

City of Syracuse  
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syrgov.net](mailto:zoning@syrgov.net) \* [www.syrgov.net/Zoning.aspx](http://www.syrgov.net/Zoning.aspx)

Office Use Filing Date: Case: Zoning District:

**REQUESTED** (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input type="checkbox"/> Resubdivision:			
<input checked="" type="checkbox"/> Lot Alteration:	CRADDOCK PARK	3	0.494 ACRES

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 1912 SOUTH AVE	79-10-6	PATRICK CREGAN	c2006
2) 1908 SOUTH AVE	79-10-5	PATRICK CREGAN	c2006
3) 1902 SOUTH AVE	79-10-4	PATRICK CREGAN	c2000
4)			

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

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

1) NA 2) 3)

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe, as applicable.)

Demolition (full and partial):  
 New Construction: 6' x 8' ENTRY VESTIBULE  
 Façade (Exterior) Alterations:  
 Site Changes: LOT COMBINATION

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: SWALLOW RESTAURANT  
Current Land Use(s): BUSINESS  
Proposed Land Use(s): BUSINESS  
Number of Dwelling Units: 1  
Days and Hours of Operation: 4-12  
Number of Onsite Parking Spaces: 20

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

LOT COMBINATION OF EXISTING LOTS OWNED BY PATRICK CREGAN, SOUTH VALLEY INC

City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S)** (required)

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

Patrick	CREGG	PRESIDENT	SOUTH VALLEY INC		
First Name	Last Name	Title	Company		
4802	LIMEHILL DRIVE	SYRACUSE NY 13205	St	Zip	Phone: 315-575-7409
Street Address	Apt / Suite / Other	City	St	Zip	Email: PATRICK.CREGG@AOL.COM
* Signature: Patrick Cregg			Date: 3/5/2021		

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

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

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

**\* OWNER SIGNATURE DECLARATION**

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

**\* APPLICANT(S)** (if applicable) Patrick Cregg

Patrick	CREGG	PRESIDENT	SOUTH VALLEY INC		
First Name	Last Name	Title	Company		
4802	LIMEHILL DRIVE	SYRACUSE NY 13205	St	Zip	Phone: 315-575-7409
Street Address	Apt / Suite / Other	City	St	Zip	Email: PATRICK.CREGG@AOL.COM

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

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

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

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

# 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.

<b>Part 1 – Project and Sponsor Information</b>							
SWALLOWS RESTAURANT, SOUTH VALLEY LLC							
Name of Action or Project: LOT COMBINATION OF 3 EXISTING LOTS OWNED BY PATRICK CREEGAN							
Project Location (describe, and attach a location map): 1912 SOUTH AVE SYRACUSE NY 13207							
Brief Description of Proposed Action: LOT COMBINATION OF 1912, 1908, 1902 SOUTH AVE ALL OWNED BY PATRICK CREEGAN							
Name of Applicant or Sponsor: PATRICK CREEGAN		Telephone: 315-575-7409					
		E-Mail: PATRICK.CREEGAN@AOL.COM					
Address: 4302 LIME HILL DRIVE							
City/PO: SYRACUSE		State: NY	Zip Code: 13215				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: CITY OF SYRACUSE			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		.494 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?		.494 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 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 type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____			
_____			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?			
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>PATRICK CREGG</u> Date: <u>03/05/2021</u>		
X Signature: <u>Patrick Flanagan</u> Title: <u>PRESIDENT</u>		



