

411-413 University Avenue Mixed-Use project roadmap

The applicant will introduce the project and present the Major Site Plan Review application and the Resubdivision Application.

Then the Planning Commission will deliberate on the SEQR review for this Unlisted action.

Below is the order in which the 411-413 University Avenue Mixed-Use project agenda items appear in the Agenda Packet.

MaSPR-24-08 – Major Site Plan Review

R-24-23 – Resubdivision

SEQR Review

- SEAF Part 1
- SEAF Part 2
- SEAF Part 3



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>MaSPR-24-08</i>	<i>Staff Report – June 17, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	411 University Avenue (Tax Map ID: 048.-11-13.0), 413 University Avenue (Tax Map ID: 048.-11-12.0)
<i>Summary of Proposed Action:</i>	The project is to resubdivide two properties (411 & 413 University Ave) into one new lot and to demolish both existing structures to build a 9-story multi-unit and mixed-use building on new lot of 11481SF with commercial tenant space on the first half of the building and an underground parking garage to be accessed from University Avenue. The applicant proposes 47 apartment units including four types of living units (studio, 2-bedroom unit, 4-bedroom unit, 5-bedroom unit)
<i>Owner/Applicant</i>	Gem Street Holdings, LLC (Owner) David Mosher, President, Mosher Architects, PC (applicant)
<i>Existing Zone District:</i>	Urban Core, MX-4 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the south, east and west are the MX-4 Zone District, and to the north of the property is the Neighborhood Center MX-2 Zone District.
<i>Companion Application(s)</i>	Resubdivision, R-24-23: Combine (411 & 413 University Ave) into one new lot
<i>Scope of Work:</i>	1: Entirely demolish two existing residential buildings on 411 & 413 University Ave 2: Install 6 parking spaces including 1 ADA spot, as well as an office, study room and a gym at the proposed lower level. 3: Build 47 apartments over the ground floor through 9th floor. 3: One retail tenant space will be constructed at the ground floor fronting University Ave
<i>Staff Analysis:</i>	<u>Factors:</u> - The proposed 47 apartments are required to provide 10% affordable units pursuant ReZone, Syracuse, Art 3, Sec. 3.3 A(4) 1. Specifically 5 affordable units. - The Neighbor and Business Development Department is reviewing the proposed affordable units for certification. - The Onondaga County Planning Agency letter confirms the 911 address for the new lot 4113 created from the combined parcels is 411 University Avenue. - The subject construction site is right across a historic building- the Grace church 412 University Ave. The project is scheduled for the Syracuse Landmark Preservation Board to review the impact of the MaSPR-24-08 project on the neighboring historic site at the 6/20/2024 meeting. <u>Recommended Approval Conditions:</u> 1. Applicant shall commit to the provision of 10% affordable units for the proposed 47 apartment units. The required number of affordable units may vary if there is a change to the total number of apartment units; any such changes require recertification with the Department of Neighborhood & Business Development. 2. All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments.

	3. Affordable units must be evenly distributed among the different types (# bedrooms) of units. 4. The applicant shall verify the income of qualified households every year with the Department of Neighborhood and Business Development. 5. The affordability requirement shall be in perpetuity and shall not expire. 6. Applicant shall address the comments from the Syracuse Landmark Preservation Board at the 6/20/2024 meeting in terms of potential impact to the neighboring historic site (the grace church at 412 University Ave) before obtaining any building permit.
Zoning Procedural History:	411 University Ave.: - V-91-54 Area Variance, permit enlarged parking area behind existing 3- dwelling unit. BZA approved on 8/22/1991 - V-79-45 Use Variance, to convert a two-dwelling unit and 6 rooms to a four-dwelling unit. BZA approved on 10/2/1979 413 University Ave: - No Zoning history available, existing 7 apartments unit building.
Summary of Zoning History:	411 University Ave. was approved in 1979 to convert a two-dwelling unit to a four-dwelling unit. Between 1979 and 1991, the owner converted the building again to three-dwelling unit. In 1991, BZA granted an Area Variance (V-91-54) for enlarging the onsite parking area for the existing three-dwelling unit. An existing 7 apartment unit on 413 University has no Zoning history.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is a rectangle-shaped lot with 45 feet of frontage on 411 University Ave. and a lot depth of 129 feet. The subject property is a rectangle-shaped lot with 44 feet of frontage on 413 University Ave. and a lot depth of 129 feet.
SEQR Determination :	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

Application Submittals: The application submitted the following in support of the proposed project:

- Major Site Plan application
- Short Environmental Assessment Form Part 1
- Subdivision Map. Part of Block # 373 “Syracuse” To be new Lot #4113, Known as No.411-13 University Avenue, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: R.J. Lighton Si, R. J Lighton SR Land Surveying; Scale: 1’’= 20’; Dated: 09/22/2023.
- Plans submission: NEW MIXED USE DEVELOPMENT, 411-13 UNIVERSITY AVE. SYRACUSE NEW YORK, PROJECT SITE REVIEW RESUB APPLICATION SUBMISSION SET, Date: 05-20-2024
Drawing (Sheet LC-1. L-0, L-1, L-2, PH-1; SK-100, SK-101, SK-102, SK-103, SK-300, R-1); State of New York Registered Architect: David E. Mosher, Mosher Architect; Scale: As Noted

Attachments:

Major Site Plan Review Application &
Affordable Housing commitment letter
Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property

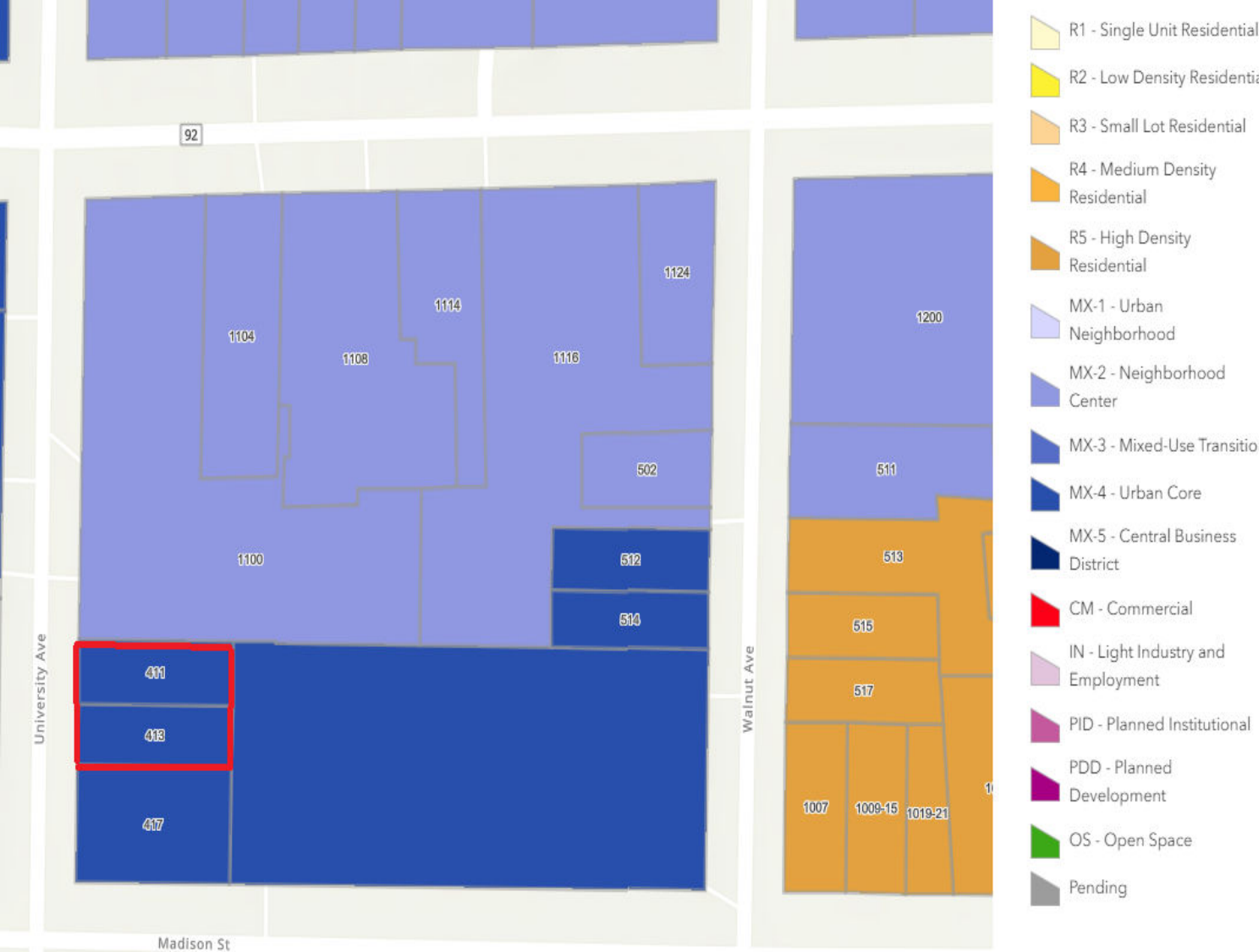


Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map



Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

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LETTER OF TRANSMITTAL

MOSHER, ARCHITECTS, P.C.
1035 SEVENTH NORTH ST., SUITE 1A
LIVERPOOL, NEW YORK 13088
TEL (315) 420-6677

DATE: 05-20-2024

TO: CITY OF SYRACUSE ZONING
OFFICE OF ZONING ADMINISTRATION
300 PARK ST. STREET
CITY OF SYRACUSE, NEW YORK 13202

ATTN: CRISTIAN TOELLNER
PLANS EXAMINER I I

RE: 411-413 UNIVERSITY AVENUE
PROJECT SITE REVIEW SUBMISSION

VIA: ☐ GROUND ☐ OVERNIGHT ☒ E- MAIL ☐ HAND CARRIED

WE ARE SENDING YOU THE ATTACHED:

☐ SHOP DRAWINGS ☐ DRAWINGS
☒ AS LISTED BELOW ☐ SPECIFICATIONS

COPIES	DATE	DESCRIPTION
1	3-25-24	SIGNED PSR APPLICATION
1	3-25-24	SEQR SHORT FORM SIGNED BY SPONSOR
1	9-22-2023	SEALED PROPERTY SURVEY
1	5-20-24	LC-1 COVER SHEET L-0 SITE PREPARATION PLAN L-1 SITE LAYOUT PLAN L-2 SITE PLAN DETAILS PH-1 PHOTO KEY PLAN SK-100 PROPOSED BASEMENT PLAN SK-101 PROPOSED FIRST FLOOR PLAN SK-102 PROPOSED SECOND / NINTH FLOOR PLAN SK-300 PROPOSED EXTERIOR ELEVATIONS R-1 BUILDING RENDERINGS / MASS STUDY

REMARKS

COPY: FILE

BY: DAVID E MOSHER, RA



For Office Use Only

Zone District: _____

Application Number: _____ - _____ - _____

Date: _____

Office of Zoning Administration

300 S State St, Suite 700

Syracuse, NY 13202

Phone: (315) 448-8640

Email: zoning@syr.gov

Site Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

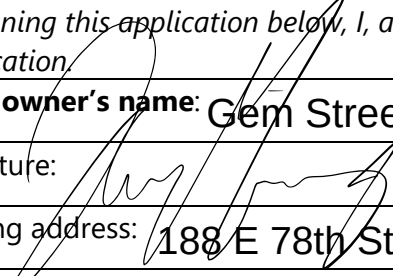
Business/project name: University Ave Mix Use	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 411-413 University Avenue	
Tax Map ID#: 048-11.12.0 / 048-11-13.0	Lot size (sq. ft.): 11480.8 Combined
Current use of property: 3 Family, 7 family	Proposed: Mixed Use
Current number of dwelling units (if applicable): 6	Proposed: 47
Current onsite parking (if applicable): 4	Proposed: 6
Zone District (base and any overlay) of property: MX-4 Urban Core	
Companion zoning applications (if applicable, list any related zoning applications): REsubdivision / Lot Alteration	
Type of Site Plan: ☒ Major ☐ Minor	
Project construction (check all that apply): ☒ Demolition (full or partial) ☒ New construction ☐ Exterior alterations ☐ Site changes	
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary): Size: N/A Type: Location: Size: Type: Location:	
Nature and extent of Site Plan requested (attach additional pages if necessary): Combine Lots to one Lot... Demolish Existing Structures Construct New 9 Story Mixed Use Apartment Building with 47 Dwelling Units with Basement Access Parking	



Site Plan Review Application

Office of Zoning Administration
300 S State St, Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.	
Print owner's name: Gem Street Holdings, LLC	
Signature: 	Date:
Mailing address: 188 E 78th St Apt 15B New York NY 10075	
Print authorized agent's name:	Date:
Signature:	
Mailing address:	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- ☐ **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- ☐ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- ☐ **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- ☐ **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- ☐ **APPLICATION FEE** – \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate site plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:

- ☐ **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- ☐ **SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage

May 28th 2024

Cristian Toellner

Syracuse Zoning Administration

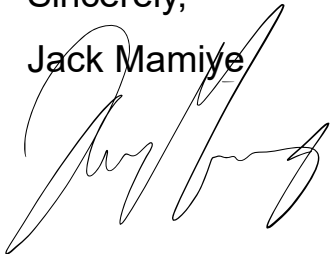
300 South State Street, Syracuse, NY 13202

To Whom It May Concern:

This letter is written to state that Gem Street Holdings LLC, owner of 411/413 University Avenue in Syracuse, NY intends to comply with the following zoning requirements under its proposed project. Gem Street Holdings LLC will meet the 10% affordable housing requirement. Affordable units will be reserved for qualifying households or individuals and offered at rental rates predicated on 80% AMI; Gem Street Holdings LLC will also commit to providing annual income verification to The Department of Neighborhood and Business Development for tenants that qualify and rent under these provisions.

Sincerely,

Jack Mamiye

A handwritten signature in black ink, appearing to read 'Jack Mamiye', written over a horizontal line.

