

City of Syracuse
Office of Zoning Administration

**PROJECT SITE / SITE PLAN (LAKE FRONT) / MULTI-BUILDING / PROJECT PLAN
REVIEW APPLICATION**

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syr.gov * www.syr.gov.net/Zoning.aspx

Office Use _____ Filing Date: _____ Case: _____ Zoning District: _____

REQUESTED (Check applicable and briefly describe.)

- Project Site Review: Proposed apartment building
- Site Plan Review (Lake Front): _____
- Multi-Building Review: _____
- Project Plan Review: _____

| <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) <u>800-08 E Fayette St & Forman</u> | <u>048.-02-01.1</u> | <u>Wellington Place LLC</u> | <u>07/25/1996</u> |
| 2) _____ | _____ | _____ | _____ |
| 3) _____ | _____ | _____ | _____ |
| 4) _____ | _____ | _____ | _____ |

As listed in the Department of Assessment property tax records at <http://syr.gov.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) Resubdivision / Lot alteration 2) _____ 3) _____

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

- Demolition (full and partial): Partial removal of existing asphalt pavement parking lot
- New Construction: Proposed apartment building
- Façade (Exterior) Alterations: _____
- Site Changes: surface parking, courtyard, sidewalks, landscaping

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Wellington Place Apartments
 Current Land Use(s): Parking lot
 Proposed Land Use(s): Apartments w/ parking
 Number of Dwelling Units: 193
 Days and Hours of Operation: N/A (residential)
 Number of Onsite Parking Spaces: 194

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

The project lot is proposed to be subdivided into Lot 1 and Lot 2 (see plans). Lot 1 (1.70 ac), which currently serves as a parking lot, is proposed to be replaced with new apartment building. An underground garage level is also proposed for this building and is to provide 159 parking spaces. On ground level, centered in the "u-shape" of the building is a proposed courtyard and 35 surface parking spaces, bringing the proposed total parking spaces to 194. The building will include 193 residential apartments, amenity space, a roof deck, and exterior courtyard.

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.**

| | | | | | |
|-------------------------------------|----------------|-------------------|----------------------|-------|----------------------|
| <i>Michael</i> | <i>Quigley</i> | <i>Auth. Rep.</i> | Wellington Place LLC | | |
| <i>Michael</i> | <i>Quigley</i> | <i>Auth. Rep.</i> | Wellington Place LLC | | |
| 821 E Genesee St | | Syracuse | NY | 13210 | Phone: 315-475-3717 |
| 821 E Genesee St | | Syracuse | NY | 13210 | Phone: 315-475-3717 |
| * Signature: <i>Michael Quigley</i> | | | | | Date: <i>4/23/21</i> |

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

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

| | | | | | |
|----------------|---------------------|-------|---------|-----|--------|
| First Name | Last Name | Title | Company | | |
| Street Address | Apt / Suite / Other | City | St | Zip | Phone: |
| * 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)

| | | | | | |
|-------------------|--|------------|-----------------------------|-------|---------------------|
| | | | Gilbane Development Company | | |
| | | | Gilbane Development Company | | |
| 7 Jackson Walkway | | Providence | RI | 02903 | Phone: 267-256-4520 |
| 7 Jackson Walkway | | Providence | RI | 02903 | Phone: 267-256-4520 |
| * Signature: | | | | | Date: |

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

| | | | | | |
|----------------|-----------|----------|--------------------|-------|---------------------|
| | | | CHA Consulting Inc | | |
| | | | CHA Consulting Inc | | |
| 300 S State St | Suite 600 | Syracuse | NY | 13202 | Phone: 315-471-3920 |
| 300 S State St | Suite 600 | Syracuse | NY | 13202 | Phone: 315-471-3920 |
| * Signature: | | | | | Date: |

Short Environmental Assessment Form

Part 1 - Project Information

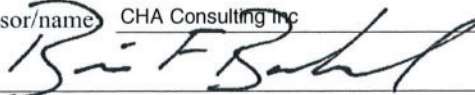
Instructions for Completing

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.

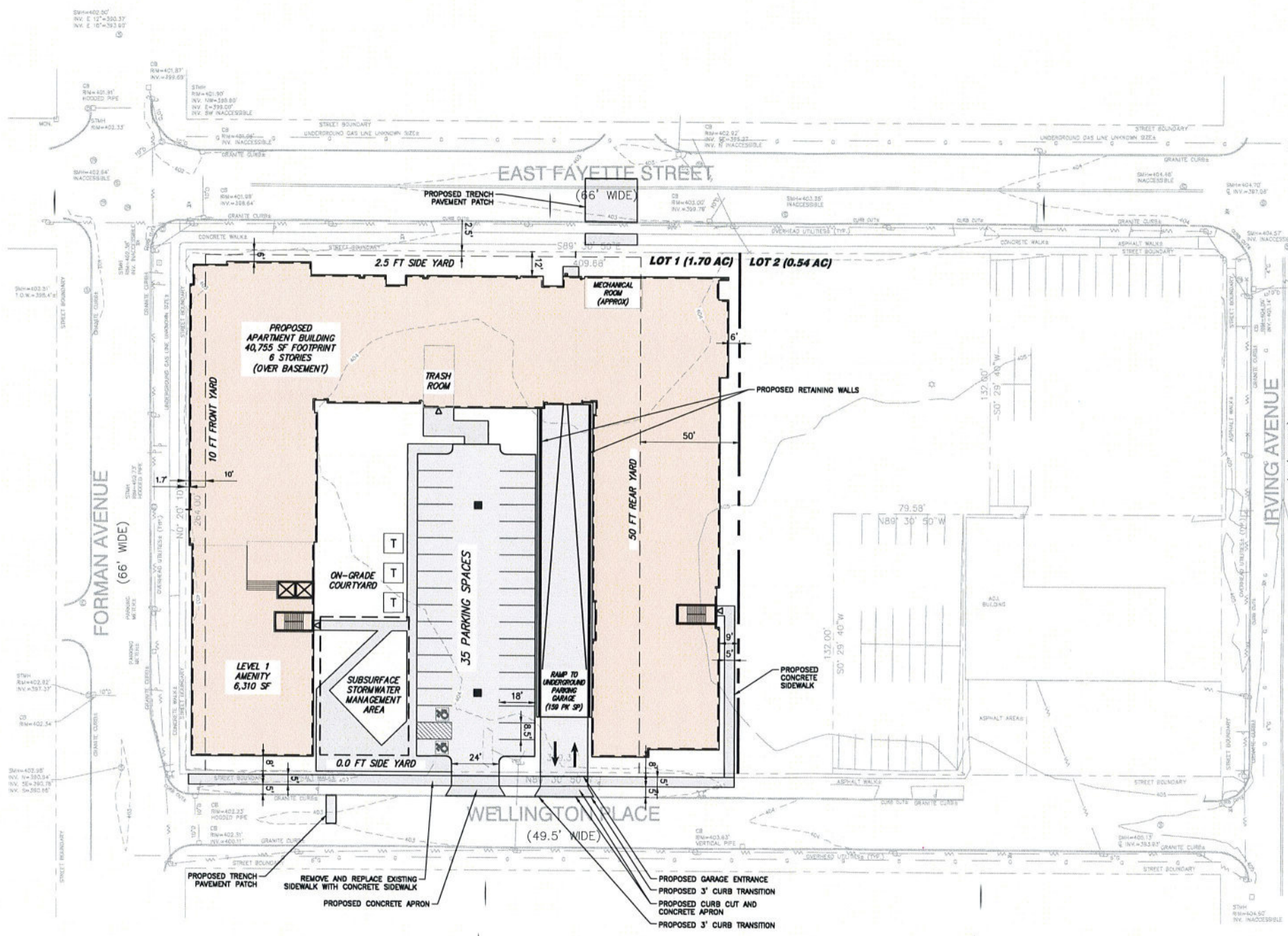
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | | |
|---|--|---|---|--|
| Name of Action or Project: Wellington Place Apartments | | | | |
| Project Location (describe, and attach a location map): 800-08 E Fayette St & Forman Ave, Syracuse, NY 13210 | | | | |
| Brief Description of Proposed Action: The proposed project will be the construction of new apartment building within an existing parcel containing surface parking. An underground garage level is also proposed for this building. The proposed site will contain a total of 194 new parking spaces within the garage and surface parking area. Other site improvements include new sidewalk connections, exterior courtyard, landscaping, and site utilities. The project will include a Resubdivision to create two (2) new lots from the existing parcel. A separate application has been submitted for the remaining surface parking lot to be retained by the current owner. | | | | |
| Name of Applicant or Sponsor: Gilbane Development Company CHA Consulting Inc (c/o: Brian Bouchard) | | Telephone: (315) 228-0036 E-Mail: bbouchard@chacompanies.com | | |
| Address: 300 S State Suite 600 | | | | |
| City/PO: Syracuse | | State: NY | Zip Code: 13202 | |
| 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 checked="" 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: City of Syracuse Planning Commission and BZA NYSDEC SPDES Permit for stormwater management | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 1.70 acres b. Total acreage to be physically disturbed? _____ 1.52 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.48 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 checked="" type="checkbox"/> Parkland | | | | |

| | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <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? <p style="text-align: right; margin-right: 100px;">Sylvester Apartment Building 900-906 E. Fayette</p> 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 type="checkbox"/> | <input checked="" 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? | NO | YES | |
| | <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? Peregrine Falcon | NO | YES |
| | <input type="checkbox"/> | <input checked="" 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ stormwater will be conveyed to proposed/existing storm drains and into the city of Syracuse existing storm sewer system. | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <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? 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: _____ Midtown Plaza - ERP - Site Class C - Program #B00003 - 727 E Washington St - Project Completion Date: 03/04/98 | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: CHA Consulting Inc _____ Date: 4/23/21 Signature:  _____ Title: Project Engineer | | |

File: \\PROJECTS\NY\15\066863\000\09_DESIGN\DRAWINGS\CIVIL\DRY\FILES\066863_C-100-LAY1.DWG
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ZONING REGULATIONS FOR DEVELOPMENT

LOCAL BUSINESS DISTRICT, CLASS A (BA)
 PARCEL #: 048-02-01.1
 PROPOSED LOT 1 AREA: 1.70 AC (74,241 SF)

| LOT DEVELOPMENT STANDARDS | CODE | PROVIDED |
|---------------------------|------|----------|
| MIN. OPEN SPACE | 20% | 21% |
| MAX. BUILDING COVERAGE | 40% | 55%* |

DENSITY REQUIREMENTS:
 MIN. LOT AREA PER DWELLING UNIT 1000 SF 383 SF*

MIN. SET BACK REQUIREMENTS:
 FRONT (FORMAN AVE) 10' 1.7"
 SIDE (E. FAYETTE AVG EXISTING) 2.5' 6'
 SIDE (WELLINGTON AVG EXISTING) 0' 8'
 REAR (EAST- 15% OF 281' DEPTH) (PLUS 2' X 4 ADD. STORIES) 50' 6"

PARKING REQUIREMENTS:
 PARKING SPACE SIZE: 8.5' X 18' 8.5' X 18'

NUMBER OF SPACES:
 RESIDENTIAL (191 PROPOSED D.U.) = 193 SP. 194 SP.

*ZONING VARIANCE REQUIRED



GILBANE DEVELOPMENT COMPANY
 7 JACKSON WALKWAY
 PROVIDENCE, RI 02903



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE WORKING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO SIGN OR SEAL ANY PART OF ANY PLAN, SPECIFICATION OR REPORT OF A LICENSED PROFESSIONAL, IN VIOLATION OF ANY STATE OR FEDERAL LAW, OR ANY PART OF ANY PLAN, SPECIFICATION OR REPORT OF A LICENSED PROFESSIONAL, IN VIOLATION OF ANY STATE OR FEDERAL LAW, OR ANY PART OF ANY PLAN, SPECIFICATION OR REPORT OF A LICENSED PROFESSIONAL, IN VIOLATION OF ANY STATE OR FEDERAL LAW.

WELLINGTON PLACE APARTMENTS
 800-08 E FAYETTE ST & FORMAN AVE
 SYRACUSE, NY 13210

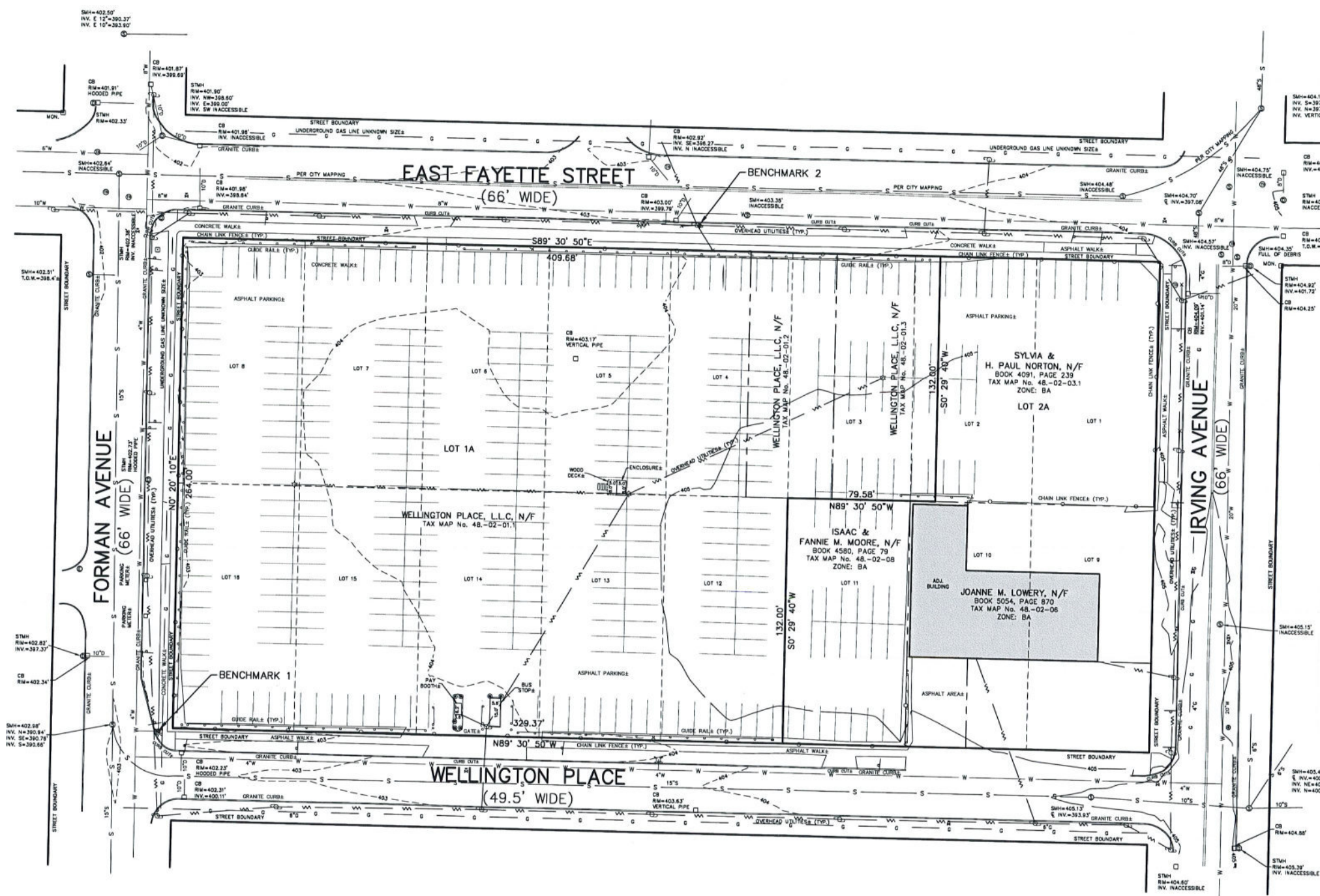
| No. | Submittal / Revision | App'd. | By | Date |
|-----|----------------------|--------|----|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SITE LAYOUT

