

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@syr.gov.net](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.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 checked="" type="checkbox"/> Resubdivision:	NA	exist: 1, prop: 2	2.24 ac
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE</u> <u>ACQUIRED</u>
1) 800-08 E Fayette St & Forman	048.-02-01.1	Wellington Place LLC	07/25/1996
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://svrgov.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) Project Site Review                      2) \_\_\_\_\_                      3) \_\_\_\_\_

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

<input checked="" type="checkbox"/> <u>Demolition (full and partial):</u>	<u>Partial removal of existing asphalt pavement parking lot</u>
<input checked="" type="checkbox"/> <u>New Construction:</u>	<u>Proposed apartment building</u>
<input type="checkbox"/> <u>Façade (Exterior) Alterations:</u>	<u>Parking Lot alterations</u>
<input checked="" type="checkbox"/> <u>Site Changes:</u>	_____

**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: NA  
Number of Onsite Parking Spaces: 241 (Lot 1: 194 spaces; Lot 2: 47 spaces)

**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 the construction of a 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. This building will include 193 residential units. Lot 2 (0.54 ac), which currently serves as a parking lot, will be slightly altered per the attached plans, but will remain a parking lot. Some of these alterations include, two new curb cuts for parking lot access, asphalt replacement where applicable and re-striping of existing parking spaces. An existing bus shelter and island with booth and card access gates will be relocated to one of the proposed parking lot entrances, and a new island with card access gates is proposed for the other proposed parking lot entrance.

**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		
First Name	Last Name	Title	Company		
821 E Genesee St		Syracuse	NY	13210	Phone: 315-475-3717
Street Address	Apt / Suite / Other	City	St	Zip	Email: mquigley@rothschildcompanies.com
* Signature: <i>Michael Quigley</i>		Date: <i>4/23/21</i>			

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

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

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

First Name	Last Name	Title	Gilbane Development Company		
7 Jackson Walkway		Providence	RI	02903	Phone: 267-256-4520
Street Address	Apt / Suite / Other	City	St	Zip	Email: mapt@gilbaneco.com
First Name	Last Name	Title	Company		
Street Address		City	St	Zip	Phone:
Apt / Suite / Other					Email:

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

First Name	Last Name	Title	Company		
Street Address		City	St	Zip	Phone:
Apt / Suite / Other					Email:
James	Trasher	Engineer	CHA Consulting Inc		
First Name	Last Name	Title	Company		
300 S State St		Syracuse	NY	13202	Phone: 315-471-3920
Street Address	Apt / Suite / Other	City	St	Zip	Email: jtrasher@chacompanies.com

**Resubdivision / Lot Alteration / Three Mile Limit**

**APPLICATION PROCEDURES**

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at [http://www.syr.gov.net/Planning\\_Commission.aspx](http://www.syr.gov.net/Planning_Commission.aspx).

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, and City Departments of Public Works, Engineering, Water, and Assessment for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and [http://www.syr.gov.net/Planning\\_Commission.aspx](http://www.syr.gov.net/Planning_Commission.aspx).