Managing Member

Gem Street Holdings LLC

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: UNIVERSITY AVENUE MIXED USE			
Project Location (describe, and attach a location map): 411-413 UNIVERSITY AVE. SYRACUSE, NY			
Brief Description of Proposed Action: DEMOLISH EXISTING 2 STORY BUILDINGS CONSTRUCT NEW 9 STORY 47 DWELLING UNIT MIXED USE FACILITY WITH BASEMENT PARKING			
Name of Applicant or Sponsor: Gem Street Holdings, LLC		Telephone: 732 688-5008 E-Mail:	
Address: 188 E 78th St Apt 15B			
City/PO: NEW YORK		State: NEW YORK	Zip Code: 10075
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 ☐ YES ☒
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: BUIDLING PERMIT / ZONING			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		11,480.8 SF acres	
b. Total acreage to be physically disturbed?		11,480.8 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11,480.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

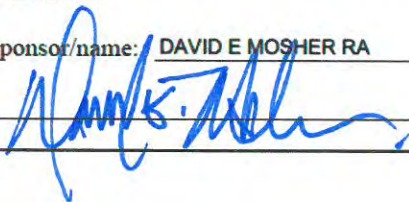
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
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?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

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
	☒	☐

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
	☒	☐

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
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>DAVID E MOSHER RA</u> Date: <u>3-25-2024</u>		
Signature: <u></u> Title: <u>ARCHITECT</u>		

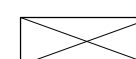
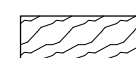
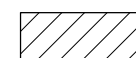
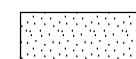
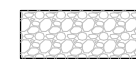
NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVE.
SYRACUSE, NEW YORK

LIST OF ABBREVIATIONS

NOTE: THIS LIST DOES NOT CONTAIN ALL ABBREVIATIONS USED

AB.	ANCHOR BOLT	HORZ.	HORIZONTAL
ABT.	ABOVE FINISHED FLOOR	HPT.	HEIGHT
ALUM.	ALUMINUM	H.P.A.	HOT WATER
AUX.	AUXILIARY	H.D.	HAND DRYER
B.L.K.S.	BLOCKING	INSUL.	INSULATION
BM.	BEAM	LAV.	LAVATORY
BOF.	BOTTOM	LOC.	LOCATE
CL.	CENTERLINE	MAX.	MAXIMUM
CL.S.	CELING	MTL.	METAL
COL.	COLUMN	M.O.	MASONRY OPENING
CONC.	CONCRETE	O.C.	ON CENTER
CONN.	CONNECTION	O.V.H.	OVERHEAD
CONT.	CONTINUOUS	PL.	PLATE
CP.	COLD WATER	PL.Y.W.D.	PLYWOOD
DBL.	DOUBLE	PREPAB.	PREPARED
D.T.	DRIVE THRU	P.S.F.	POUNDS PER SQUARE FOOT
DWG.	DRAWING	P.S.I.	POUNDS PER SQUARE INCH
		P.T.	PRESSURE TREATED
ELECT.	ELECTRIC	PTN.	PARTITION
ELEV.	ELEVATION	P.V.C.	POLYVINYL CHLORIDE
EQ.	EQUAL	RECEP.	RECEIPTABLE
EQUIP.	EQUIPMENT	REINF.	REINFORCING
E.S.	EACH SIDE	REQD.	REQUIRED
EX.	EACH WAY	STL.	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
F.D.	FLOOR DRAIN	T. & G.	TONGUE & GROOVE
F.E.	FIRE EXTINGUISHER	T.M.E.	TO MATCH EXISTING
FIN. FL.	FINISH FLOOR	T.O.S.	TOP OF STEEL
FL.W.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	VEN.	VENEER
F.S.	FOOTING STEP	VERT.	VERTICAL
FTG.	FOOTING	V.T.R.	VENT THRU ROOF
GALV.	GALVANIZED	V/V.	VINYL
G.C.	GENERAL CONTRACTOR	W.D.	WELDED WIRE MESH
GPM.	GALLONS PER MINUTE		
GRD.	GROUND		
GWB.	GYPSEUM WALL BOARD		

MATERIALS

	ROUGH WOOD
	FINISHED WOOD
	STEEL
	BRICK MASONRY
	CONCRETE MASONRY UNIT
	EARTH
	GYPSUM
	CONCRETE
	COMPACTED GRANULAR FILL

INDEX OF DRAWINGS

LC-1COVER SHEET

SITE DRAWINGS

L-0SITE PREPARATION PLAN

L-1SITE LAYOUT PLAN

L-2SITE PLAN DETAILS

PH-1PHOTO KEY PLAN

ARCHITECTURAL DRAWINGS

SK-100PROPOSED BASEMENT PLAN

SK-101PROPOSED FIRST FLOOR PLAN

SK-102PROPOSED SECOND / FOURTH FLOOR PLAN

SK-103PROPOSED FOURTH/ NINTH PLAN

SK-102PROPOSED ROOF PLAN

SK-300PROPOSED EXTERIOR ELEVATIONS

R-1BUILDING RENDERINGS

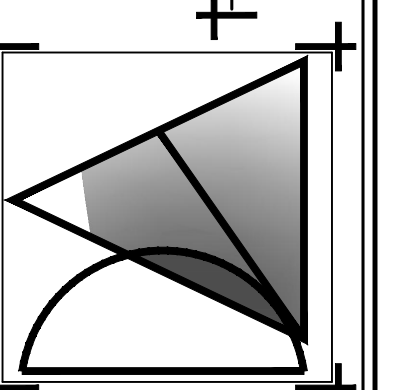
PROJECT SITE REVIEW
RESUB APPLICATION
SUBMISSION SET 05-20-2024

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NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVENUE
SYRACUSE, NE WYORK

NO.	DRAWING	ISSUED	DATE
PC1	PSR PRE-APP. CONF		03/19/2024
P3	PLANS PROGRESS		03/12/2024
P2	PLANS PROGRESS		02/28/2024
P1	SITE PROGRESS		02/08/2024

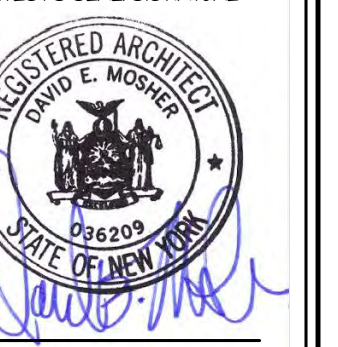
MOSHER
ARCHITECTS, P.C.
1035 7TH NORTH STREET SUITE 1A
LIVERPOOL N.Y. 13098 [P] (315) 420-8677



SITE
COVER SHEET

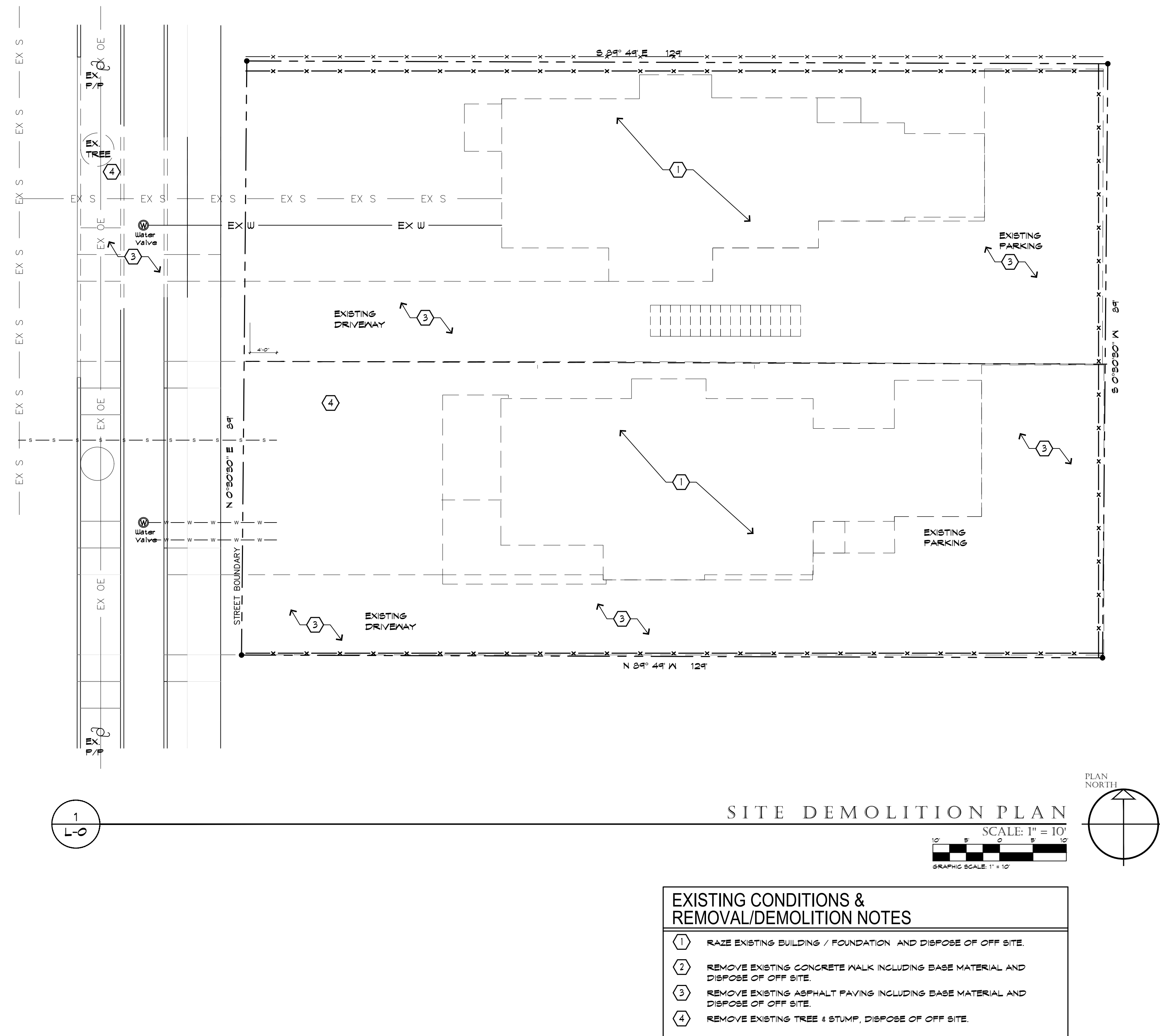
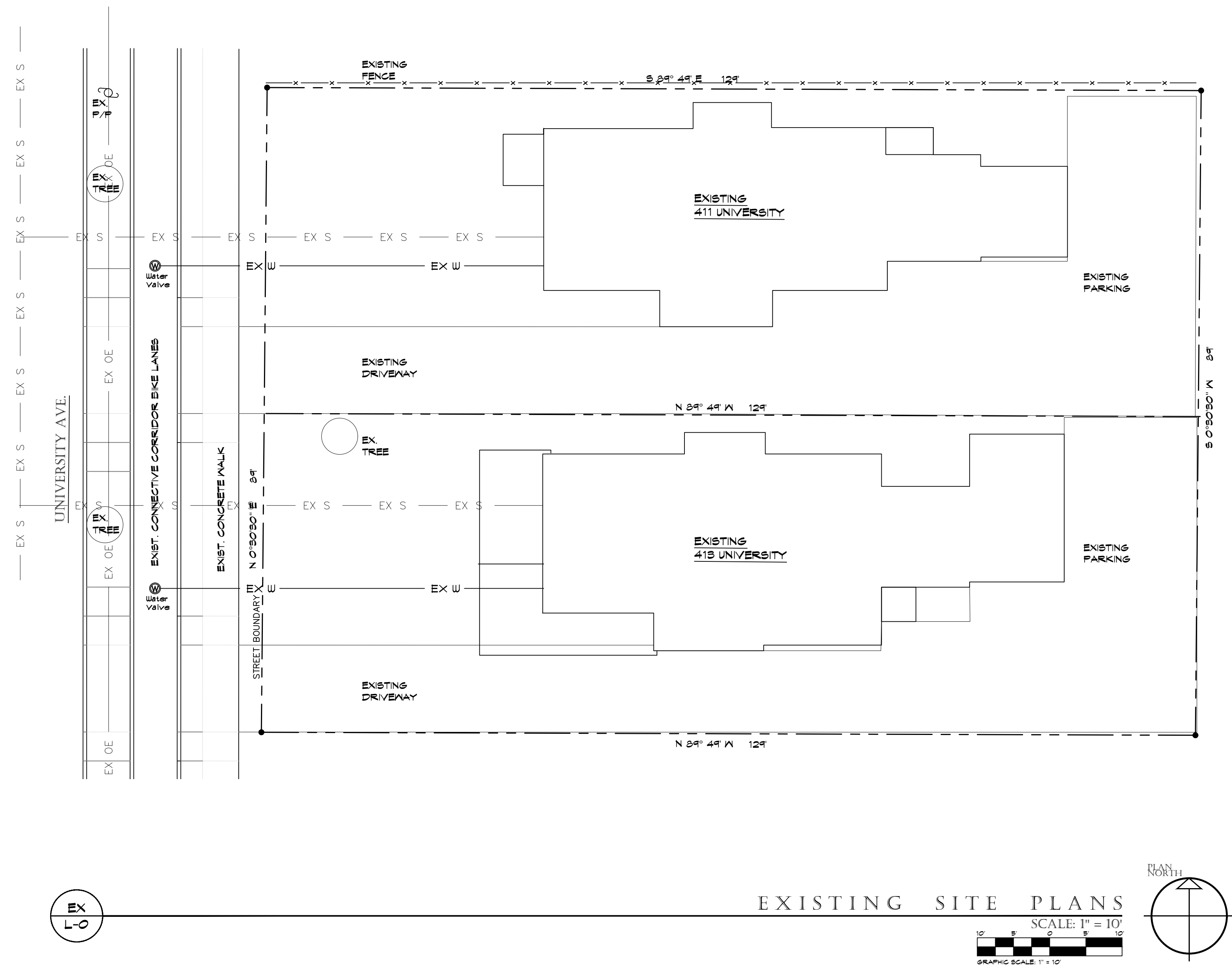
FILE:	AS NOTED
OWN BY	DEM
CD BY	DEM