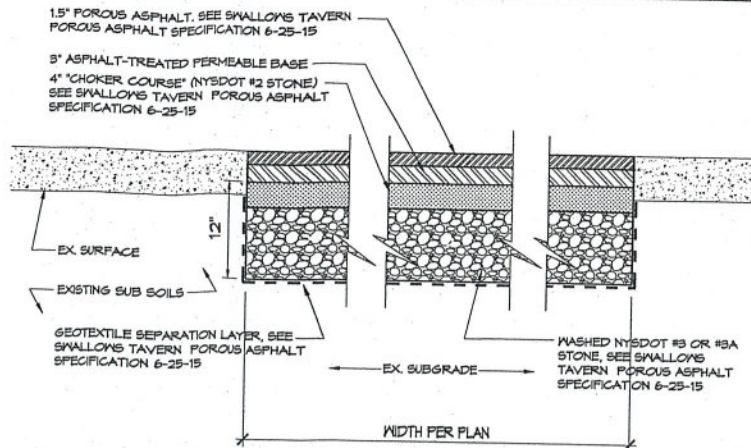
**Table 1: Infiltration Test Results**  
 Location: Swallows Tavern, 1912 South Ave., Syracuse NY  
 Thursday, May 14, 2015

Test Hole #	Pit Depth (in)	Time	Results				Rate (in/hr)	Soil Description
			Trial 1	Trial 2	Trial 3	Trial 4		
1	72	Start (in)	12	9.5	7.75	7	8.4	0'-6": RC 6'-48" Fill, concrete bladders, sbs 12"-36" Dk brn fine sand and silt
		Finish (in)	28.125	23	23.25	28.75		
2	56	Start (in)	15.25	19.25	11.5	10.125	8.5	0'-6": RC 8'-66" lt brn fn sand & silt w clay
		Finish (in)	36	36	36	36		
		Duration (min)	181	107	130	238		

Notes:  
 Testing performed by Kyle E. Thomas, P.E. (Natural Systems Engineering, PLLC).  
 Test Hole 2 was dry at the end of each test, recorded as total length of pipe, 36 inches.

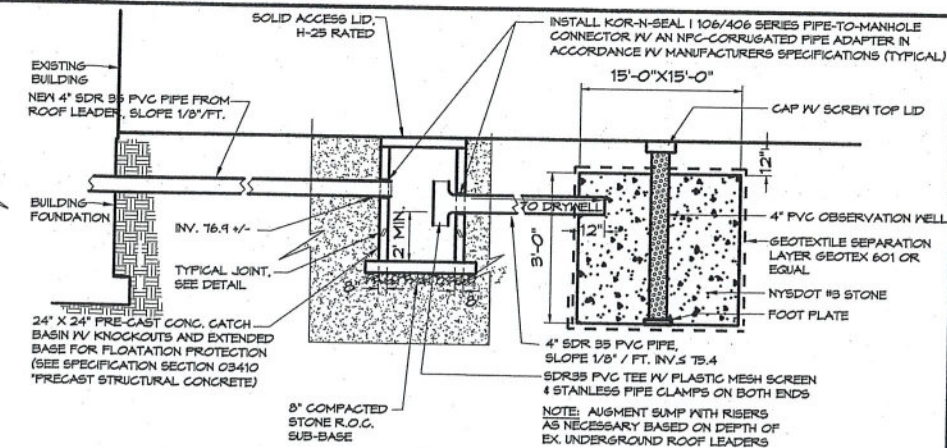
**Table 2: Porous Asphalt Lot Stormwater Retention Calculations - Swallows Tavern 1912 South Ave., Syracuse**

Contributing Roof Area	1,970 sq ft
Contributing Lot Area	18,625 sq ft
Added Greenspace	1,805 sq ft
<b>Stormwater Mitigation:</b>	
Porous Lot	
Runoff Volume from 2-in event	2,483 cu ft
Effective depth of infiltration basin storage:	12 in
Porous Lot Area	6,600 sq ft
Infiltration Basin Porosity	40%
Maximum stormwater retention:	2,640 cu ft
<b>Dry Well</b>	
Runoff Volume from 2-in event	263 cu ft
Dry Well Volume	25 cu yd
Dry Well Porosity	40%
Maximum stormwater retention:	270 cu ft