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

**Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.**

**MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.**

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

# Short Environmental Assessment Form

## Part 1 - Project Information

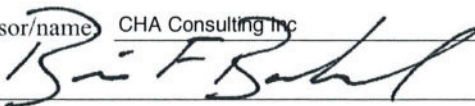
### Instructions for Completing

**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.

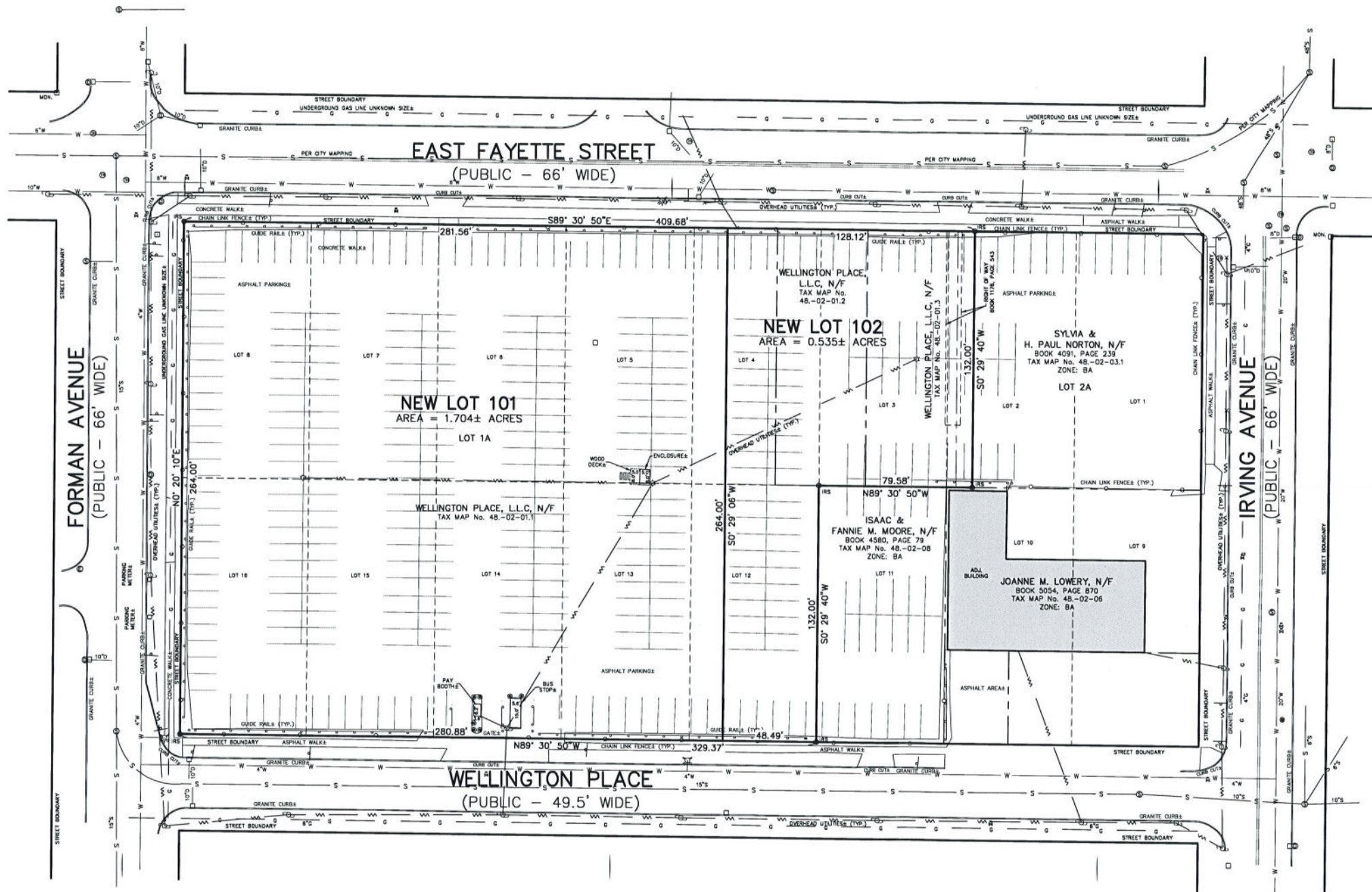
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Wellington Place Apartments			
Project Location (describe, and attach a location map): 800-08 E Fayette St & Forman Ave, Syracuse, NY 13210			
Brief Description of Proposed Action: The project will include a Resubdivision to create two (2) new lots from the existing parcel.  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.  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 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			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			

5. Is the proposed action, a. A permitted use under the zoning regulations? 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"/>	
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?  Sylvester Apartment Building 900-906 E. Fayette 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? 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"/>	

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 checked="" 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
Peregrine Falcon	<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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
stormwater will be conveyed to proposed/existing storm drains and into the city of Syracuse existing storm sewer system.		
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"/>
49. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Midtown Plaza - ERP - Site Class C - Program #B00003 - 727 E Washington St - Project Completion Date: 03/04/98		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name	CHA Consulting Inc	Date: 4/23/21
Signature:		Title: Project Engineer



