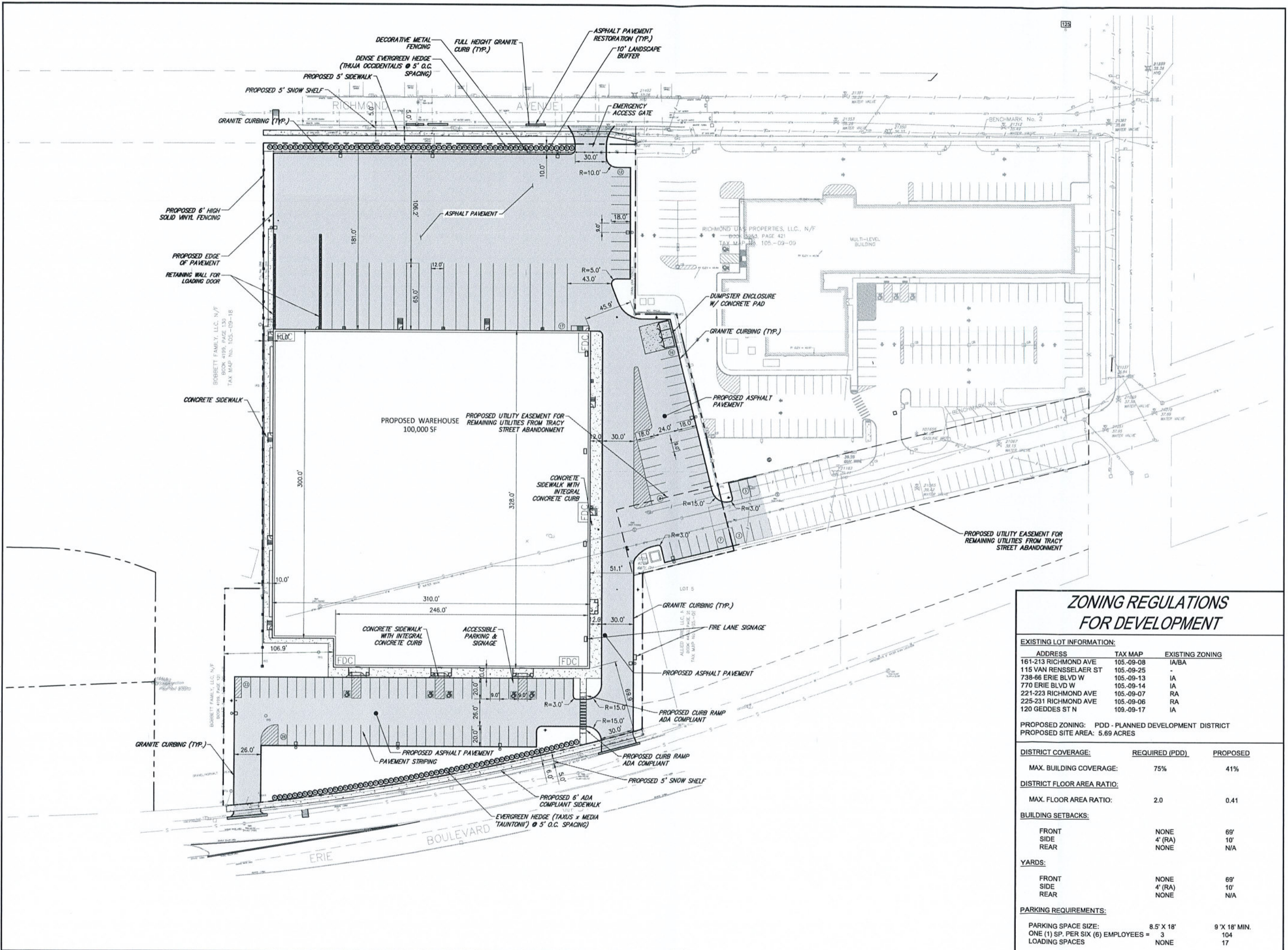
[Signature]
 N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2, of the New York State Education Law.

CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.
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REVISIONS 09-10-2020 10-05-2020	FINAL PLAN RESUBDIVISION OF NEW LOT "A" RANALLI ALA BLOCK Nos. 431 & 432 AND PART OF TRACY STREET 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	DATE: AUGUST 27, 2020 SCALE: 1" = 40' FILE NO.: 2544.013/2544.014	SHEET NO. 1 OF 1 F.B. NO. 1578

File: V:\PROJ\EST\NY\23278\CAD\DWG\WHSE\WHSE\1-101-LAY1.DWG
 Saved: 1/17/2021 11:37:00 PM Plotted: 1/19/2021 11:56:50 AM Current User: Harrell, Benjamin Last Saved By: 3757

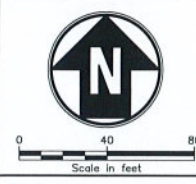


ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:		
ADDRESS	TAX MAP	EXISTING ZONING
161-213 RICHMOND AVE	105-09-08	IA/BA
115 VAN RENSSELAER ST	105-09-25	-
738-66 ERIE BLVD W	105-09-13	IA
770 ERIE BLVD W	105-09-14	IA
221-223 RICHMOND AVE	105-09-07	RA
225-231 RICHMOND AVE	105-09-06	RA
120 GEDDES ST N	109-09-17	IA

PROPOSED ZONING: PDD - PLANNED DEVELOPMENT DISTRICT
 PROPOSED SITE AREA: 5.69 ACRES

DISTRICT COVERAGE:	REQUIRED (PDD)	PROPOSED
MAX. BUILDING COVERAGE:	75%	41%
DISTRICT FLOOR AREA RATIO:		
MAX. FLOOR AREA RATIO:	2.0	0.41
BUILDING SETBACKS:		
FRONT	NONE	69'
SIDE	4' (RA)	10'
REAR	NONE	N/A
YARDS:		
FRONT	NONE	69'
SIDE	4' (RA)	10'
REAR	NONE	N/A
PARKING REQUIREMENTS:		
PARKING SPACE SIZE:	8.5' X 18'	9' X 18' MIN.
ONE (1) SP. PER SIX (6) EMPLOYEES =	3	104
LOADING SPACES	NONE	17



RANALLI ALA, LLC
 1200 STATE FAIR BLVD
 SYRACUSE NY 13209



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR REMOVE OR IN ANY MANNER TO INTERFERE WITH THE STRUCTURE OR FUNCTIONING OF ANY STRUCTURE OR WORKMANSHIP. THE LICENSEE SHALL STAMP THE DOCUMENT AND INCLUDE THE WORDING "REVISION" FOLLOWED BY THE DATE OF THE REVISION, THE NAME OF EACH ALTERNATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

PROPOSED WAREHOUSE
 738 ERIE BOULEVARD WEST
 SYRACUSE, NY

No.	Submitted / Revision	Appr'd By	Date
6	REVISED HYDRANT LOCATION	JFT	8/7/20
7	ROAD CUT PERMIT COMMENTS	JFT	8/19/20
8	REVISED STORM SYSTEM LAYOUT	JFT	11/22/20
9	PDD EXPANSION	JFT	11/20/20
10	CITY WATER DEPT COMMENTS	JFT	12/4/20
11	DRIVEWAY RELOCATION	JFT	1/5/21