ARCHITECT'S SEAL/SIGNATURE



334

LC-1



SITE PREPARATION PLAN

SCALE: AS NOTED

DRAWN BY DEM

CHKD BY DEM

ARCHITECT'S SEAL/SIGNATURE



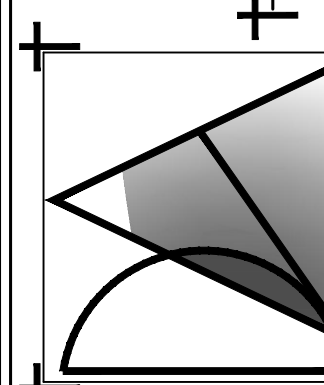
JOB NO.
2334

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NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVENUE
SYRACUSE, NE WYORK

PSR2	PSR / RESUB APP	06/20/2024
PSR1	PSR / RESUB APP	03/25/2024
PC1	PSR PRE-APP. CONF	03/19/2024
P3	PLANS PROGRESS	03/12/2024
P2	PLANS PROGRESS	02/28/2024
P1	SITE PROGRESS	02/08/2024
NO.	DRAWING ISSUED	DATE

MOSHER
ARCHITECTS, P.C.
1035 7TH NORTH STREET SUITE 1A



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LEGEND

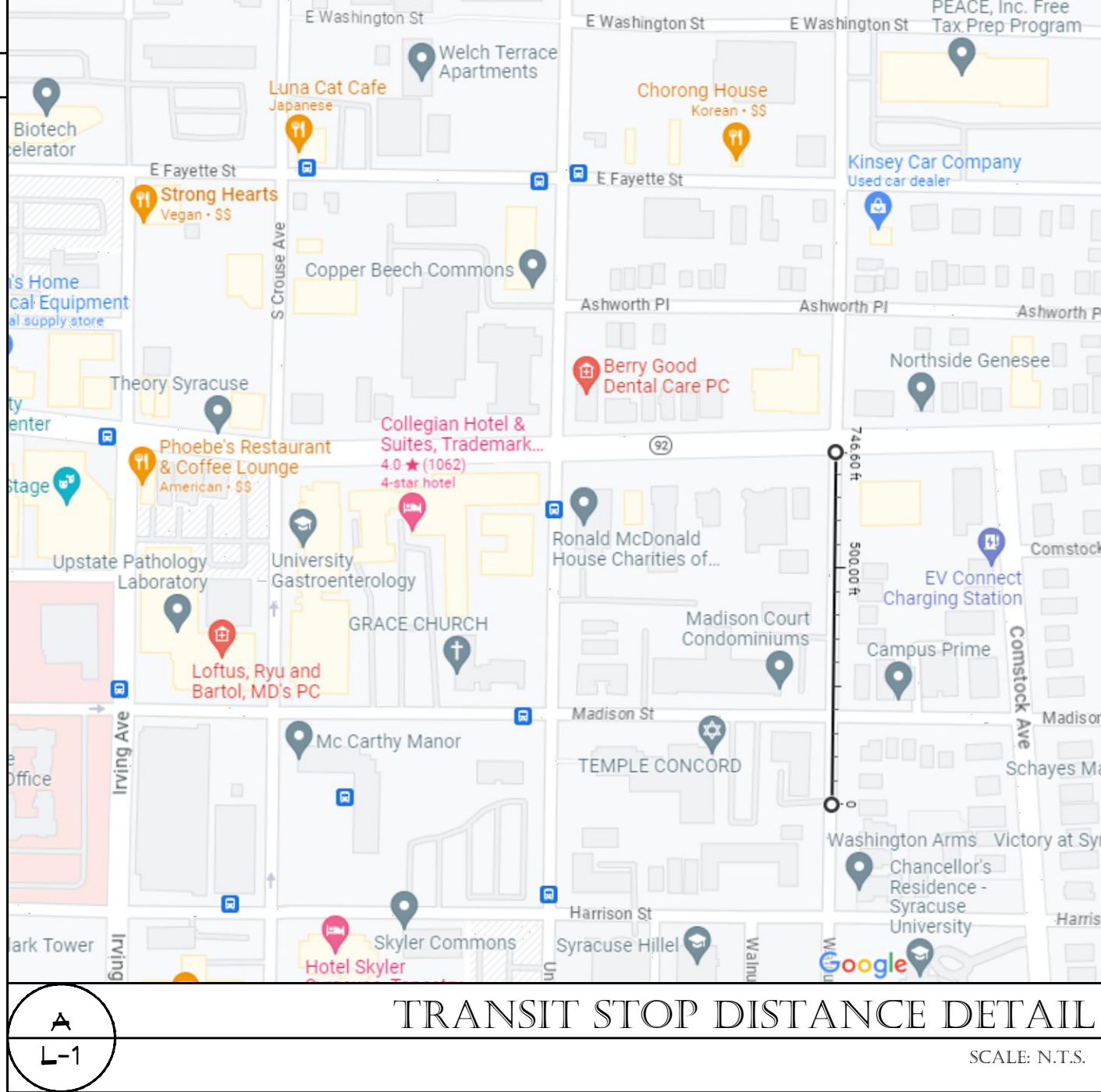
EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR
+	+	6' POT ELEVATION
CT/CE	CT/CE	CURB TAPER/END
TC/BC	TC/BC	TOP/BOTTOM OF CURB
HP/LP	HP/LP	HIGH / LOW POINT
TP-1	TP-1	TEST PIT
B-1	B-1	BORING (SEE SPECIFICATIONS FOR BORING INFO)
---	---	GUIDERAIL
---	---	FENCE
---	---	UTILITY POLE
---	---	WATER LINE
---	---	FIRE HYDRANT
---	---	STORM PIPE
---	---	UNDERDRAIN
---	---	SANITARY PIPE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	TELEPHONE
---	---	DRYWELL
---	---	INLET
---	---	CLEAN OUT
---	---	SANITARY MANHOLE
---	---	ASPHALT PAVEMENT-PARKING
---	---	TRAFFIC SIGN
---	---	TRAFFIC SIGN - SET N BOLLARD
---	---	TRAFFIC SIGN - MOVABLE
---	---	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
---	---	CURB
---	---	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
---	---	6' FT FENCE
---	---	TREE
---	---	SHRUB
---	---	PLANT KEY
---	---	VEGETATION

GENERAL NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY RLI LIGHTSON
- OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLETENESS AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
- SAFETY CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DIRT/CLAY RUBBLE, DEBRIS AND EXCESS SOIL TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESEEDING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL, TRAFFIC OR DRAINAGE.
- ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
- PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
- ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENT, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
- THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND.
- ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
- ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNUSUAL. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

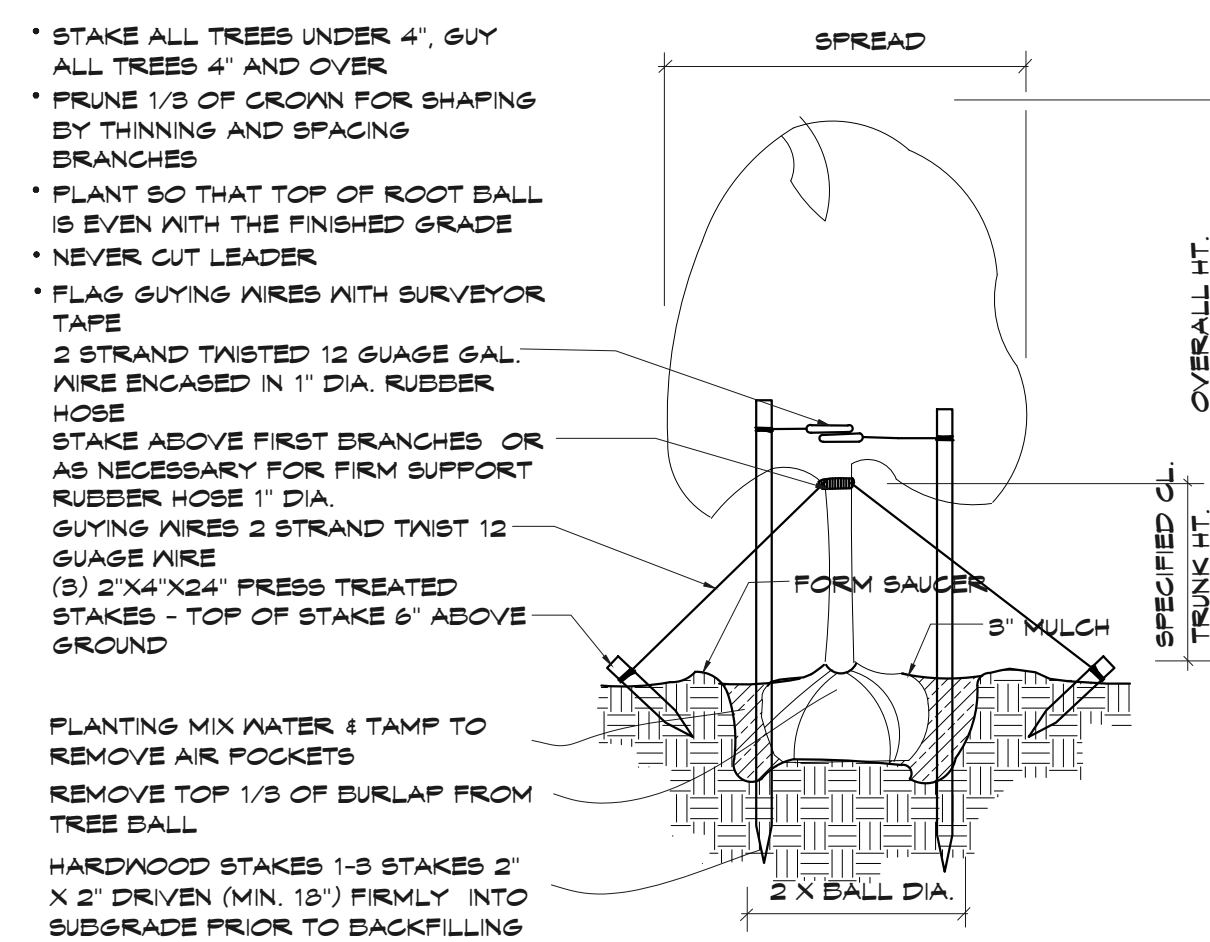
ZONING CHART

ZONING DISTRICT:	MX-4 URBAN CORE
PROPOSED USE:	MIXED USE / APARTMENT HOUSE
BUILDING:	FOOTPRINT 9,800 SF
BUILDING HEIGHT:	NO MAX PROPOSED 94'-4"
BUILDING STORES ALLOWED:	MAX. PROPOSED / EXISTING 3 MIN. / 3 MAX. PROPOSED * 4 * MIXED USE 45% (9,800 sf / 11,480 sf) = 77.8 %
LOT AREA:	COMBINED LOTS 11,480 SQ. FT. REQUIRED PROPOSED / EXISTING
MINIMUM LOT WIDTH:	N/A COMBINED 34 FT
MINIMUM FRONT YARD SETBACK:	N/A PROPOSED 0 / 4.85 FT
MINIMUM SIDE YARD SETBACK:	N/A PROPOSED 7.5' / 10.85'
MINIMUM REAR YARD SETBACK:	N/A PROPOSED 7.24'
LOT AREA DENSITY REQUIREMENTS:	SOLELY BY RESIDENTIAL * 3200 SQ. FT./UNIT * NOT AFFICABLE MIXED USE
MAXIMUM IMPERVIOUS COVERAGE:	SOLELY BY RESIDENTIAL * 80% * MIXED USE 45% (9,800 sf / 11,480 sf) = 77.8 %
PARKING REQUIREMENTS:	0.5 PARKING SPACE PER DWELLING UNIT
PARKING REQUIREMENT CALCULATIONS:	DWELLING UNIT: 41 DWELLING UNITS / 0.5 PARKING SPACE PER DWELLING UNIT = 20.5 * ** *** 6 SPACES
PARKING SPACE:	± 25 / (80% MIN) ± 11 / (45%) ± * ** *** 6 SPACES REQUIRED
PARKING SPACES PROVIDED:	± 6
TOTAL CALC. SPACES:	± 20.5 ALLOW ROUND DOWN TO 20 SPACES REQUIRED
* 50% REDUCTION FOR MX-4 MIXED USE	
** 15% REDUCTION REDUCTION ALLOWED BASED UPON PROXIMITY TO TRANSIT > 80% REQUIRED BIKE SPACES	
*** 50% REDUCTION FOR PROXIMITY TO TRANSIT	
PROXIMITY TO TRANSIT:	PROPOSED USES WITHIN 1,000 LINEAR FEET OF AN EXISTING BUS STOP SHALL BE ELIGIBLE FOR A REDUCTION IN THE REQUIRED PARKING SPACES UP TO 50 PERCENT.
LINEAR DISTANCE TO NEAREST TRANSIT STOP:	± 500' FEET SEE DETAIL L-1
REQUIRED ON SITE BIKE PARKING:	720 BICYCLE PARKING SPACES PER 15,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA
BUILDING AREA 34,100 / 15,000 SF ± 11.2	
BIKE PARKING SPACES REQUIRED ± 11.2	PROVIDED ± 15
15% REDUCTION TO MAXIMUM REQUIRED PARKING	