LOCATION PLAN  
Scale: NOT TO SCALE

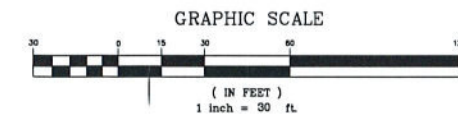


**NOTES:**

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

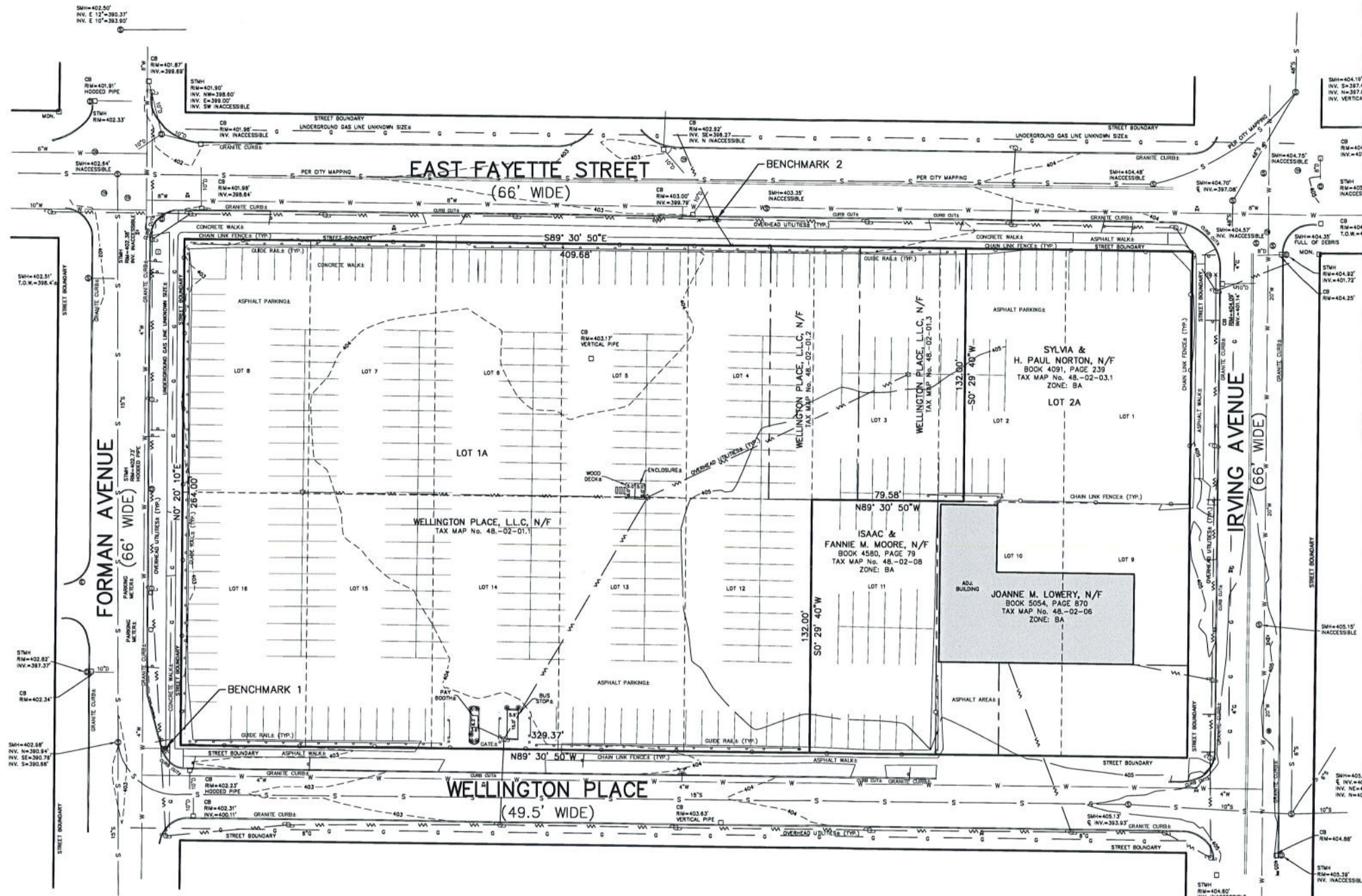
**TRACT MAP:**

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.

<p>REVISIONS</p>		<p>FINAL PLAN</p>	
<p><b>WELLINGTON PLACE SUBDIVISION</b></p>			
<p>PART OF BLOCK No. 236          CITY OF SYRACUSE          ONONDAGA COUNTY, NEW YORK</p>			
<p>IANUZI &amp; ROMANS          LAND SURVEYING, P.C.          5251 WITZ DRIVE          NORTH SYRACUSE, NY 13212          PHONE: (315) 457-7200          FAX: (315) 457-9251          EMAIL: mail@omansps.com</p>		<p>DATE: APRIL 22, 2021          SCALE: 1" = 30'          FILE No.: 2286.091</p>	<p>SHEET No.  <b>1 OF 1</b>          F.B. No. 1656</p>

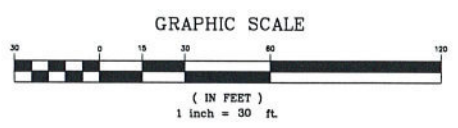
**BENCHMARKS:**  
 BENCHMARK No. 1 - BOLT ON HYDRANT BELOW "AL" IN "VALVE". ELEVATION=405.20'  
 BENCHMARK No. 2 - MAG NAIL 1' UP IN THE EAST SIDE OF POLE No. NG 19. ELEVATION=404.56'



**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. 35067C0217F, 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 manumnt 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



