

City of Syracuse Zoning Administration

Application for SPECIAL PERMIT Review by the Planning Commission

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

For Office Use: Filing Date: Case Number: Zoning District:

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

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

Section: <input type="text" value="115"/>	Block: <input type="text" value="03"/>	Lot: <input type="text" value="06"/>
Section: <input type="text" value="115"/>	Block: <input type="text" value="03"/>	Lot: <input type="text" value="14"/>
Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>

This APPLICATION is for a:

- Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
- Gasoline Service Station
- Car Wash Facility
- Care Home
- Parking Lot or Parking Garage
- Transitional Parking Area
- Offices of Religious and Educational Institutions
- Bed and Breakfast

Other Special Permit Uses (describe)

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Storage Cap Syracuse is looking to improve the 4.7 acre site with a Class-A, fully-enclosed self storage building as phase 1 of the project, accompanied by a phase 2 that includes up to two (2) retail pads for future retail tenants. The project will be two stories in height with a footprint of 57,950 GSF. The retail pads will be 5,500 GSF in area. The retail will compliment the growing area and will be located at the front of Van Rensselaer Street for increased street scape beautification and drive-by customer visibility. The self-storage will be located in the back of the site off of the main road and will fully enclosed, requiring PIN pad entry codes for all tenants. The property will be outlined with appropriate landscaping and bordered with chain link fencing to compliment the building design. Storm water retention will be located in the rear of the property along the back property line.

PROPERTY OWNER INFORMATION:

Name(s):

Mailing Address:

Zip: Daytime phone: Home phone:

E-mail:

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

Contract Purchaser(s) Tenant Co-Applicant Other (please state):

Name(s):

Mailing Address:

Zip: Home phone: Day Phone:

E-mail:

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

DESCRIPTION OF OPERATION:

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

Number of off-street parking available (site plan required to indicate location):

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR: OTHER FLOORS:

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

SIGNAGE INFORMATION:

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)

A sign plan is required, see attachment

(Wall, Ground, Projecting, Window)

Size Location Type

Size Location Type

Size Location Type

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

- Dining room Bar Service Drive-thru
- Entertainment Stage DJ Booth
- Light Duty auto repair Heavy Duty auto repair
- Car Wash Facility New Auto Sales Used Auto Sales

Has owner obtained or applied for a Certificate of Use: Yes No

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.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.



June 10, 2021

CURRENT PROPERTY OWNER SIGNATURE

DATE

Joseph Pietrafesa / for Allied Realty, as Member

Please legibly PRINT SIGNATURE NAME and TITLE

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

FOR STAFF USE ONLY

REFERRAL NEEDED

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

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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.

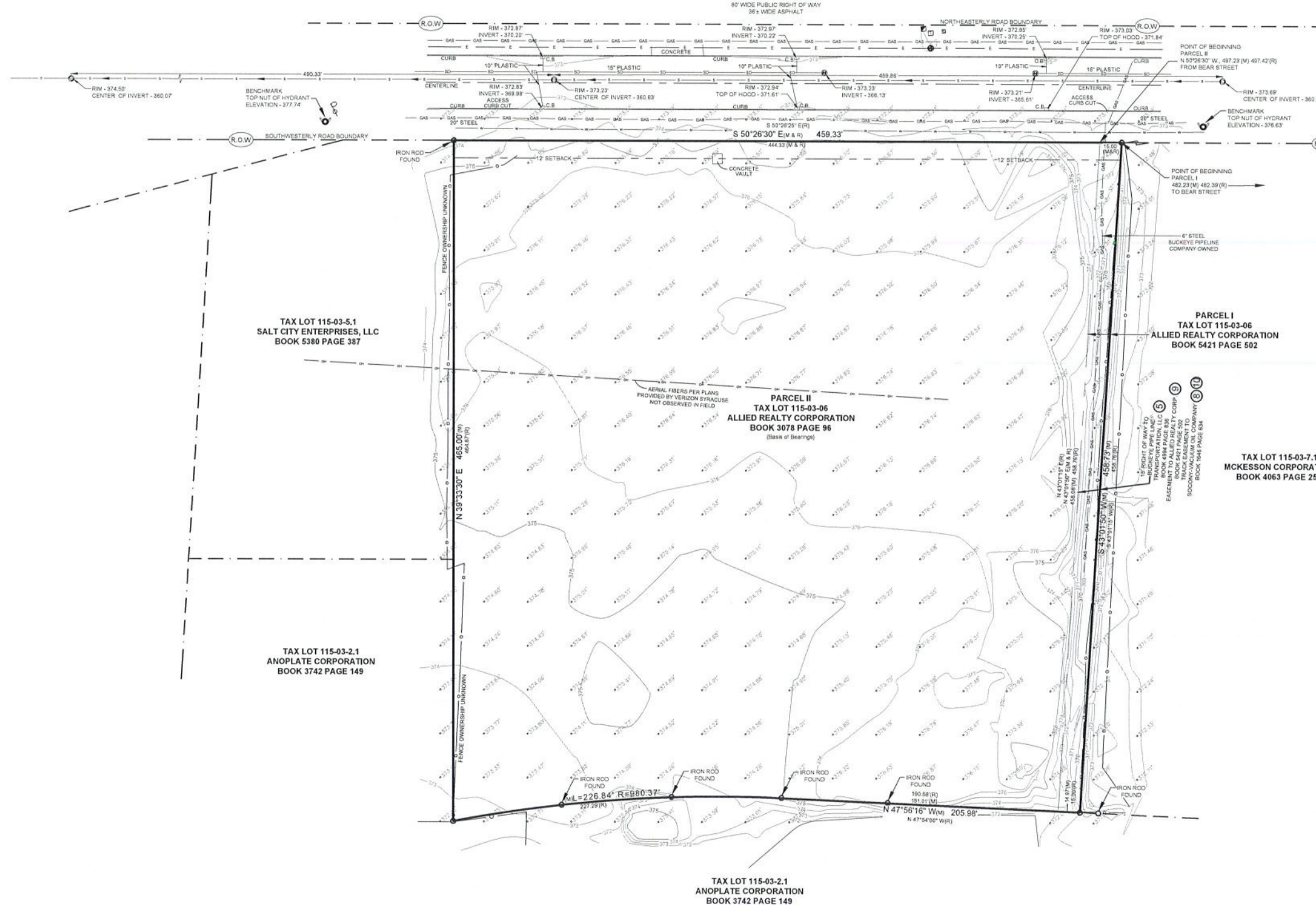
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Storage Cap Syracuse - Attn: Edward Moran, VP of Acquisitions - Emoran@storeospace.com // 732-966-1439			
Name of Action or Project: Site Plan Modification for Proposed Site Development			
Project Location (describe, and attach a location map): 841-861 Van Rensselaer Street, Syracuse, NY			
Brief Description of Proposed Action: Development of (1) two-story climate-controlled building with (2) retail suites on the frontage of Van Rensselaer Street.			
Name of Applicant or Sponsor: Storage Cap Syracuse, LP		Telephone: 732-966-1439	
Address: 330 E Crown Point Road		E-Mail: emoran@storeospace.com	
City/PO: Winter Garden		State: FL	Zip Code: 34787
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Special Permit from City of Syracuse			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ ~4.63 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ ~4.63 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

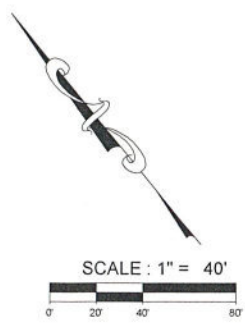
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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? <small>not on site, but nearby as per NYSDEC</small>	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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)? 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: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Nearby properties - If requested, we will provide a clean Phase I and Phase II environmental testing report that shows the property is free and clear of any/all environmental issues.</small>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Storage Cap Syracuse, LP</u> Date: <u>6/10/2021</u>		
Signature:  Title: <u>V.P. of Acquisitions</u>		

VAN RENNSELEAR STREET



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|--|---|--|----------------------------|
| | POWER POLE | | FIRE HYDRANT |
| | ELECTRIC MANHOLE | | C.B. CATCH BASIN |
| | ELECTRIC VAULT | | (R) RECORDED |
| | TRANSFORMER | | (M) MEASURED |
| | TELEPHONE PEDESTAL | | SANITARY MANHOLE |
| | STORM DRAIN MANHOLE | | SPOT ELEVATION |
| | SET 5/8" IRON ROD, UNLESS OTHERWISE NOTED | | (R.O.W.) RIGHT OF WAY LINE |
| | CHAIN LINK FENCE | | UNDERGROUND ELECTRIC LINE |
| | GAS LINE | | WATER LINE |
| | STORM DRAIN LINE | | SEWER LINE |
| | ADJACENT PROPERTY LINE | | OVERHEAD UTILITY LINE |



NV5

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
SS SYRACUSE PROJECT
 DATE OF FIELD SURVEY: JANUARY 12, 2021
 NETWORK PROJECT NUMBER: 202003792-1 AAC
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ITEMS CORRESPONDING TO SCHEDULE B-II

- 5. Covenants and restrictions, together with the reservation of an easement recorded on 05/17/2007 in (as) Liber 4964 Cp 836. **Shown hereon.**
 - 6. Right of Way Easement as Contained in Instrument recorded in Liber 360 Cp 199. **Not shown, exact location unknown.**
 - 7. Right of Way Easement contained in Instrument recorded on 11/06/1907 in (as) Liber 383 Cp 34. **Not shown, exact location unknown.**
 - 8. Reservations of Easement to construct railroad track, covenants and rights contained in Instrument recorded on 09/03/1953 in Liber 1646 Cp 634. **Not shown, exact location unknown.**
 - 9. Reservations of Easement contained in Instrument recorded on 04/24/2017 in Liber 5421 Cp 502. **Shown hereon.**
 - 10. Terms, covenants, conditions and agreements contained in an unrecorded lease made by and between Lawry Land Company and Dale Engineering Company, Lessor, and The Delaware, Lackawanna and Western Railroad Company, Lessee, dated 04/22/1942, referred to in the Deed as set forth below.
- WITH REGARD THERETO:
- Deed by and between Lawry Land Company and Socory-Vanum Oil Company, Incorporated, dated 08/13/1953 and recorded on 09/03/1953 in (as) Liber 1646 Cp 634. **Shown hereon.**

ZONING INFORMATION

Zoned: Lakeland Zoning District T-6

Site Restrictions:

Front Setback: 0 to 12 feet from right of way
 Side Setback: 0 feet
 Rear Setback: 0 feet

Frontage Build-out: 70% minimum

Building Height: Maximum 6 stories
 Minimum 2 stories

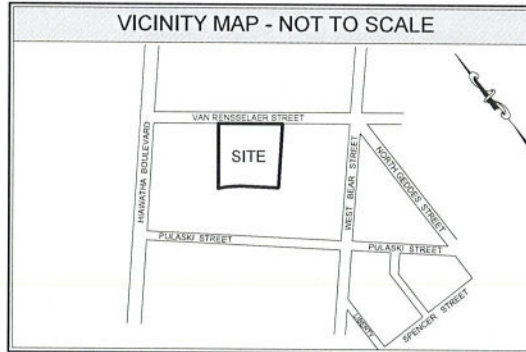
Minimum Lot Area: No requirement
 Minimum Lot Width: 19 feet minimum

Minimum Lot Depth: 80 feet
 Maximum Coverage: No requirement
 Maximum Floor Area Ratio: No requirement

Parking Formula: N/A - Vacant Lot

Zoning Information is from a zoning report prepared by NV5 Transaction Services - Zoning Division, Zoning Report No.7202002169 dated February 02, 2021.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY LEHR LAND SURVEYORS D.P.C., 116 SALINA STREET, LIVERPOOL, NEW YORK 13088, PHONE NUMBER 315-451-3333, EMAIL INFO@LEHRLANDSURVEYORS.COM
- MN2 IN RESPONSE TO TABLE A, ITEM 2 THE ADDRESS FOR THE SUBJECT PROPERTY WAS 841-861 VAN RENSSELAER STREET, SYRACUSE, NEW YORK 13204.
- MN3 IN RESPONSE TO TABLE A, ITEM 4 THE SUBJECT PROPERTY HAS AN AREA OF 210,830 sq.ft. OR 4.84 acres OF LAND.
- MN4 IN RESPONSE TO TABLE A, ITEM 9 THE SUBJECT PROPERTY HAS A TOTAL OF 0 PARKING SPACES, INCLUDING 0 STANDARD PARKING SPACES AND 0 HANDICAP PARKING SPACES. (NO PARKING AREAS ON SUBJECT PROPERTY)
- MN5 IN RESPONSE TO TABLE A, ITEM 16 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN6 IN RESPONSE TO TABLE A, ITEM 17 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN7 IN RESPONSE TO TABLE A, ITEM 18, NO DELINEATED WETLANDS WERE OBSERVED DURING THE FIELDWORK AND THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY PER U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.
- MN8 THERE IS NOT BUILDING ON THE SUBJECT PROPERTY.
- MN9 THE BASIS OF BEARINGS SHOWN HEREON ARE FROM LIBER 3076 OF DEEDS, PAGE 89.
- MN10 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO VAN RENSSELAER STREET A DEDICATED PUBLIC RIGHT OF WAY.
- MN11 THERE WAS NO FIELD EVIDENCE OR DOCUMENTS PROVIDED OF CEMETERIES AND/OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- MN12 ELEVATIONS AND CONTOURS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

UTILITY NOTES & COMMENTS

The utilities shown have been located from above ground evidence and existing drawings (as provided). The surveyor makes no guarantee that the utilities shown comprise of all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

The utilities shown are from observed evidence only. The surveyor does not guarantee that the utilities shown are all the utilities in the area. There were no markings for underground utilities observed when the field work was performed.

