

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/Zoning.aspx

Office Use Filing Date: 8/5/21 Case: SR-14-09 M3 Zoning District: LKFT, T-5

REQUESTED (Check applicable and briefly describe.)

- Project Site Review: tenant signage
- 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>720 Van Rensselaer Street</u>	<u>117.-01-01.5</u>	<u>COR Van Rensselaer St</u>	<u>2015</u>
2) _____	_____	<u>Co II LLC &</u>	_____
3) _____	_____	<u>COR Van Rensselaer</u>	_____
4) _____	_____	<u>Co III, Inc</u>	_____

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

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: Tenant signage
- Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Iron Pier mixed use retail / residential

Current Land Use(s): retail first floor, residential upper 3 floors

Proposed Land Use(s): no change, installation for restaurant tenant

Number of Dwelling Units: no change

Days and Hours of Operation: _____

Number of Onsite Parking Spaces: no change

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

Approval is requested for new exterior tenant signage. The proposed sign(s) are partially internally lit.

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.

JEFFREY	Aiello	General Manager	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>

				Phone:
--	--	--	--	--------

						Email:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>		

* Signature:		Date:	7/22/21
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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
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				Phone:
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>		
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* Signature:		Date:	
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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
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				Phone:
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>		
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* Signature:		Date:	
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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
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				Phone:
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>		
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* Signature:		Date:	
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*** 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)

Colby	Clark	Tenant	Meier's Creek Brewing Company
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>

6715 Robert	Feldmeier PKWY	Syracuse	NY 13211	Phone: 315-454-8608x4022
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>

				Email:
--	--	--	--	--------

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
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				Phone:
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>		
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REPRESENTATIVE(S)/CONTACT(S) (if applicable)

212 N. Franklin	Anderson	Architect	MacKnight Architects
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>

212 N. Franklin	Street	Syracuse	NY 13202	Phone: 315-424-0018
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>

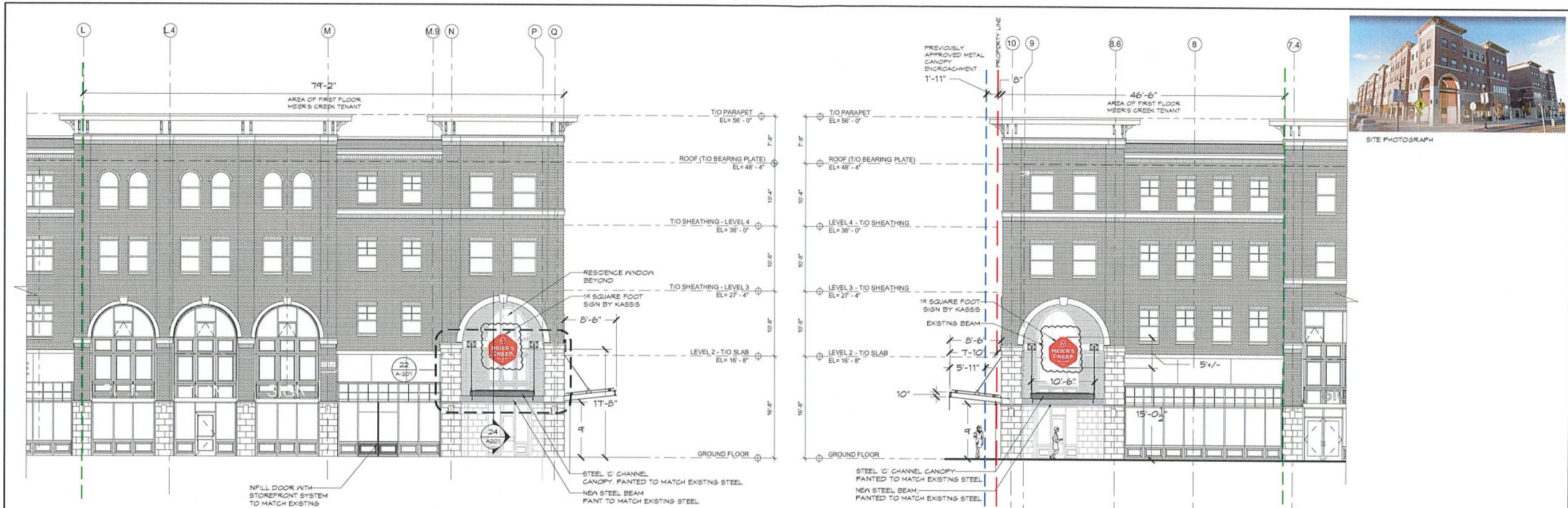
				Email:
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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
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				Phone:
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>		
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				Email:
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macknight architects