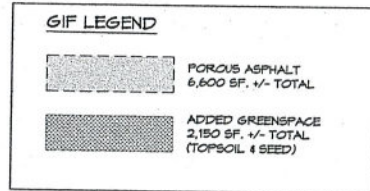
**POROUS ASPHALT DETAIL**

SCALE: NONE



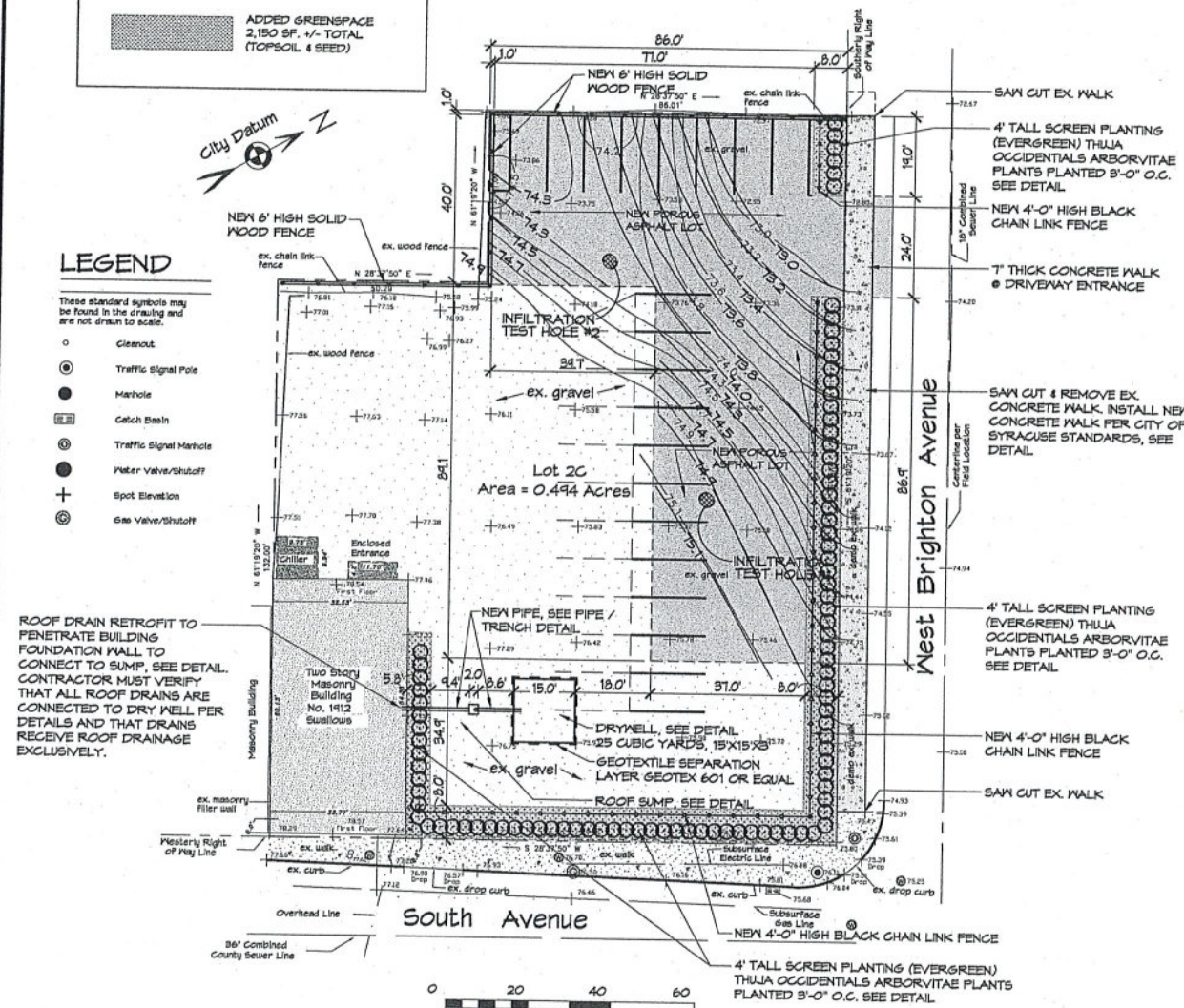
**ROOF SUMP & DRYWELL DETAIL**

SCALE: NONE



**LEGEND**

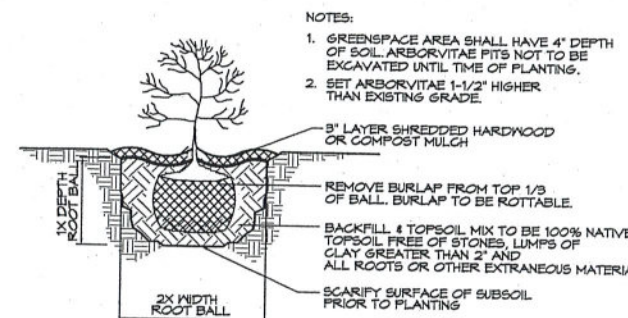
- These standard symbols may be found in the drawing and are not drawn to scale.
- Clearcut
  - ⊙ Traffic Signal Pole
  - Manhole
  - ⊞ Catch Basin
  - ⊙ Traffic Signal Manhole
  - ⊙ Meter Valve/Shutoff
  - ⊕ Spot Elevation
  - ⊙ Gas Valve/Shutoff



**SITE PLAN**

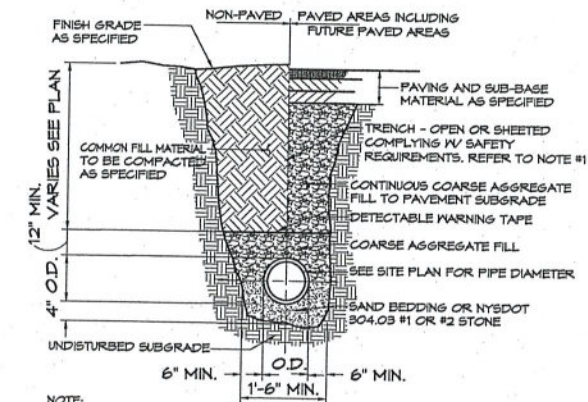
SCALE: 1"=20'-0"

- GENERAL NOTES:**
- THIS DESIGN IS FOR GREEN INFRASTRUCTURE (GI) MEASURE(S) INTENDED TO MITIGATE STORMWATER RUNOFF ASSOCIATED WITH IMPERVIOUS AREA(S). PROJECT IS BEING UNDERTAKEN PER THE CLIENTS APPLICATION FOR REIMBURSEMENT OF SUCH GI UNDER ONONDAGA COUNTY'S "SAVE THE RAIN" PROGRAM. BECAUSE SUCH GI MEASURES INHERENTLY INVOLVE AN INFILTRATION COMPONENT, INFILTRATION ON BUILDING BASEMENTS AND OTHER SITE INFRASTRUCTURE, AS CONSIDERED PRUDENT & FEASIBLE, GIVEN THE TECHNICAL AND FISCAL CONSTRAINTS OF THE PROGRAM. USE CANNOT AND DOES NOT ASSUME ANY LIABILITY, HOWEVER, FOR SUCH IMPACT TO ON-SITE INFRASTRUCTURE RESULTING FROM INFILTRATION OCCURRING AS A RESULT OF THE IMPLEMENTATION OF THIS PLAN.
  - ALL UNDERGROUND ITEMS ARE TO BE CONSIDERED APPROXIMATE LOCATIONS ONLY. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES / STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR, INCLUDING BUT NOT LIMITED TO CONTACTING DIS-SAFELY NY AT 800-462-1962, PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND OTHER IMPROVEMENTS ADJACENT TO ANY AND ALL EXCAVATIONS AND OTHER CONSTRUCTION ACTIVITIES