The surveyor made the attempt to call Dig Safely New York, Inc. (811) Ticket No. 32250-000-344. Utility providers listed below with their responses:

Buckeye Pipeline Company - 877-530-5685
 In response to your Dig Safe NY ticket for design information find attached a Google Earth image with a Buckeye Pipeline plotted within the parameters you described. Note that the plotted image may be close but is subject to field verification for accuracy. This is a 16" steel petroleum pipeline. Also attached is a Buckeye Partners Right of Way Restriction document outlining requirements and safeguards while working in the vicinity of the pipeline. A Buckeye inspector must be on site while working within 25' of the pipeline. Please pass this and my contact information on to your client as approvals may be required well in advance of proposed work.

Any questions call, thank you:
 Scott Hahn
 Buckeye Pipeline
 315-574-1727
 Gas lines approximately shown hereon.

Charter Communications Syracuse (Spectrum) - 833-267-6094
 May have design conflict, no information provided by company.

National Grid - 1-800-642-4272
 At your request, we have reviewed the above referenced project location and have enclosed National Grid's sketch showing the electric and/or gas distribution facilities in this area.
 Your attention is specifically directed to the fact that by submitting these drawings, National Grid under no circumstance guarantees the accuracy of the locations shown on the drawings. It is also imperative that any maps prepared from this information must contain a specific notation stating that all locations of this corporation's facilities are approximate and must be verified in the field before any digging commences. As always, it is the contractor's responsibility to notify Dig Safely - New York at (800) 563-7962 prior to any excavation. In the event that our facilities are damaged due to construction, the contractor will be held responsible for payment on a claim basis.

After reviewing the enclosed information, please advise us as soon as possible of any conflicts involving relocation or protection of our facilities. You should be aware that any removal or relocation of facilities may involve associated charges. Gas lines approximately shown hereon.

City of Syracuse Street Lighting - 315-448-2489
 No response

City of Syracuse Water Department - 315-473-2860
 Water Line approximately marked out as shown hereon.

Level 3 Communication - 1-877-253-8353
 No Response

NYS DOT Syracuse Region 3 - 315-428-4351
 Clear, No facilities within 15 feet of the excavator work area

Onondaga County Rural Telephone - 315-865-5303
 Clear, No facilities within 15 feet of the excavator work area

Onondaga County Department of Water Environment Protection - 315-435-2260
 Sanitary Sewer and Storm Sewer Lines shown approximately hereon.

Onondaga County Water Authority - 315-475-7603
 Clear, No facilities within 15 feet of the excavator work area

Verizon Syracuse -
 Design conflict, information provided plotted approximately on survey.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ⊕ POWER POLE
- ⊙ FIRE HYDRANT
- ⊗ ELECTRIC MANHOLE
- C.B CATCH BASIN
- ⊞ ELECTRIC VAULT
- (R) RECORDED
- ⊞ TRANSFORMER
- (M) MEASURED
- ⊞ TELEPHONE PEDESTAL
- ⊙ SANITARY MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊙ SPOT ELEVATION
- ⊙ SET 5/8" IRON ROD, UNLESS OTHERWISE NOTED
- (R.O.W) RIGHT OF WAY LINE
- CHAIN LINK FENCE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- ADJACENT PROPERTY LINE
- OVERHEAD UTILITY LINE

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY No. 360596, MAP NUMBERS 55067 C 0208 F and 36067 C 0216 F WHICH BOTH BEARS AN EFFECTIVE DATE OF NOVEMBER 04, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/21/2021	FIRST DRAFT		
01/21/2021	NETWORK COMMENTS		
02/03/2021	UPDATED ZONING REPORT		
FIELD WORK: 01-12-2021	DRAFTED: KRH	CHECKED BY: DRL	JOB NO.: 20-L-55

SIGNIFICANT OBSERVATIONS

NONE APPARENT

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

AS TO PARCEL I

ALL THAT LOT, TRACT OR PARCEL OF LAND AND PREMISES, HERINAFTER MORE PARTICULARLY DESCRIBED, SITUATE, LYING AND BEING IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF VAN RENSSELAER STREET FOUR HUNDRED EIGHTY TWO AND THIRTY-NINE HUNDREDTHS (482.39) FEET MEASURED NORTHWESTERLY ALONG THE SAME FROM THE CORNER FORMED BY THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF VAN RENSSELAER STREET AND THE NORTHWESTERLY LINE OF BEAR STREET;

- (1) THENCE SOUTH 43° 01' 15" WEST FOUR HUNDRED FIFTY EIGHT AND SEVENTY-SIX HUNDREDTHS (458.76) FEET, MORE OR LESS, TO A POINT TWENTY-FIVE (25) FEET MEASURED NORTHEASTERLY FROM AND AT RIGHT ANGLES TO THE ORIGINAL CENTERLINE OF THE SALT LAND SPUR OF THE DELAWARE, LACKAWANNA, AND WESTERN RAILROAD COMPANY;
- (2) THENCE NORTH 47° 54' 00" WEST PARALLEL WITH SAID ORIGINAL CENTERLINE AND TWENTY-FIVE (25) FEET MEASURED NORTHEASTERLY FROM AND AT RIGHT ANGLES THERETO FIFTEEN (15) FEET TO A POINT;
- (3) THENCE NORTH 43° 01' 15" EAST PARALLEL WITH THE FIRST COURSE HEREIN DESCRIBED FOUR HUNDRED FIFTY-EIGHT AND SEVENTY-SIX HUNDREDTHS (458.76) FEET, MORE OR LESS, TO A POINT IN SAID SOUTHWESTERLY LINE OF VAN RENSSELAER STREET;
- (4) THENCE SOUTH 50° 26' 25" EAST ALONG THE SOUTHWESTERLY LINE OF VAN RENSSELAER STREET FIFTEEN (15) FEET TO THE POINT OF BEGINNING.

AS TO PARCEL II

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK AND BEING PART OF F. L. 315 AND M.L. 42 IN SAID CITY AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY ROAD LINE OF VAN RENSSELAER STREET, SAID POINT BEING LOCATED NORTH 50° 26' 30" WEST AS MEASURED ALONG THE WESTERLY LINE OF VAN RENSSELAER STREET A DISTANCE OF 497.42 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF VAN RENSSELAER STREET WITH THE NORTHWESTERLY LINE OF BEAR STREET;

THENCE SOUTH 43° 01' 15" WEST ALONG THE NORTHWESTERLY LINE OF LANDS OF MAGNOLIA PIPE LINE CO. AS RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK OF DEEDS 1864 AT PAGE 458 A DISTANCE OF 457.95 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE OSWEGO AND SYRACUSE RAILROAD COMPANY RIGHT-OF-WAY, AS RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK OF DEEDS 500 AT PAGE 16;

THENCE NORTH 47° 54' 00" WEST ALONG THE NORTHEASTERLY LINE OF THE FOREMENTIONED RIGHT-OF-WAY A DISTANCE OF 160.58 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE FOREMENTIONED OSWEGO AND SYRACUSE RAILROAD COMPANY RIGHT-OF-WAY, NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 680.37 FEET, MORE OR LESS FOR A DISTANCE OF 227.39 FEET TO A POINT;

THENCE NORTH 35° 33' 30" EAST ON A LINE PERPENDICULAR TO THE WESTERLY LINE RENSSELAER VAN RENSSELAER STREET A DISTANCE OF 464.87 FEET TO A POINT IN THE WESTERLY LINE RENSSELAER VAN RENSSELAER STREET;

THENCE SOUTH 50° 26' 25" EAST ALONG THE WESTERLY LINE OF VAN RENSSELAER STREET A DISTANCE OF 444.33 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME TRACTS OR PARCELS OF LAND AS DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NCS-1033460-ATL WITH AN EFFECTIVE DATE OF OCTOBER 13, 2020.

ALTANSPPS LAND TITLE SURVEY

for
SS Syracuse Project
 NV5 Project No. 202003792-1
841-861 Van Rensselaer Street, Syracuse, NY 13204

BASED UPON TITLE COMMITMENT NO. NCS-1033460-ATL
 OF FIRST AMERICAN TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF OCTOBER 13, 2020.

Surveyor's Certification
 To: Store Space, First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2021.

DOUGLAS R. LEHR
 REGISTRATION NO. 49223
 IN THE STATE OF NEW YORK
 DATE OF FIELD SURVEY: JANUARY 12, 2021
 DATE OF LAST REVISION: FEBRUARY 03, 2021
 NETWORK PROJECT NO. 202003792-1 AAC

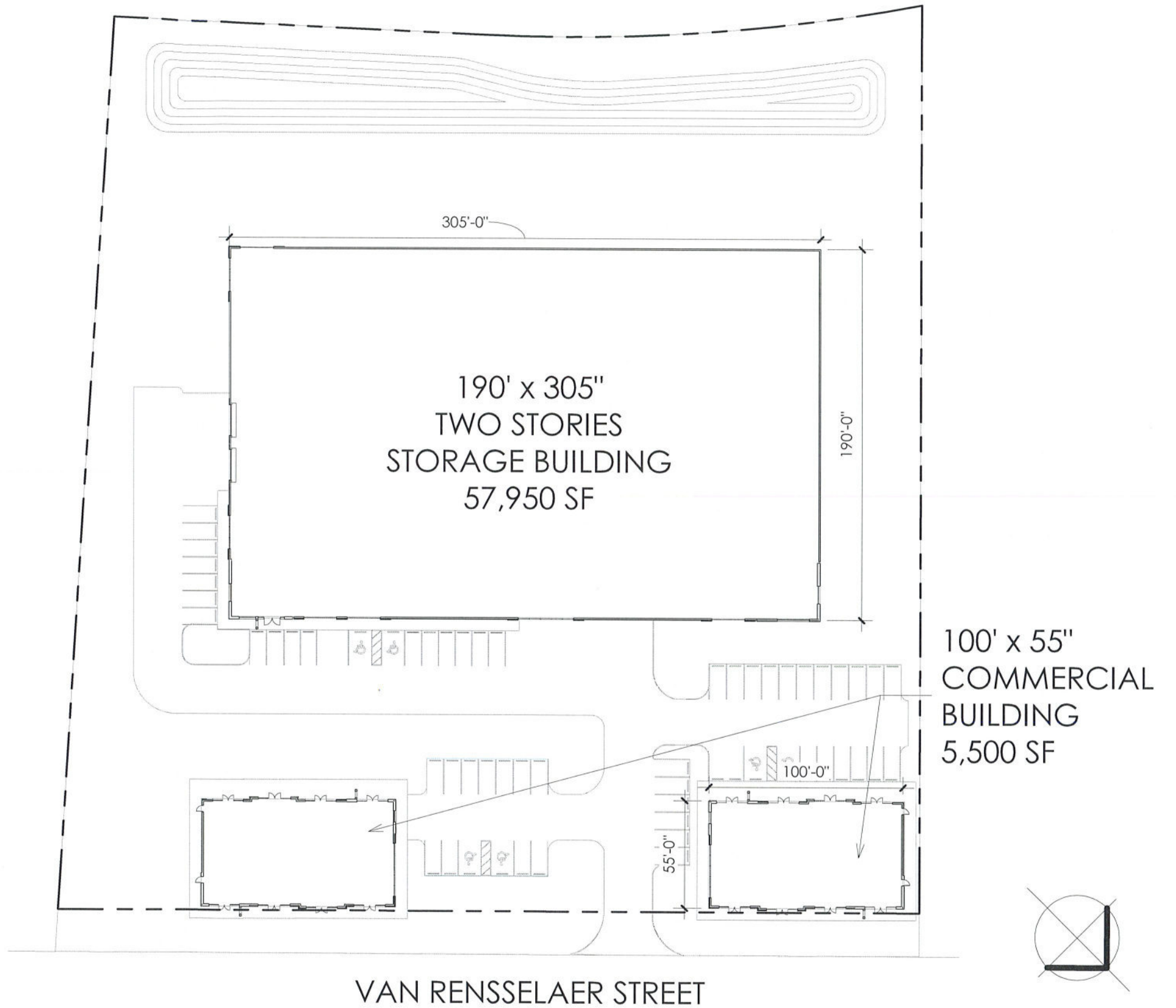
SHEET 1 OF 2

Bock & Clark Corporation
 an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"



