

John P. Copanas
City Clerk
jcopanas@syr.gov.net



Patricia K. McBride
Deputy City Clerk
pmcbride@syr.gov.net

OFFICE OF THE CITY CLERK

Benjamin R. Walsh, Mayor

March 28, 2021

Heather Lamendola
Zoning Administrator
City Hall Commons, Room 512
Syracuse, NY 13202

Re: Request for City Land Abandonment: 530 North Salina Street

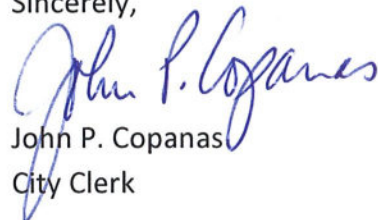
Dear Ms. Lamendola:

Enclosed please find a formal request from SS Funding & Procurement Resources, on behalf of The Syracuse Flatiron, LLC, that a portion of the property adjacent to Prospect Avenue be abandoned by the City of Syracuse to the adjoining landowners for parking and sidewalk use.

Enclosed is the formal request for abandonment; the proposed abandonment description; and the abandonment maps.

If you have any questions or require additional information do not hesitate to contact me at 448-8217.

Sincerely,



John P. Copanas
City Clerk

CC: Dave Clifford, City Assessor
Mary Robison, City Engineer

February 4, 2021

Mr. John P. Copanas, City Clerk
231 City Hall, 233 Washington Street
Syracuse, NY 13212

**RE: City Land Abandonment 530 N. Salina Street
Tax Parcel #08.-18-04**

Dear Mr. Copanas:

SS Funding & Procurement Resources, LLC, on behalf of The Syracuse Flatiron, LLC, requests that a portion of the property adjacent to Prospect Avenue be abandoned by the City of Syracuse to the adjoining landowners for parking and sidewalk use. Said parcel is adjacent to the property at 530 N. Salina Street (that are currently owned by The Syracuse Flatiron, LLC).

The development team has met extensively with the City Departments over the past two years to address each department's concerns. We are ready to move forward with land acquisition.

There are three parcels, including this parcel, involved with this abandonment. We are enclosing a copy of the Proposed Abandonment Plan indicating the three parcels involved (with square footage/acreage of proposed abandonment), and a completed Short Environmental Assessment Form.

Upon formal abandonment of said property, this letter further requests that the parcel be appraised and sold to The Syracuse Flatiron, LLC. We have attached a site plan indicating the parcel involved, showing how the abandoned street parcel would be utilized, and the improvements to the parcel as part of the overall redevelopment.

The abandonment and acquisition of this parcel is critical to the successful development of 526-528 and 530 N. Salina Street. These adjacent properties are part of the restoration of a National Registered-list structure and critical component of the successful redevelopment of the historic North Salina Street corridor.

Your favorable consideration of this request will be greatly appreciated. Thank you. As always, should you have any questions, please contact me directly at (315)-530-2502.

Best regards,

SS FUNDING & PROCUREMENT RESOURCES, LLC



Sarah Stephens
President

C:\Clients\Irfan\Abandonment\City abandonment 530.docx (Edward Keplinger).docx

April 13, 2021

Mr. John P. Copanas, City Clerk
231 City Hall, 233 Washington Street
Syracuse, NY 13212

RE: City Land Abandonment 522-24 N. Salina Street

Dear Mr. Copanas:

Please let this letter serve as my official permission as owner of 522-24 S. Salina Street to allow Irfan Elahi and his team pursue the abandonment application before the City of Syracuse for the land adjacent to Prospect Avenue.

The abandonment and acquisition of this parcel is critical to the successful development of 526-528 and 530 N. Salina Street. These adjacent properties are part of the restoration of a National Registered-list structure and critical component of the successful redevelopment of the historic North Salina Street corridor.

Please feel free to contact me directly at 315-705-5889 if you have any further questions.