  - UNLESS OTHERWISE NOTED, ALL MATERIALS & METHODS OF CONSTRUCTION SHALL CONFORM TO NYS DOT STANDARD DETAILS & SPECIFICATIONS.
  - CONTRACTOR SHALL ENSURE THAT NEITHER EROSION OR SEDIMENTATION OCCURS RESULTING IN ADVERSE IMPACT TO CITY SEWER SYSTEM OR ADJACENT/DOWNSTREAM PROPERTY(IES), THROUGH THE USE OF SILT FENCING, CATCH BASIN INLET PROTECTION, AND/OR OTHER ESC MEASURES, IF NECESSARY.
- SURVEY NOTES:**
- TOPOGRAPHY BASED ON SURVEY BY MICHAEL J. MCCULLY LAND SURVEYING PLLC, L.S.#50696 (CAZENOVIA, NEW YORK) DATED JUNE 16, 2015.
  - INVERT ELEVATION AT THE CATCH BASIN WAS NOT AVAILABLE AT TIME OF SURVEY.
  - CONTRACTOR TO MAINTAIN, RELOCATE, OR REPLACE ALL EXISTING SURVEY MONUMENTS, CONTROL POINTS, BENCHMARKS, AND STAKES WHICH ARE DISTURBED OR DESTROYED DURING CONSTRUCTION. PERFORM THE WORK TO PROVIDE THE SAME LEVEL OF ACCURACY AS THE ORIGINAL MONUMENT(S) IN A TIMELY MANNER, AND AT THE CONTRACTOR'S EXPENSE.
  - SURVEY PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE.
  - UTILITIES AS DEPICTED HEREON PER FIELD LOCATION & THE CITY OF SYRACUSE ENGINEERING DEPARTMENT AND ARE APPROXIMATE ONLY.
  - PARCEL AREA- .494 ACRES
  - ELEVATIONS BASED ON CITY OF SYRACUSE DATUM.
  - ELEVATIONS AT CURB LINE ARE ON TOP UNLESS OTHERWISE NOTED
  - SUBJECT PARCEL IS IN THE PROCESS OF BEING RESUBDIVIDED AND WILL BE KNOWN AS LOT 2C OF CRADDOCK PARK, AMENDED.