212 n. franklin st.
 SYRACUSE, NEW YORK 13202
 P. 315.424.0018
 F. 315.472.3756
 macknightarchitects.com



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

MEIER'S CREEK @ IRON PIER
 720 VAN RENSSELAER ST
 SYRACUSE, NY 13204

REVISIONS

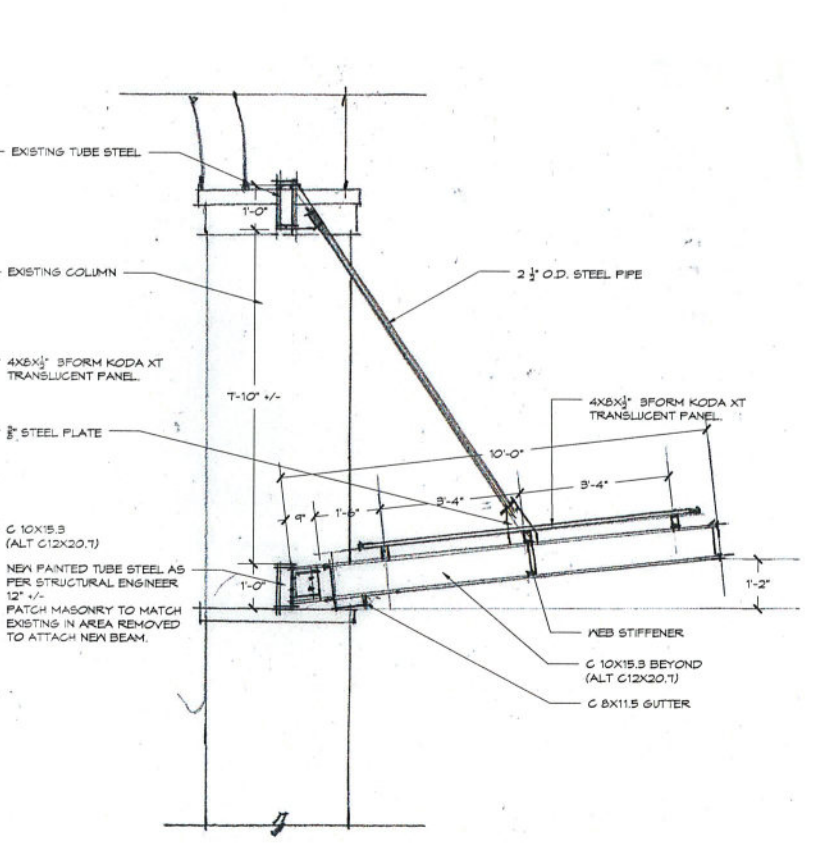
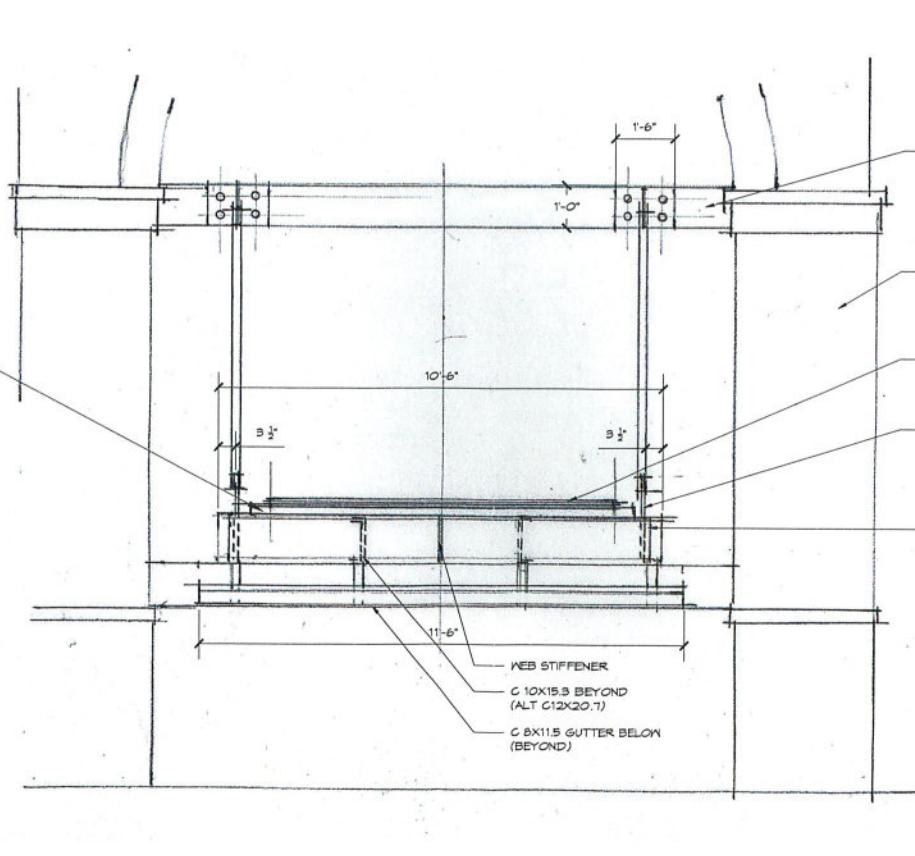
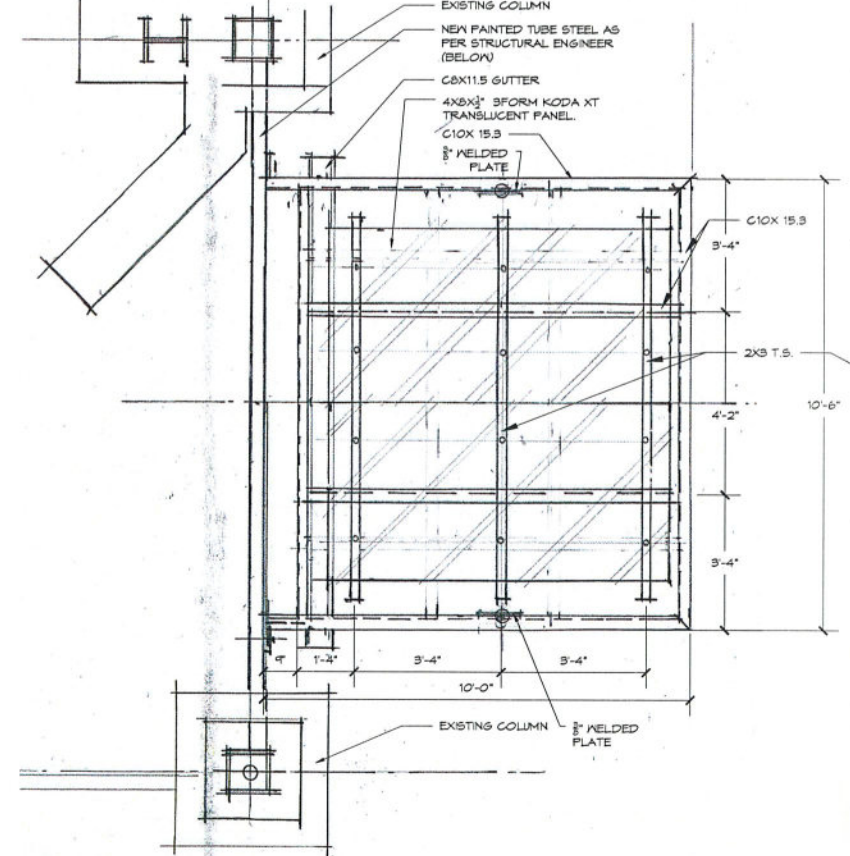
NO.	DATE	BY
1	8.3.21	AA