Architecture Planning
Interiors Advising
RGA-DESIGN, LLC
400 S Magnolia Ave, Ste 375, Tampa, FL 33606
Phone 813-226-2220 Fax 813-259-0003
FLORIDA REGISTRATION AA 0003523
THE ARCHITECTURAL DRAWINGS & DESIGN IN CONFORMANCE WITH THE
REGULATIONS OF THE BOARD OF ARCHITECTURE OF THE STATE OF FLORIDA
AND THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF FLORIDA
ARE HEREBY OFFICIALLY REVIEWED BY RGA-DESIGN, LLC

Store Space
Store Space - Syracuse

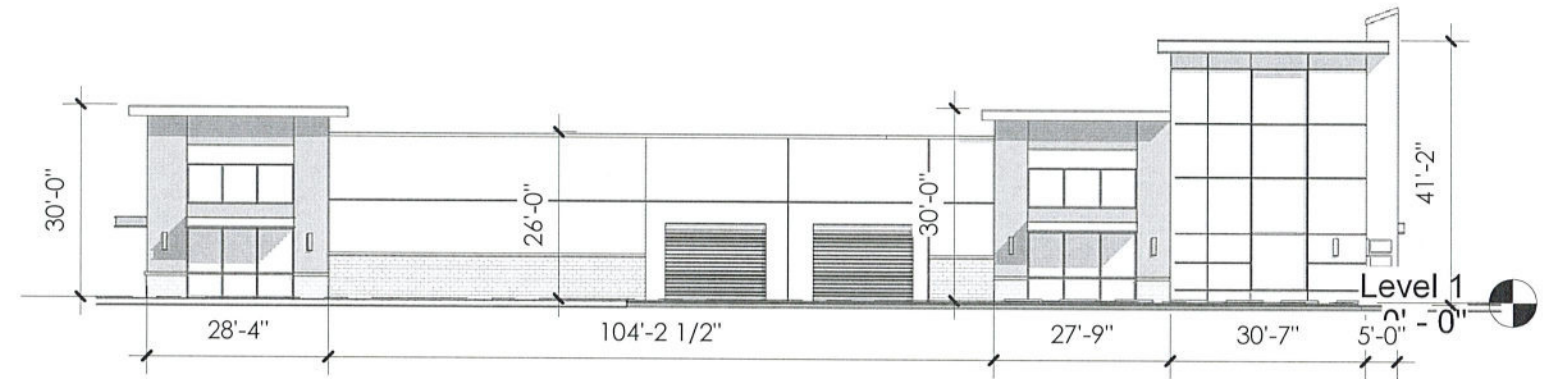
No.	Description	Date

ARCHITECTURAL SITE PLAN

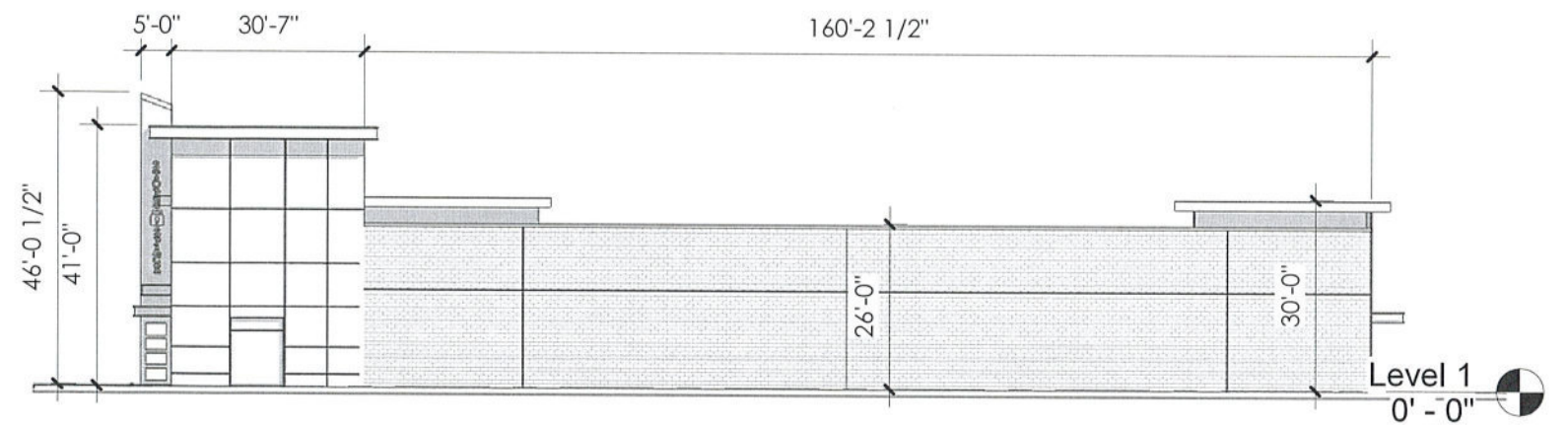
Project number 220-110
Date 06.15.2021
Drawn by AP
Checked by DY

A 101

Scale 1" = 60'-0"



1 ELEVATION 01 - STORAGE BUILDING
1" = 30'-0"



2 ELEVATION 02 - STORAGE BUILDING
1" = 30'-0"



Architecture Planning
Interiors Advising
RGA-DESIGN, LLC
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Phone 813-226-2220 Fax 813-259-0003
FLORIDA REGISTRATION AA 0003523
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Store Space
Store Space - Syracuse

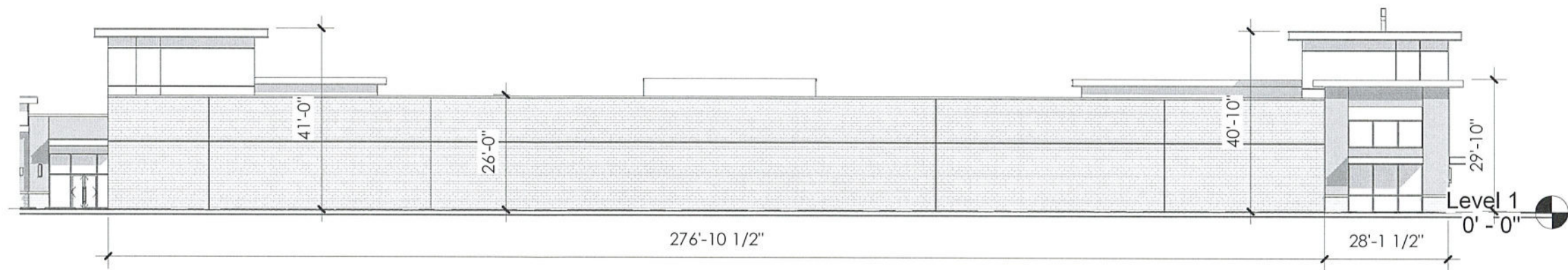
No.	Description	Date

EXTERIOR ELEVATIONS

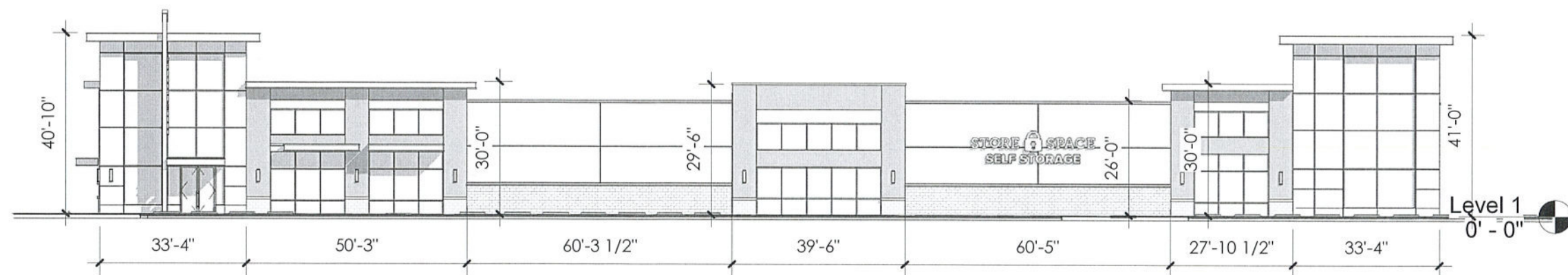
Project number 220-110
Date 06.15.2021
Drawn by Author
Checked by Checker

A 201

Scale 1" = 30'-0"



E3 ELEVATION 03 - STORAGE BUILDING
1" = 30'-0"



E4 ELEVATION 04 - STORAGE BUILDING
1" = 30'-0"



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Interiors Advising
RGA-DESIGN, LLC
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Phone 813-226-2220 Fax 813-259-0003
FLORIDA REGISTRATION AA 0003523

Store Space
Store Space - Syracuse

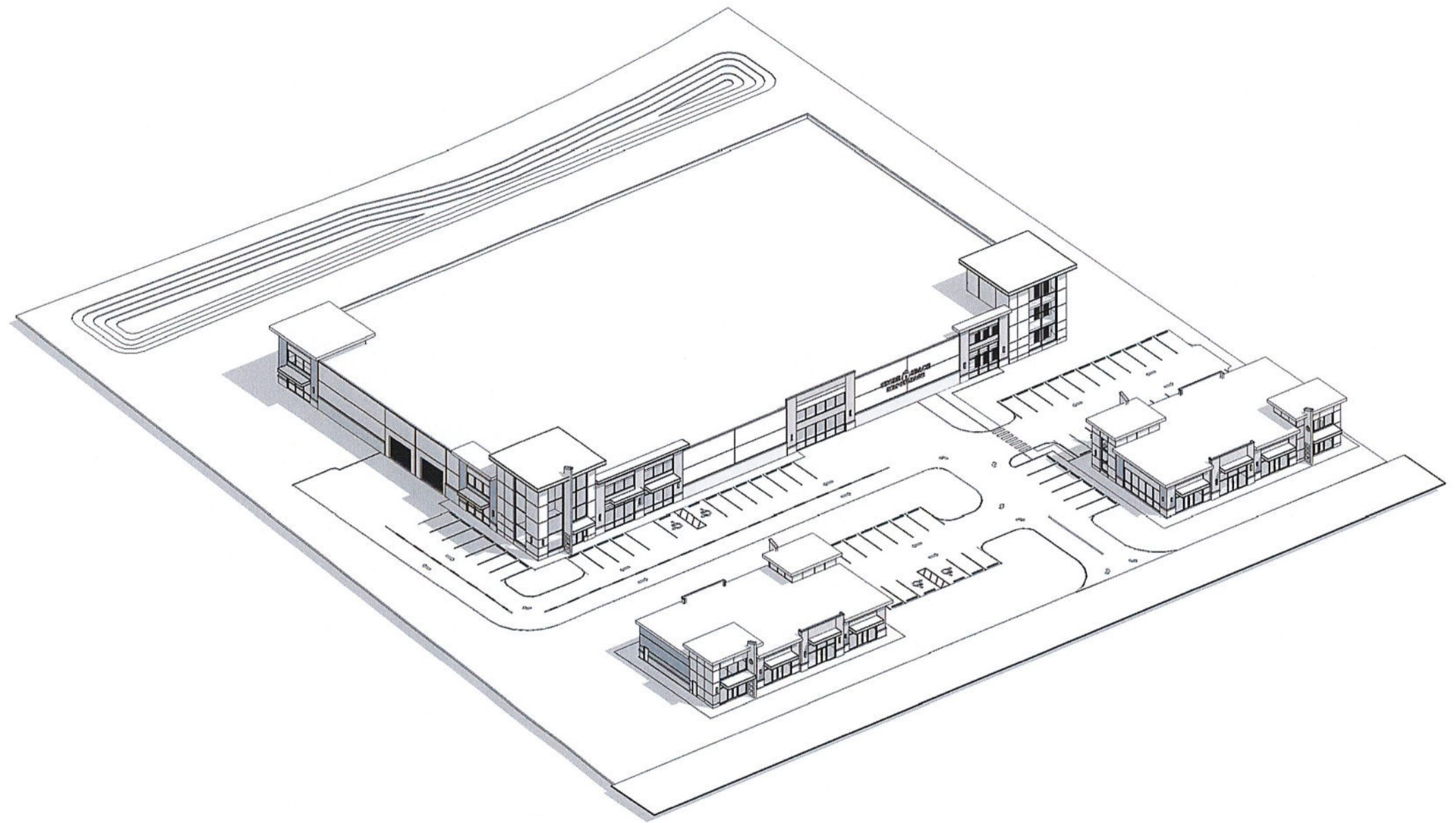
No.	Description	Date

EXTERIOR ELEVATIONS

Project number 220-110
Date 06.15.2021
Drawn by Author
Checked by Checker

A 201a

Scale 1" = 30'-0"