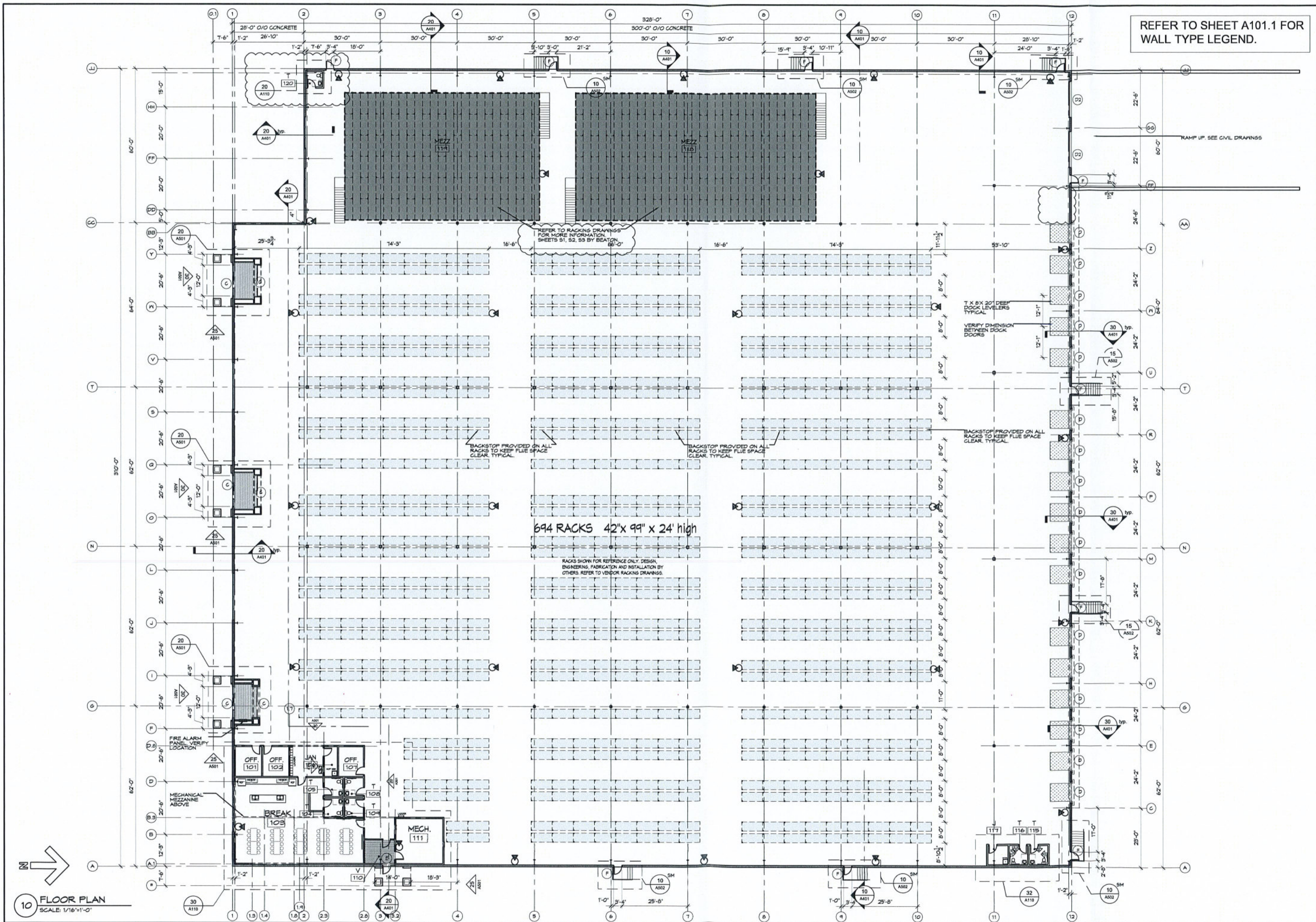
LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
BFB	AMV	JFT
Issue Date:	Project No:	Scale:
2/5/2020	23278	AS SHOWN

Drawing No.:
C-101

APPENDIX C

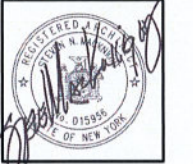
FLOOR PLAN AND SIGNAGE PLANS



macknight architects

212 north franklin street
syracuse, new york 13202
P. 315.424.0018
F. 315.472.3756
macknightarchitects.com

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WAREHOUSE
738 Erie Boulevard West
Syracuse, New York 13204