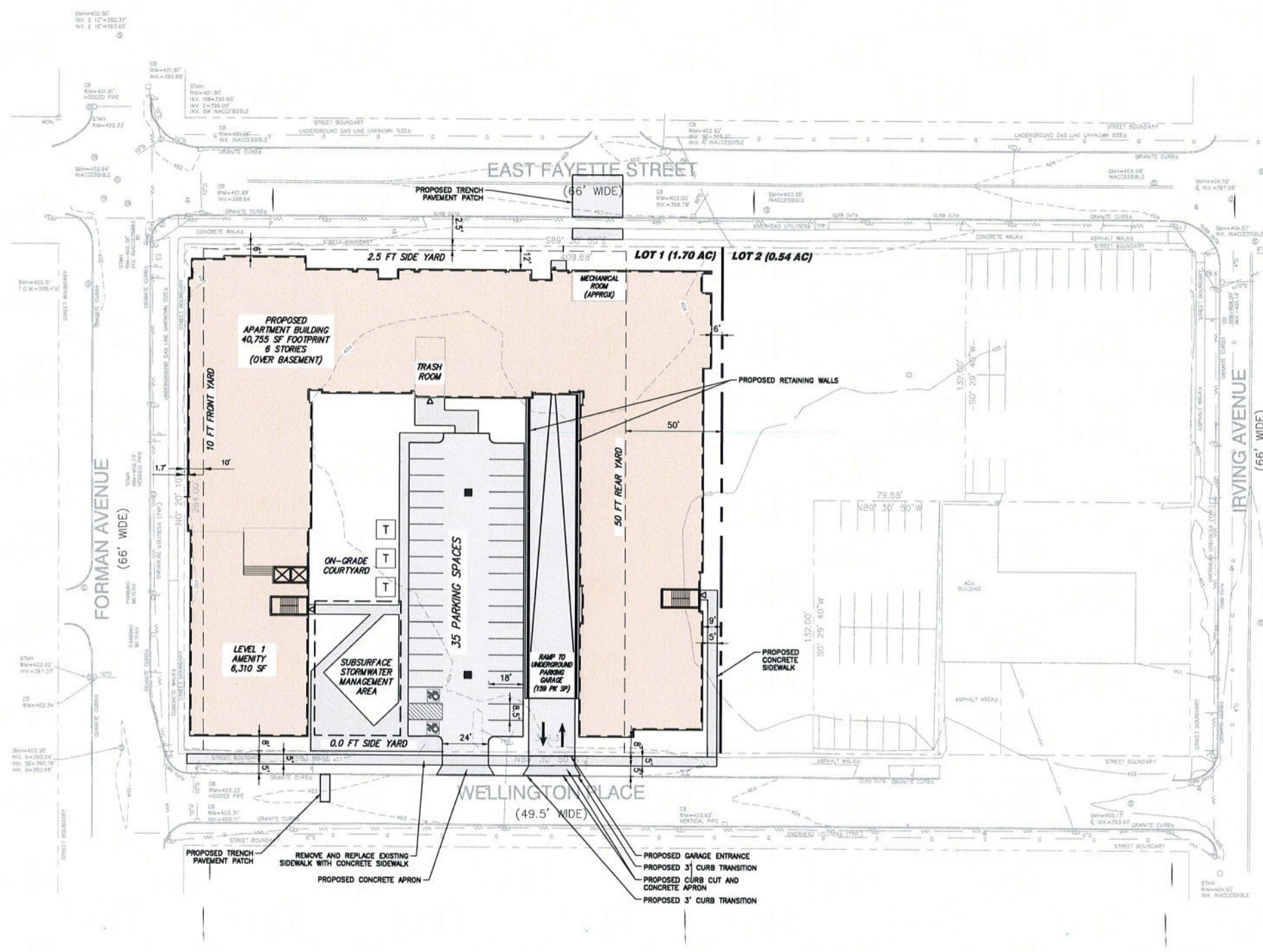
**TRACT MAP:**  
 By: CHRISTOPHERSON LAND SURVEYOR  
 Date Filed: JULY 24, 1996  
 Map No.: 8333

REVISIONS (Empty table for revisions)		TOPOGRAPHIC SURVEY <b>LOT No. 1A</b> <b>RESUBDIVISION OF LOT Nos.</b> <b>1-8 &amp; 12-16</b> <b>PART OF BLOCK No. 236</b> CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
IANUZI & ROMANS <b>LAND SURVEYING, P.C.</b> 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com			
		SHEET No.	F.B. No. 1656

Subject to any statement of facts on accurate and up to date abstract of the well show.  
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7205, sub-division 2, of the New York State Education Law.



File: V:\PROJECTS\WNY\WV\068683.000\09\_DESIGN DRAWINGS\CIVIL SHEET FILES\068683\_C-100-LAY1.DWG  
 Saved: 4/22/2021 12:30:58 PM Plotted: 4/22/2021 12:31:21 PM Current User: May, Ronald LattSomeday, 6800



### 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"

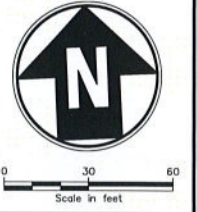
PARKING REQUIREMENTS:  
 PARKING SPACE SIZE: 8.5' X 18'     8.5' X 18'

NUMBER OF SPACES:  
 RESIDENTIAL (191 PROPOSED D.U.)  
 = 1 SP / DWELLING UNIT (D.U.) = 193 SP.     194 SP.

\*ZONING VARIANCE REQUIRED



**GILBANE DEVELOPMENT COMPANY**  
 7 JACKSON WALKWAY  
 PROVIDENCE, RI 02903



IF 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 THE DRAWING OR TO REPRODUCE OR TRANSMIT THE DRAWING OR TO REPRODUCE OR TRANSMIT THE DRAWING IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, THE USER SHALL BE RESPONSIBLE FOR ANY VIOLATION. THE DESIGNER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY VIOLATION OF ANY LAW OR REGULATION.