DATE 7.22.21
 SCALE AS NOTED
 DRAWN AA
 PROJ. -
 TITLE EXTERIOR ELEVATIONS

A201

10 PROPOSED ALTERATIONS TO WEST ELEVATION
 SCALE: 1/8" = 1'-0"

15 PROPOSED ALTERATIONS TO SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



20 ROOF PLAN- NEW CANOPY
 SCALE: 1/2" = 1'-0"

22 FRONT ELEVATION- NEW CANOPY
 SCALE: 1/2" = 1'-0"

24 SECTION- NEW CANOPY
 SCALE: 1/2" = 1'-0"

NOTES:

- PROPOSED STREET BOUNDARY (RIGHT OF WAY) LINES ARE SHOWN BETWEEN PROPOSED LOT LINES WHERE DIMENSIONED ON THE PLAN.
- WORK TO BE PERFORMED IN PHASE 1 TO INCLUDE THE SOUTHERLY INTERIOR APARTMENT BUILDING AND IMPROVEMENTS SHOWN UP TO AND INCLUDING THE CURBING ALONG EASTERLY SIDE OF SHOECRAFT RD., NORTHERLY SIDE OF IRON PIER DRIVE, AND SOUTHERLY SIDE OF SALT SHED DRIVE.
- ALL CONCRETE SIDEWALKS TO BE BROOM FINISHED.
- REFER TO NYSDOT STANDARD SHEETS 608-01 SHEET 1 OF 4 AND SHEET 2 OF 4 FOR DETAIL, DIMENSIONS, AND NOTES REGARDING ALL DROP CURB, CURB RAMP, AND CROSSWALK DETAILS. CURB RAMP AT ROADWAY INTERSECTIONS TO MATCH CURB RAMP WITH SIDE FLARES (STANDARD SHEET 608-01, SHEET 1 OF 4) AND CURB RAMP CONFIGURATION: TYPE 7 (STANDARD SHEET 608-01, SHEET 2 OF 4).
- REFER TO NYSDOT STANDARD SHEETS 608-03, SHEETS 1 OF 7 FOR SIDEWALKS AT DRIVEWAYS ENTERING THE ALLEYWAY AREAS. CONCRETE SIDEWALK TO BE ELEVATED AND CONTINUOUS ACROSS DRIVEWAY. REFER TO FIGURE 2, TYPE 2 DRIVEWAY ENTRANCE, NYSDOT STANDARD SHEET 608-03, SHEET 3 OF 7.

BLDG #	USE	SF	PARKING RATIO REQ'D	PARKING REQ'D	PARKING PROVIDED	HANDICAP ACCESSIBLE PARKING	BIKE PARKING/STORAGE	LOCATION
1A	RETAIL (1A - SOUTH BLDG.)	19,000 SF/BUILDING (38,000-4,000 APT. AMENITY SPACE) = 34,000 SF TOTAL	1/350	97 SPACES	218 SPACES	9 (3 ON SHOECRAFT RD., 6 ON PARCEL C)	13	SHOECRAFT RD. - PARKING BOTH SIDES: 32 SPACES SALT SHED DRIVE - PARKING ONE SIDE: 8 SPACES VAN RENSSELAER ST. - PARKING BOTH SIDES: 43 SPACES TOTAL FOR BLDG. 1A ON-STREET PARKING: 83 SPACES (INCLUDES 3 HANDICAP ON SHOECRAFT RD.) TOTAL FOR BLDG. 1A OFF-STREET PARKING (LOCATED ON PARCEL C ACROSS VAN RENSSELAER ST.): 146 SPACES (8 HANDICAP SPACES.)
	RESIDENTIAL (1A - SOUTH BLDG.)	54 UNITS/BUILDING 108 UNITS TOTAL	1/UNIT	108 SPACES				
1B	RETAIL (1B - NORTH BLDG.)	19,000 SF/BUILDING (38,000-4,000 APT. AMENITY SPACE) = 34,000 SF TOTAL	1/350	97 SPACES	121 SPACES TBD OFF-STREET (PARCEL C) 84 SPACES ON-STREET	2 (SHOECRAFT RD.)	17	SHOECRAFT RD. - PARKING BOTH SIDES: 32 SPACES NORTH GEDDES ST. - PARKING ONE SIDE: 11 SPACES VAN RENSSELAER ST. - PARKING BOTH SIDES: 41 SPACES TOTAL FOR BLDG. 1B ON-STREET PARKING: 84 SPACES (INCLUDES 2 HANDICAP ON SHOECRAFT RD.) TOTAL FOR BLDG. 1B OFF-STREET PARKING (LOCATED ON PARCEL C ACROSS VAN RENSSELAER ST.): TBD - FUTURE
	RESIDENTIAL (1B - NORTH BLDG.)	54 UNITS/BUILDING 108 UNITS TOTAL	1/UNIT	108 SPACES				
4A	LUXURY APTS. (SOUTH BLDG.)	47 UNITS	1/UNIT	47 SPACES	94 SPACES; 2/UNIT		7	GARAGE - 94 SPACES (GARAGE TO BE LOCATED ON FIRST FLOOR AT BUILDING SITE)
4B	LUXURY APTS. (NORTH BLDG.)	47 UNITS	1/UNIT	47 SPACES	94 SPACES; 2/UNIT		7	GARAGE - 94 SPACES (GARAGE TO BE LOCATED ON FIRST FLOOR AT BUILDING SITE)
3	LUXURY APTS. (PARKFRONT BLDG.)	36 UNITS	1/UNIT	36 SPACES	72 SPACES; 2/UNIT		6	GARAGE - 72 SPACES (GARAGE TO BE LOCATED ON FIRST FLOOR AT BUILDING SITE)

NOTES:

- TOTAL HANDICAP ACCESSIBLE PARKING SPACES REQ'D PER ADA CODE SECTION 208.2.
- ALLEYWAY PARKING IS NOT INCLUDED IN THE TOTAL PARKING PROVIDED FOR BUILDINGS 1A & 1B.