1 ISOMETRIC



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Interiors Advising
RGA-DESIGN, LLC
600 S Magnolia Ave, Ste 375, Tampa, FL 33606
Phone 813-226-2220 Fax 813-259-0003
FLORIDA REGISTRATION AA 0003523

Store Space

Store Space - Syracuse

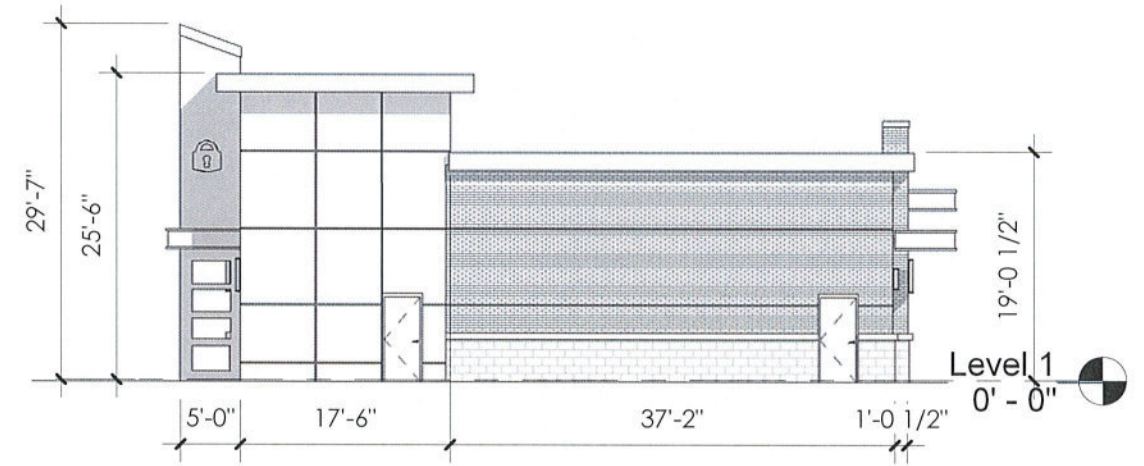
No.	Description	Date

ISOMETRIC

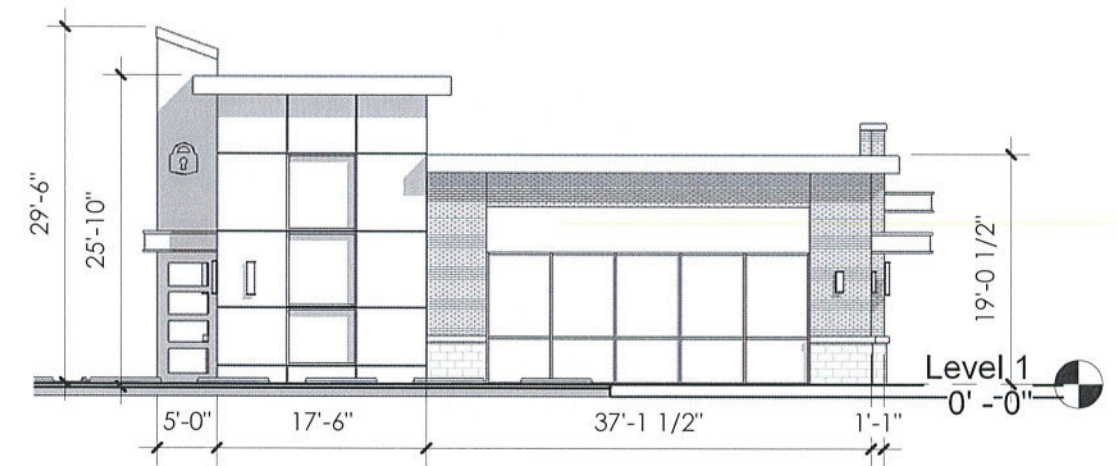
Project number 220-110
Date 06.15.2021
Drawn by Author
Checked by Checker

A 201b

Scale



1 ELEVATION 01 - RETAIL BUILDING
1/16" = 1'-0"



2 ELEVATION 02 - RETAIL BUILDING
1/16" = 1'-0"



Architecture Planning
Interiors Advising
RGA-DESIGN, LLC
600 S Magnolia Ave, Ste 375, Tampa, FL 33606
Phone 813-224-2220 Fax 813-259-0003
FLORIDA REGISTRATION AA 0003523
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Store Space
Store Space - Syracuse

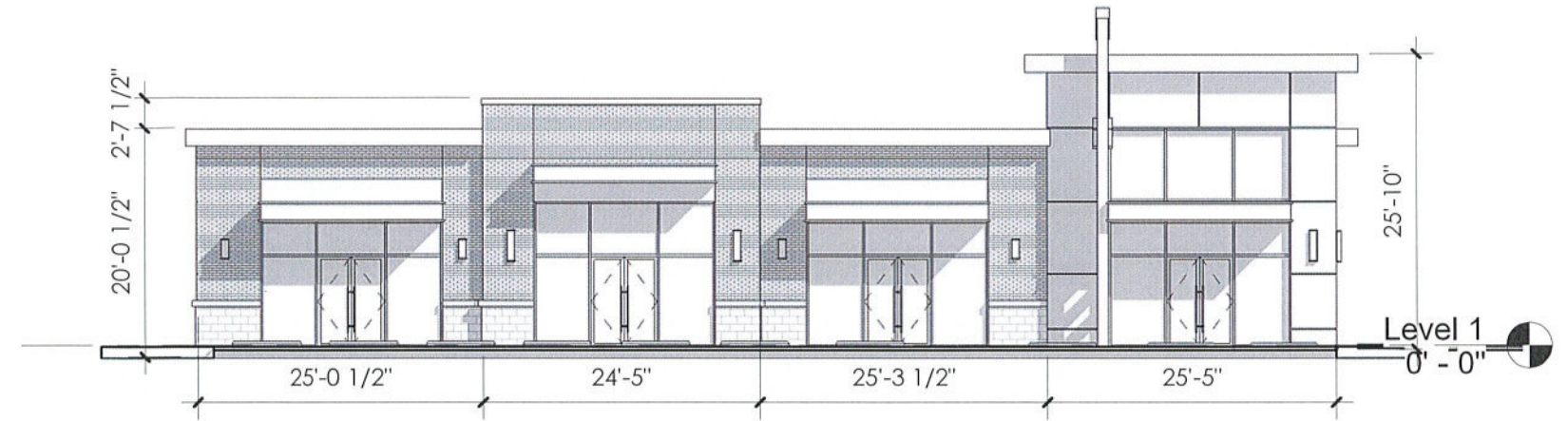
No.	Description	Date

EXTERIOR ELEVATIONS

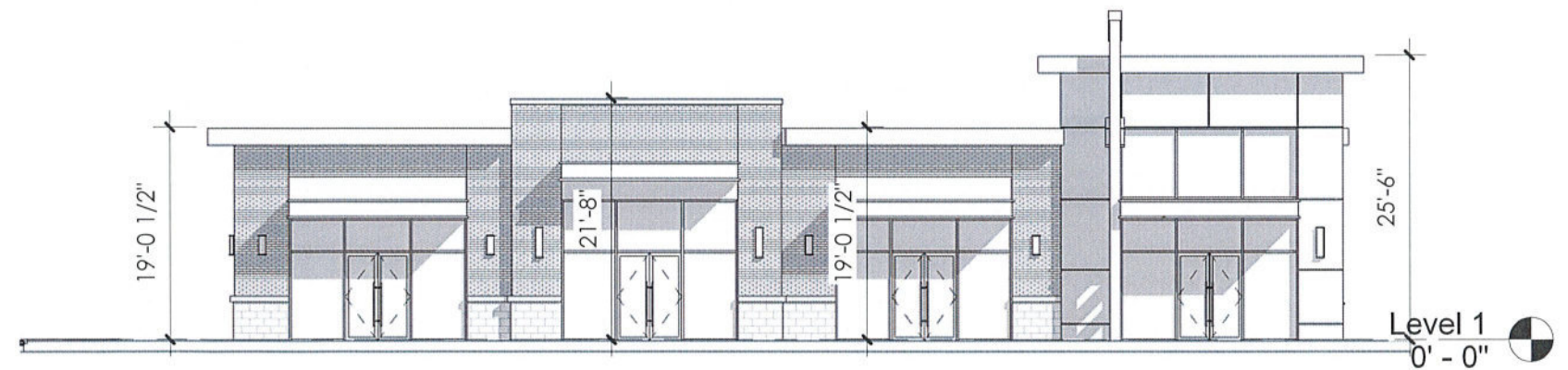
Project number 220-110
Date 06.15.2021
Drawn by Author
Checked by Checker

A 202

Scale 1/16" = 1'-0"



E3 ELEVATION 03 - RETAIL BUILDING
1/16" = 1'-0"



E4 ELEVATION 04 - RETAIL BUILDING
1/16" = 1'-0"



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Interiors Advising
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Store Space
Store Space - Syracuse

No.	Description	Date

EXTERIOR ELEVATIONS

Project number 220-110
Date 06.15.2021
Drawn by Author
Checked by Checker

A 202a

Scale 1/16" = 1'-0"



Architecture Planning
Interiors Advising
RGA-DESIGN, LLC
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Phone 813-224-2220 Fax 813-259-0003
FLORIDA REGISTRATION AA 0003523

Store Space

Store Space - Syracuse

No.	Description	Date

RENDERINGS

Project number	220-110
Date	06.15.2021
Drawn by	Author
Checked by	Checker

A 901

Scale



Architecture Planning
Interiors Advising
RGA-DESIGN, LLC
600 S Magnolia Ave, Ste 375, Tampa, FL 33606
Phone 813-226-2220 Fax 813-259-0003
FLORIDA REGISTRATION #AA 0003523
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Store Space