Best regards,

SHA 2013, LLC



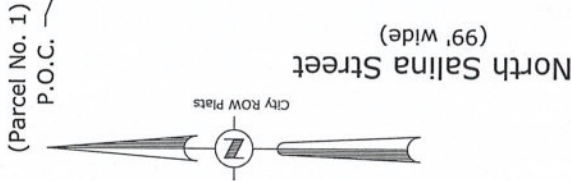
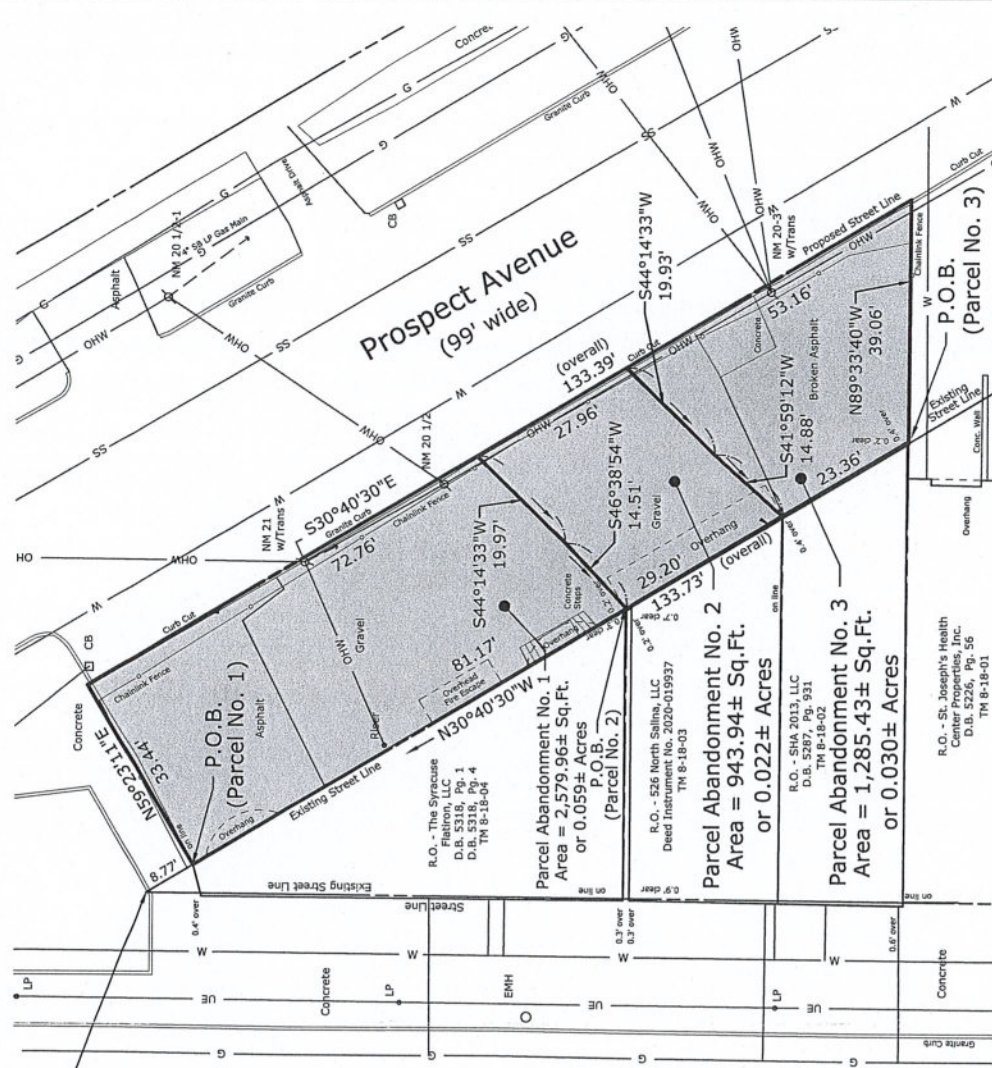
Syed Ali
Owner/Member

C:\Clients\Irfan\Abandonment\City abandonment 528.docx.doc

Proposed Abandonment of a Portion of Prospect Avenue – Parcel No. 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga, State of New York, being a portion of Prospect Avenue and being more particularly bounded and described as follows:

Commencing at a point in the westerly line of Prospect Avenue at the intersection with the easterly line of North Salina Street; thence South 30 deg. 40 min. 30 sec. East along the said westerly line of Prospect Avenue, a distance of 8.77 feet to the **Point of Beginning**; thence through the existing lands known as Prospect Avenue, the following four (4) courses and distances: 1.) North 59 deg. 23 min. 11 sec. East a distance of 33.44 feet to a point; thence 2.) South 30 deg. 40 min. 30 sec. East a distance of 72.76 feet to a point; thence 3.) South 44 deg. 14 min. 33 sec. West a distance of 19.97 feet to a point and 4.) South 46 deg. 38 min. 54 sec. West a distance of 14.51 feet to a point on the division line between the lands now or formerly of 526 North Salina, LLC as described in Deed Instrument No. 2020-019937 on the south and the lands now or formerly of The Syracuse Flatiron, LLC as described in Book 5318 of Deeds at Page 1 & 4 on the north at its intersection with the said westerly line of Prospect Avenue; thence North 30 deg. 40 min. 30 sec. West along the said westerly line of Prospect Avenue, a distance of 81.17 feet to the Point of Beginning. Containing 2,579.96 square feet or 0.059 acres of lands, more or less.