PROPERTY MAINTENANCE GENERAL NOTES	SITE LAYOUT PLAN GENERAL NOTES	NEW PLANT LIST
1) ALL SNOW WILL BE REMOVED FROM SITE THAT IMPACTS STREET / PEDESTRIAN ACCESS. PREPARE IDENTIFICATION TO BE LOCATED ON UNIVERSITY SIDE	1) FDC 1 KNOX BOX TO BE LOCATED ON UNIVERSITY SIDE PROVIDE SIGNAGE 2) PREMISE IDENTIFICATION TO BE LOCATED ON UNIVERSITY SIDE 3) EXISTING SAN. SERVICE TO BE VIDEO INSPECTED & CORRECT ANY DEFICIENCIES REPLACE W/ NEW LATERAL AS REQUIRED 4) NEW TAP FOR FIRE PROTECTION SERVICE & DOMESTIC LINE BY LOCAL AUTH. (CURB CUT / ROAD CLOSURE PERMIT BY LOCAL AUTH.) 5) ALL R.O.W. CURB CUT / ROAD CUT WORK ETC BY CITY STANDARDS 6) REPLACE ALL SIDEWALKS PER CITY REQUIREMENTS	1) QUANTITY 2) TYPE 3) COMMON NAME 4) BOTANICAL NAME 5) CALIPER HEIGHT 6) CONDITION 7) REMARKS 8) BOTANICAL NAME 9) CALIPER HEIGHT 10) CONDITION 11) REMARKS 12) BOTANICAL NAME 13) CALIPER HEIGHT 14) CONDITION 15) REMARKS 16) BOTANICAL NAME 17) CALIPER HEIGHT 18) CONDITION 19) REMARKS 20) BOTANICAL NAME 21) CALIPER HEIGHT 22) CONDITION 23) REMARKS 24) BOTANICAL NAME 25) CALIPER HEIGHT 26) CONDITION 27) REMARKS 28) BOTANICAL NAME 29) CALIPER HEIGHT 30) CONDITION 31) REMARKS 32) BOTANICAL NAME 33) CALIPER HEIGHT 34) CONDITION 35) REMARKS 36) BOTANICAL NAME 37) CALIPER HEIGHT 38) CONDITION 39) REMARKS 40) BOTANICAL NAME 41) CALIPER HEIGHT 42) CONDITION 43) REMARKS 44) BOTANICAL NAME 45) CALIPER HEIGHT 46) CONDITION 47) REMARKS 48) BOTANICAL NAME 49) CALIPER HEIGHT 50) CONDITION 51) REMARKS 52) BOTANICAL NAME 53) CALIPER HEIGHT 54) CONDITION 55) REMARKS 56) BOTANICAL NAME 57) CALIPER HEIGHT 58) 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CONDITION 883) REMARKS 884) BOTANICAL NAME 885) CALIPER HEIGHT 886) CONDITION 887) REMARKS 888) BOTANICAL NAME 889) CALIPER HEIGHT 890) CONDITION 891) REMARKS 892) BOTANICAL NAME 893) CALIPER HEIGHT 894) CONDITION 895) REMARKS 896) BOTANICAL NAME 897) CALIPER HEIGHT 898) CONDITION 899) REMARKS 900) BOTANICAL NAME 901) CALIPER HEIGHT 902) CONDITION 903) REMARKS 904) BOTANICAL NAME 905) CALIPER HEIGHT 906) CONDITION 907) REMARKS 908) BOTANICAL NAME 909) CALIPER HEIGHT 910) CONDITION 911) REMARKS 912) BOTANICAL NAME 913) CALIPER HEIGHT 914) CONDITION 915) REMARKS 916) BOTANICAL NAME 917) CALIPER HEIGHT 918) CONDITION 919) REMARKS 920) BOTANICAL NAME 921) CALIPER HEIGHT 922) CONDITION 923) REMARKS 924) BOTANICAL NAME 925) CALIPER HEIGHT 926) CONDITION 927) REMARKS 928) BOTANICAL NAME 929) CALIPER HEIGHT 930) CONDITION 931) REMARKS 932) BOTANICAL NAME 933) CALIPER HEIGHT 934) CONDITION 935) REMARKS 936) BOTANICAL NAME 937) CALIPER HEIGHT 938) CONDITION 939) REMARKS 940) BOTANICAL NAME 941) CALIPER HEIGHT 942) CONDITION 943) REMARKS 944) BOTANICAL NAME 945) CALIPER HEIGHT 946) CONDITION 947) REMARKS 948) BOTANICAL NAME 949) CALIPER HEIGHT 950) CONDITION 951) REMARKS 952) BOTANICAL NAME 953) CALIPER HEIGHT 954) CONDITION 955) REMARKS 956) BOTANICAL NAME 957) CALIPER HEIGHT 958) CONDITION 959) REMARKS 960) BOTANICAL NAME 961) CALIPER HEIGHT 962) CONDITION 963) REMARKS 964) BOTANICAL NAME 965) CALIPER HEIGHT 966) CONDITION 967) REMARKS 968) BOTANICAL NAME 969) CALIPER HEIGHT 970) CONDITION 971) REMARKS 972) BOTANICAL NAME 973) CALIPER HEIGHT 974) CONDITION 975) REMARKS 976) BOTANICAL NAME 977) CALIPER HEIGHT 978) CONDITION 979) REMARKS 980) BOTANICAL NAME 981) CALIPER HEIGHT 982) CONDITION 983) REMARKS 984) BOTANICAL NAME 985) CALIPER HEIGHT 98

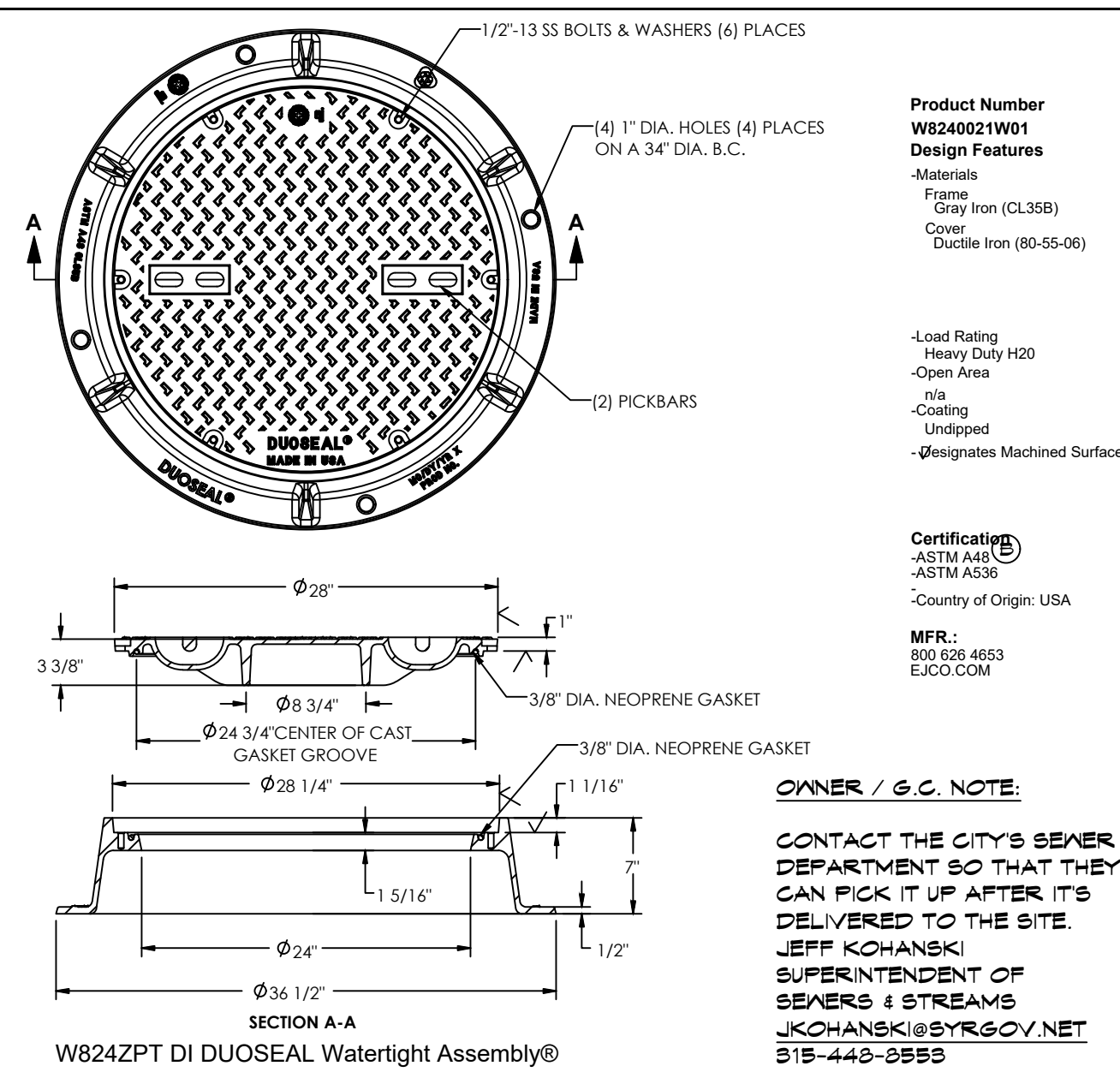
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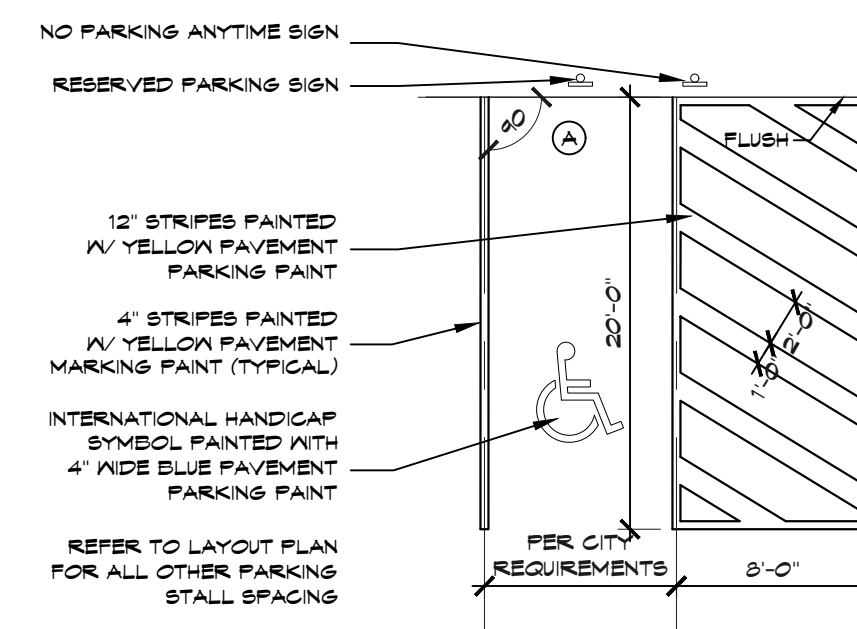
DECIDUOUS TREE PLANTING
DETAIL - NOT TO SCALE

GENERAL PLANTING NOTES

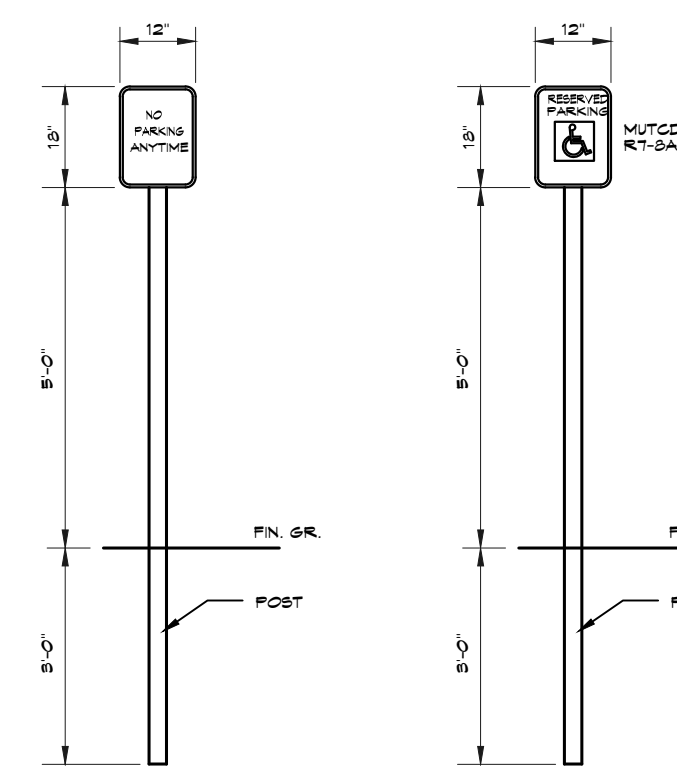
1. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
2. ALL SINGLE STEM TREES TO HAVE STRAIGHT TRUNK AND SYMMETRICAL CROWNS.
3. ALL SINGLE TRUNK SHADE TREES TO HAVE CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
4. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS, ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
5. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
6. NO MACHINERY IS TO BE USED WITHIN THE DRILLPILE OF EXISTING TREES, NO HAND GRAB ALL LAYN AREAS WITHIN THE DRILLPILE OF EXISTING TREES.
7. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
8. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AROUND ALL BUILDINGS.
9. ALL PLANTING BEDS SHALL RECEIVE 3" SHREPPED BARK MULCH.



SCALE: N.T.S.



HANDICAPPED PARKING STALL DETAIL



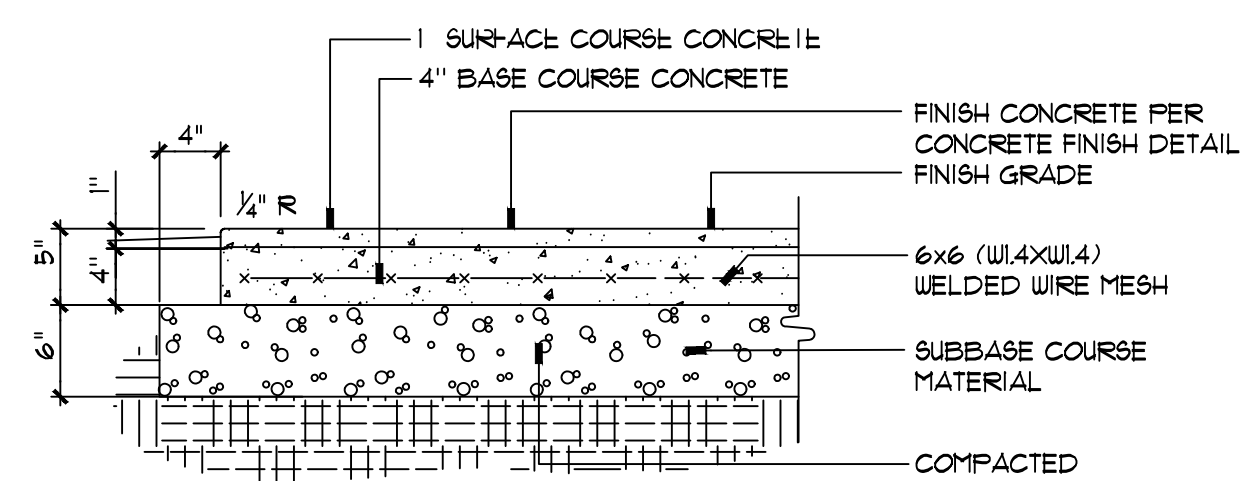
SIGN SCHEDULE NOTES:

- 1) REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION
- 2) ALL SIGNS MUST CONFORM WITH THE CURRENT M.U.T.C.D. NYSDOT'S OFFICIAL COMPILATION OF CODES.