| | | |
|--------------------------|-----------------------|--------------------|
| Designed By: BFB | Drawn By: RPM/AMV | Checked By: JFT |
| Issue Date: 3/19/2021 | Project No.: 66863 | Scale: AS SHOWN |

Drawing No.:
C-100

BENCHMARKS:
 BENCHMARK No. 1 - BOLT ON HYDRANT BELOW "AL" IN "VALVE". ELEVATION=405.20'
 BENCHMARK No. 2 - MAG NAIL 1' UP IN THE EAST SIDE OF POLE No. NG 19. ELEVATION=404.56'

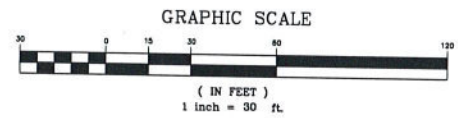


NOTES:
 Total area: 97,554 sq. ft.
 Present Zone: Local Business District, Class A (BA).
 Elevations referred to NAVD 88.
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0217F, effective date: November 4, 2016.
 Tax Map Nos. 48-02-01.1, 01.2 & 01.3.
 C.E.P. No. 183

- LEGEND:**
- indicates original grade
 - indicates light stand
 - indicates utility pole, anchor & overhead lines
 - indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

BULK REGULATIONS

| | |
|----------------------------|---------------------------------|
| PRESENT ZONE: | BA LOCAL BUSINESS CLASS A |
| Minimum Front Yard Setback | 10 feet |
| Minimum Side Yard Setback | 4 feet |
| Minimum Rear Yard Setback | 20 feet |



TRACT MAP:
 By: CHRISTOPHERSON LAND SURVEYOR
 Date Filed: JULY 24, 1996
 Map No.: 8333

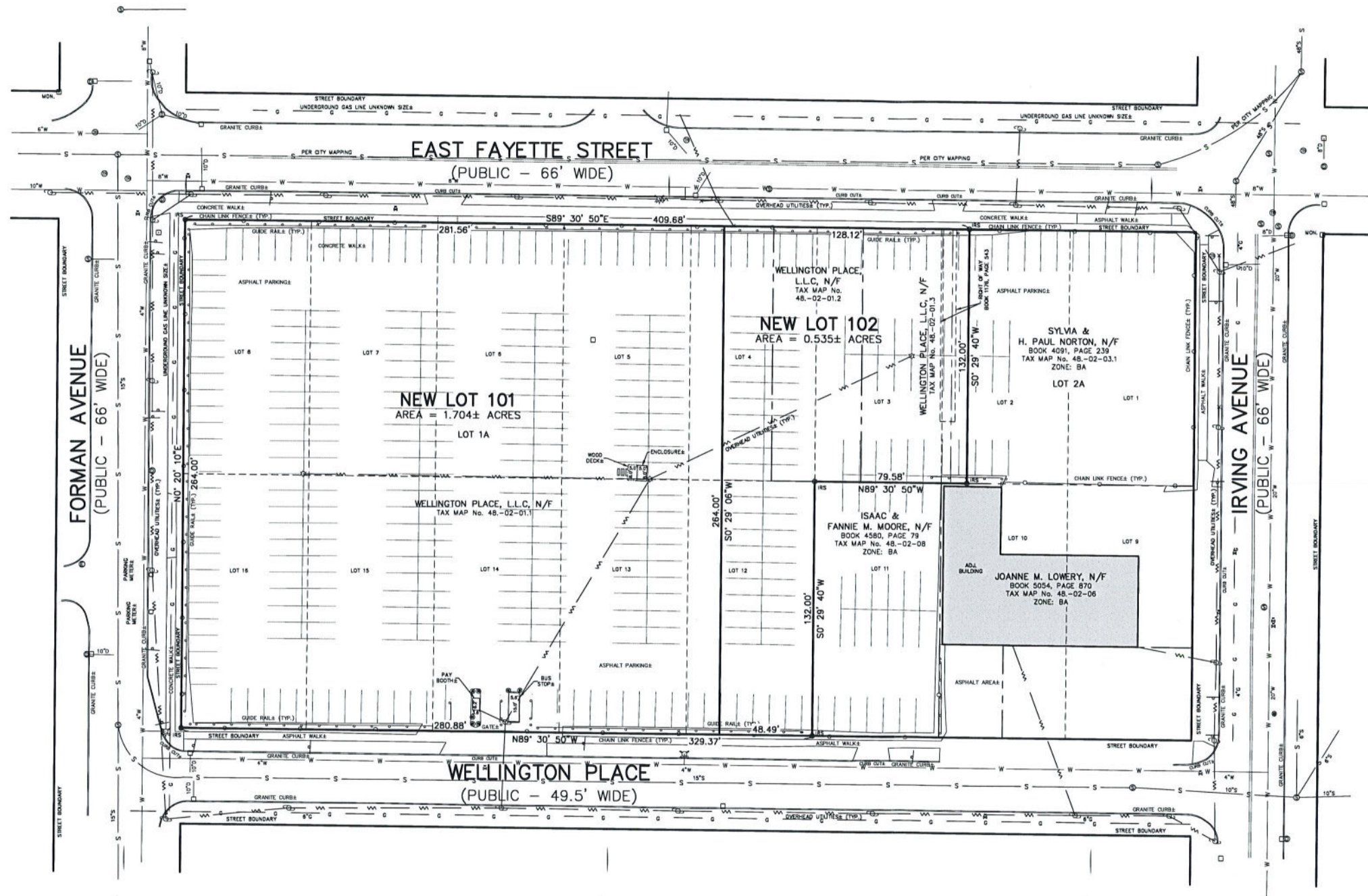
| | | | |
|---------------------------|--|---------------|--|
| REVISIONS | TOPOGRAPHIC SURVEY LOT No. 1A RESUBDIVISION OF LOT Nos. 1-8 & 12-16 PART OF BLOCK No. 236 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK | | |
| | DATE: FEBRUARY 5, 2021 | SHEET No. | |
| | SCALE: 1" = 30' | F.B. No. 1656 | |
| | FILE No.: 2288.091 | | |

IANUZI & ROMANS
 LAND SURVEYING, P.C.
 5251 WITZ DRIVE
 NORTH SYRACUSE, NY 13212
 PHONE: (315) 457-7200
 FAX: (315) 457-9251
 EMAIL: mail@romanspc.com

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-division 2 of the New York State Education Law.