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com



SYRACUSE INNER HARBOR
DEVELOPMENT PROJECT
PARCEL B

MARK	DATE	DESCRIPTION
9	11/30/15	CITY DPW COMMENTS
8	11/20/15	NAT. GRID/ALOT REVISIONS
7	10/13/15	FIRE PROTECTION REVISIONS
6	9/28/15	GRADING REVISIONS
5	9/21/15	UTILITY UPDATES
4	5/15/15	FIBER OPTICS
3	4/13/15	CITY ENGINEERING COMMENTS
2	3/27/15	PROJECT SITE REVIEW APP.
1	6/08/14	CITY ENGINEERING COMMENTS

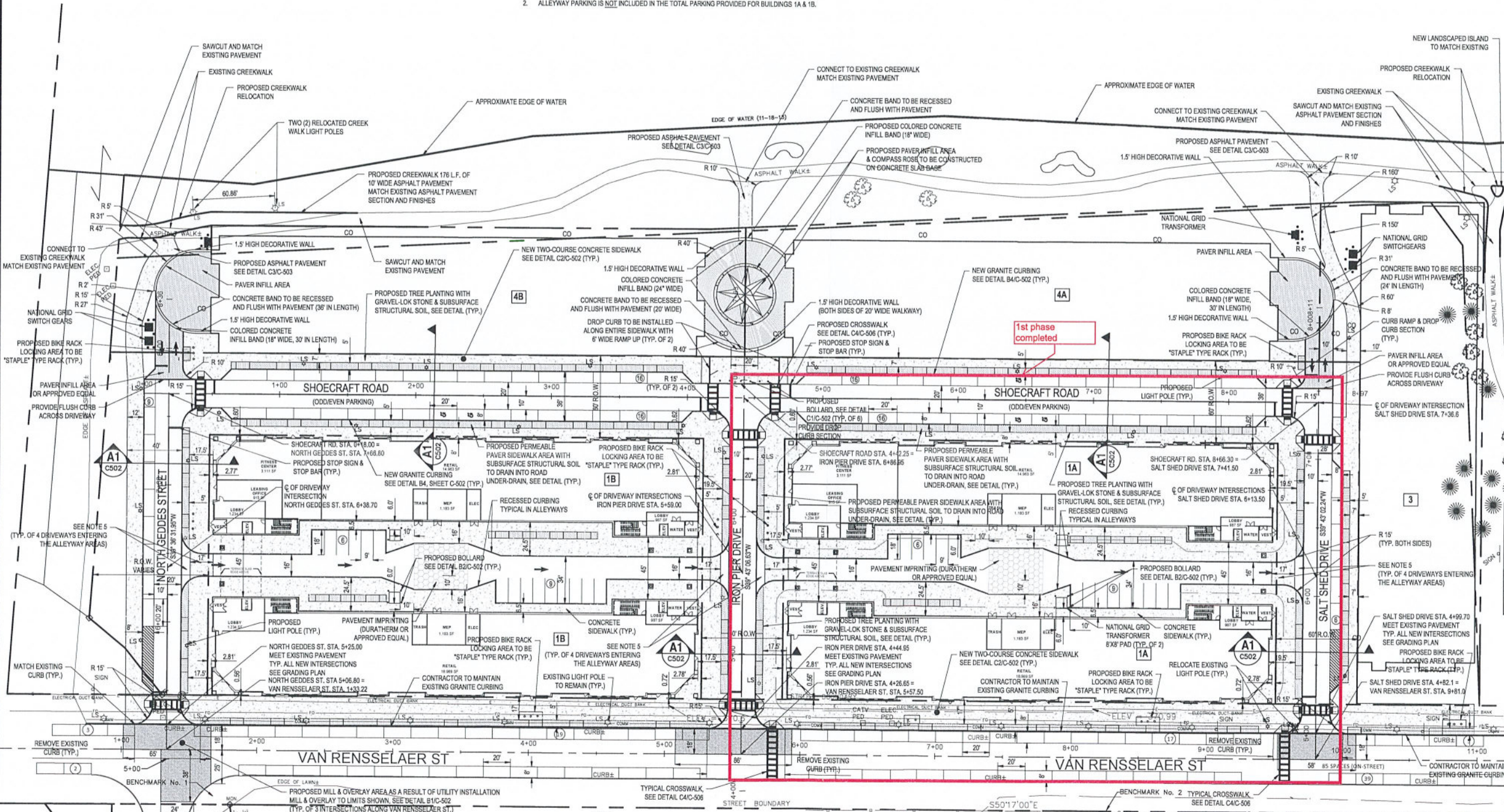
PROJECT NO: C62.002.010
DATE: JUNE, 2014
DRAWN BY: W.G.PERRINE,P.E.
DESIGNED BY: W.G.PERRINE,P.E.
CHECKED BY: B.W.LETTS,P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