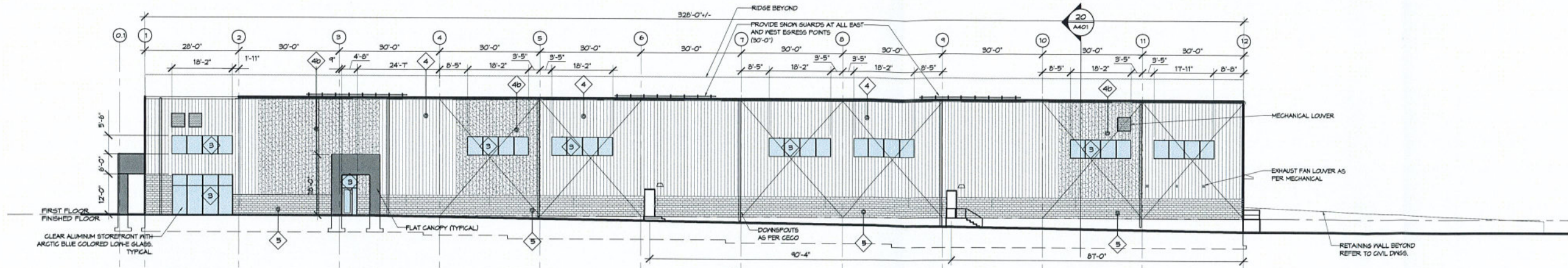
REVISIONS

NO.	DATE	BY
1	4.9.20	aa

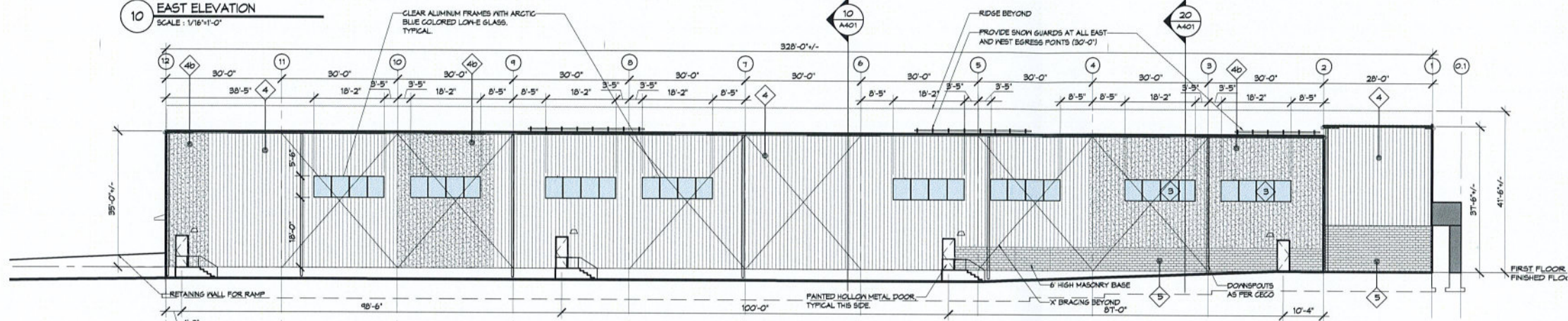
DATE 3/6/20
SCALE 1/16"=1'-0"
DRAWN AA
PROJ.
TITLE

OVERALL FLOOR PLAN
A-101

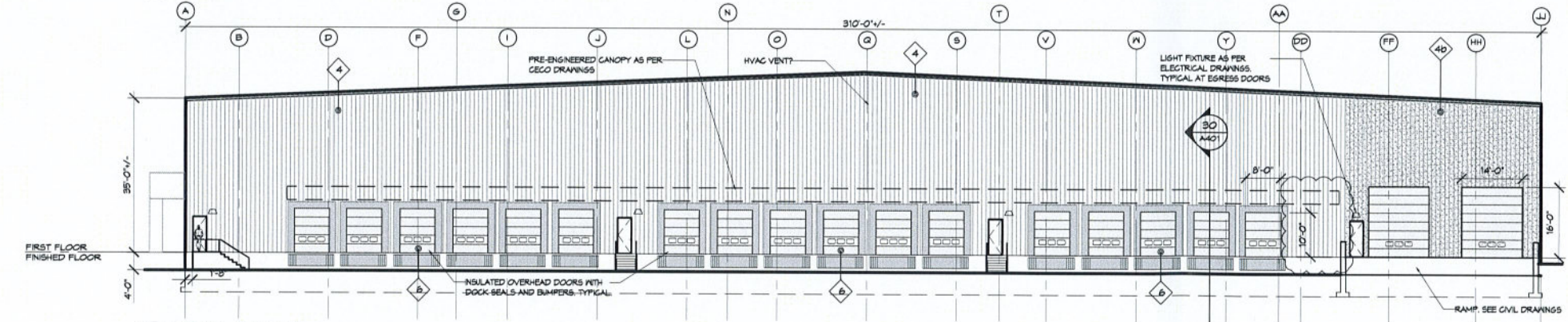
10 FLOOR PLAN
SCALE: 1/16"=1'-0"