LOCATION PLAN
Scale: NOT TO SCALE

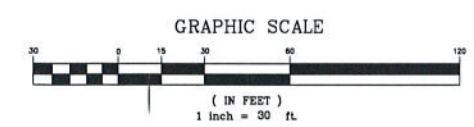


NOTES:

Total area: 97,554 sq. ft.
 Present Zone: Local Business District, Class A (BA).
 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 "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 35067C0217F, effective date: November 4, 2016.
 Tax Map Nos. 48-02-01.1, 01.2 & 01.3.
 C.E.P. No. 183

LEGEND:

- ☆ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road
- indicates iron rod set



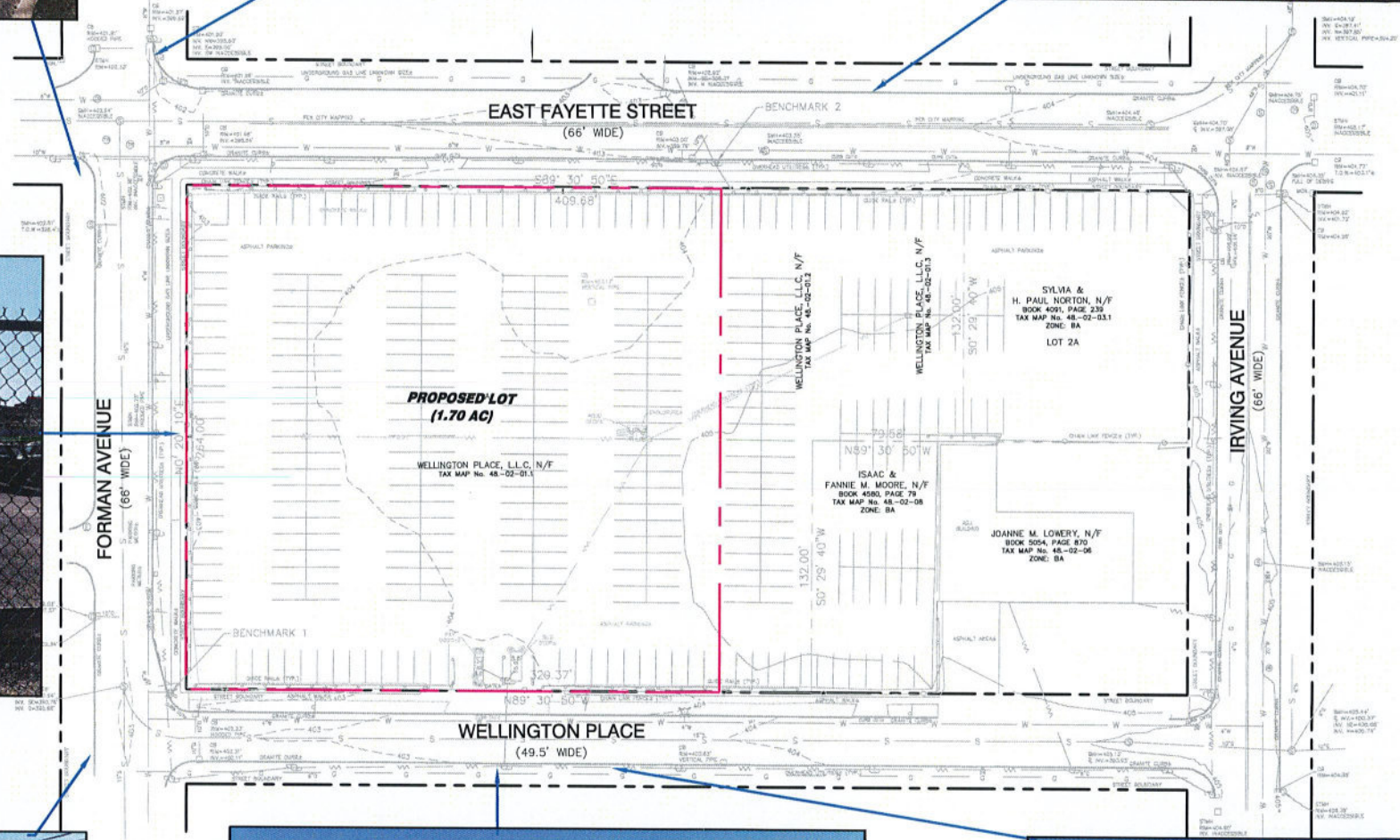
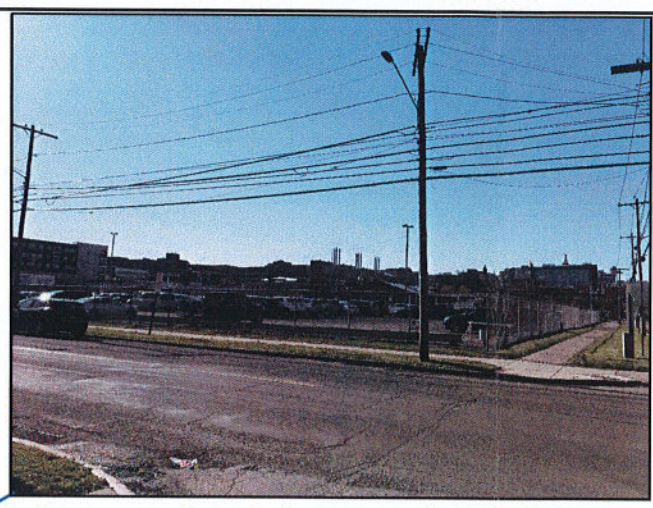
| BULK REGULATIONS | |
|----------------------------|---------------------------|
| PRESENT ZONE: | BA LOCAL BUSINESS CLASS A |
| Minimum Front Yard Setback | 10 feet |
| Minimum Side Yard Setback | 4 feet |
| Minimum Rear Yard Setback | 20 feet |

TRACT MAP:
 By: CHRISTOPHERSON LAND SURVEYOR
 Date Filed: JULY 24, 1996
 Map No.: 8333

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 7205, sub-section 2, of the New York State Education Law.

| | | | |
|---------------------------|---|---|--|
| REVISIONS | FINAL PLAN | | |
| | WELLINGTON PLACE SUBDIVISION | | |
| | PART OF BLOCK No. 236 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 EMAIL: mail@omansps.com | DATE: APRIL 22, 2021 SCALE: 1" = 30' FILE No.: 2286.091 | |

File: \\CHA-LIP-COM\PROJ\PROJECTS\NY\1\05\066863\000\09_DESIGN_DRAWINGS\CIVIL\066863_000\09_DESIGN_DRAWINGS\APTS-EC-SITE-PHOTOS.DWG
 Saved: 4/23/2021 4:04:35 PM Plotted: 4/23/2021 4:04:46 PM Current User: Moy, Rendell LastSavedBy: 6600



0 40 80
 Scale in feet

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE
 THE REGISTERED DESIGNER OF A DESIGN PROFESSIONAL
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
 SURVEYOR TO ALTER OR ADD TO ANY PART OF THE DESIGN OR
 STAMP OF A LICENSED PROFESSIONAL. IF ALTERED, THE ALTERING
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
 SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
 REASON FOR THE ALTERATION. IT IS THE RESPONSIBILITY OF THE
 DATE OF SUCH ALTERATION AND THE REGISTERED DESIGNER
 OF THE ALTERATION.