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

No.	Submit / Revision	App'd By	Date

ZONING REVIEW SUBMISSION     JMT     MAY 04/14/21

#### SITE LAYOUT

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

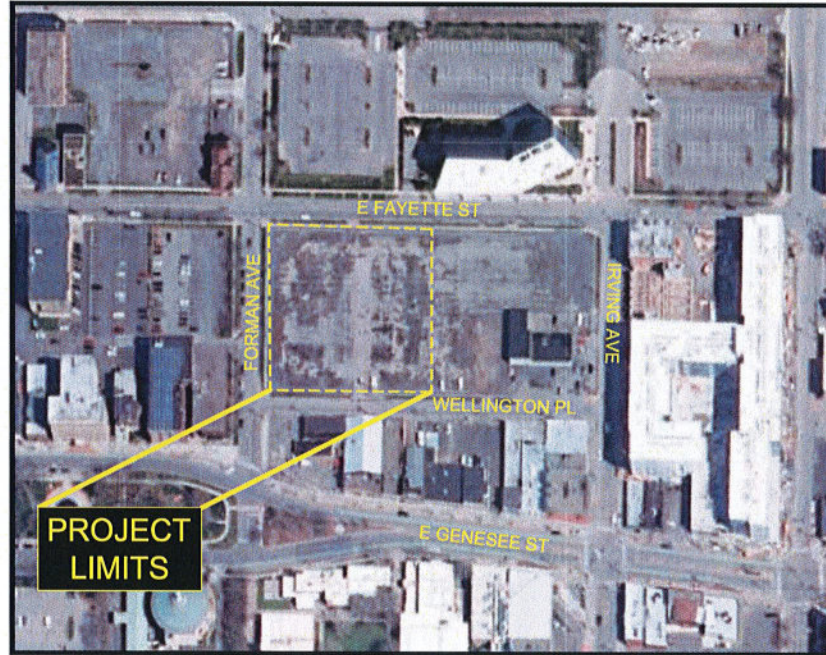
Drawing No:  
**C-100**

# WELLINGTON PLACE APARTMENTS

WELLINGTON PL, E FAYETTE ST, & FORMAN AVE  
CITY OF SYRACUSE, NY  
ONONDAGA COUNTY

## SITE LOCATION MAP

SCALE: NTS



## DRAWING INDEX

Sheet No.	Sheet Title
C-001	TITLE SHEET
C-003	EXISTING CONDITIONS
C-004	DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
C-100	SITE LAYOUT
C-200	GRADING PLAN
C-300	UTILITY PLAN



GILBANE DEVELOPMENT COMPANY  
7 JACKSON WALKWAY  
PROVIDENCE, RI 02903

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE LICENSED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR ADD TO ANY PART OF ANY DRAWING OR SET OF ARCHITECTURAL, ENGINEERING, OR LANDSCAPE ARCHITECTURE DRAWINGS OR ANY OTHER DOCUMENTS OR RECORDS PREPARED BY SUCH A PERSON OR UNDER HIS OR HER SUPERVISION AND CONTROL. ANY SUCH ALTERATION OR ADDITION SHALL BE THE RESPONSIBILITY OF THE PERSON WHO ALTERS OR ADDS TO SUCH DRAWINGS, AND A SEVERE OFFENSE UNDER THE LAWS OF THE STATE OF NEW YORK.