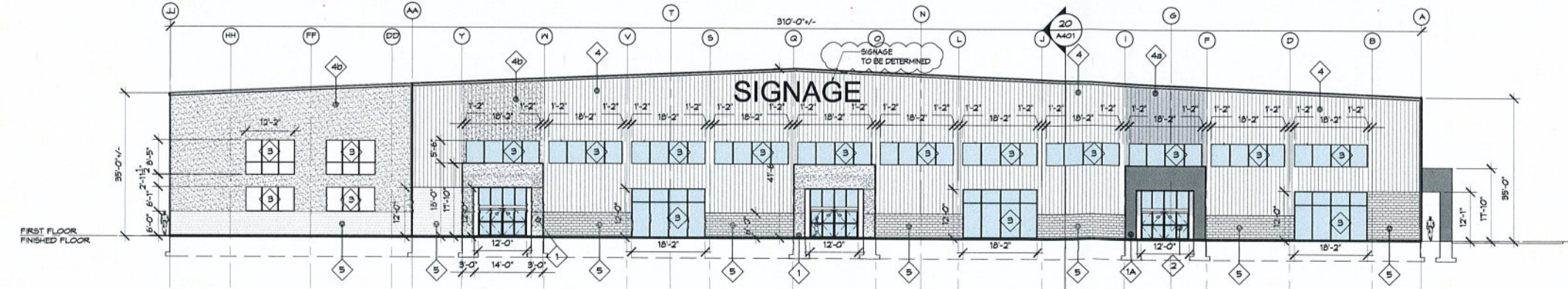
10 EAST ELEVATION
SCALE: 1/16"=1'-0"



20 WEST ELEVATION
SCALE: 1/16"=1'-0"



30 NORTH ELEVATION
SCALE: 1/16"=1'-0"



40 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

- EXTERIOR ELEVATION KEY**
- 1 FLAT CANOPY METAL CLADDING COLOR TO MATCH BUILDING CHARCOAL GRAY.
 - 1A FLAT CANOPY METAL CLADDING COLOR TO MATCH BUILDING HAWAIIAN BLUE
 - 2 STANLEY SLIDING DOORS WITH SWINGS EGRESS HARDWARE
 - 3 CLEAR ALUMINUM STOREFRONT WITH ARCTIC BLUE COLORED LOW-E GLASS, TYPICAL.
 - 4 PRE ENGINEERED METAL PANEL COLOR ASH GRAY
 - 4A PRE ENGINEERED METAL PANEL COLOR HAWAIIAN BLUE
 - 4B PRE ENGINEERED METAL PANEL COLOR CHARCOAL GRAY
 - 5 8" SPLITTAGE CMU WITH INSULATED CORE.
 - 6 INSULATED OVERHEAD DOOR WITH DOCK SEALS AND BUMPERS, AS PER OWNER, TYPICAL.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.