WELLINGTON PLACE APARTMENTS
 800-08 E FAYETTE ST & FORMAN AVE
 SYRACUSE, NY 13210

| No. | Submitted / Revision | App'd | By | Date |
|-----|----------------------|-------|----|------|
| | | | | |
| | | | | |
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ZONING REVIEW SUBMISSION JMT/AMV/04/14/21

PROPOSED APARTMENT BUILDING LOT EXISTING SITE PHOTOS

| | | |
|-----------------------|-------------------|-----------------|
| Designed By: BFB | Drawn By: RPM/AMV | Checked By: JFT |
| Issue Date: 3/19/2021 | Project No: 66863 | Scale: AS SHOWN |



721 E GENESEE ST



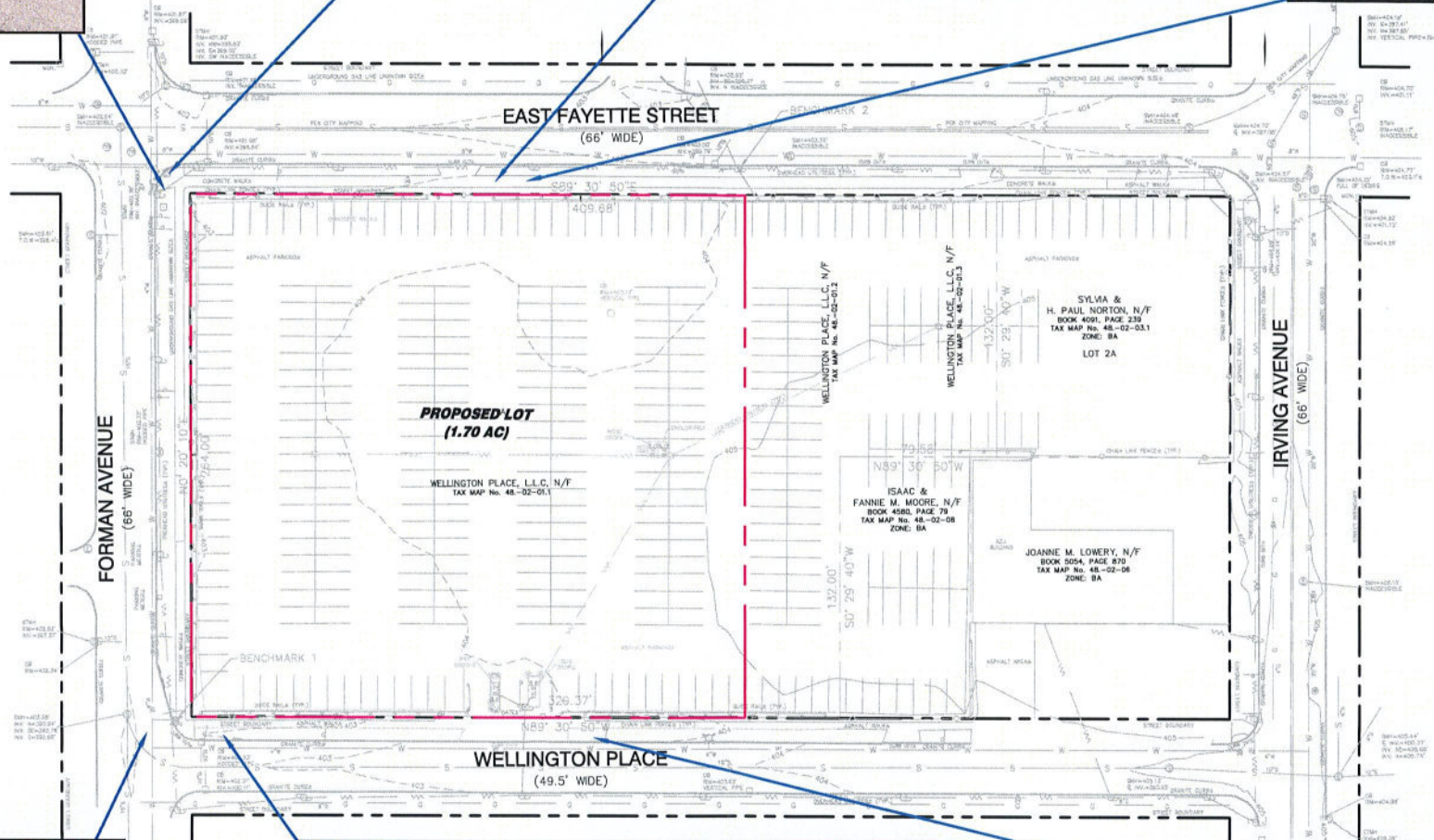
725 E FAYETTE ST



841 E FAYETTE ST



841 E FAYETTE ST



721 E GENESEE ST



801 E GENESEE ST



805 E GENESEE ST

File: V:\PROJECTS\145\066863\00\DESIGN\DRAWINGS\DWG\066863_01\066863_01_SHEET_EC-SITE-PHOTOS.DWG
Sheet: 4/26/2021 10:15:57 AM Plotted: 4/26/2021 10:16:53 AM Current User: Mo, Ronald.Lantieri@bny.com



GILBANE DEVELOPMENT COMPANY
7 JACKSON WALKWAY
PROVIDENCE, RI 02903



IF IT IS A VIOLATION OF LAW FOR ANY REASON, UNLESS THEY ARE
PROVIDED WITHIN THE LIMITS OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL COMPLY WITH THE REQUIREMENTS AND INCLUDE THE
REVISIONS "ALLOWED" BY FOLLOWING BY BEST PRACTICES, THE
DATE OF SUCH A REVISION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

WELLINGTON PLACE APARTMENTS
800-08 E FAYETTE ST & FORMAN AVE
SYRACUSE, NY 13210

| No. | Submitted / Revision | App'd | By | Date |
|-----|----------------------|-------|----|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PROPOSED APARTMENT BUILDING ADJACENT SITE'S PHOTOS

| | | |
|--------------------------|----------------------|--------------------|
| Designed By: BFB | Drawn By: RPM/AMV | Checked By: JFT |
| Issue Date: 3/19/2021 | Project No: 66863 | Scale: AS SHOWN |