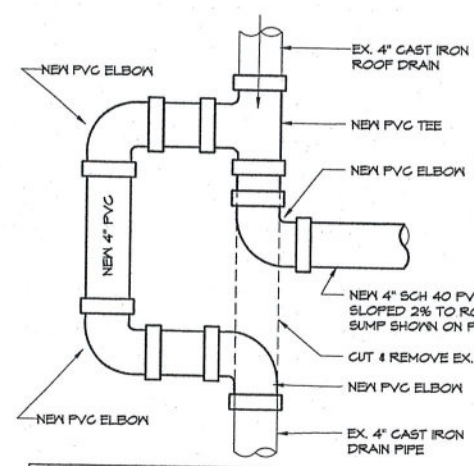
**ARBORVITAE PLANTING DETAIL**

SCALE: NONE



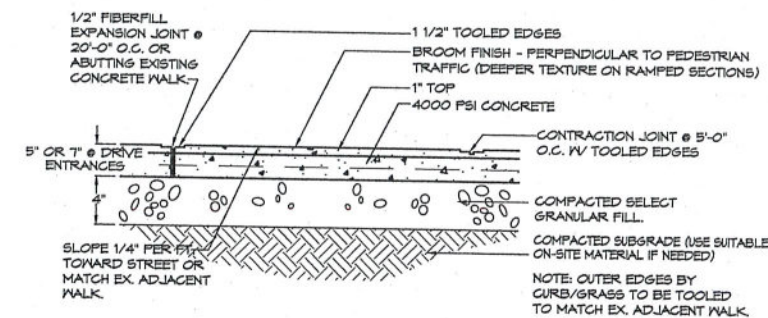
**PIPE / TRENCH DETAIL**

SCALE: NONE



**ROOF DRAIN RETROFIT DETAIL**

SCALE: NONE



**CONCRETE SIDEWALK DETAIL**

SCALE: NONE

No.	BY	DATE	DESCRIPTION
1	KT	8.21.15	REVISIONS TO ADDRESS CITY ZONING COMMENTS



SCALE:	CLIENT:
AS NOTED	SWALLOWS TAVERN 1912 SOUTH AVENUE SYRACUSE, NEW YORK
DATE:	PROJECT:
7-25-15	GREEN INFRASTRUCTURE (GIF #)
PREPARED BY:	TITLE:
KT	SITE PLAN
CHECKED BY:	SHEET NO.:
	CU 1