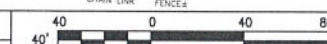
CIVIL

SITE PLAN

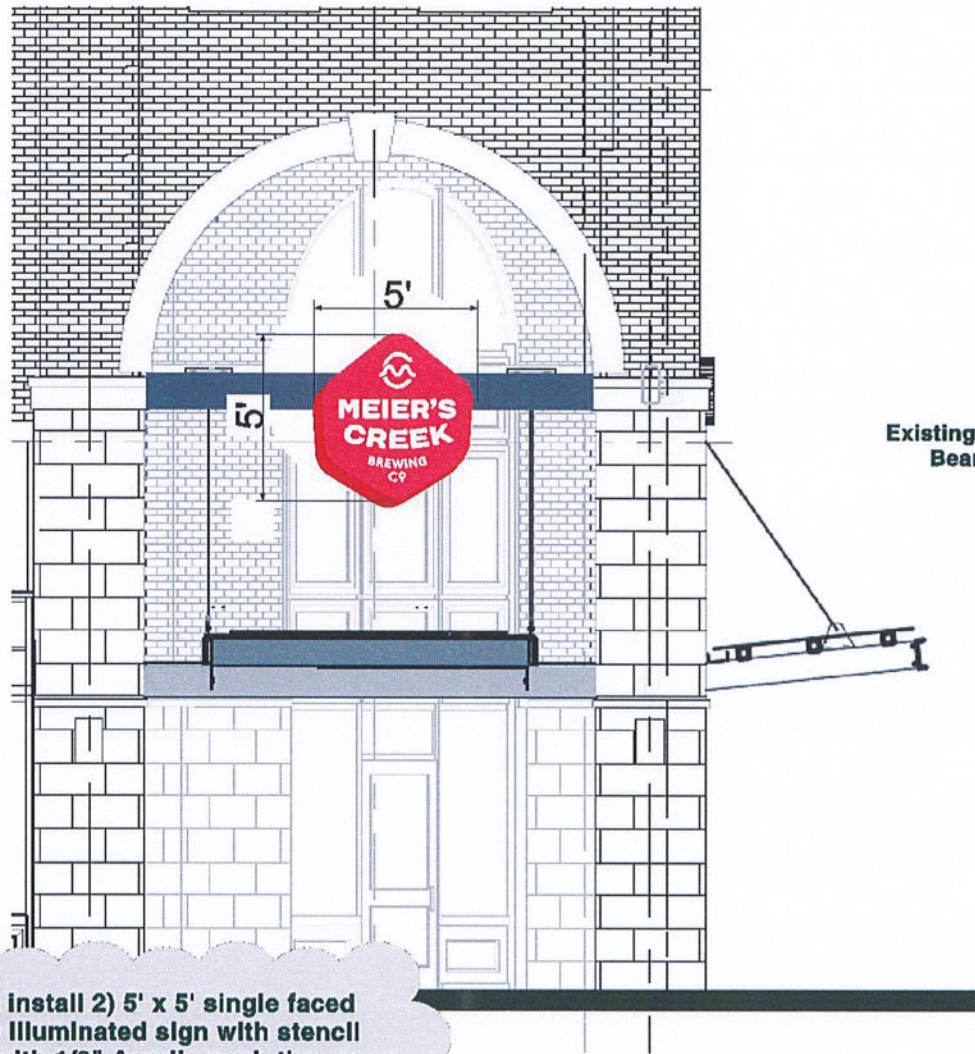
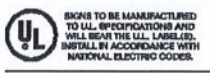
C-102B