Drawing No.:
FIGURE



Scale in feet

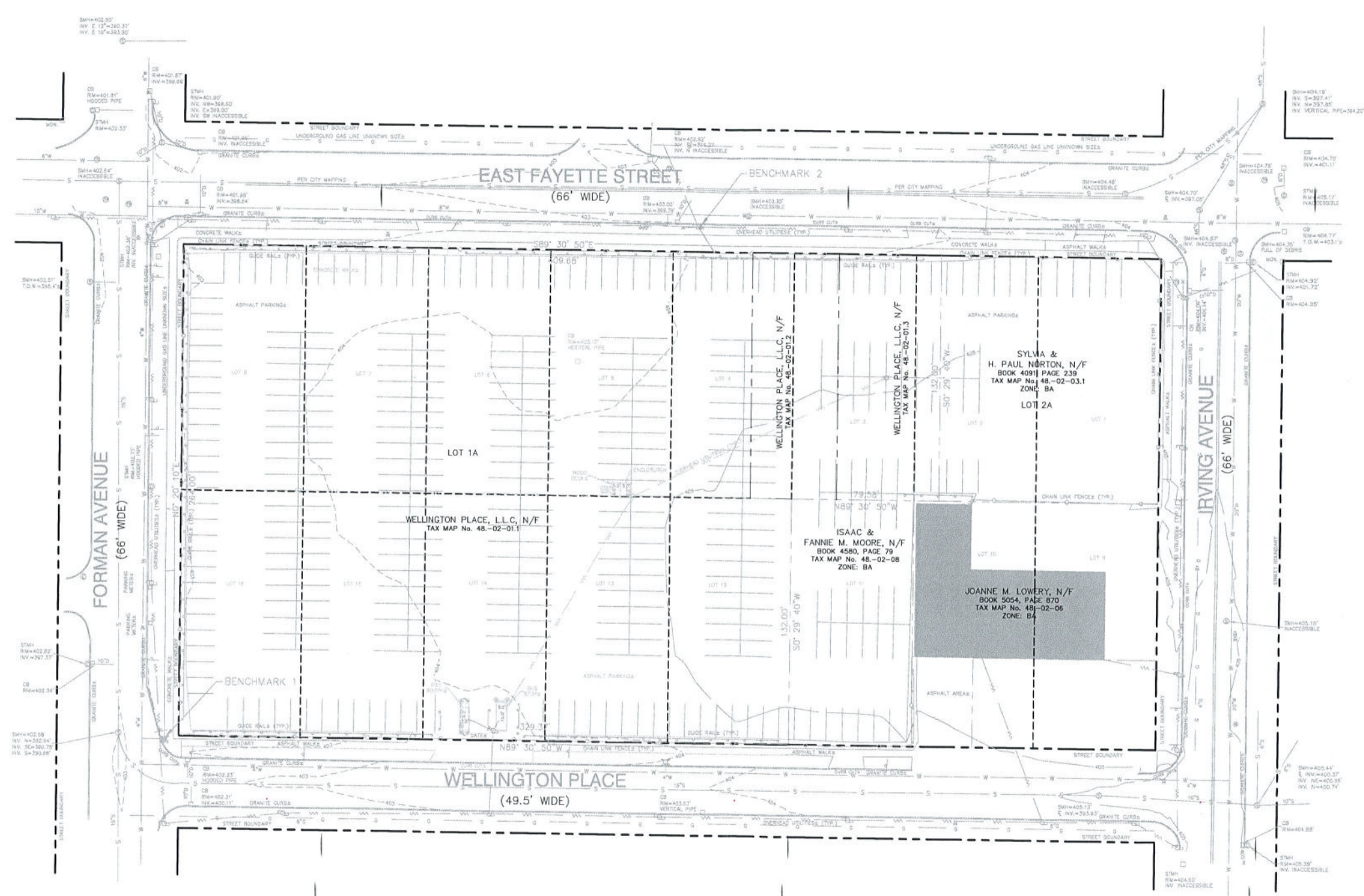
IF IN VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR REMOVE IN ANY MANNER ANY OF THE WORK SHOWN ON THIS DRAWING, THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF SUCH VIOLATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

| No. | Submit / Revision | App'd | By | Date |
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| ZONING REVIEW SUBMISSION | | | | |
| | | JMT | AMV | 04/14/21 |

EXISTING CONDITIONS

| | | |
|--------------|-------------|-------------|
| Designed By: | Drawn By: | Checked By: |
| BFB | RPM/AMV | JFT |
| Issue Date: | Project No: | Scale: |
| 3/19/2021 | 66863 | AS SHOWN |

Drawing No.:
C-003





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 MODIFY ANY PART OF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. CONTRACTORS SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION REQUIRED BY REGULATORY AGENCIES TO VERIFY THE DATE OF SUCH A REVISION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

WELLINGTON PLACE APARTMENTS
800-08 E FAYETTE ST & FORMAN AVE
SYRACUSE, NY 13210

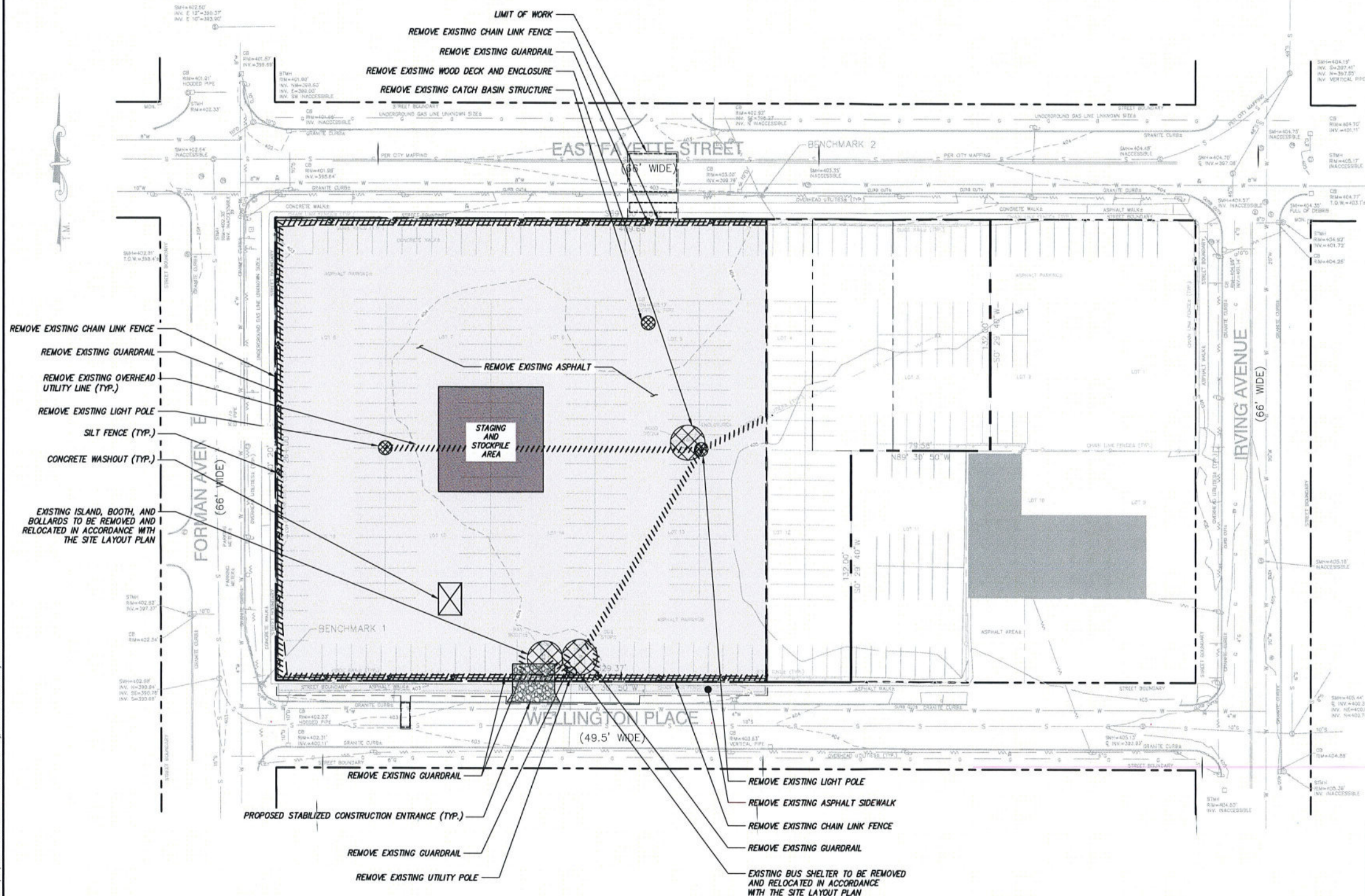
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ZONING REVIEW SUBMISSION JMT AMY 04/14/21

DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN

Designed By: BFB Drawn By: RPM/AMY Checked By: JFT
Issue Date: 3/19/2021 Project No: 66863 Scale: AS SHOWN

Drawing No.: C-004

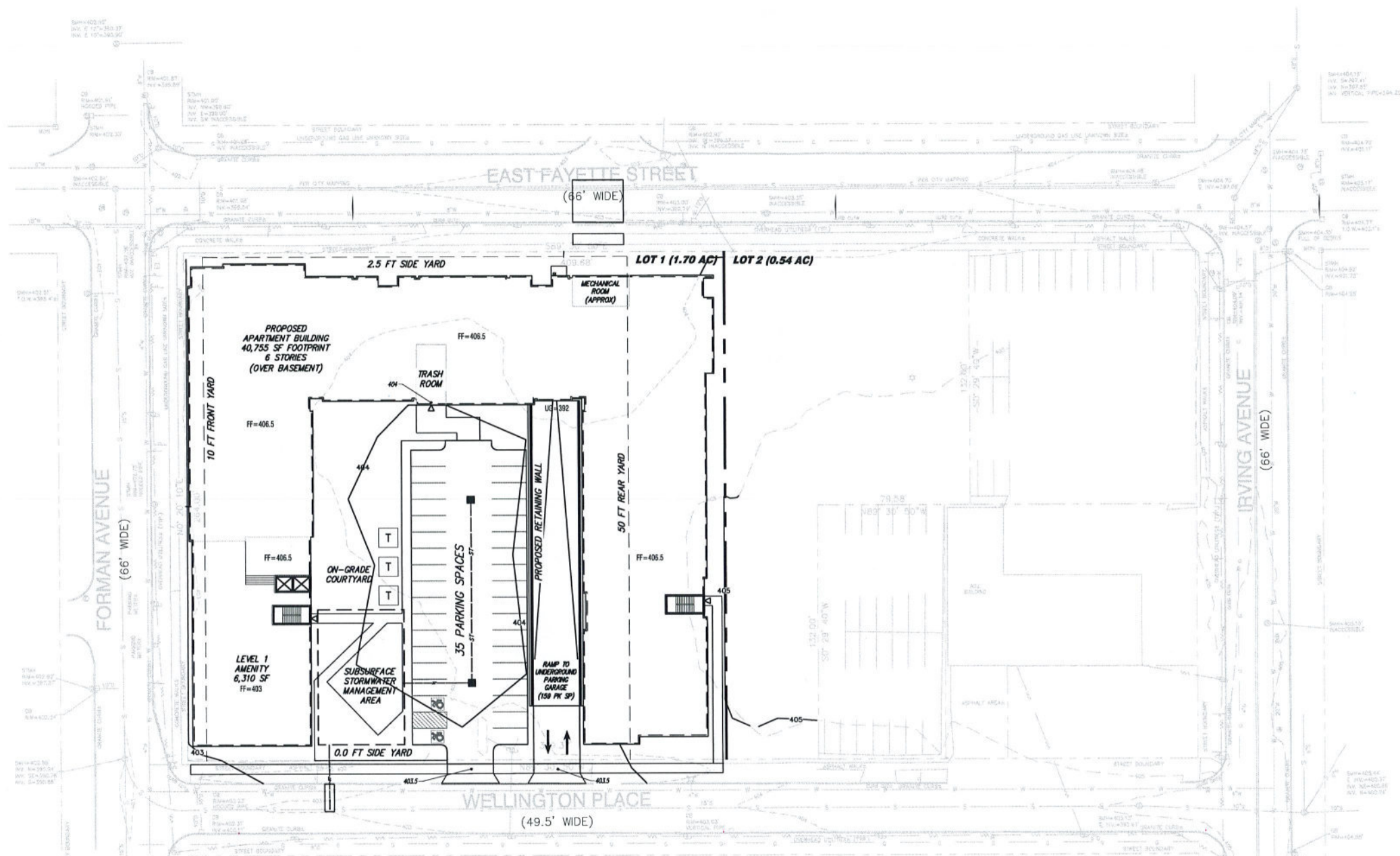


LEGEND

- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE SITE FEATURE
- REMOVE AND RESET EXISTING CURB
- SAWCUT PAVEMENT
- REMOVE SITE FEATURE

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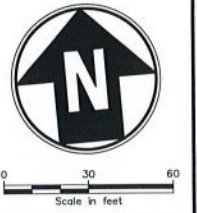


LEGEND

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| | DESIGN CONTOUR |
| | DESIGN SPOT ELEVATION |
| | DRAINAGE PIPE |
| | CATCH BASIN STRUCTURE |



GILBANE DEVELOPMENT COMPANY
 7 JACKSON WALKWAY
 PROVIDENCE, RI 02903



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE REGISTERED AS AN ENGINEER OR ARCHITECT, TO PREPARE, SEAL, OR SIGN ANY ENGINEERING OR ARCHITECTURAL DRAWING OR PLAN FOR THE CONSTRUCTION OF A STRUCTURE, OR TO SEAL OR SIGN ANY SUCH DRAWING OR PLAN, WITHOUT BEING A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE DEEMED TO BE IN VIOLATION OF THE STATE OF NEW YORK PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT, AND SHALL BE SUBJECT TO THE PENALTIES PROVIDED THEREIN.