LEGEND

- DHW O DRAINAGE MANHOLE
- CB SQUARE CATCH BASIN
- L-3 UTILITY POLE W/ LIGHT
- EMH ELECTRIC MANHOLE
- THM O TELEPHONE MANHOLE
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- OVERHEAD WIRES
- GAS LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

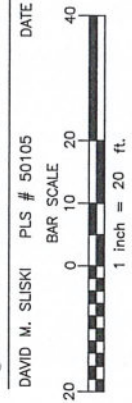
- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON THE CITY OF SYRACUSE RIGHT OF WAY PLATS.
 - 2.) VERTICAL DATUM IS BASED ON CITY OF SYRACUSE DATUM.
 - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 5.) FIELD WORK PERFORMED ON JANUARY 3, 2019.

MAP REFERENCES

1.) LOCATION SURVEY ON PART OF BLOCK No. 10 CITY OF SYRACUSE PREPARED BY LEHR LAND SURVEYORS DATED SEPT. 10, 2003 AND REDATED JANUARY 21, 2015.

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David M. Sliski 03/01/2021



"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE NAME AND TITLE OF THE SURVEYOR OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY."

PROPOSED ABANDONMENT MAP
FOR A PORTION OF PROSPECT AVENUE
ADJACENT TO AND CONTIGUOUS TO 522-24, 526-28 & 530 NORTH SALINA STREET

CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LUTHERHAM, NY 13110
CORLESKILL, NY • GLENS FALLS, NY • JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
PHONE: 518.786.7400

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.
09/08/2020	A) Split Aban parcel into two Aban parcels	dms	dms	dms
02/05/21	A) Split Aban parcel into three Aban parcels	dms	dms	dms
03/01/21	A) Revise Parcel 3	dms	dms	dms

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

APPROVED: 2020
C.T. MALE ASSOCIATES

DRAFTED : DMS
CHECKED : DMS
PROJ. NO : 18.8702
SCALE : 1" = 20 FT.
DATE : FFR. 14. 2020

DAVID M. SLISKI
P.L.S. NO. 50105

STATE OF NEW YORK
DAVID MICHAEL SLISKI
0250105
SURVEYOR

KEPLINGER FREEMAN ASSOCIATES
 ARCHITECTS
 1000 W. WASHINGTON ST., SUITE 200
 SYRACUSE, NY 13202
 TEL: 315.478.5430
 FAX: 315.478.5430
 WWW.KFAA.COM

**PROGRESS PRINT
 NOT FOR
 CONSTRUCTION
 3/1/2021**

**HISTORIC REHABILITATION
 530-538 NORTH SALINA
 HOLMES • KING • KALLOQUIST
 & Associates, Architects, LLP
 572 NORTH SALINA STREET, SYRACUSE, NY 13202
 PH: (315) 478-8371 FAX: (315) 478-5430
 WWW.HOLKALLOQUIST.COM**

SITE PLAN

L2.1

**SECTION
 ASPHALT REPAIR- CONCRETE BASE
 CITY OF SYRACUSE**

1.1 NOT TO SCALE

1.2 NOT TO SCALE

SECTION 1.1
 ASPHALT REPAIR- CONCRETE BASE
 CITY OF SYRACUSE

GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY FILL REQUIRED BELOW PARKING SURFACE SHALL ONLY BE COURSE #2 GRANITE OR COURSE #1 GRANITE.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO EXISTING UTILITIES SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH TO THE FINISH OF THE EXISTING PAVING. ANY CHANGES TO EXISTING PAVING SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