Store Space - Syracuse

No.	Description	Date

RENDERINGS

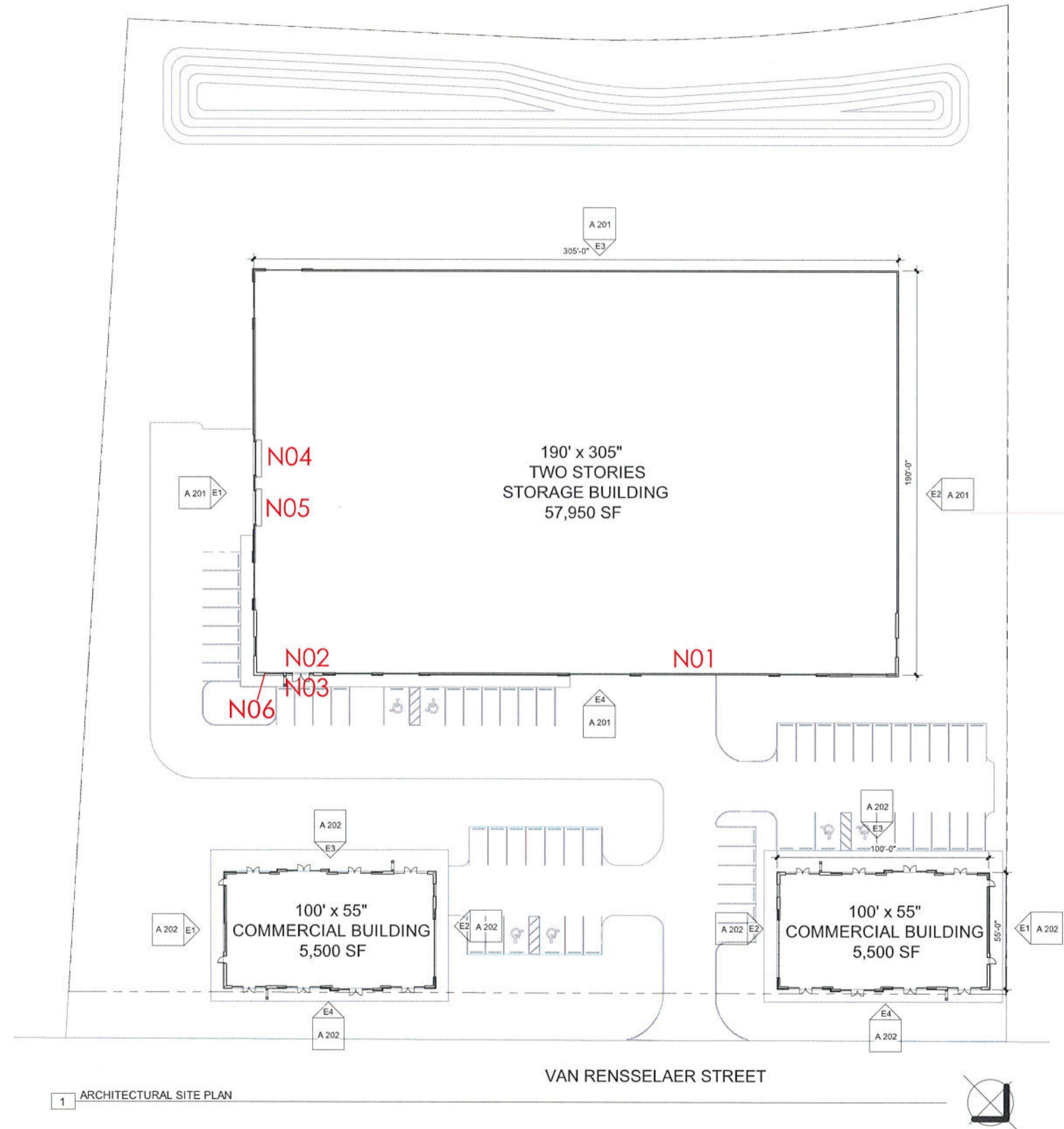
Project number	220-110
Date	06.15.2021
Drawn by	Author
Checked by	Checker

A 902

Scale

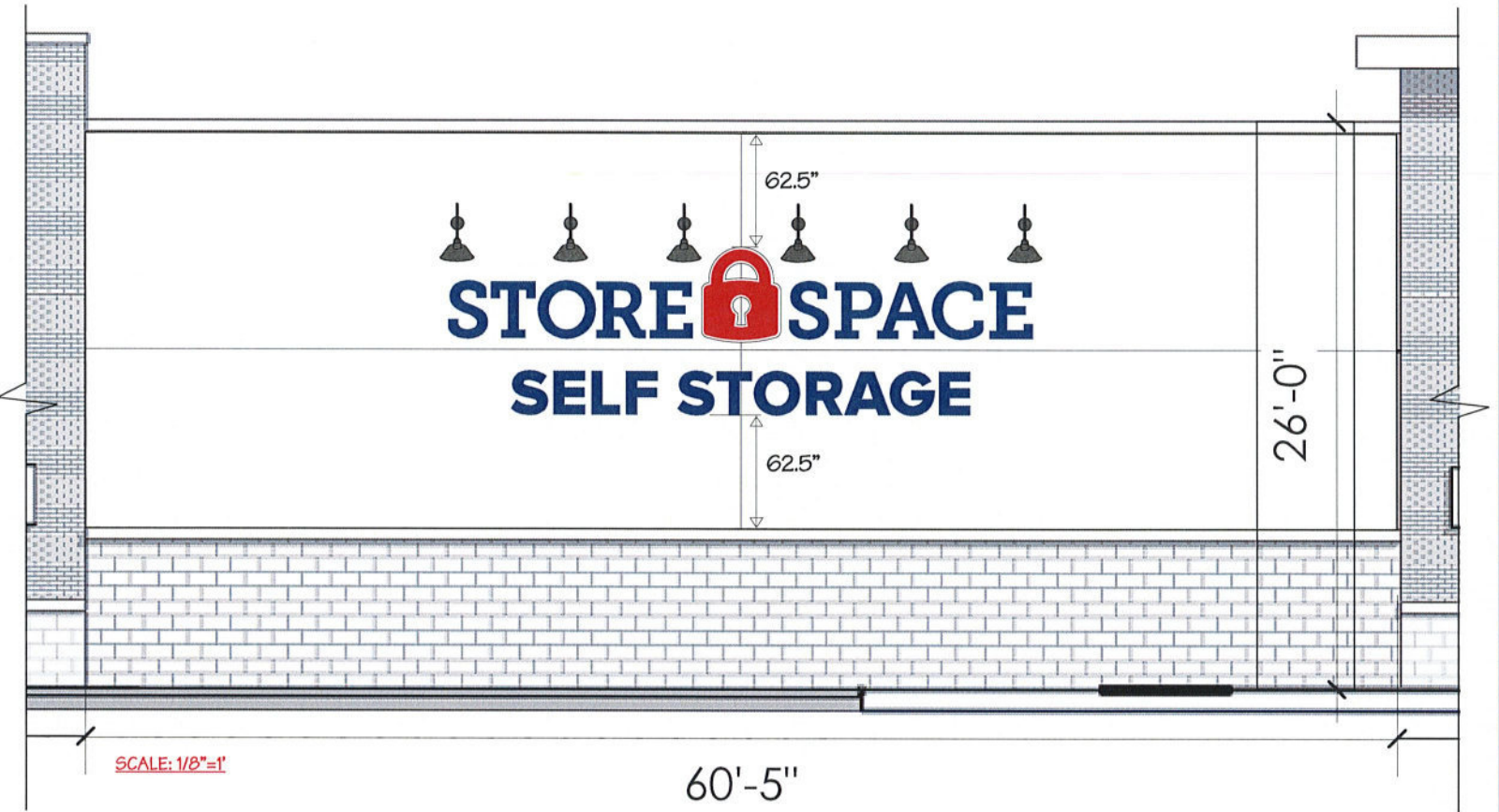
SITE PLAN

- N01: Non-illuminated Pin-mount Letters
- N02: OFFICE Canopy Letters - Non Illum
- N03: Door Vinyl
- N04: LOADING Non Illum Letters
- N05: LOADING Non Illum Letters
- N06: ADDRESS NUMBERS



1 ARCHITECTURAL SITE PLAN

N01



COLORS:

- BLUE: 3M 3630-36 / MP 2075
- RED: 3M 3630-73 / MP 2172
- WHITE

GENERAL NOTES

- > 1/2" ACRYLIC PIN-MOUNT LETTERS
- > LETTERS PAINTED BLUE
- > LOCK PAINTED WHITE WITH RED VINYL
- > GOOSENECK LIGHTING FIXTURES
- * STYLE AND QUANTITY TBD
- * LIGHTING BY OTHERS

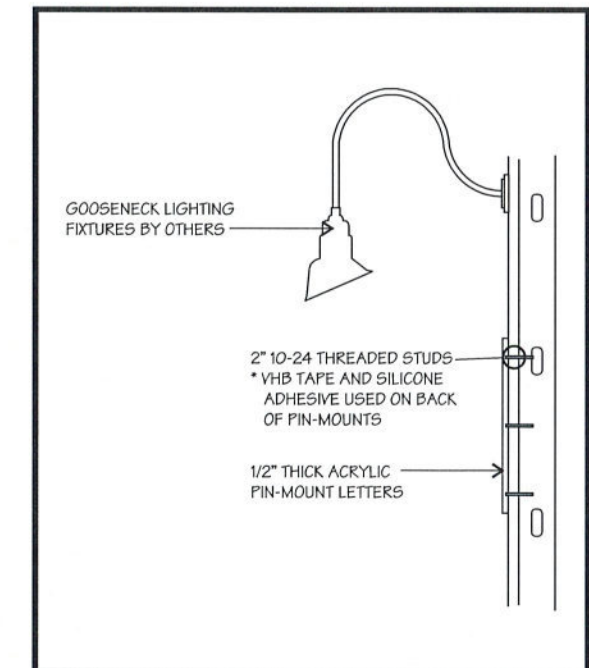
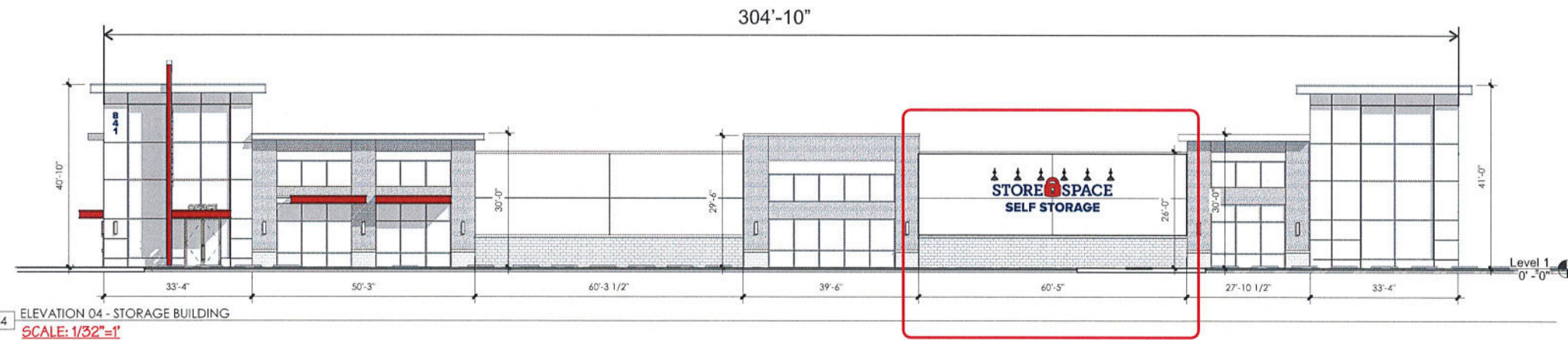
POWER REQUIREMENTS:

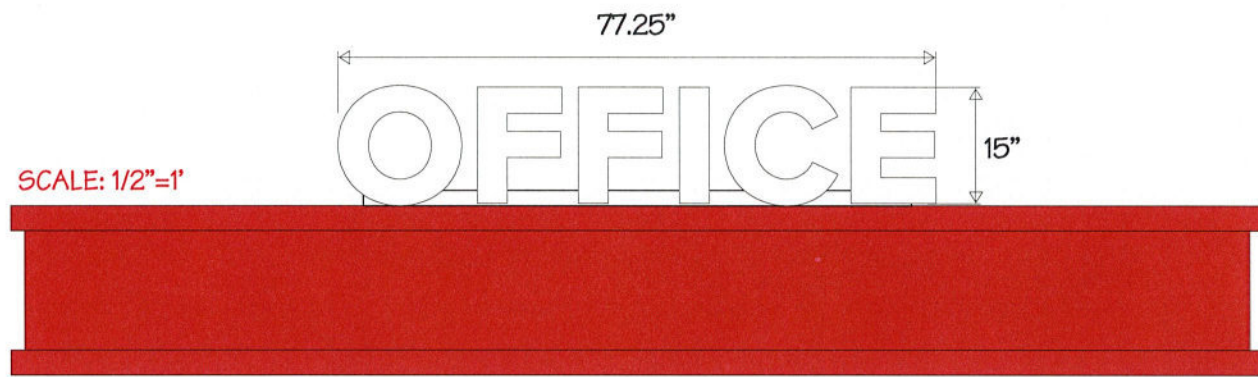
* N/A - NON-ILLUMINATED SIGN

* MODIFIED ARTWORK

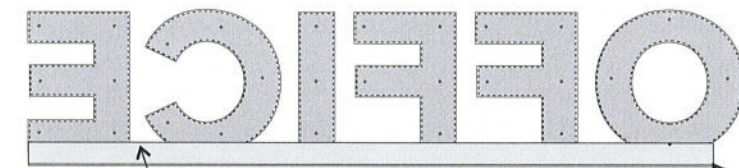
SIGN CALCULATIONS:

> SIGN PROPOSED: 207.4 sq.ft.