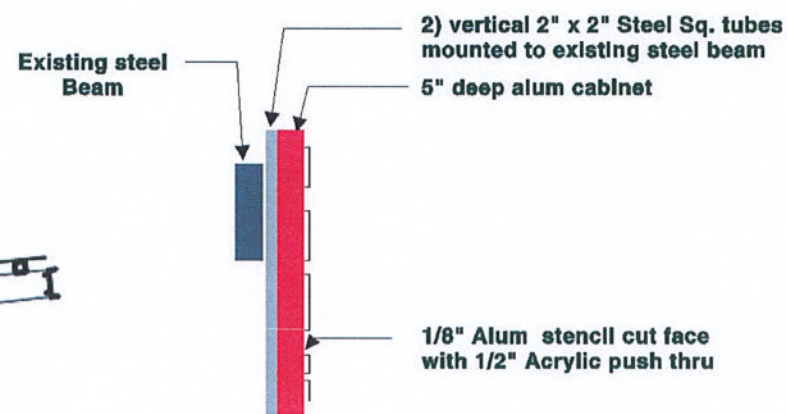
A1 SITE PLAN
SCALE: 1" = 40'



Dec 11, 2015 - B31.com
F:\Project\C62 - COR Development\C6202010_C-102B-Site Plan (PARCEL B).dwg



**END VIEW
NOT TO SCALE**



**Fabricate and install 2) 5' x 5' single faced
Integrally LED illuminated sign with stencil
cut alum. faces with 1/2" Acrylic push thru copy**

KASSIS SUPERIOR SIGNS
 6699 Old Thompson Rd.
 Syracuse, New York 13211
 315-463-7446
 Fax: 315-463-7449
www.KassisSigns.com

DATE: 7/20/21	FILE NAME: Meiers Creek Signs PL#16604
REV: 7/22/21 TGT	CLIENT:
REV	LOCATION: Iron Pier
REV	DESIGNER: TGT
REV	SALES REP: Jamie Bracy

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

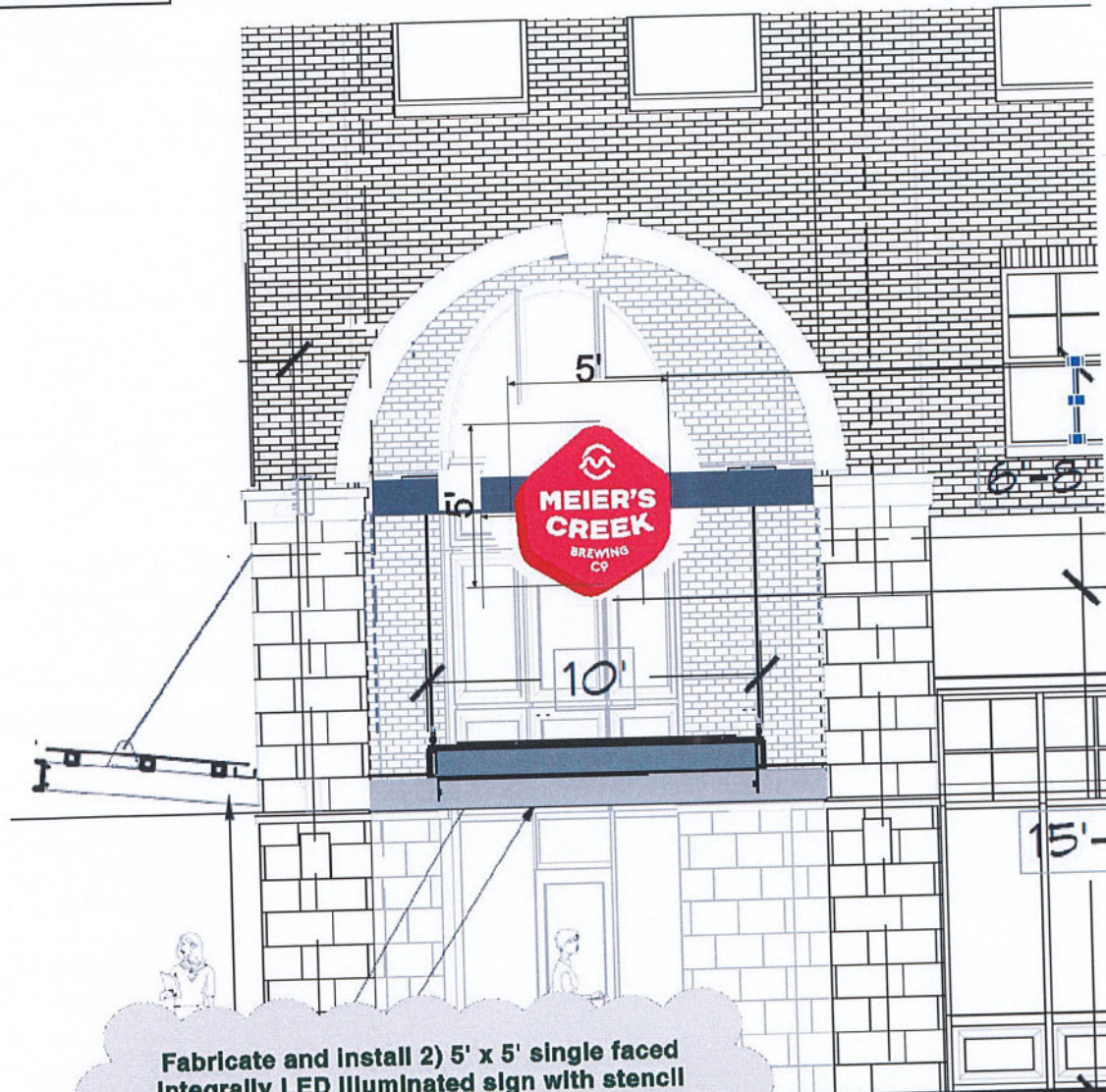
Approximate placement of proposed signage in relationship to surrounding