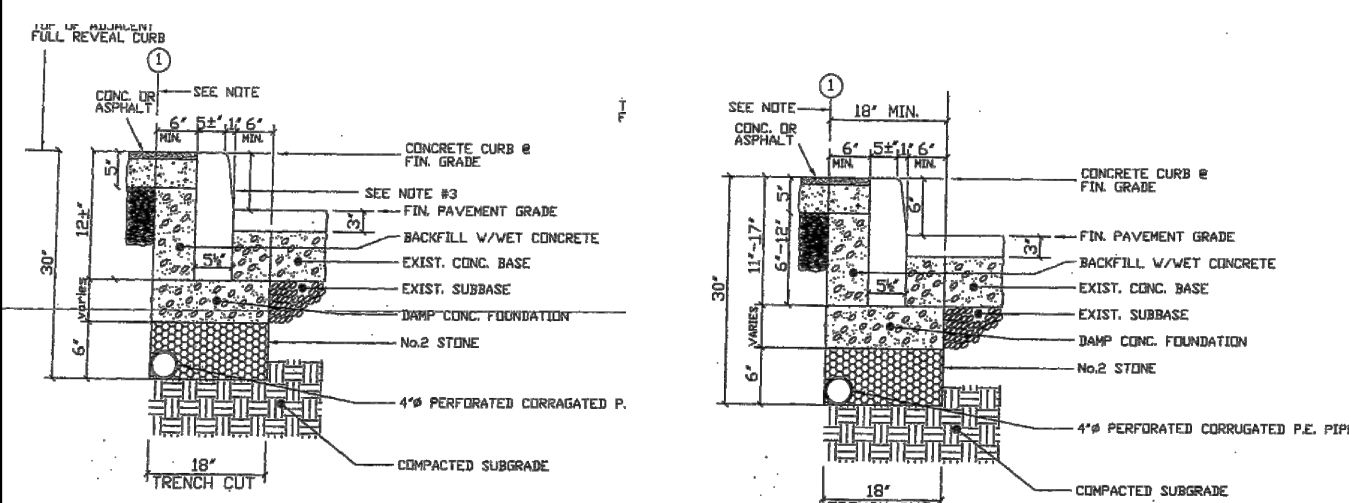
SIGN SCHEDULE			
KEY	SIGN PLATE	SIGN SIZE	MUT.C.D SIGN NUMBER
(A)	RESERVED PARKING W/ HANDICAPPED SYMBOL	12" x 18"	P4-6
(B)	NO PARKING ANYTIME	12" x 18"	P1-BC MOD WHITE BACKGROUND RED TEXT & BORDER

TRAFFIC CONTROL SIGN

N.T.S.

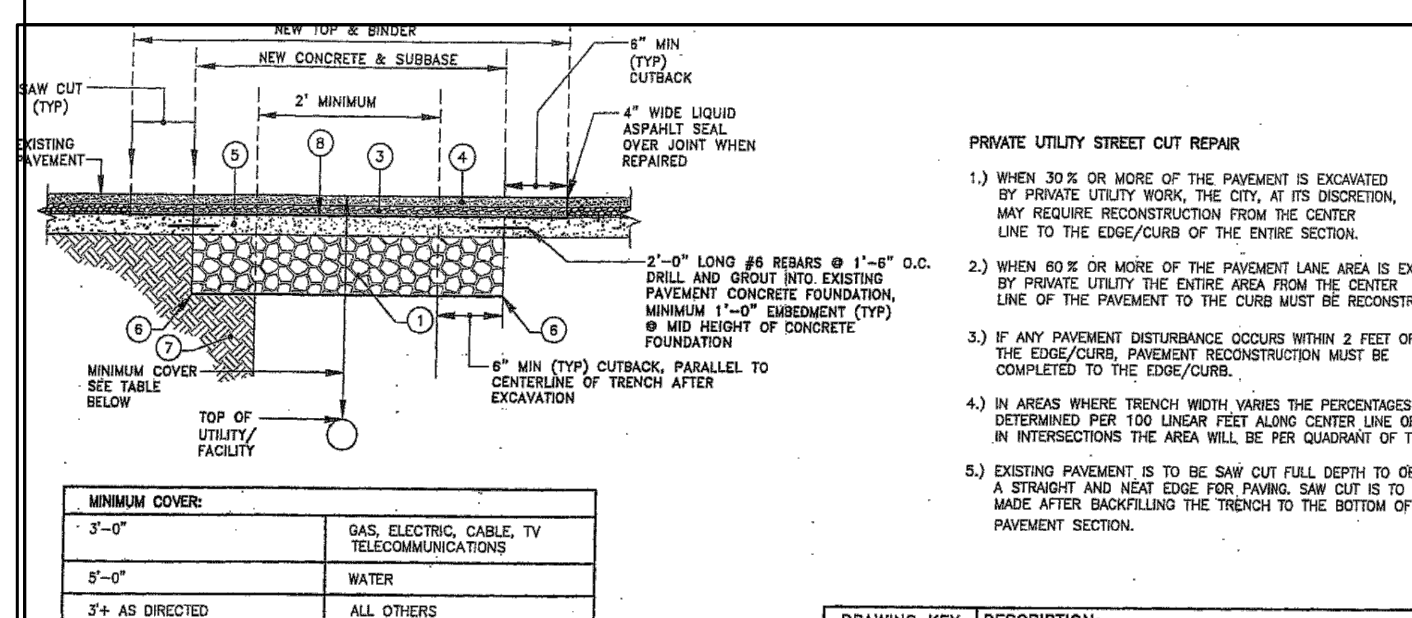


SECTION
CITY OF SYRACUSE ROW
CONCRETE PAVEMENT (2 POUR)



TYPICAL GRANITE DROP CURB CONCRETE BASE

GRANITE CURB CONCRETE BASE



STREET CUT REPAIR - CONCRETE BASE

MINIMUM COVER:	
3'-0"	GAS, ELECTRIC, CABLE, TV TELECOMMUNICATIONS
5'-0"	WATER
3' + AS DIRECTED BY CITY'S ENGINEER	ALL OTHERS

NOTES:

REFER TO CITY OF STURGEONE STANDARD SPECIFICATIONS OR DETAILS. THE MINIMUM THICKNESS OF EACH LAYER OF SAND, TOP, SUBGRADE, AND CONCRETE BASE SHALL MATCH THOSE SHOWN ON STANDARD DETAILS OF MATCH EXISTING WHERE EXISTING CONDITIONS EXCEED MINIMUMS.

IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SUBGRADE EXISTING.

IF PAVEMENT MARKINGS OR SLOPE LOCATIONS ARE DISTURBED OR DESTROYED THEY SHALL BE REPLACED IN ACCORDANCE WITH CITY OF STURGEONE STANDARDS.

MATCH EXISTING PAVEMENT SLOPE.

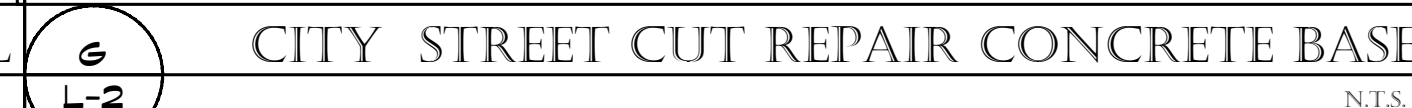
IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE SAME.

DRAWING KEY	DESCRIPTION:
①	SUBBASE COURSE, TYPE "1" RUN-OF-CRUSHER (12")
②	ASPHALT CONCRETE - TYPE 3 BINDER COURSE (ONE)
③	ASPHALT CONCRETE - TYPE 7 TOP COURSE (ONE 1-1/2")
④	FIBER-REINFORCED PORTLAND CEMENT CONCRETE - 3"
⑤	GEOTEXTILE FABRIC
⑥	COMPACTED SUBGRADE
⑦	ASPHALT TACK COAT

PRIVATE UTILITY STREET CUT REPAIR

- 1) WHEN 30% OR MORE OF THE PAVEMENT IS ENCASED BY PRIVATE UTILITY, BOTH THE CITY, AT ITS DISCRETION, MAY REQUIRE RECONSTRUCTION FROM THE CENTER LINE TO THE EDGE/CURB OF THE ENTIRE SECTION.
- 2) WHEN 20% OR MORE OF THE PAVEMENT LINE AREA IS DUE BY PRIVATE UTILITY THE ENTIRE AREA FROM THE CENTER LINE OF THE PAVEMENT TO THE CURB MUST BE RECONSTRUCTED.
- 3) IF ANY PAVEMENT DISTURBANCE OCCURS WITHIN 2 FEET OF THE EDGE/CURB, PAVEMENT RECONSTRUCTION MUST BE REQUIRED.
- 4) IN AREAS WHERE TRENCH WIDTH ALIGNS THE PERCENTAGE DETERMINED FOR 20% LINEAR FEET AHEAD CENTER LINE OR IN INTERSECTIONS THE AREA WILL BE PER QUANTUM OF 10%.
- 5) EXISTING PAVEMENT IS TO BE SAW CUT FULL DEPTH TO BE A STRAIGHT AND NEAR EDGE FOR PAVING. SAW CUT IS TO BE A MINIMUM OF 12" DEEP. THE TRENCH TO THE BOTTOM OF PAVEMENT SECTION.

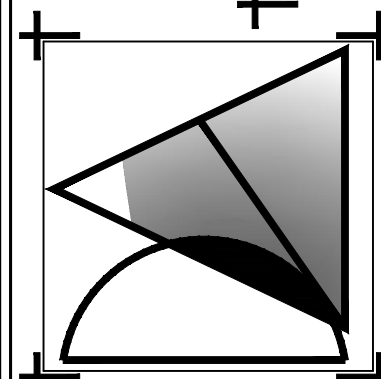
REVISIONS	CITY OF SYRACUSE DEPARTMENT OF ENGINEERING	
	DESIGN-CONSTRUCTION	SCALE
	DIVISION	NAME
	STREET CLOT REPAIR - COT	
DATE	BY: E. BORDO, JR. CITY	

CITY R.O.W. CONCRETE PAVMENT
N.T.S.CITY GRANITE CURB REPLACEMENT DETAIL
N.T.S.CITY STREET CUT REPAIR CONCRETE BASE
NTS

NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVENUE
SYRACUSE, NE WYORK

NO	DRAWING	ISSUED	DATE
P1	SITE PROGRESS		02/08/2024
P2	PLANS PROGRESS		03/12/2024
P3	PLANS PROGRESS		03/12/2024
PC1	PSR PRE-APP. CONF		03/19/2024
PSR1	PSR / RESUB APP		03/25/2024
PSR2	PSR / RESUB APP		06/20/2024

MOSHER
ARCHITECTS, P.C.
1035 7TH NORTH STREET SUITE 1A
LIVERPOOL NY 13088 [P] (315) 420-6677



**PROPOSED
SITE LAYOUT
PLAN**

SCALE: AS NOTED

DRAWN BY DEM

CHKD BY DEM

ARCHITECT'S SEAL/SIGNATURE

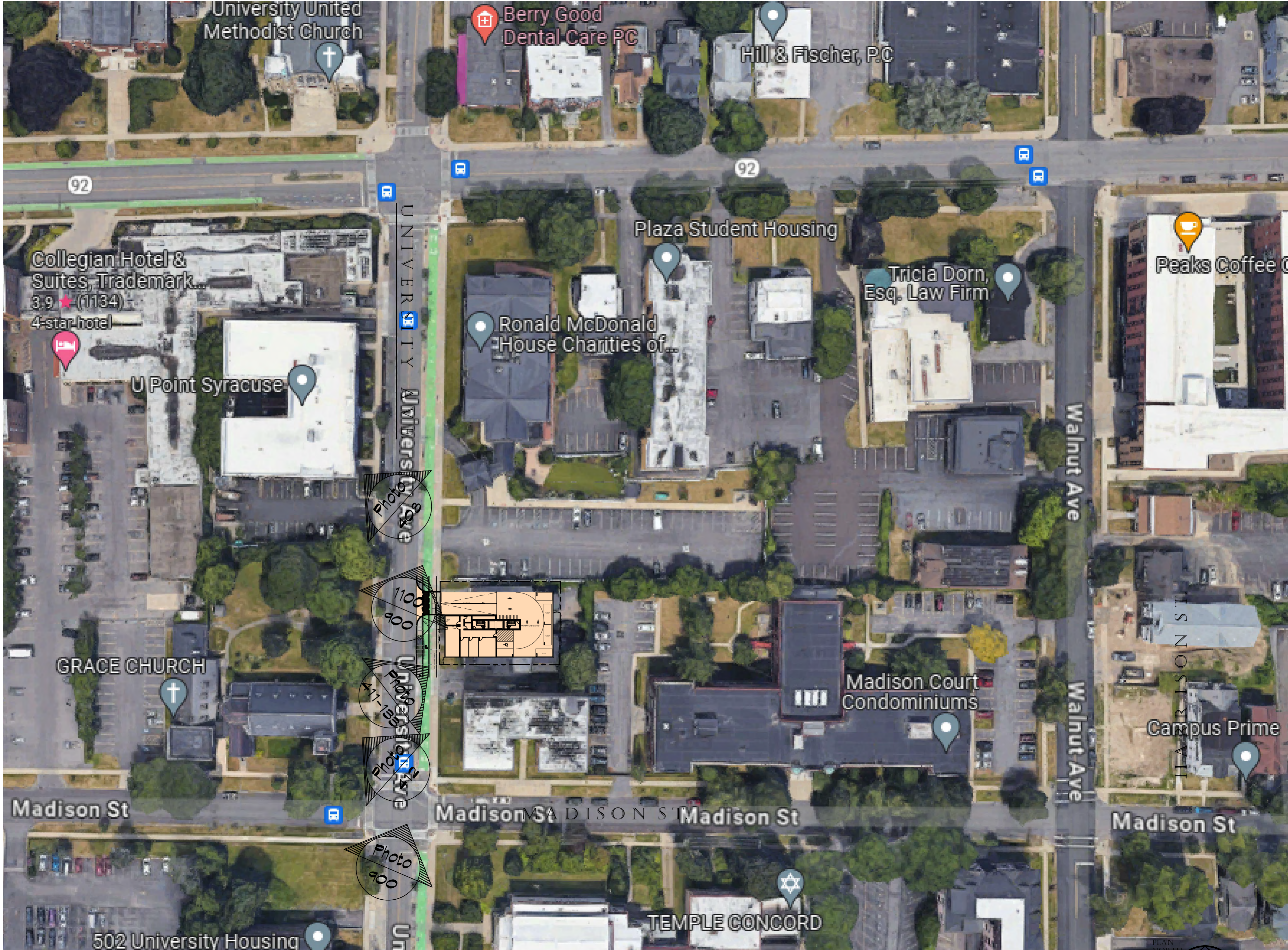


JOB NO.