1/2" acrylic letters attached to front
 * back-screwed through aluminum backer
 * letters cover screws from backer to tube



2" x 2" aluminum tube at bottom
 behind backer/countersunk screws from front
 * screws will be covered by acrylic letters on front

COLORS

○ WHITE

POWER REQUIREMENTS:

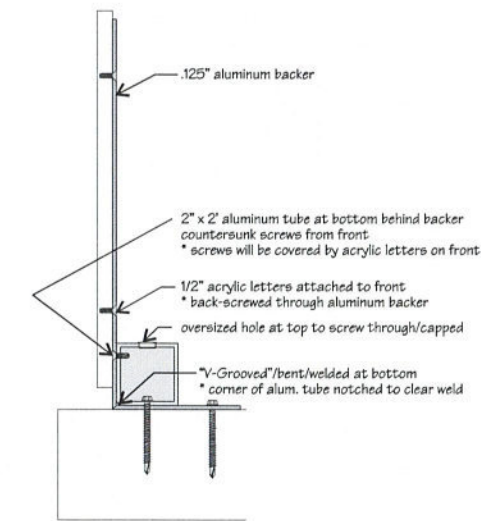
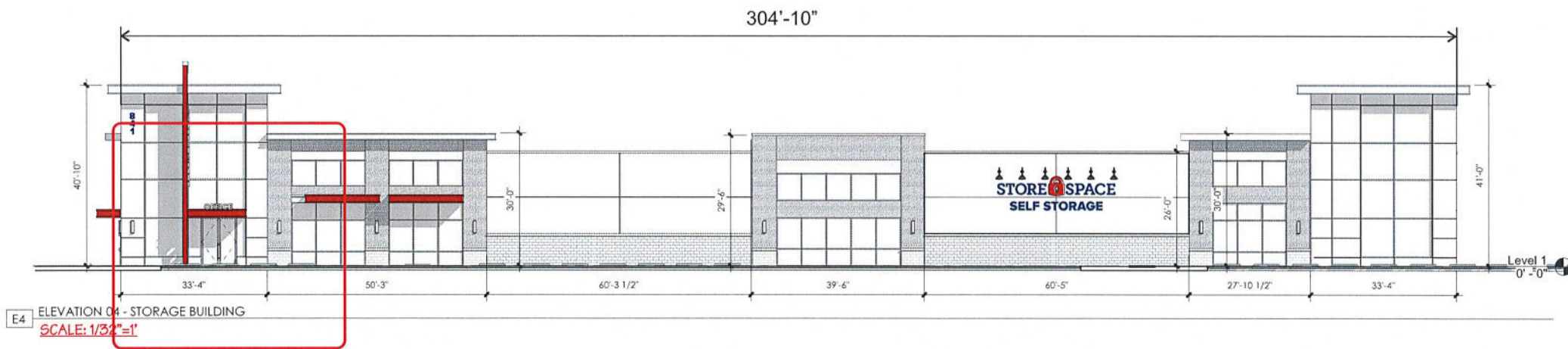
* N/A - NON- ILLUMINATED

SIGN CALCULATIONS

> OFFICE: 8 sq. ft.

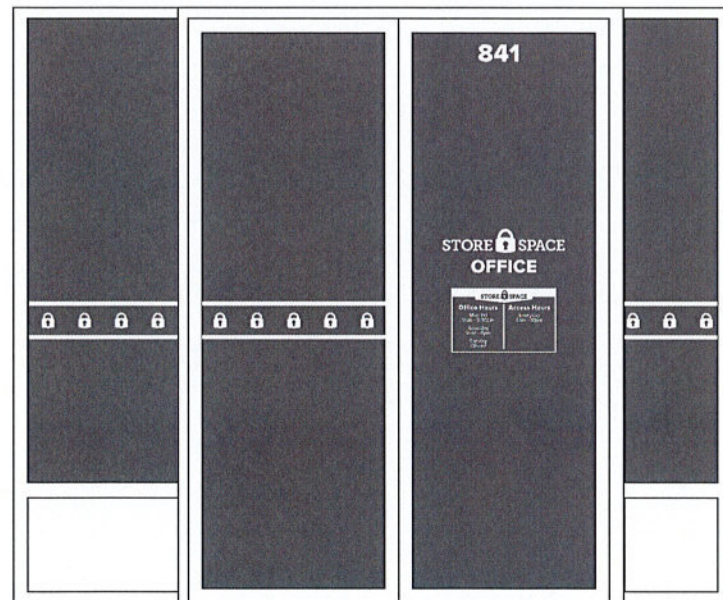
GENERAL NOTES

- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO ALUMINUM BACKER
 - * BACK SCREWED WITH COUNTERSUNK SCREWS
- > SIGNS INSTALLED ON TOP OF CANOPY
 - * CANOPY DETAILS TBD
- > NON-ILLUMINATED
- > ALUMINUM BACKER/FRAME/TUBE PAINTED TO MATCH COLOR OF WALL BEHIND IT
- > LETTERS PAINTED MATTE WHITE

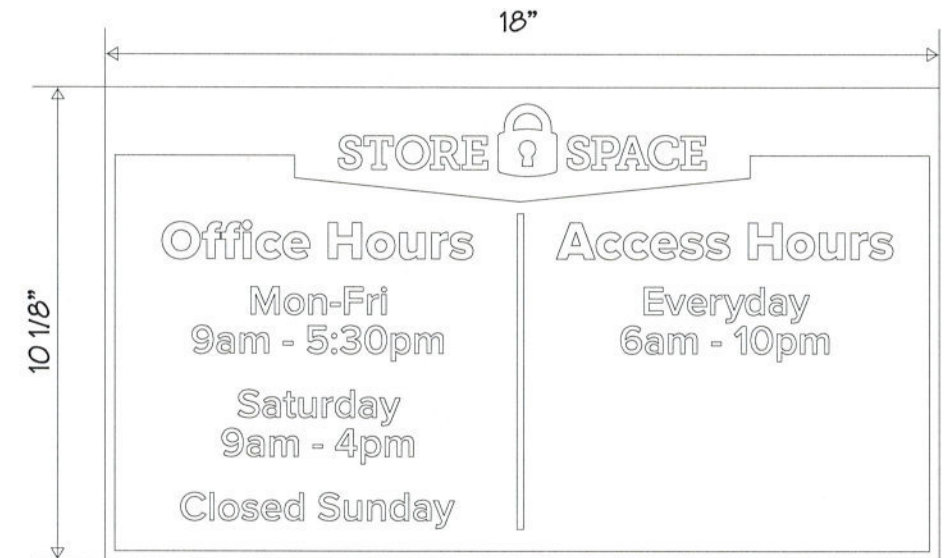
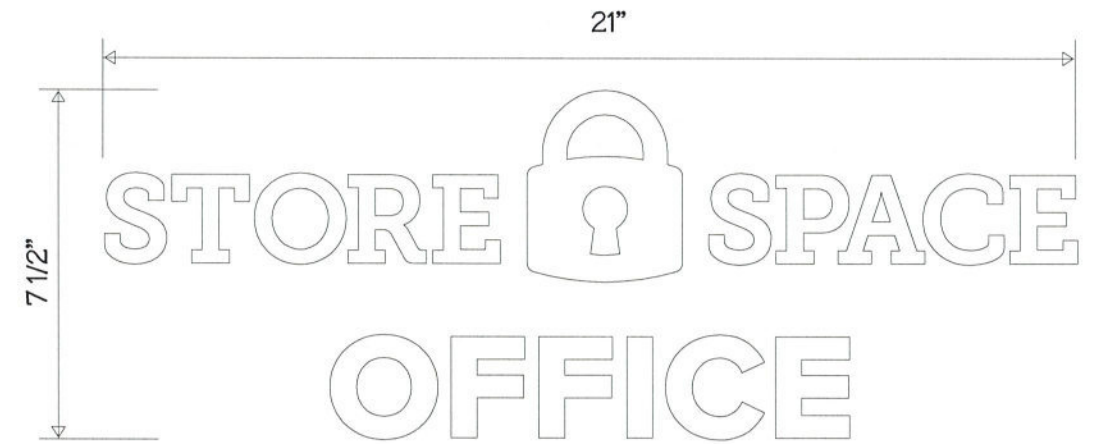


* ATTACHMENT TO CANOPY TBD
 * CANOPY DETAILS TBD

N03



3" 841



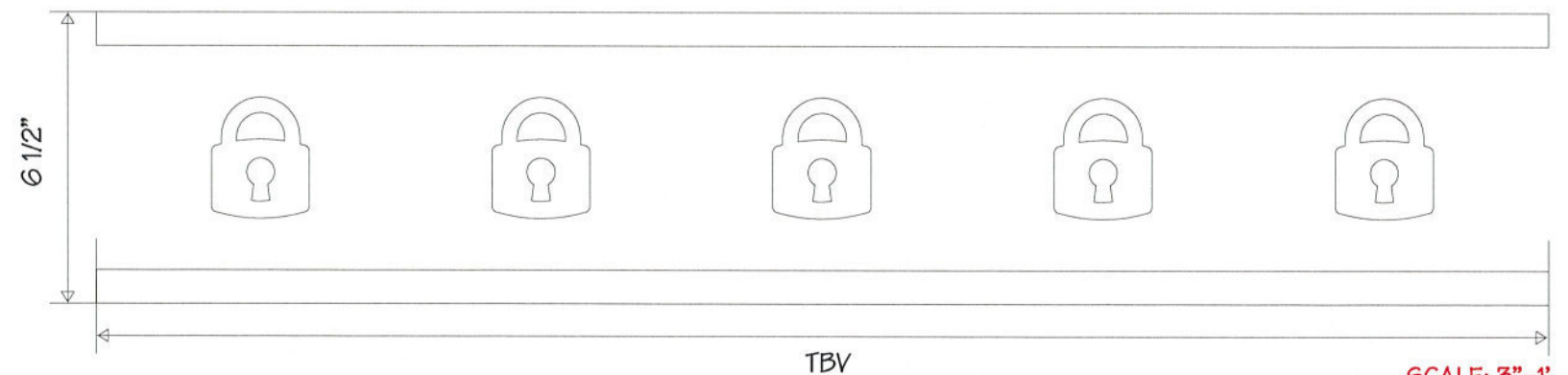
COLORS

○ WHITE VINYL

GENERAL NOTES

- > VINYL APPLIED FIRST SURFACE
- > QTY: (1) SET OF HOURS
- (1) SET: STORE SPACE OFFICE
- (1) SET ADDRESS NUMBER
- DISTRACTION VINYL
- * WINDOW AND DOOR SIZES TBV

- * VERIFY HOURS
- * VERIFY GLASS SIZE



SCALE: 3"=1'

N04 & 05

LOADING 18"

103.4"

SCALE: 1/2"=1'

COLORS:

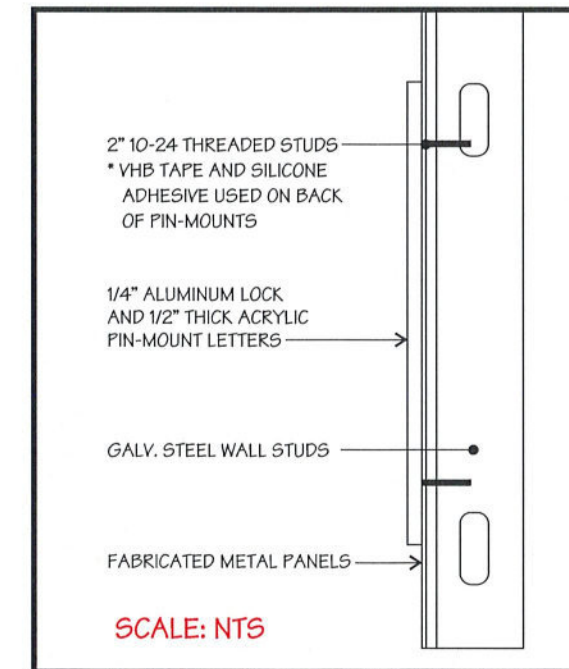
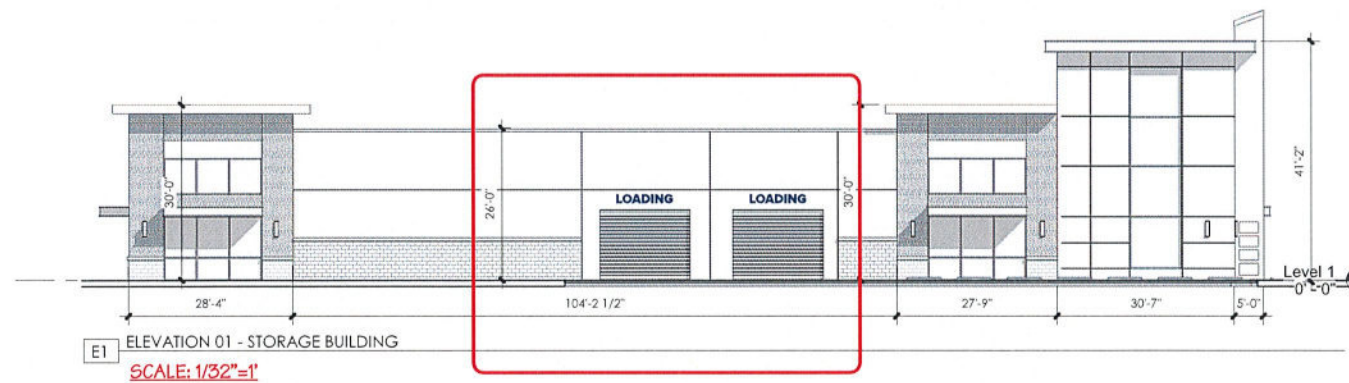
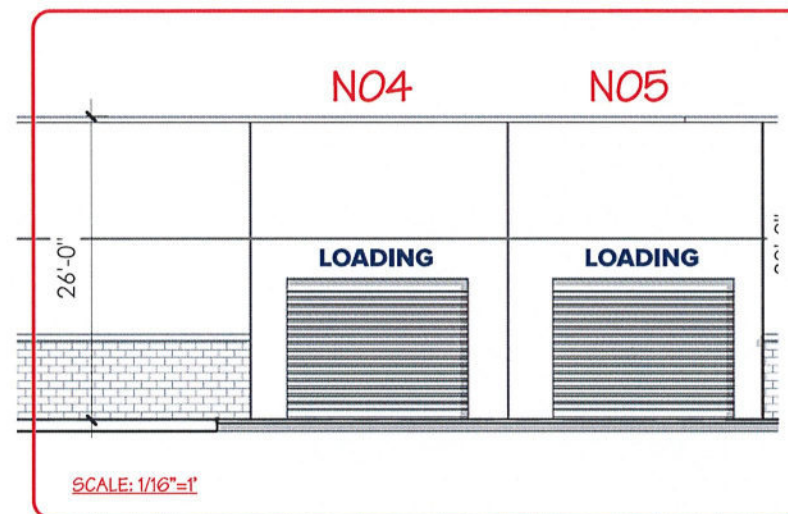
● BLUE: 3M 3630-36 / MP 2075

GENERAL NOTES

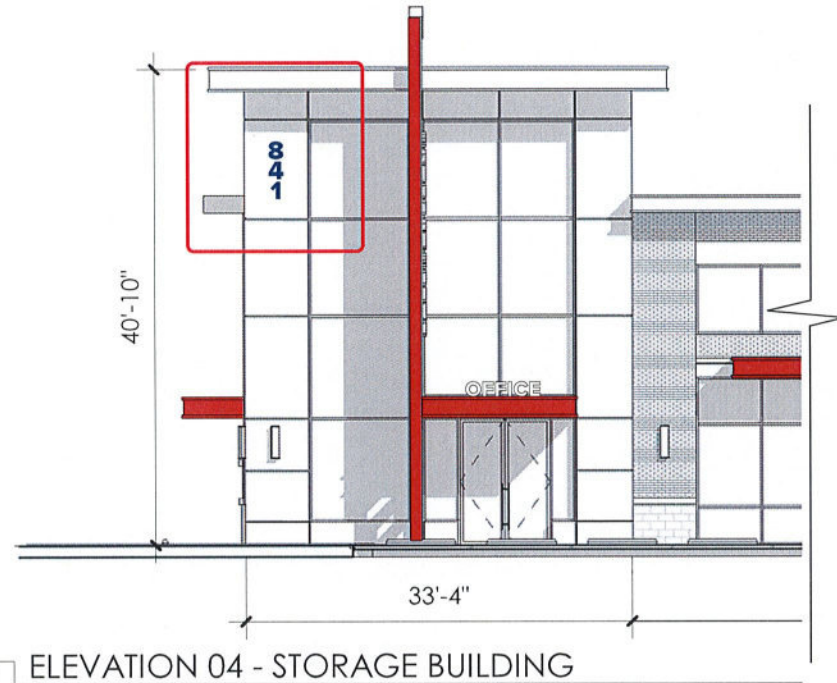
- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO WALL
- > MOUNTED w/ 2" 10-24 ALUMINUM STUDS
- > NON-ILLUMINATED SIGNAGE
- * (2) SETS OF LETTERS

SIGN CALCULATIONS

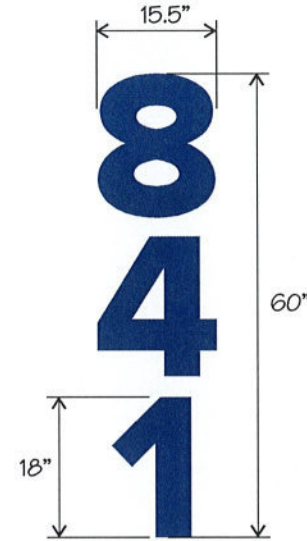
* SIGN PROPOSED: 11.5 sq.ft. (each)



N06



E4 ELEVATION 04 - STORAGE BUILDING
SCALE: 1/32"=1'



COLORS:

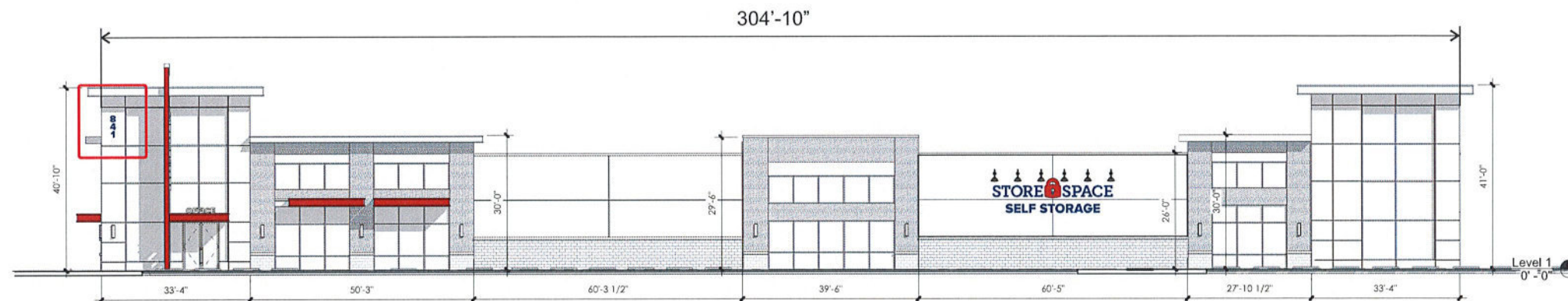
● BLUE: 3M 3630-36 / MP 2075

GENERAL NOTES

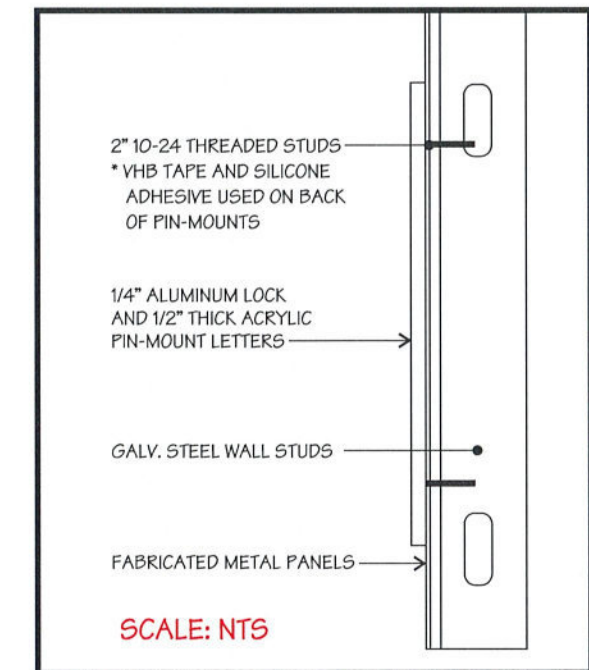
- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO WALL
- > MOUNTED w/ 2" 10-24 ALUMINUM STUDS
- > NON-ILLUMINATED SIGNAGE
- * (1) SETS OF ADDRESS NUMBERS

SIGN CALCULATIONS

* SIGN PROPOSED: 6.5 sq.ft.



E4 ELEVATION 04 - STORAGE BUILDING
SCALE: 1/32"=1'





PROPOSED SELF-STORAGE FACILITY

841 & 861 VAN RENSSSEALER ST,
SYRACUSE, NEW YORK

EXTERIOR MATERIAL & LIGHTING SELECTION

SUBMITTED ON 06-10-2021

PREPARED BY

Storage Cap Syracuse, LP

EXTERIOR FINISHES

LOCATION: FAÇADE

DESCRIPTION:

MATERIAL: EIFS

MANUFACTURER: DRYVIT

MODEL: OUTSULATION

COLOR: SW MONORAIL SILVER - 7663

FINISH: SANDED

SW 7663

Monorail Silver

Interior / Exterior

Location Number: 233-C3

MATERIAL: EIFS

MANUFACTURER: DRYVIT

MODEL: OUTSULATION

COLOR: SW NEBULOUS WHITE - 7063

FINISH: SANDED

SW 7063

Nebulous White

Interior / Exterior

Location Number: 257-C5

EXTERIOR FINISHES

LOCATION: FAÇADE

MATERIAL: BRICK VENEER

MANUFACTURER: GENERAL SHALE

MODEL: TUMBLED GEORGIA BRICK

COLOR: SANDY SHORE



MATERIAL: STONE VENEER

MANUFACTURER: BORAL

MODEL: COUNTRY LEDGESTONE

COLOR: TBD



MATERIAL: METAL ROOF

MANUFACTURER: MBCI BUILDING PRODUCTS

MODEL: HIDDEN FASTENER ROOF PANEL

COLOR: CHARCOAL GRAY



EXTERIOR FINISHES

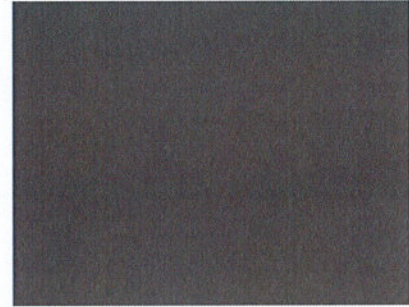
LOCATION: FAÇADE

MATERIAL: ALUMINUM STORE FRONT

MANUFACTURER: TUBELITE

MODEL: 14000 SERIES

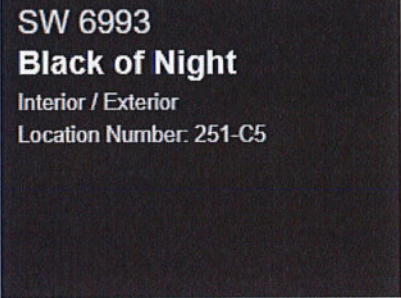
COLOR: CHARCOAL GRAY



MATERIAL: FENCE

MANUFACTURER: TBD

COLOR: SW BLACK OF NIGHT – 6993



SW 6993
Black of Night
Interior / Exterior
Location Number: 251-C5

MATERIAL: FAUX DOORS

MANUFACTURER: JANUS

COLOR: PATRIOT RED



LIGHT FIXTURES

LOCATION: FAÇADE

ITEM: EF-1

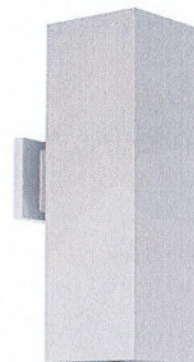
FIXTURE: UP/DOWN OUTDOOR WALL MOUNT

MANUFACTURER: PROGRESS

MODEL: P5644-31-30K

COLOR: WHITE

DIMENSIONS: 6" WX 18" H



ITEM: EF-2

FIXTURE: EXTERIOR SIGNAGE

MANUFACTURER: MILLENIUM LIGHTING

MODEL: 842639008831

COLOR: WHITE

DIMENSIONS: 10" WX 9" H



Deacons, Cathy

From: Harrop, Jeffrey
Sent: Friday, June 11, 2021 1:06 PM
To: Zoning; zoning@syracusegov.net
Subject: FW: PD Summary for 841-861 Van Rensselaer (Store Space Storage)
Attachments: Special Permit Application and Supporting Files.pdf

Cathy,

Please process the attached application.