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

No.	Submit/Revision	App'd.	By	Date

ZONING REVIEW SUBMISSION    JMT/AMV    04/14/21

TITLE SHEET

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

Drawing No.  
**C-001**

APRIL 2021

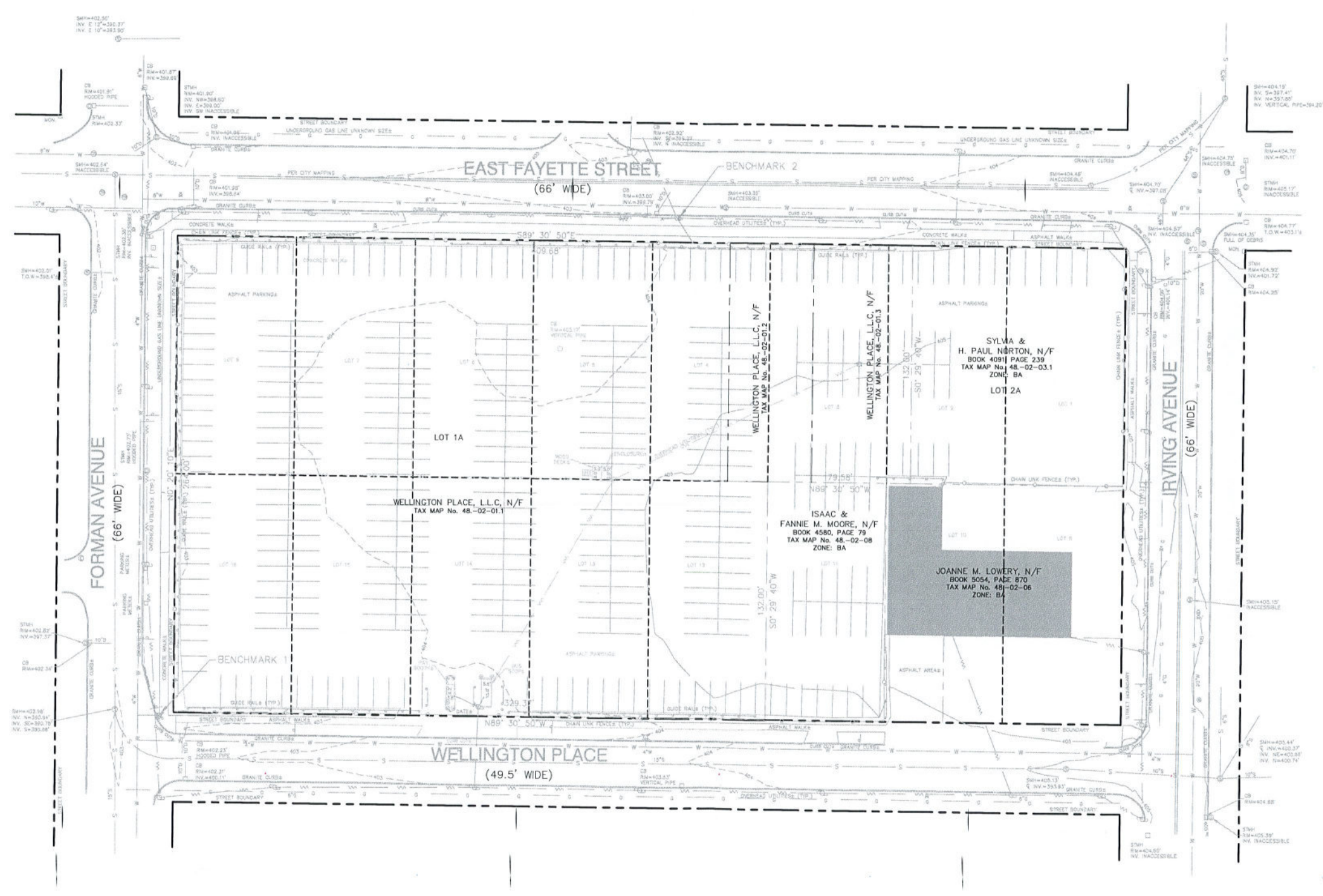
GILBANE DEVELOPMENT COMPANY  
7 JACKSON WALKWAY  
PROVIDENCE, RI 02903

Drawing Copyright © 2020

300 South State Street - Suite 600  
Syracuse, NY 13202  
315.471.3920 • www.chacompanies.com



File: V:\PROJECTS\NY\066863\000\DESIGN\DRAWINGS\CIVIL\SHEET FILES\066863\_C-001-TITLE.DWG  
Saved: 4/22/2021 12:16:34 PM Plotted: 4/22/2021 12:19:10 PM Current User: Moy, Ronald LastSavedBy: 6600



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, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO SEAL OR SIGN OR HAVE ANY OF THE FOLLOWING SEAL, SIGNATURE, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SEAL STAMP THE DOCUMENT AND INCLUDE THE WORDS "ALLOTTED BY CHANGES TO THESE DRAWINGS, THE DATE OF SUCH ALTERATION, AND THE SPECIFIC DESCRIPTION OF THE ALTERATION."