WAREHOUSE
738 Erie Boulevard West
Syracuse, New York 13204

REVISIONS

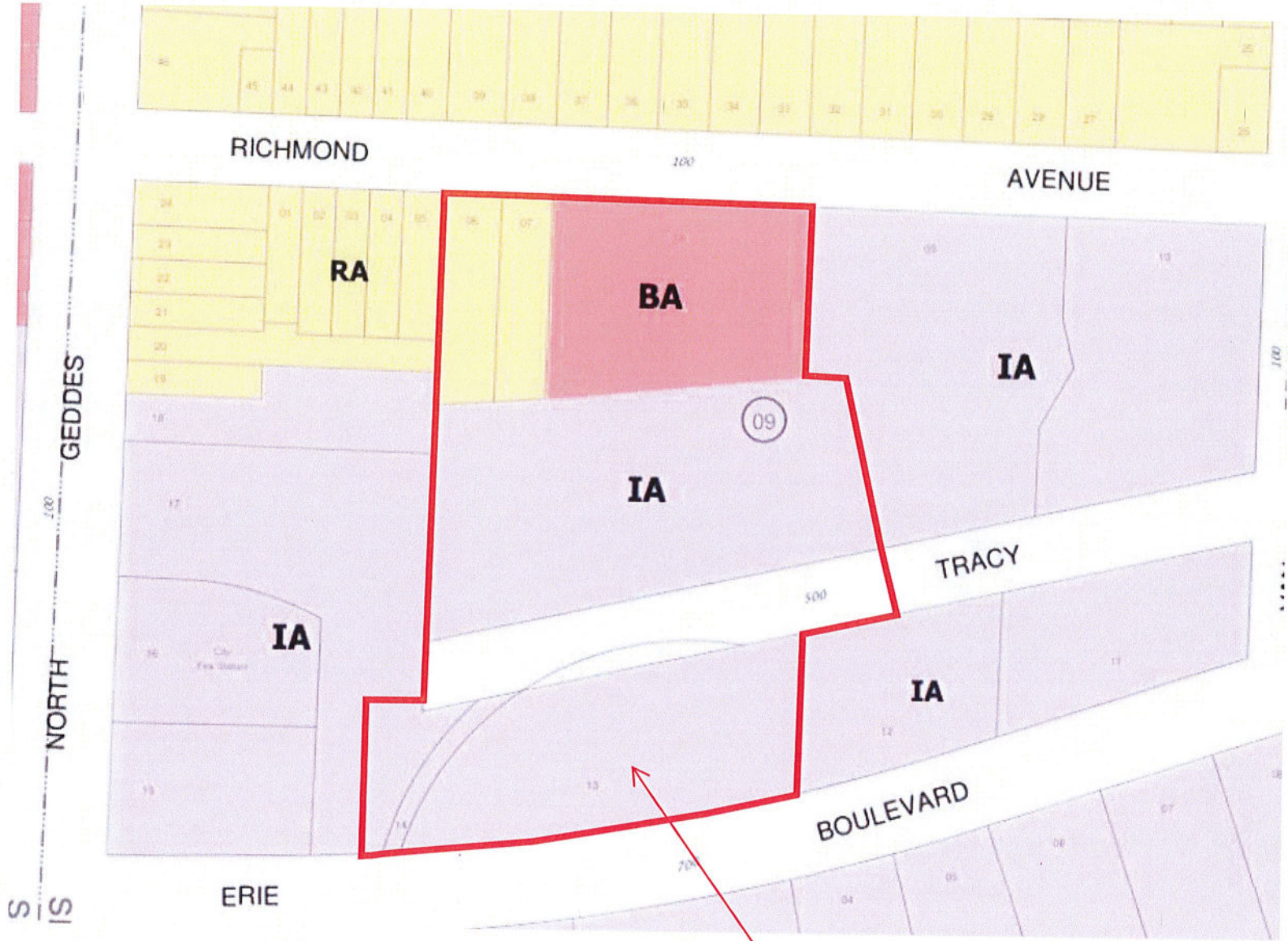
NO.	DATE	BY
1	4.9.20	BB

DATE 3/6/20
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PROJ.
TITLE

EXTERIOR ELEVATIONS

A-201

ZONING MAP



**PROPOSED PLANNED
DEVELOPMENT DISTRICT
(PDD) BOUNDARY**



January 5, 2021

Zoning Administration
City of Syracuse
201 E. Washington St
Syracuse NY 13202

RE: **PDD Application**
United Auto Supply – Eric Blvd Warehouse
738 Eric Blvd West
CHA Project No. 23278

Dear Zoning Administrator:

CHA, on behalf of the owner, is pleased to submit the revised Planned Development District (PDD) application for the above referenced project.