SITE PLAN KEYNOTES

1. PEET EXISTING LINE AND GRADE.
2. PEET TOP AND FACE OF EXISTING CURB.
3. INSTALL GRANITE CURB PER DETAIL 1.1.1 WITH AN 8" FOOT TYPICAL REVEAL ALONG CURB LINE.
4. 4-INCH LEVY PIPE FROM AREA DRAIN TO BE RECONNECTED TO EXISTING DRAINAGE SYSTEM. COORDINATE WITH PEET DRAWINGS.
5. INSTALL GRANITE CURB WITH 6" REVEAL PER DETAIL 1.1.1.
6. INSTALL ASPHALT PARKING PAVEMENT PER DETAIL 1.1.1.
7. INSTALL CONCRETE PAVEMENT PER DETAIL 1.1.1.
8. INSTALL STONE STAIRS AND STONE RETAINING WALL STAIRS SHALL HAVE 2" TYPICAL TREADS. INSTALL STAINLESS STEEL HANDRAILS ON BOTH SIDES OF STAIRS.
9. INSTALL STONE STAIRS AND STONE RETAINING WALL TYPICAL STAIRS SHALL HAVE 2" TYPICAL TREADS. STAIRS SHALL HAVE 2" TYPICAL RISES. STAIRS SHALL HAVE STAINLESS STEEL HANDRAILS ON BOTH SIDES OF STAIRS.
10. 4-INCH BIDE PAINTED LINE. TYPICAL.
11. INSTALL RESERVED PARKING STALL PER DETAIL 1.1.1.
12. INSTALL SALVAGED/RECYCLED AND REGRANITE CURB PER DETAIL 1.1.1 WITH 10" HIGH REVEAL.
13. FINE GRADE CONCRETE BRACKETS TO DIRECT STOPWATER RUNOFF AWAY FROM FOOTING AND AROUND PERIMETER COLLAR OF BELLOWS.
14. CENTER ALONG TOP OF BELLOWS WITH BALLASTERS 4-INCHES ON CENTER.
15. CARBONALLY REDUCED BRONZE PHASER AND SPOCKLE AS REQUIRED TO INSTALL NEW GRANITE CURB. GRANITE CURB SHALL BE INSTALLED AT AN ELEVATION AS SHOWN AND SHALL BE FLUSH TO THE EXISTING GRADE. GRANITE CURB SHALL BE INSTALLED AT AN ELEVATION AS SHOWN AND SHALL BE FLUSH TO THE EXISTING GRADE.
16. INSTALL 8" X 8" BRICK BACK PER DETAIL 8.1.1 AND 14" MANUFACTURED RECEPTIONS.
17. INSTALL 8" X 8" BRICK BACK PER DETAIL 8.1.1 AND 14" MANUFACTURED RECEPTIONS.
18. HOLD 10' X 8' GARAGE VOTE STORAGE AREA WITH 4" HEIGHT FENCE TO HOLD 10' X 8' GARAGE VOTE STORAGE AREA.
19. SHOW STORAGE AREA.

SECTION - PAVED AREAS

1. NEW PAVED AREAS SHALL BE CONSTRUCTED TO THE FINISH OF THE EXISTING PAVING. ANY CHANGES TO EXISTING PAVING SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO EXISTING UTILITIES SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

SECTION - NON-PAVED AREAS

1. ALL NON-PAVED AREAS SHALL BE CONSTRUCTED TO THE FINISH OF THE EXISTING PAVING. ANY CHANGES TO EXISTING PAVING SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO EXISTING UTILITIES SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

TRAFFIC CONTROL SIGN

1. ALL TRAFFIC CONTROL SIGNS SHALL BE CONSTRUCTED TO THE FINISH OF THE EXISTING PAVING. ANY CHANGES TO EXISTING PAVING SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES TO EXISTING UTILITIES SHALL BE APPROVED AND RECORDED BY THE CITY OF SYRACUSE.