**WELLINGTON PLACE APARTMENTS**  
 800-008 E FAYETTE ST & FORMAN AVE  
 SYRACUSE, NY 13210

No.	Submit/Revision	App'd	By	Date

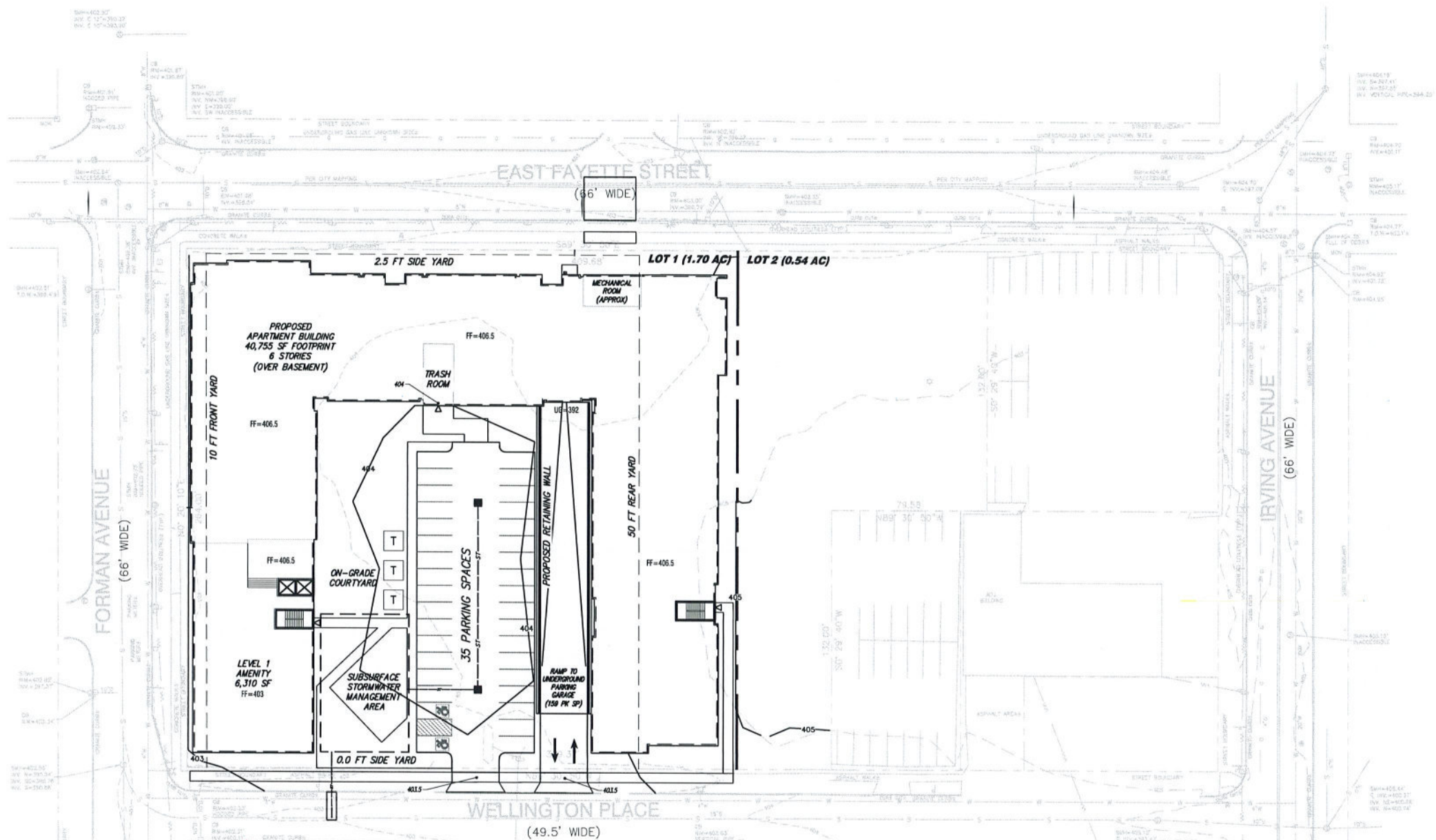
**ZONING REVIEW SUBMISSION** JMT AMV 04/14/21

**EXISTING CONDITIONS**

Designed By: BFB	Drawn By: RPM/AMV	Checked By: JFT
Issue Date: 3/19/2021	Project No: 68663	Scale: AS SHOWN