The following materials are enclosed:

- Revised District Plan “Application for Planned Development District – United Auto Supply Warehouse” Richmond Ave & Erie Boulevard dated 1/5/21.
- Area Zoning Map
- SEQR – Environmental Assessment Form
- Final Plan – Resubdivision Map Last revised 10/05/2020 by Ianuzi & Romans Land Surveying PC
 - 3 Full Size and 1 half size
- Zone Change Petition

DISTRICT PLAN

This application is intended to include a portion of one (1) additional parcel located at 120 Geddes St N (SBL 105.-09-17.0) within the previously approved PDD (Z-2825 & Z-2827) and as described in the updated District Plan titled “Application for Planned Development District – United Auto Supply Warehouse” prepared by CHA dated 1-5-21. A portion of property (SBL 105.-09-17.0) along Erie Blvd West is proposed to be subdivided and included in the existing PDD.

If you should require any additional information or have any questions, please do not hesitate to contact our office at 315-228-0036 or bbouchard@chacompanies.com.

Very truly yours,

A handwritten signature in black ink that reads 'Brian F. Bouchard'.

Brian F. Bouchard, P.E.
Project Engineer V

Enclosures

Cc:

V:\Projects\ANY\K2\23278\CADD\Concept\Roth Steel Warehouse\80K Warehouse\Applications\22 - PDD Application-1-5-21\0 - PDD Application-1-5-21.doc

Application for Planned Development District United Auto Supply Warehouse

**Richmond Avenue &
Erie Boulevard
Syracuse, New York**

CHA Project Number: 23278

Prepared by:



*One Park Place
300 S. State Street
Syracuse, New York 13202
Phone: (315) 471-3920*

January 5, 2020

1.0 CURRENT PROPERTY CONDITIONS

The property under consideration was previously owned and operated by Roth Steel for scraping of cars and metals for decades. Ranalli ALA LLC purchased the majority of the property during the break up of Roth Steel and purchased the abandoned portion of Tracy Street from the City of Syracuse for the development of the Marsellus Commons property in 2015-16.

The land is currently zoned Industrial, Business A, and Residential A on portions of the overall 5.69+/- acres proposed to become a Planned Development District. The property adjacent to the proposed development district are Industrial to the east, west and south. The site is bordered by Richmond Avenue to the North which has a section of residentially zoned properties. The property was cleared of condemned buildings in 2016-17 to allow for future development that would complement the surrounding businesses in the area.

2.0 PURPOSE AND INTENT OF AMENDMENT

The purpose of this Planned Development District is to allow the construction of an approximately 100,000 square foot warehouse facility located at 738-770 Erie Boulevard West to serve as a warehouse and distribution center for United Auto Supply, as they need additional facilities within the Syracuse market.

At the present time, United Auto Supply is a regional distribution company with connections to most major automotive part manufacturers. Since 2016, United Auto Supply has experienced significant growth within the distribution of parts in three markets: wholesale, retail and online fulfillment.

The goal of United Auto Supply is to increase their warehousing and distribution facilities to take on additional part lines and increase their market share in the Northeast United States. In order to facilitate this growth, a new warehouse is necessitated. The proposed applications (zoning, resubdivision and project site approval) would allow for the construction of the previously noted 100,000 square foot facility.

We have included the necessary applications and project plans for your review during the Planned Development District formation process.

3.0 USES ELIGIBLE

The site is proposed for office, retail, warehouse and distribution. This would compliment uses at the Marsellus Commons development and the warehouse and distribution facility located at 450 Tracy Street.

4.0 NON-CONFORMING USES

To the applicant's knowledge, there is no current non-conforming use within the existing planned development area.

5.0 DISTRICT PLAN

Enclosed is a copy of the application for zoning approval as well as the application for resubdivision and project site approval. The plans denote the proposed lots to be included in the proposed PDD.

Included in this application is a copy of the existing condition survey, site plans for the proposed development, floor plans and proposed elevations and signage for the building.