**SECTION 1.2
 GRANITE CURB**

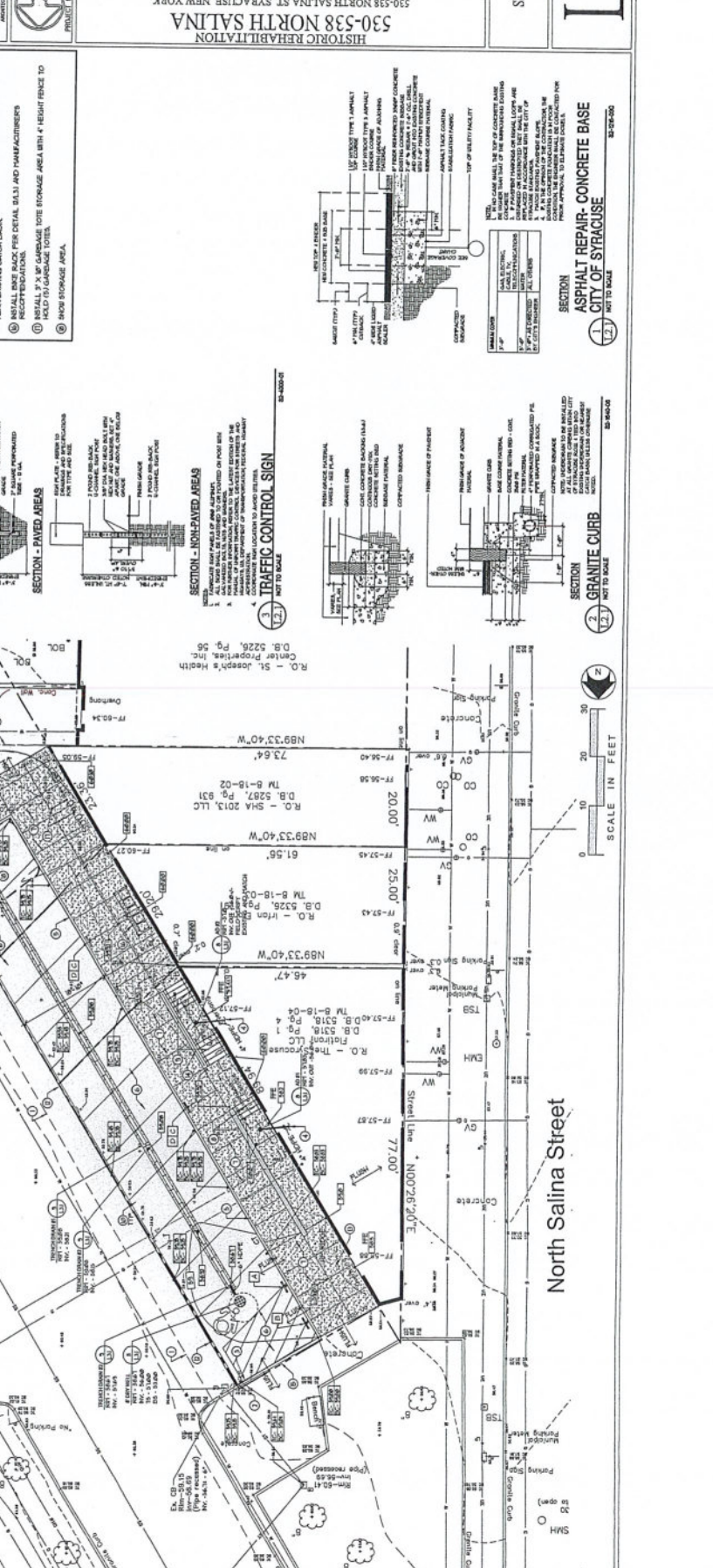
1.1 NOT TO SCALE

1.2 NOT TO SCALE

**SECTION 1.1
 ASPHALT REPAIR- CONCRETE BASE
 CITY OF SYRACUSE**

1.1 NOT TO SCALE

1.2 NOT TO SCALE



**SECTION 1.1
 ASPHALT REPAIR- CONCRETE BASE
 CITY OF SYRACUSE**

1.1 NOT TO SCALE

1.2 NOT TO SCALE

SECTION 1.1
 ASPHALT REPAIR- CONCRETE BASE
 CITY OF SYRACUSE

Common Council Office
314 City Hall
Syracuse, N.Y. 13202



Council Office: (315) 448-8466
Fax: (315) 448-8423

CITY OF SYRACUSE COMMON COUNCIL

PATRICK J. HOGAN
Councilor – 2nd District

April 16, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

RE: Flat Iron Building Redevelopment

Dear Ms. Lamendola:

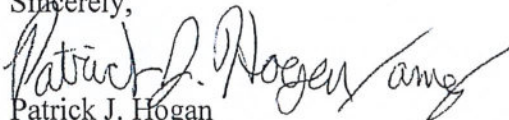
I write this letter in support of Application R-21-19, for a Resubdivision to combine three properties situated at 522-524, 526-528, and 530 North Salina Street. Both the Syracuse Flatiron and the adjacent building 526-528 N. Salina Street will be renovated as part of the developers over \$2 million dollar renovations. These buildings have sat vacant, dilapidated and have been a blight in our community for well over a decade. Their success is our entire neighborhoods success.

Residents are drawn to urban living with the proximity of work, access to entertainment and cultural attractions it can provide. This type of residential urban expansion supports job growth for the community, attracting the young workforce entering the market by fitting into their lifestyle trends. It is also attractive to “empty-nesters” looking to live in places with easily accessible amenities and minimal maintenance obligations.

As part of the redevelopment it is my understanding the developer wishes to have a portion of the Prospect Avenue right of way abandoned to create tenant parking. I believe this is a good use of the land and will minimally impact the neighborhood while returning a vacant and under-utilized property to the city’s tax rolls. I encourage the City to pursue this abandonment.

I am excited to have investment in our community and in this building. I support this redevelopment project wholeheartedly.

Sincerely,


Patrick J. Hogan
2nd District Councilor

PH/amg



HOLMES • KING • KALLQUIST
& Associates, Architects

575 NORTH SALINA STREET
SYRACUSE, NEW YORK 13208

315 / 476-8371
FAX 315 / 476-5420

WWW.HKKARCHITECTS.COM

April 15, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

Re: Flat Iron Building Redevelopment

Dear Ms. Lamendola:

As members of the North Salina St. business community, and long-time property owner across N. Salina St. from the subject property, we are excited to hear of the redevelopment of the Flatiron building. It is our understanding that, as part a \$2.5 million renovation, both the Syracuse Flatiron (530-536 N. Salina St.) and the adjacent building at 526-528 N. Salina Street will be renovated. These buildings have sat vacant and dilapidated for well over a decade, and have been a blight on our community. Their success is our entire neighborhood's success.