Jeff Harrop
Office of Zoning Administration
Room 500, 201 East Washington Street
City of Syracuse, New York 13202
Ph: 315.448.8635
Fax: 315.448.8621

From: Edward Moran [mailto:emoran@storespace.com]
Sent: Thursday, June 10, 2021 6:23 PM
To: Johnson, Youlanda
Cc: Harrop, Jeffrey; Sabrina Pernalete; Robert Rice
Subject: RE: PD Summary for 841-861 Van Rensselaer (Store Space Storage)

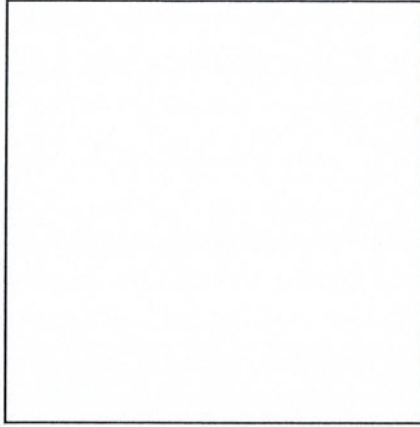
Youlanda – Thanks again for organizing this meeting with city staff. Very helpful meeting and we enjoyed presenting our project. Excited to be working with you on this case and this development.

Jeff – Thank you for your comments and contribution on the call. Your feedback is appreciated and we look forward to working with you during the special permitting process for this project. I am attaching the Special Permit Zoning Application with the supporting documents needed to complete the application. We are hopeful that we met the timeline/deadline to be included in the July 19th meeting so we can close on the land the following week. Please let us know if you need anything else from us in the application. Feel free to call or email us at any time in regards to the application or process in general. Again, we're looking forward to working with you on this case.

Thanks so much!

Edward Moran

Vice President of Acquisitions
C: (732) 966-1439
9480 S Eastern Avenue, Suite 251
Las Vegas, NV 89123



From: Johnson, Youlanda <yjohnson@syr.gov.net>

Sent: Thursday, June 10, 2021 3:05 PM

To: Edward Moran <emoran@storeospace.com>

Cc: Robinson, Jeremy <jeremyrobinson@syr.gov.net>; DeLaney, Judith <JDeLaney@syr.gov.net>; Kinsey, Devorn <DKinsey@syr.gov.net>; Esposito, Vinny <VEsposito@syr.gov.net>; Kivlehan, John <JKivlehan@syr.gov.net>; Moore, Bob <BMoore@syr.gov.net>; Salkic, Mediha <MSalkic@syr.gov.net>; Lamendola, Heather <HLamendola@syr.gov.net>; Cushman, Timothy I. <TCushman@syr.gov.net>; Jordan, Andrew <AJordan@syr.gov.net>; DeSocio, Dave <DDeSocio@syr.gov.net>; Dishaw, Jake <JDishaw@syr.gov.net>; Black, John <JBlack@syr.gov.net>; Ennis, Eric <EEnnis@syr.gov.net>; Niyihakuye, Eli <ENiyihakuye@syr.gov.net>; Harrop, Jeffrey <JHarrop@syr.gov.net>; Towsley, Ken <KTowsley@syr.gov.net>; Fogarty, Brian <BFogarty@syr.gov.net>; Kerney, Owen <OKerney@syr.gov.net>; McCann, William <WMcCann@syr.gov.net>; Milcarek-Burke, Neil <NMilcarek-Burke@syr.gov.net>; Clifford, David <DClifford@syr.gov.net>; Collins, Michael <MCollins@syr.gov.net>; Swistak, Gail <GSwistak@syr.gov.net>; Harris, Stephen <SHarris@syr.gov.net>; Davis, Martin <MDavis@syr.gov.net>; Tifft, Jennifer <JTifft@syr.gov.net>; Kelchner, Kim R. <KKelchner@syr.gov.net>; Davis, Elton <EDavis@syr.gov.net>; Robison, Mary <MRobison@syr.gov.net>; Thompson, Brian <BThompson@syr.gov.net>; Pfohl, Edward <EPfohl@syr.gov.net>; Malkoc, Mirza <MMalkoc@syr.gov.net>; Gorman, Christopher J. <Christopher.Gorman@nationalgrid.com>; Sanfilippo, Melissa <MSanfilippo@syr.gov.net>; Gallagher, Ann <AGallagher@syr.gov.net>; Oja, Matthew <MOja@syr.gov.net>; Harris, Curtis <CHarris@syr.gov.net>; Hogan, Pat <PHogan@syr.gov.net>; Welch, Lisa <LWelch@syr.gov.net>; Auwaerter, Kate <KAuwaerter@syr.gov.net>; Permits <Permits@syr.gov.net>; Patrick Hogan <oldstodg@hotmail.com>; Welch, Lisa <LWelch@syr.gov.net>; Patrick Hogan <oldstodg@hotmail.com>; youlanda8@gmail.com

Subject: PD Summary for 841-861 Van Rensselaer (Store Space Storage)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ed, Bob, Sabrina, and Joseph

Thank you for presenting proposed plans for "Store Space Storage" located at 841-861 Van Rensselaer on June 3rd 2021. Notes from our discussion are outlined below as well as links to the necessary applications and the contact information for staff that provided feedback related to the current plans. **Please note that the comments and recommendations below are based on the current plans and information provided in the pre development meeting and are subject to change if revised plans are submitted.** You are welcome to contact City Staff directly for any questions related to specific elements of the project that may pertain to one particular department. I will serve as your case manager for this project and feel free to include me on any correspondence as necessary going forward.

Should you have any questions please do not hesitate to contact me.

Best,

Planning:

Owen Kerney (OKerney@syrgov.net) - Noted that improvements are consistent with previous conversations regarding the project. As you advance the plan pay close attention to the streetscape along Van Rensselaer including curb cuts, building design, parking and lighting and include those details in the architectural renderings. Asked the applicant to clarify onsite staff, the hours of operation, onsite access hours, and potential tenants. Owen also mentioned making sure tenant uses will complimentary uses to the project. Asked about the retention for the storm water in the rear of the building and referred to colleagues. Owen also inquired about schedule for permitting and construction for this project. Would be happy to have follow up discussion.

Zoning:

Jeff Harrop (JHarrop@syrgov.net) The new tenant space usage is going to require further discussion. Will require special review and approval by the Planning Commission for a special permit. Anticipate a Public Hearing with the Planning Commission because of the use and anticipated deviation from the Lake Front Master Plan. Jeff provided the next dates for a Public hearing will be 7/19 or as late as 8/9 and advised the applicant to submit documents as soon as possible for review. Floor plans that accompany the [special permit application](#) need to identify land uses for any tenant faces rather retail space or office space as laid out in Part B Section 9 of the Zoning Ordinance. Include elevation plan, site plan and property survey. Include plans for signage in the special permit application. Also advised applicant to refer to Part B section 9 of Article 4 in the Zoning Ordinance for signage requirements in Lakefront District in T5 Section in paragraph 5. Lakefront regulation do have planting requirements for trees and can be worked out with Steve Harris.

Engineering:

Mirza Malkoc (MMalkoc@syrgov.net) a complete detailed site plan are required for review. Project will require a SWPPP and storm water agreement are required for review and approval. Stated the County's 1:1 offset ratio and calculations memo should be submitted. Any local consultant will be familiar with the requirements but feel free to contact if any questions. If connecting the storm water pipe to our main the city has a separate main along Van Rensselaer you will have to connect to that main. The sewer lateral by maps show it is owned by the County and you will need their permission to connect your sewer laterals.

Sewers:

Vince Esposito (VEsposito@syrgov.net)- Agreed with Mirza that is County Sewer and confirmed that it is a gravity County 90" sewer. Advised that you contact Nick Cappaza from County as will be able to give further information on how to tie into the main. Advised that you consider forced line to avoid any possibility of wet weather backups or sewer load that could affect property. Nick from County may suggest tying into manhole but make sure its confirmed with him. Engineering will review storm water. Surface storage depends on depth and may require fencing. Zoning will have more information regarding fencing requirements. Also determine how to sewer in to the buildings out back and configurations must be approved by engineering and County WEP. As of now on private laterals. Nick Cappazo from Onondaga County Department of Water Environment Protection (315-435-6614).

Water:

Kim Kelchner (KKelchner@syrgov.net) *via email*: please free to contact if you have any questions.

Code Enforcement:

Brian Thompson (BThompson@syrgov.net) Referred to 2020 Uniform Code of NYS. Each building will have to be accessible. NYS require 8ft access aisles for accessible parking. Extended the offer for additional conversation with your design team with more detailed information.

Central Permit Office:

Eli Niyihakuye (ENiyihakuye@syrgov.net)- Offered to arrange a preliminary meeting with their design team with Code Enforcement, Fire and Zoning to discuss permitting process. Asked that they submit a [Project Registration Form](#) to schedule intake meeting.

Central Permit Office:

Mediha Salkic (MSalkic@syrgov.net) – Advised that you register for a pre intake meeting with city staff to finalize plans prior to scheduling for an Intake meeting for formal submission. Advise that all zoning applications are all in and SWPPP is in place prior to any formal submission to our office. This project will be subject to extensive permitting including site work, new construction building permits and build out permits. New construction are subject to 8 week review. Site work for retail is subject to 6 week review. All signage will be subject to a [Sign Permit](#).

Fire Prevention: Tim Cushman (TCushman@syrgov.net) Referred to 2018 International Fire Code Section 903.2.9 for self- storage units and see Appendix D in NYS 2020 Fire Code. Your engineer will have to submit information to our Water Department regarding backflow prevention.

Assessment:

Dave Clifford (DClifford@syrgov.net) – Aware of taxable status statements for the City of Syracuse is January 1. Whatever standing on Jan 1 will be assessed. Any improvements will qualify for the 485-B exemption. Contact our office for any questions.

Transportation:

Neil Milcarek-Burke (NMilcarek-Burke@syrgov.net)- See previous approved streetscape plans for this site and make any adjustments. Overall the design is similar to previous. Also keep in mind curb cuts are allowed to be the standard 24ft wide for commercial space anything over 24ft you will need to request for justification. Available to meet for further discussion to discuss streetscape and design.

Arborist:

Steve Harris (SHarris@syrgov.net)- Agreed with Neil and would like to see formalized tree planting along the ROW. Would also like to see some trees planted along the interior grass to accommodate for the lost canopy. Tall growing trees should be spaced 6 ft. apart. Near drive and parking plant Smaller growing low oriental trees at 30 ft. away and medium to small at 40 ft. apart in the street tree setting. Would like to see what is proposed.

Right of Way:

Bob Moore (BMoore@syrgov.net) – Submit PDF of Curb work , Sidewalk Installation, and Utility cuts which can all be covered in the [road cuts application](#). All curb cuts must be approved by Zoning Department.

NBD:

Eric Ennis (EEnis@syrgov.net)- Please feel free to reach out to our Neighborhood & Development Team if you have any questions.



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