WELLINGTON PLACE APARTMENTS
 800-08 E FAYETTE ST & FORMAN AVE
 SYRACUSE, NY 13210

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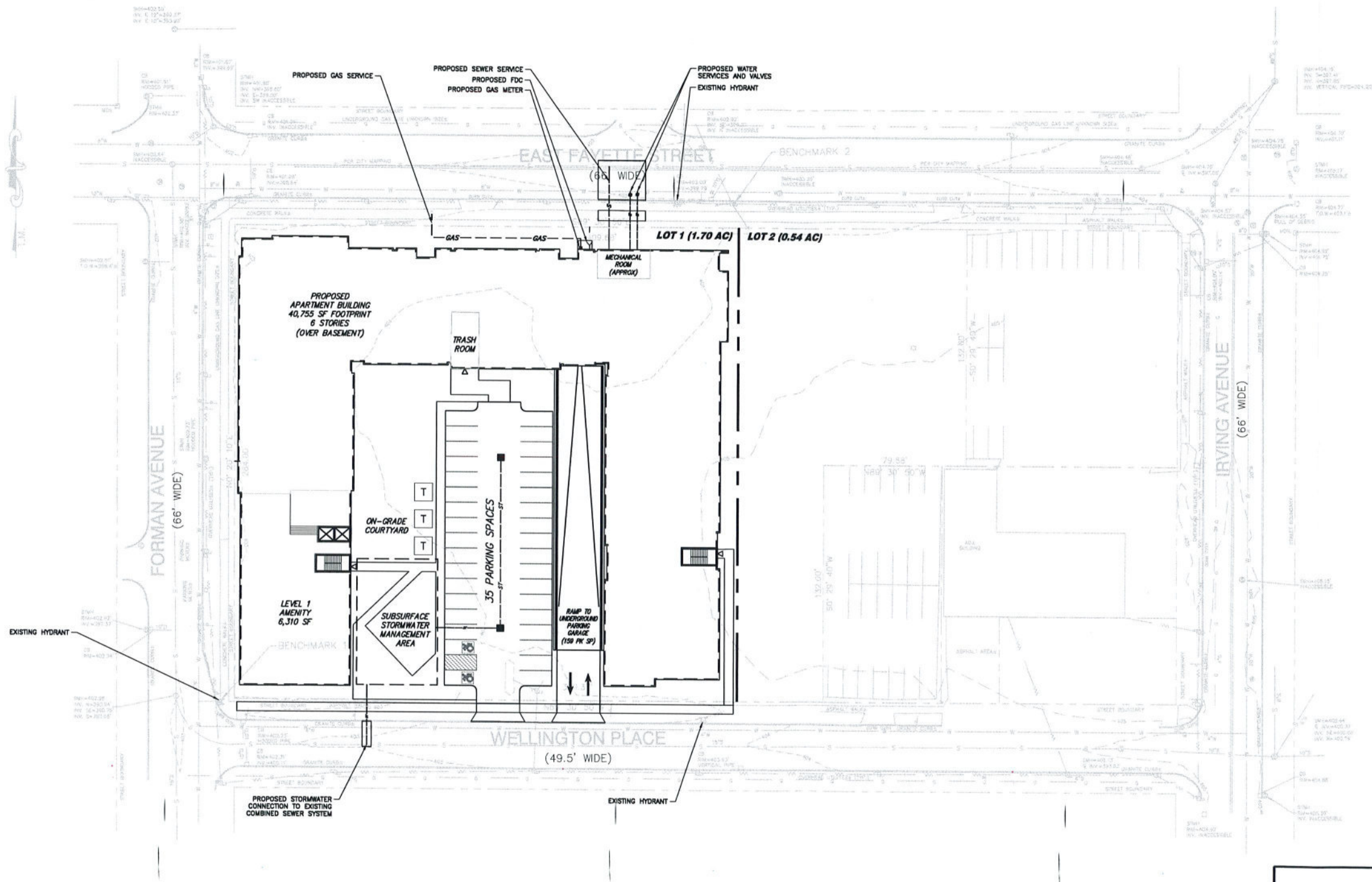
ZONING REVIEW SUBMISSION JMT / AMV 04/14/21

GRADING PLAN

| | | |
|--------------------------|----------------------|--------------------|
| Designed By: BFB | Drawn By: RPM/AMV | Checked By: JFT |
| Issue Date: 3/19/2021 | Project No: 66863 | Scale: AS SHOWN |

Drawing No.:
C-200

File: V:\PROJECTS\NY\1506863\009_09_DESIGN\DRAWINGS\CIVIL\SHEET FILES\066863_C-300-UTL.DWG
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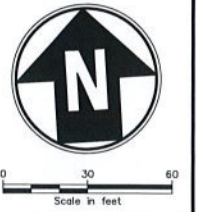


LEGEND

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|--|-------------------|
| | PROPOSED ELECTRIC |
| | PROPOSED GAS |
| | PROPOSED WATER |
| | PROPOSED STORM |
| | HYDRANT |



GILBANE DEVELOPMENT COMPANY
 7 JACKSON WALKWAY
 PROVIDENCE, RI 02903



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE PROPERLY LICENSED BY THE STATE OF NEW YORK, TO PREPARE, REVISION, OR SUBMIT FOR RECORD ANY ARCHITECTURAL, ENGINEERING, SURVEYING, OR LANDSCAPE ARCHITECTURE DRAWING, SPECIFICATION, OR REPORT OF PROFESSIONAL SERVICE WITHOUT BEING DULY LICENSED AND REGISTERED IN THE STATE OF NEW YORK. ANY PERSON WHO VIOLATES THIS SECTION OF THE LAW SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW.

WELLINGTON PLACE APARTMENTS
 800-08 E FAYETTE ST & FORMAN AVE
 SYRACUSE, NY 13210

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ZONING REVIEW SUBMISSION JMT AMV 04/14/21

UTILTY PLAN

Designed By: BFB Drawn By: RPM/AMV Checked By: JFT
 Issue Date: 3/19/2021 Project No: 66863 Scale: AS SHOWN
 Drawing No.: **C-300**



April 23, 2021

Syracuse Zoning Administration
City Hall Commons
201 East Washington Street
Syracuse, New York 13202

**RE: Wellington Place Apartments – Project Site Review Application
800-808 E. Fayette St & Forman Ave
CHA Project No. 066863**

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is pleased to submit the following Project Site Review Application for the above referenced project.

The existing parcel is proposed to be subdivided into two (2) new parcels to facilitate the redevelopment project. Lot 1, which currently serves as an existing surface parking lot, is proposed to be redeveloped with new apartment building. An underground garage level is also proposed for this building and will provide 159 parking spaces. On ground level, centered in the "u-shape" of the building, is a proposed exterior amenity courtyard and 35 additional surface parking spaces, providing a total of 194 parking spaces for the project. The building will include 193 residential apartments, amenity space, a roof deck, and necessary site utilities.

A separate application has been submitted for the proposed LOT 2, which will remain surface parking.

A Resubdivision application has been submitted for the creation of the proposed parcels.

The following items are included in this submission:

- Project Site Review Application Form
- SEQR Environmental Assessment Form
- Property Survey
 - Three (3) Full Size
 - One (1) 11x17
- Site Plan Drawings
 - Three (3) Full Size
 - One (1) 11x17
- Architectural Plans
 - Three (3) Full Size
 - One (1) 11x17
- Site Photos

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chacompanies.com

Very truly yours,



Brian F. Bouchard, PE.
Senior Engineer V

Enclosures

Cc:

V:\Projects\ANY\K5\066863.000\07_Permitting\Local\3 - PSR Apartments Lot 1-4-21-21\0 - Cover Letter App-4-23-21.doc