The buildings' redevelopment will improve a large portion of the block, greatly improving the neighborhood's image and the pedestrian experience of those people living, working and shopping in our business corridor. This project sits at the gateway to the N. Salina Street corridor and, once renovated, will be a welcoming reflection of what this business corridor strives to represent.

As part of the redevelopment, it is our understanding that the developer wishes to have the property in the Prospect Avenue right-of-way abandoned for tenant parking. We feel this is a good use of the land and will minimize any impact on the neighborhood, particularly if said abandonment will strengthen the project's viability. We hope that the City will pursue such a use.

On behalf of my partners Carlton Holmes and Leif Kallquist, we are excited to see investment in our community in general, and in this building in particular, and support this redevelopment project. Please feel free to contact me should you have any questions or require additional information.

Very truly yours,

Bruce C. King, AIA
Principal-in-Charge
Holmes•King•Kallquist & Associates, Architects

CARLTON H. HOLMES, AIA,
LEED AP
PRINCIPAL

BRUCE C. KING, AIA,
NCARB
PRINCIPAL

LEIF G. KALLQUIST, AIA
PRINCIPAL

C. JEFFREY TAW, AIA,
SENIOR ASSOCIATE

JAMES F. WILLIAMS, AIA,
LEED AP
SENIOR ASSOCIATE

DEAN A. BIANCAVILLA, AIA,
LEED AP
ASSOCIATE

JULIA HAFITKA-MARSHALL, AIA
ASSOCIATE



NEHDA
101 Gertrude Street
Syracuse, NY 13203
www.nehda.org
315-425-1032

April 12, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

RE: Flatiron Building Redevelopment, 530 N. Salina St.

Dear Ms. Lamendola,

The Syracuse Flatiron, located at 530 N. Salina Street, is one of Syracuse's hidden gems that has fallen into disrepair. After years of work, this federal/state historically designated building now has an opportunity to be brought back into productive use. The proposed renovation project would invest over \$2 million into the Flatiron building and the adjacent 526-528 N. Salina Street property.

NEHDA strongly supports mixed-use development projects such as this to promote healthy and vibrant business corridors. The proposal for the Flatiron building - which is so prominently located in the Northside's main business corridor - is emblematic of the revitalization work taking place throughout the Northside.

This project transforms the buildings which have been a blight to the neighborhood for more than 10 years, creating modern storefront spaces for Northside businesses and quality apartments to help relieve the Northside housing shortage, providing modern residences for existing and new Northside residents who will, in turn, likely patronize Northside businesses.

We understand the developer has requested that the property in the right of way be abandoned in favor of tenant parking. We are in support of this accommodation, anticipating it will minimize any negative impact on the parking situation on this block. This request for dedicated parking for tenants signals to us that the developer is thinking ahead not only about this building, but about its potential impacts on the business corridor as a whole.

We are pleased with the overwhelmingly positive influence we anticipate this project will have on the Northside and enthusiastically support this proposal. Thank you for your consideration.

Sincerely,

Andrea Wandersee
Executive Director



Help Your Business. Help Your Neighborhood.

April 6, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

Re: Flatiron redevelopment

Dear Ms. Lamendola,

The Northside Business Partnership is pleased to provide its enthusiastic support for the Flatiron redevelopment project. This is a building that we have desired to see redeveloped for well over a decade, so it is very exciting to see it nearing fruition. The redevelopment of this building, which sits prominently in the Northside's main business corridor, will surely bring new life and interest to not just the 500 block of North Salina but to the entire area.

The renovation of historic buildings is the foundation upon which the revitalization of the North Salina Street National Historic District is built. It is unfortunate that this building has sat vacant for so long, especially given its iconic form, but with this project it will contribute to the corridor's ongoing revitalization efforts. By leveraging the building's innate qualities which make it suitable for a mixed-use project, the developer will provide space for new businesses to move to the neighborhood while also providing housing for new residents to call the Northside home. These new residents will likely patronize the local shops in the Northside, helping to strengthen our business community.

It is our understanding that the developer is requesting the city abandon a portion of the Prospect Avenue right of way to create dedicated parking for tenants. We have seen the struggles created by parking needs in the corridor and believe providing dedicated parking for this project by abandoning a portion of the right of way as a great solution to eliminate future parking issues for this project. Therefore, we encourage the city to grant the request for the right of way abandonment.