2334

SHEET NO.

L-2



1
PH-1

PHOTO KEY PLAN
SCALE: NOT TO SCALE

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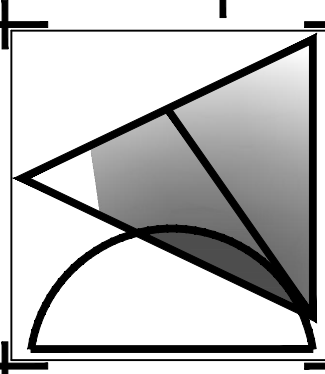


PHOTO KEY PLAN

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM

ARCHITECT'S SEAL SIGNATURE



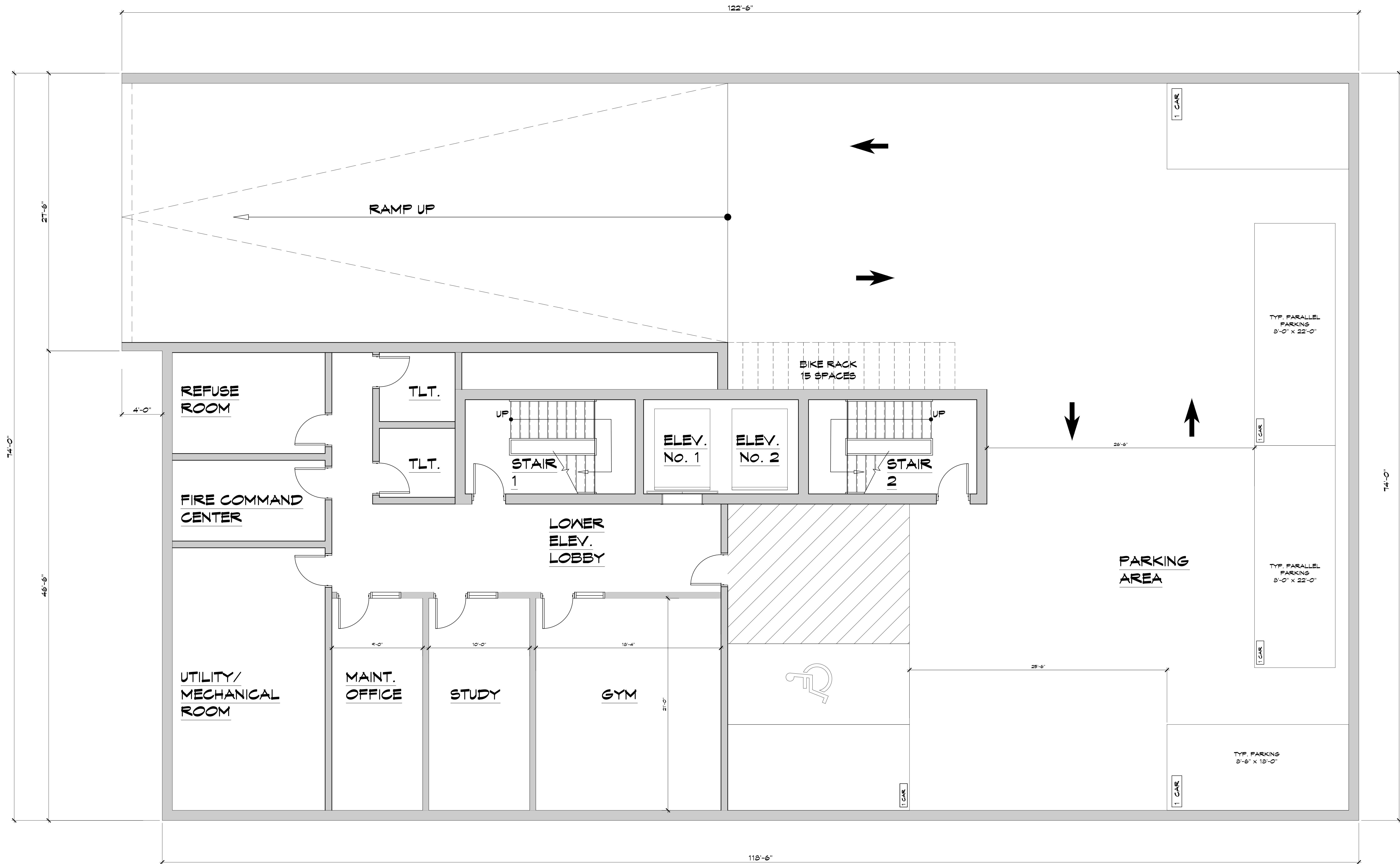
28 NO
2024
SHEET NO

PH-1

PSPP PSB / RESUB APP	06/20/2024
PSPP PSB / RESUB APP	06/20/2024
PC1 PSB PRE-APP CONF	06/19/2024
PS1 PLANS PROGRESS	06/12/2024
PS2 PLANS PROGRESS	06/12/2024
PS3 SITE PROGRESS	06/02/2024
NO. DRAWING ISSUED	DATE

NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVENUE
SYRACUSE, NE WYORK

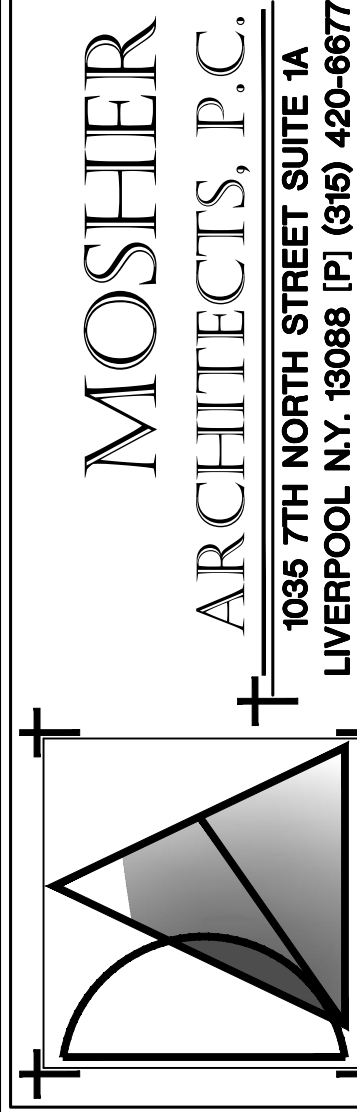
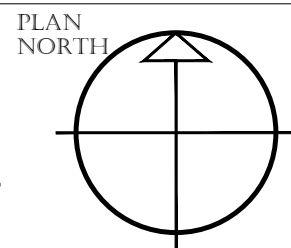
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1
SK-100

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



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PROPOSED
BASEMENT
PLAN

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM
ARCHITECT'S SEAL/SIGNATURE

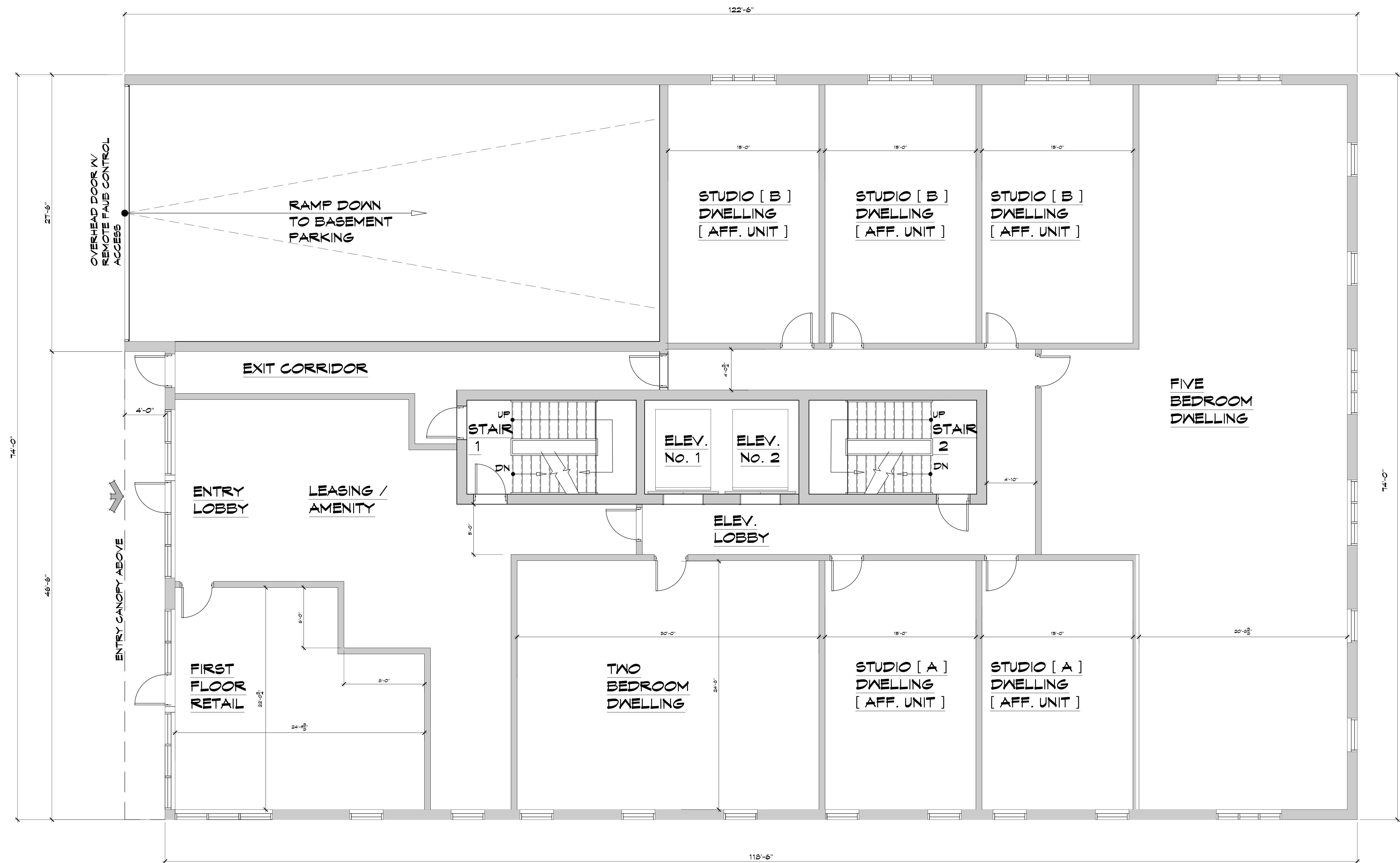
SHEET NO.
2334

SK-100

PSPP PSB / RESUB APP 03/20/2024
PSPP PSB / RESUB APP 03/20/2024
PC1 PSB PRE-APP CONF 03/19/2024
P3 PLANS PROGRESS 03/12/2024
P4 PLANS PROGRESS 03/12/2024
P5 SITE PROGRESS 03/12/2024
NO. DRAWING ISSUED DATE

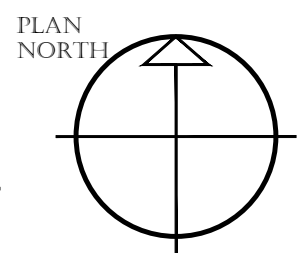
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1
SK-101

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED	FIRST	PLAN
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SCALE: AS NOTED
DRAWN BY DEM
CHKD BY DEM