Drawing No.:  
**C-003**





LEGEND		
	DESIGN CONTOUR	
	DESIGN SPOT ELEVATION	
	DRAINAGE PIPE	
	CATCH BASIN STRUCTURE	



Scale in feet  
 0 30 60

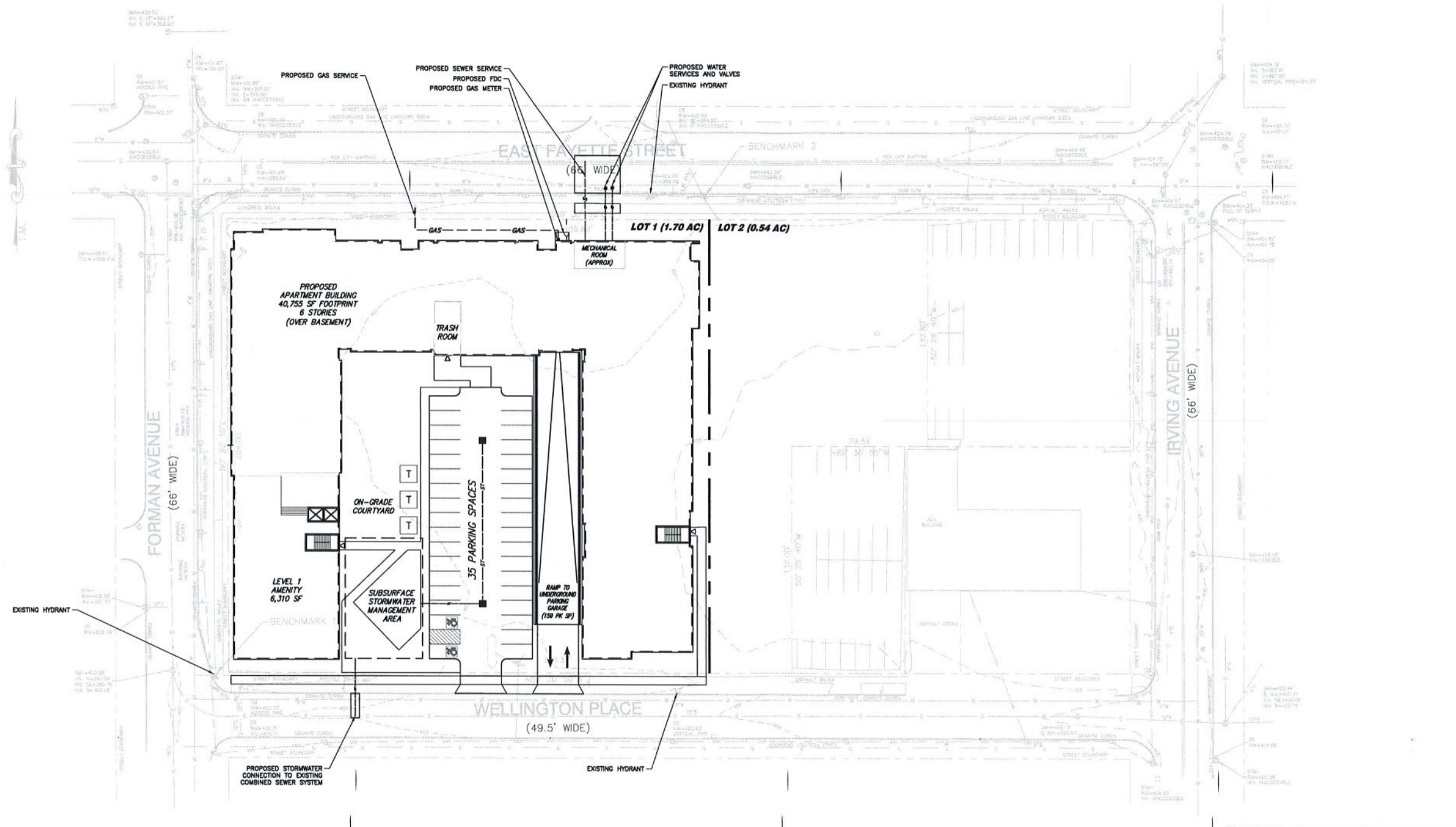
IF IN A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR MODIFY ANY PART OF ANY PLAN OR SPECIFICATION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL BE HELD RESPONSIBLE FOR ANY SUCH VIOLATION. THE DATE OF SUCH VIOLATION, AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

No.	Submitted / Revision	App'd	By	Date

GRADING PLAN

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

File: V:\PROJECTS\NY\145\066883\000\09\_DESIGN\DRAWINGS\CIVIL\SHEET FILES\066883\_C-300-UTIL.DWG  
 Saved: 4/20/2021 4:17:40 PM Plotted: 4/22/2021 12:42:28 PM Current User: Moy, Ronald LastSavedBy: 6600



GILBANE DEVELOPMENT COMPANY  
 7 JACKSON WALKWAY  
 PROVIDENCE, RI 02903



Scale in feet  
 0 30 60

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE  
 A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND  
 SURVEYOR TO ALTER IN ANY WAY OR TO BE USED AS A BASIS FOR  
 A STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERNING  
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND  
 SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE  
 MILEAGE IN THIS SET DRAWINGS BY THEIR SIGNATURE, THE  
 DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION  
 OF THE ALTERATION.

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

No.	Submitted / Revision	App'd	By	Date

ZONING REVIEW SUBMISSION JMT AMV 04/14/21

UTILITY PLAN

Designed By: BFB	Drawn By: RPM/AMV	Checked By: JFT
Issue Date: 3/19/2021	Project No: 66883	Scale: AS SHOWN

Drawing No.:  
**C-300**

**LEGEND**

- UE--- PROPOSED ELECTRIC
- GAS--- PROPOSED GAS
- W--- PROPOSED WATER
- ST--- PROPOSED STORM
- ⊕ HYDRANT



April 23, 2021

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

**RE: Wellington Place Apartments – Resubdivision 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 Resubdivision 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. Lot 2 will include improvements to the existing surface parking area to be retained by the owner.

The following items are included in this submission:

- Resubdivision Application Form
- SEQR Environmental Assessment Form
- Subdivision Map
  - Three (3) Full Size
  - One (1) 11x17
- Property Survey
  - Three (3) Full Size
  - One (1) 11x17
- Site Plan Drawings
  - Three (3) Full Size
  - One (1) 11x17

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](mailto:bbouchard@chacompanies.com)

Very truly yours,

A handwritten signature in black ink that reads "Brian F. Bouchard". The signature is written in a cursive, flowing style.

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

One Park Place, 300 South State Street, Suite 600, Syracuse, NY 13202-2024  
T 315.471.3920 • F 315.471.3569 • [www.chacompanies.com](http://www.chacompanies.com)