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING

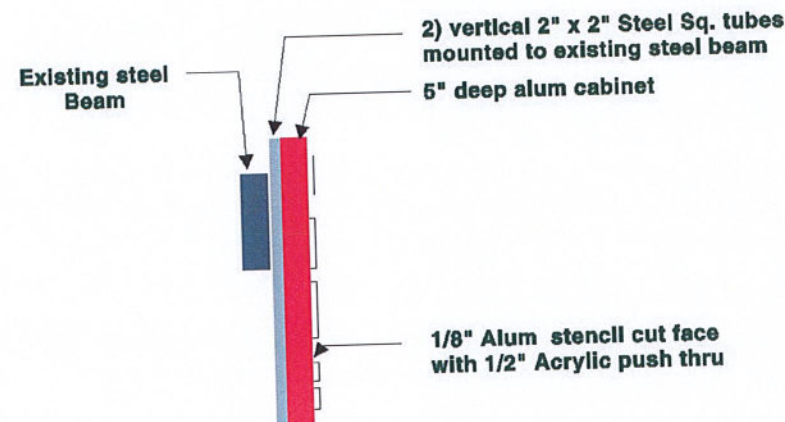
Customer authorizes Kassis Superior Signs to initiate work on this layout & assumes responsibility for any costs incurred should any changes be made after production has begun. Please send back signed & dated, noting any changes after checking for correct colors, logos & text.

Approved by Customer _____ Date _____

UL
SIGNS TO BE MANUFACTURED TO ALL SPECIFICATIONS AND WILL BEAR THE U.L. LABELER. INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.



**END VIEW
NOT TO SCALE**



Fabricate and install 2) 5' x 5' single faced integrally LED illuminated sign with stencil cut alum. faces with 1/2" Acrylic push thru copy



www.KassisSigns.com

6699 Old Thompson Rd.
Syracuse, New York 13211
315-463-7446
Fax: 315-463-7449

DATE: 7/20/21	FILE NAME: Meiers Creek Signs PL#16604
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Customer authorizes Kassis Superior Signs to initiate work on this layout & assumes responsibility for any costs incurred should any changes be made after production has begun. Please send back signed & dated, noting any changes after checking for correct colors, logos & text.

Approved by Customer _____ 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: Tenant Build Out (restaurant) - Meier's Creek			
Project Location (describe, and attach a location map): 720 Van Rensselaer Street, Syracuse, NY. Lake Front District			
Brief Description of Proposed Action: Tenant Build Out (restaurant) - Meier's Creek, Partial First Floor tenant. Add two exterior entry canopies			
Name of Applicant or Sponsor: Ashley Anderson		Telephone: 315-424-0018 E-Mail: ashley@macknightarchitects.com	
Address: 212 North Franklin Street			
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 Building Permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>no site disturb</u> acres b. Total acreage to be physically disturbed? <u>0</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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? 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"/>	
	<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"/>	