Access to the proposed development would be off Erie Boulevard, the ingress/egress easement off on Van Rensselaer Street and emergency ingress/egress off Richmond Avenue. Employee and deliveries to the site would have their primary access off the two curb cuts on Erie Boulevard. Secondary access will be the shared ingress/egress with the Marsellus Commons project. To provide ample emergency access, a gated curb cut will be provided off Richmond Ave that will be only utilized by police, fire and ambulance responders if needed.

The property will be screened along Richmond Avenue with street trees and fencing, and along the western property boundary with a solid vinyl fence.

There is no intent to alter any setback requirements for streets and/or property lines that are currently in place by the City of Syracuse.

6.0 SUPPORTING EXPLANATORY MATERIAL

At the present time, United Auto Supply currently has around 400-500 full and part time employees with salaries ranging from \$26,000 per year to \$150,000 per year. The proposed PDD is to construct

a new warehouse space in the city of Syracuse and maintain jobs in the near west side and their corporate headquarters at 1200 State Fair Boulevard. Based upon improvements that were completed under applications in this area, distressed structures that were on the site were removed and the site was stabilized for future development. Additionally, new curbing, sidewalks, and streetscaping will be completed along Erie Boulevard and Richmond Avenue. Improvements also include site access points, pedestrian accessibility to the site and within the project area, promote bicycle access for employees to the site, improved neighborhood's appearance, and provide the necessary site security for the facilities operations.

The project plan illustrates that there is more than adequate proposed on-site parking. The attached plans denote parking areas that can accommodate 100+ vehicles, as well as seventeen loading docks and two overhead doors to accommodate large box delivery trucks and tractor trailers.

As it relates to the City Sanitary and Storm water facilities, the applicant will comply with the City and Onondaga County's 1:1 offset for Sanitary Sewer Improvement. Additionally, detention facilities will be constructed on site to not increase runoff from the proposed development.

Based upon the nature of the neighboring facilities, there will be security measures implemented. The site will be surrounded by wrought iron security fences/gates, infrared motion sensors, and indoor/outdoor security alarms. Additionally, the facility will have smoke detectors, fire alarms, and direct connection for the City Fire Department. Other security systems implemented by United Auto Supply have been able to assist the city police department with solving neighborhood crimes. Additionally, the police have been very cooperative with United Auto Supply and their tenants in that they monitor the site upon the arrival of the midnight work shift as they arrive to ensure security and safety for employees in this area.

The current land use within 500' of the district encompasses an office furniture center, former state office buildings, many commercial offices, and other facilities along Erie Boulevard West. Adjacent to the proposed PDD is the former Marsellus Casket Company property which has since been re-developed as Marsellus Commons which is a mixed use development home to Rural Metro with various offices/uses on the upper floors. The area along Richmond Avenue include residential properties. The property also is included within an opportunity zone.

The applicant respectfully submits this request to form a planned development district as it would be in the best interest of the City of Syracuse and this neighborhood to keep this property utilized. With such similar day to day operations as the neighboring properties, the new zoning proposed should

have little impact to the overall area and surrounding neighborhood.

7.0 DEVELOPMENT REQUIREMENTS

- A. Maximum District Coverage: No more than 75% of the district bounded by public right of ways will be covered by structures. It is the district plan to continue using large paved areas for parking and loading of trucks and tractor trailers for warehouse distribution purposes.
- B. Floor and Ground Area Ratios: The ratio of floor area to ground area shall not exceed 2.0 for this Planned Development District.
- C. Setbacks: Existing building setback lines will be in conformance with City of Syracuse Building and Codes for Light Industrial Uses.
- D. Yards: The yards will be in conformance with current City of Syracuse Codes for Light Industrial District.
- E. Off-Street Parking: The site will provide adequate parking on site for delivery trucks and employee parking. The site will provide the necessary parking per the City of Syracuse requirements for warehousing.
- F. Off-Street Loading: All loading of trucks and delivery vehicles will be completed on site. As previously stated, the existing facility has twenty (20) loading docks.

APPENDIX A

SITE PHOTOS

View Looking West



View Looking South



View from Richmond Ave



View From Erie Blvd West