Investing over \$2 million to renovate this vacant and dilapidated property will not only transform this site but the block, and we believe the corridor as well. This is a rare opportunity to see investment of this magnitude in the North Salina corridor, and one that will bring back to life a historic building unlike any other in Syracuse. We fully support this project and implore you to approve this long-awaited opportunity not just for the developer but for the Northside business community.

Please feel free to reach out with any questions or concerns.

Thank you,

Gina Santucci

President, Northside Business Partnership

A handwritten signature in black ink, appearing to read "Gina Santucci".

March 25, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

Re: Flat Iron Building Redevelopment

Dear Ms. Lamendola:

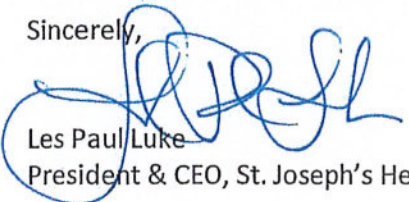
St. Joseph's Health is pleased to provide its full support to the Flat Iron redevelopment project. As precedent demonstrates, St. Joseph's has a vested interest in contributing to and supporting the redevelopment of the neighborhood in ways that benefit our community's residents and businesses. The Flat Iron sits adjacent to our campus and is a building we believe, once renovated, will greatly add to the vibrancy of the North Salina Street corridor.

The hospital's commitment to addressing Social Determinants of Health (SDoH) include working to improve the built environment so residents have access to safe and healthy living conditions in their community. Returning this building to productive use is a positive step towards the advancement of SDoH outcomes. We expect this project will also encourage other property owners to join in the revitalization of this unique corridor, joining in the cultivation of a healthier community for our neighborhood residents.

We understand part of the developer's proposed project requests the abandonment of a portion of the Prospect Avenue right-of-way to allow for the creation of dedicated, permanent parking for tenants. We believe this is an important element of the project and encourage the city to grant this request. We are also open to a similar conversation with the city regarding the portion of the right-of-way adjacent to St. Joseph's Health's Pietrafesa Training Center that abuts Prospect Avenue.

St. Joseph's Health is in full support of this project and encourages its approval. This project is one St. Joseph's Health has anticipated for quite some time, and it is exciting, not just for the hospital but for the entire North Salina Street corridor, to be at the cusp of it becoming a reality. Please feel free to contact me with any questions.

Sincerely,


Les Paul Luke
President & CEO, St. Joseph's Health

March 16, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

Re: Flat Iron redevelopment

Dear Ms. Lamendola,

It is with great excitement that I write to you on behalf of Northside UP to express support for the Flat Iron project. The redevelopment of this property has long been a goal of Northside UP's neighborhood revitalization efforts. Northside UP has worked for over a decade to turn this vacant iconic building into a positive asset for our neighborhood. We tried unsuccessfully to get the previous owners to complete the project and have supported the current owner as well, including helping him to secure Restore NY grant funds. It is with much anticipation that this project is brought before you and the Planning Commission, indicating its redevelopment is almost upon us.


The proposed project will bring this dormant building back to life with ground floor storefront(s) and residential units above. This type of development is exactly what the neighborhood needs, bringing new businesses and residents to the corridor while restoring a historic building. The owner's vision to bring the building back to its former grandeur will only further support the integrity of the National North Salina Street Historic District, still reeling from the loss of four buildings destroyed by fire on the 700 block. This project will re-enliven arguably the most prominent North Salina Street building, and we believe it will be a clear signal to other property owners along the corridor to have confidence in moving their own investments forward.

Part of the owner's project is a request to have a portion of the Prospect Avenue right of way abandoned. This will facilitate the creation of permanent dedicated parking for tenants; enhance a long-neglected area of the street; and have minimal impact on the Prospect Avenue corridor and surrounding neighborhood. I urge you to grant this request as it is a critical component in the success of the project.

Before you is a highly sought-after opportunity to bring this critical property come back to life, one that aligns with Northside UP's vision for the neighborhood. Northside UP believes the redevelopment of the Flat Iron building will be a bellwether for other projects in the corridor, helping to attract new residents, businesses, and visitors while increasing the city's tax base. I strongly urge you to capitalize on this exciting and pivotal moment by approving the proposed Flat Iron project.

Please feel free to contact me should you have any questions.

Thank you,



Jonathan Link Logan
Director, Northside UP



HOUSINGVISIONS
Real Plans. Real People. Real Progress.