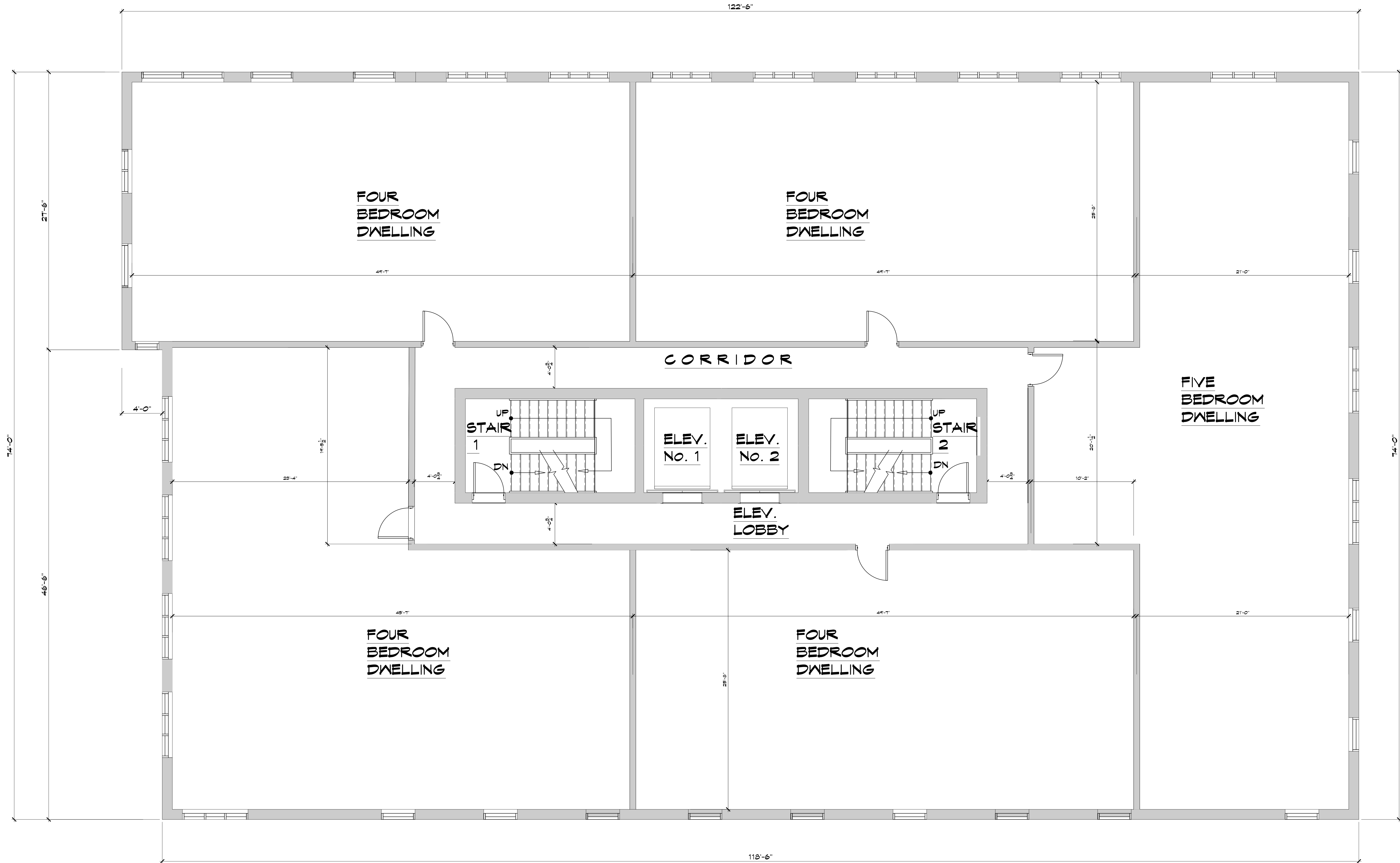
ARCHITECT'S SEAL/SIGNATURE

JOB NO.
2334

QUEST NO.

SK-101

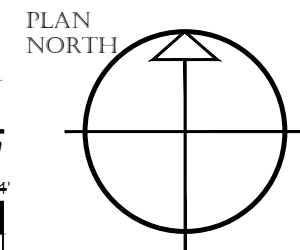
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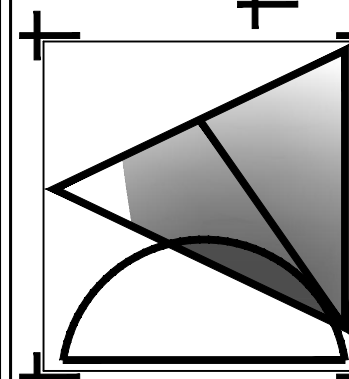
1
SK-102

SECOND - NINTH FLOOR PLAN

SCALE: 1/4" = 1'-0"



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PROPOSED
SECOND - FOURTH
FLOORS PLAN

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM
ARCHITECT'S SEAL SIGNATURE

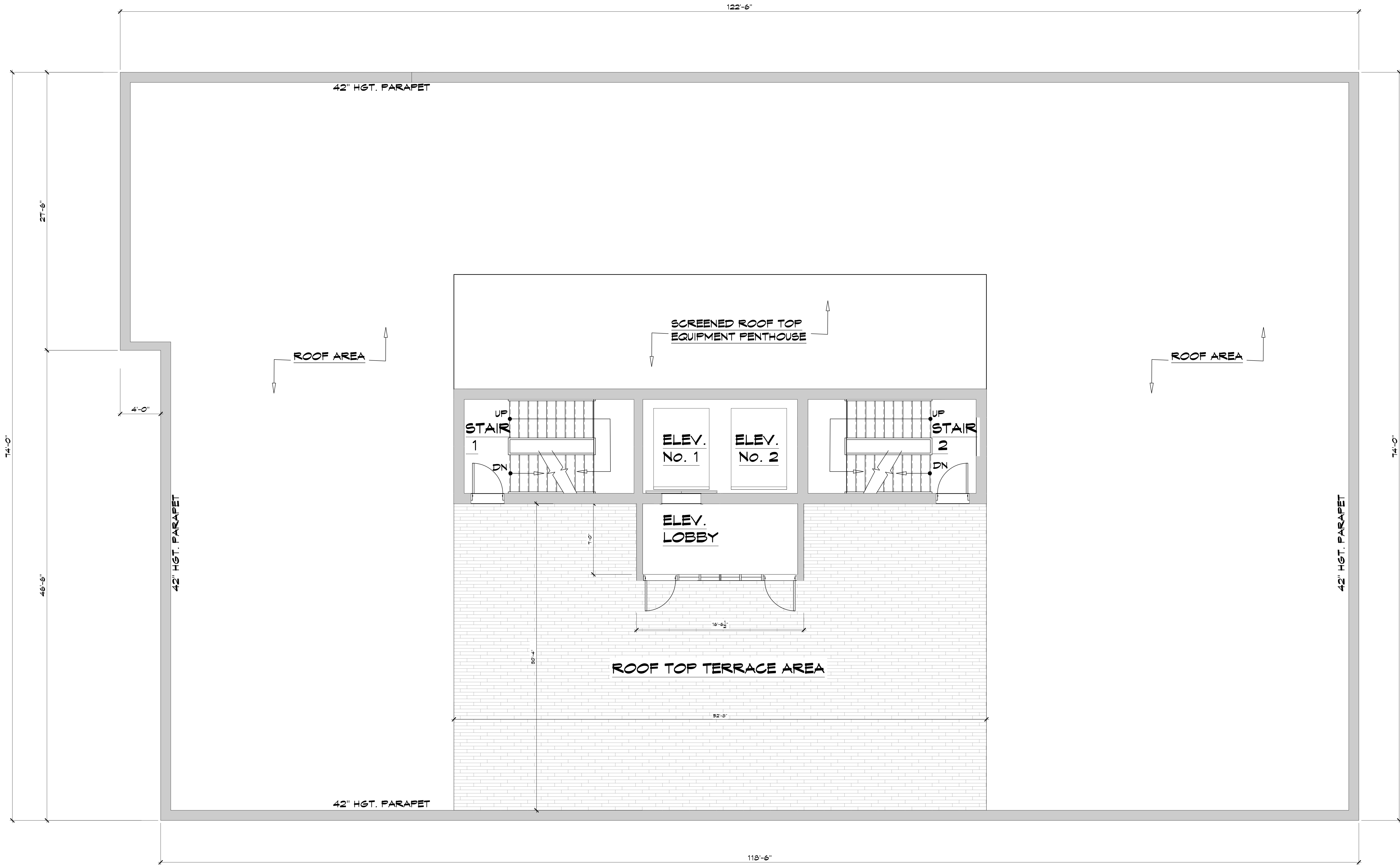
SHEET NO.
2334

SK-102

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SYRACUSE, NE WYORK

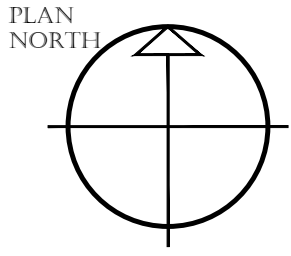
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FOR PSR / FESUB APP	03/20/2024	
PC1	PSR PRE-APP CONF	03/19/2024
PS1	PLANS PROGRESS	03/12/2024
PS2	PLANS PROGRESS	03/12/2024
PS3	PLANS PROGRESS	03/12/2024
NO.	DRAWING ISSUED	DATE

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1
SK-103

ROOF PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'



PROPOSED
ROOF PLAN

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM
ARCHITECT'S SEAL SIGNATURE

SHEET NO.
2334

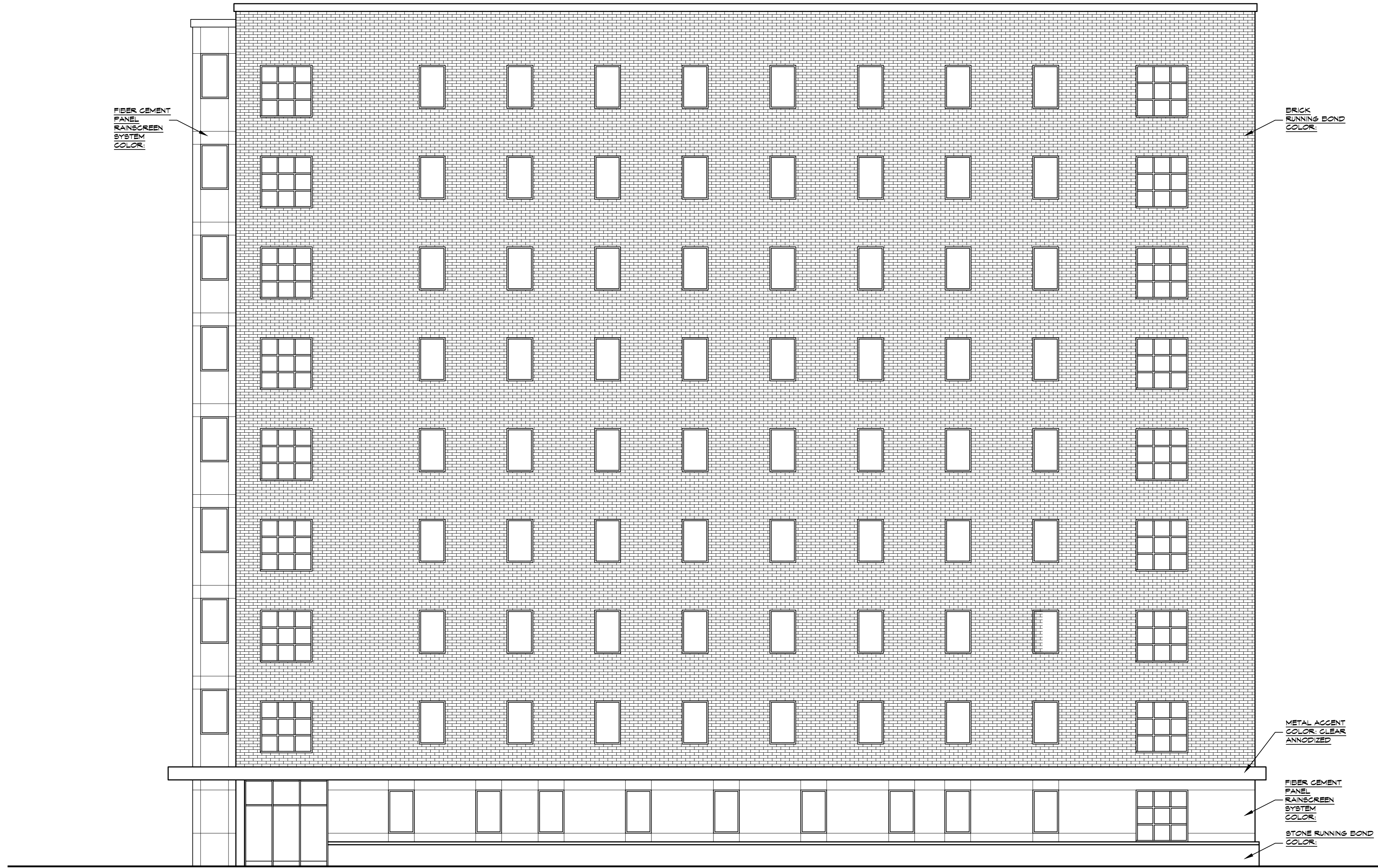
SK-103

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PREP	PSR / PRELIM APP	03/20/2024
FOR PREP	PRELIM APP	03/20/2024
PC1	PRE-APP. CONF	03/19/2024
PS	PLANS PROGRESS	03/12/2024
PS	PLANS PROGRESS	03/12/2024
PS	PLANS PROGRESS	03/12/2024
NO.	DRAWING ISSUED	DATE