Michael W. La Flair
Director of Community & Government Relations
Housing Visions Unlimited, Inc.
1201 E. Fayette St.
Syracuse, NY 13210

March 11, 2021

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

RE: Flat Iron Building Redevelopment

Dear Ms. Lamendola:

As a large stakeholder of the north side community comprised of 175 quality, affordable units in addition to commercial offerings, I am excited to hear of the redevelopment of the Flatiron building. As part of the over \$2 million renovation both the Syracuse Flatiron and the adjacent building 526-528 N. Salina Street will be renovated. These buildings have sat vacant, dilapidated and have been a blight in our community for well over a decade. Their success is our entire neighborhoods success.

The buildings redevelopment will clean up half of that block, greatly improving the entranceways and welcome people into our business corridor. This project sits at the gateway to the N. Salina Street corridor and once renovated will be a welcoming reflection of what this business corridor is becoming. It will welcome residents, employees and visitors to the area.

As part of the redevelopment it is our understanding that the developer wishes to have the property in the right of way abandoned for tenant parking, we feel this is a good use of the land and will minimize impact on the neighborhood and hope that the City will pursue such a use. As a neighboring property we are excited that the parking area adjacent to ours will be improved.

We are excited to have investment in our community and in this building and support this redevelopment project. Please feel free to contact me should you have any questions or require additional information.

Best regards,

1201 E. Fayette Street Suite 26
Syracuse, New York 13210
315.472.3820 www.housingvisions.org

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

November 20, 2020

George Angeloro, Jr.
Francesca's Cucina
545 North Salina Street
Syracuse, NY 13208

RE: Flat Iron Building Redevelopment

Dear Ms. Lamendola:

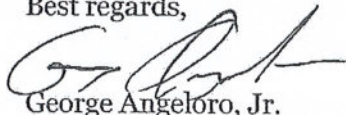
As the owner of Francesca's Cucina and a member of the North Salina business community I am excited to hear of the proposed redevelopment of the Flat Iron building as well as 526-28 North Salina Street. These buildings have sat vacant, dilapidated and have been a blight in our community for well over a decade. Their presence has been an eyesore for my customers for far too long. I am eager to see them redeveloped so they can positively contribute to our community. Their success is our entire neighborhood's success, and their renovation will be transformational not just to the 500 block of North Salina but for the entire corridor.

The buildings' redevelopment will clean up half of the 500 block of North Salina Street, greatly improving our business corridor by bringing life back to the prominent and iconic Flat Iron building. Once renovated, the project will reflect what this business corridor is becoming. It will welcome residents, employees and visitors to the area.

As part of the redevelopment it is my understanding that the developer wishes to have a small portion of the Prospect Avenue right of way abandoned to create tenant parking. I feel this is a good use of the land and will minimally impact the neighborhood. I encourage the City to pursue this abandonment to ensure the greatest possible success for these long-anticipated projects.

I am are excited to have investment in our community and in this building because I know it will help improve the area around my business, which can only be positive. I enthusiastically support this redevelopment project. Please feel free to contact me should you have any questions or require additional information.

Best regards,



George Angeloro, Jr.
Owner
Francesca's Cucina

Ms. Heather Lamendola
Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202

November 20, 2020

George Angeloro, Sr.
15 Sunset Terrace
Baldwinsville, NY 13027

RE: Flat Iron Building Redevelopment

Dear Ms. Lamendola:

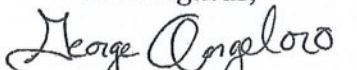
As an owner of several Northside properties and someone long active in the neighborhood's business community, I am excited to hear of the proposed redevelopment of the Flat Iron building as well as 526-28 North Salina Street. These buildings have sat vacant, dilapidated and have been a blight in our community for well over a decade. I have been supporting efforts by Northside UP and the Northside Business Partnership for over a decade. I am eager to see them redeveloped so they can positively contribute to our community. Their renovation will be transformational not just to the 500 block of North Salina but for the entire corridor.

The buildings' redevelopment will clean up half of the 500 block of North Salina Street, greatly improving the North Salina Street business corridor by bringing life back to the prominent and iconic Flat Iron building. Once renovated, the project will reflect what this business corridor is becoming. It will welcome residents, employees and visitors to the area.

As part of the redevelopment it is my understanding that the developer wishes to have a small portion of the Prospect Avenue right of way abandoned to create tenant parking. I feel this is a good use of the land and will minimally impact the neighborhood. I encourage the City to pursue this abandonment to ensure the greatest possible success for these long-anticipated projects.

I am are excited to have investment in our community and in this building because I know it will help improve the Northside, which can only be positive. I enthusiastically support this redevelopment project. Please feel free to contact me should you have any questions or require additional information.

Best regards,


George Angeloro, Sr.