NEW MIXED USE DEVELOPMENT
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SYRACUSE, NE WYORK

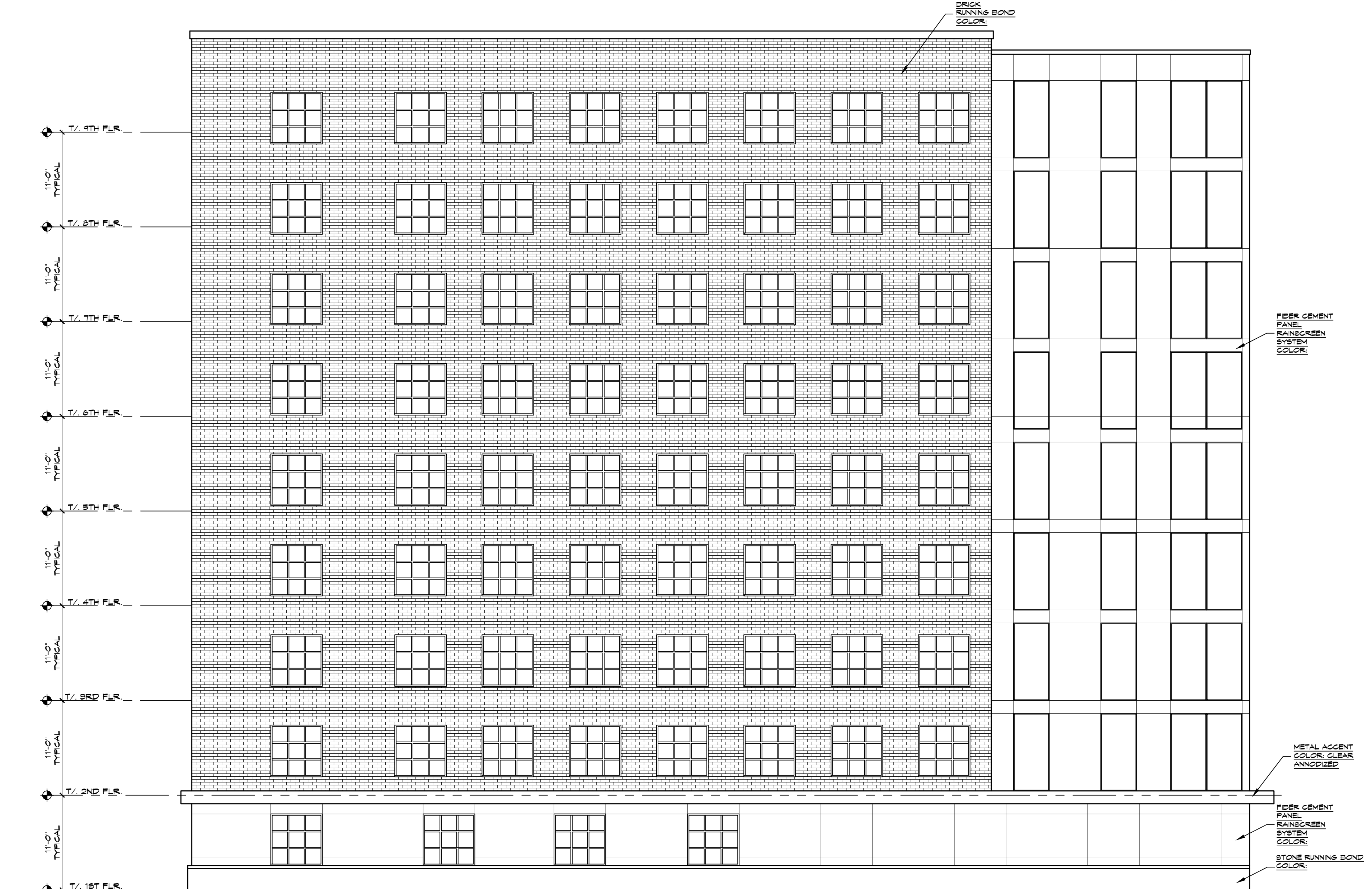
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1
SK-300

R I G H T [S O U T H] E X T E R I O R E L E V A T I O N

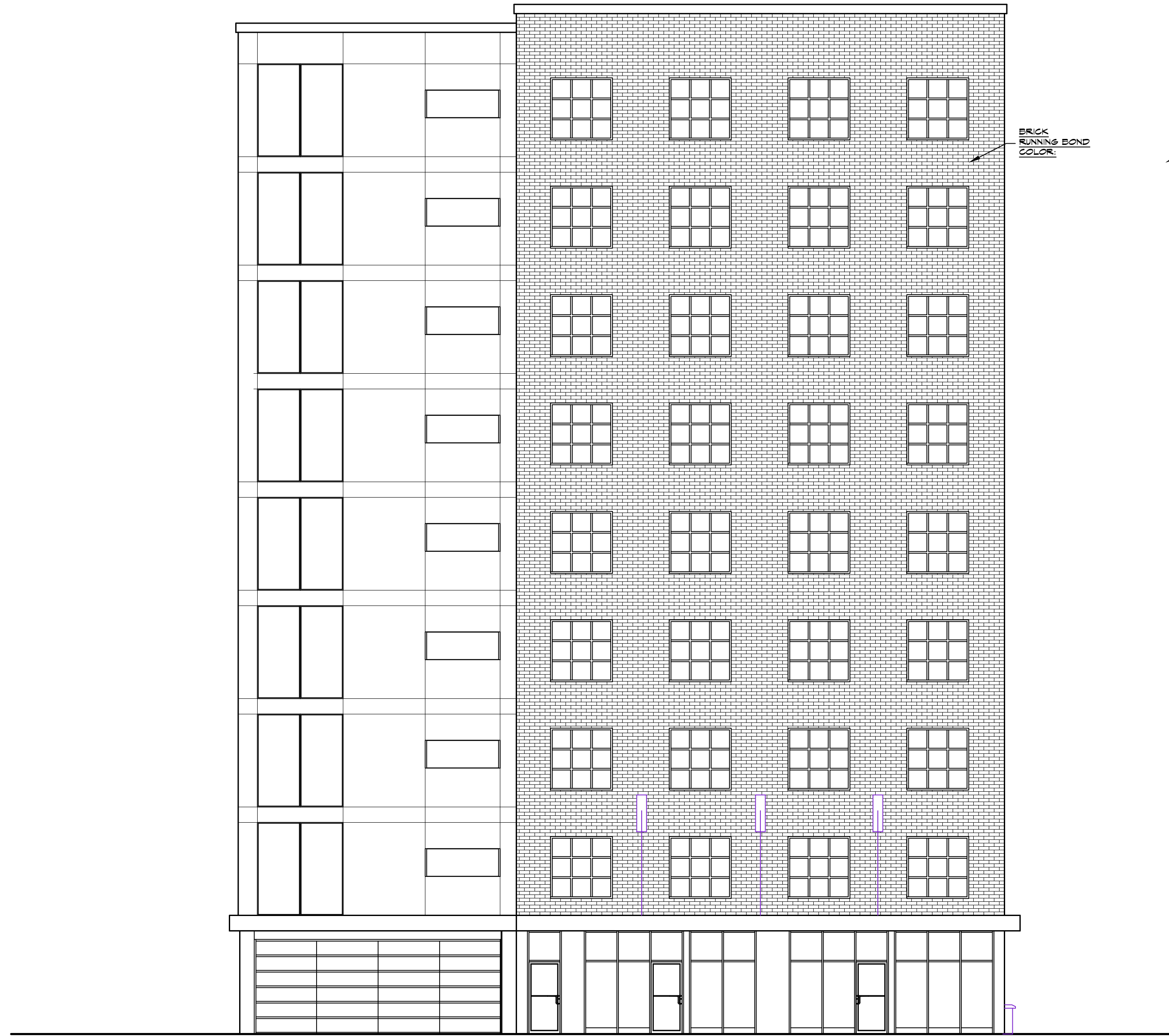
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3
SK-300

L E F T [N O R T H] E X T E R I O R E L E V A T I O N

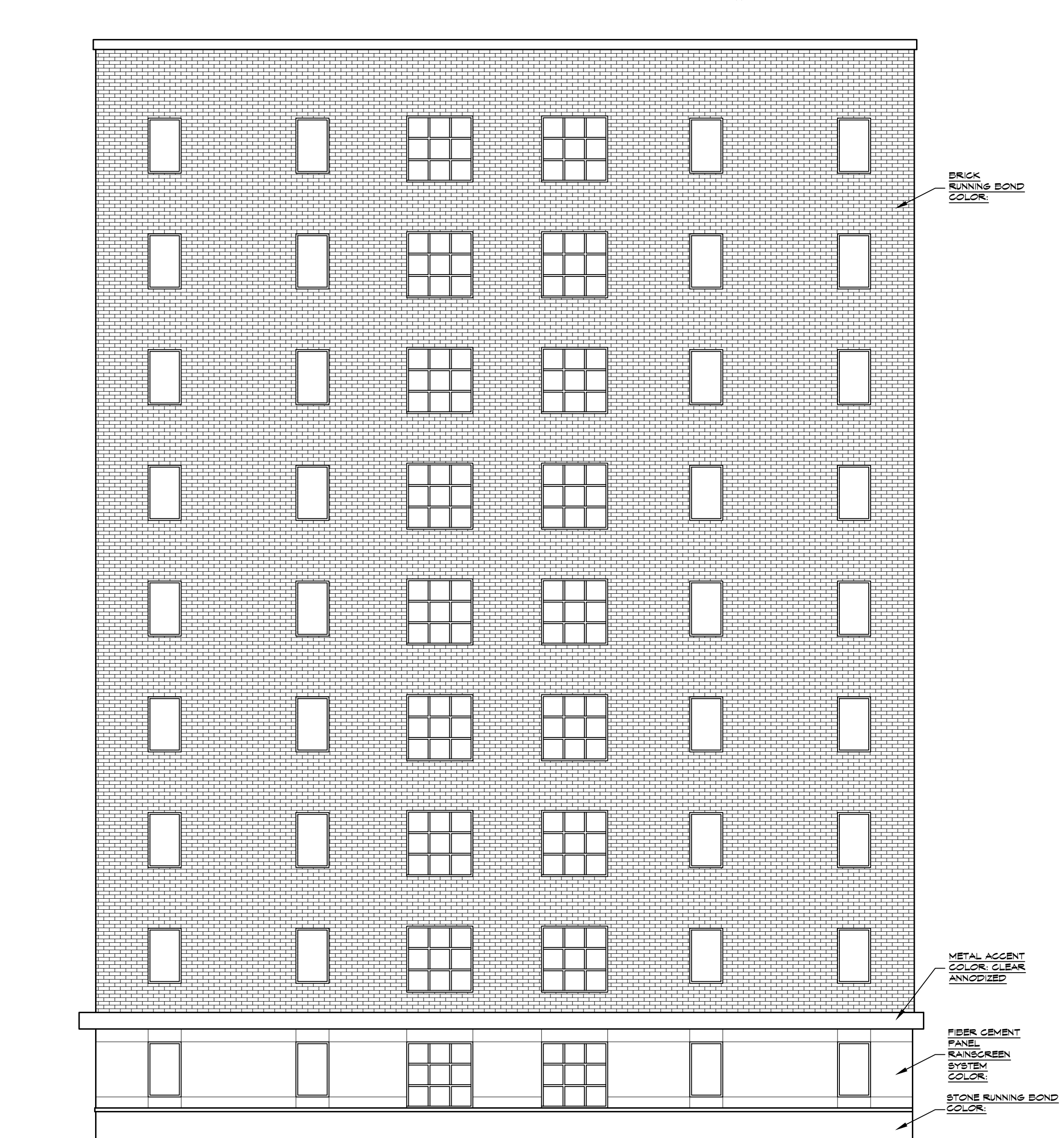
SCALE: 1/8" = 1'-0"



2
SK-300

F R O N T [W E S T] E X T E R I O R E L E V A T I O N

SCALE: 1/8" = 1'-0"



4
SK-300

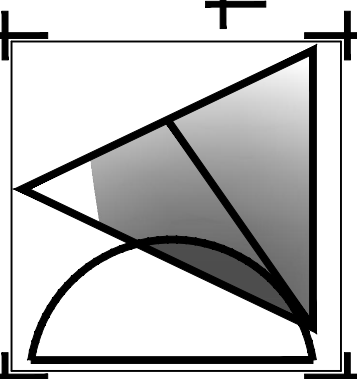
R E A R [E A S T] E X T E R I O R E L E V A T I O N

SCALE: 1/8" = 1'-0"

NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVENUE
SYRACUSE, NE WYORK

PS&P PS&P / REUSE APP	03/22/2024
PS&P PS&P / REUSE APP	03/22/2024
PC1 PS&P PRE-APP CONF	03/19/2024
PS1 PLANS PROGRESS	03/12/2024
PS2 PLANS PROGRESS	03/12/2024
PS3 PLANS PROGRESS	03/12/2024
NO. DRAWING ISSUED	DATE

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PROPOSED
EXTERIOR
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM
ARCHITECT'S SEAL SIGNATURE

SHEET NO.
2394

SK-300

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2
R-1

BUILDING RENDERING LOOKING SOUTH EAST
SCALE: NOT TO SCALE



1
R-1

BUILDING RENDERING LOOKING NORTH EAST
SCALE: NOT TO SCALE



3
R-1

BUILDING MASS STUDY LOOKING SOUTHEAST
SCALE: NOT TO SCALE



4
R-1

BUILDING MASS STUDY LOOKING NORTHEAST
SCALE: NOT TO SCALE

NEW MIXED USE DEVELOPMENT
411-413 UNIVERSITY AVENUE
SYRACUSE, NE WYORK

PSPP PSB / RESUB APP	06/20/2024	DATE
PSPP PSB / RESUB APP	06/20/2024	DATE
PC1 PSB PRE-APP CONF	06/19/2024	DATE
PS1 PLANS PROGRESS	06/12/2024	DATE
PS2 PLANS PROGRESS	06/12/2024	DATE
PS3 PLANS PROGRESS	06/12/2024	DATE
PS4 PLANS PROGRESS	06/12/2024	DATE
NO. DRAWING ISSUED		DATE

MOSHER
ARCHITECTS, P.C.
1035 7TH NORTH STREET SUITE 1A
LIVERPOOL N.Y. 13088 (P) (315) 420-8877

PROPOSED
BUILDING
RENDERINGS

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM

ARCHITECT'S SEAL SIGNATURE

SHEET NO.
2334
R-1



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Gem Street Holdings, LLC Jack Mamiye

From: Cristian Toellner, Zoning Planner

Date: 6/12/2024 6:38:26 PM

Re: Major Site Plan Review MaSPR-24-08
411 University Ave, Syracuse, 13210

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	On Hold	04/03/2024	Vinny Esposito	This will require a full SWPPP be submitted and approved. A sewer study will be required.
DPW - Transportation Planner	Conditionally Approved	04/24/2024	Neil Milcarek-Burke	5/21/24 Updated plans required - Previous comments still apply - Bike parking requirement has been met 4/24/24 -Applicant must provide turning diagrams for interior parking stalls - Existing driveways to be abandoned, including portion of Southerly shared opening, with full-reveal granite curbing - NYSDOT type 3 drive to be used, opening to conform to 24' max width including wing/transition curb, plans show 48' with radial curb - Bike parking is required, interior space in a secure area that does not require stairs/or has access to/from elevator, with accommodations for locking bikes. Exterior, one staple-style (no wave style) rack in a conspicuous and well-lit area near the main entrance, on private property. - Planting plan required, including a varied mix of perennial plant materials as foundation plantings to enhance the streetscape. - Sidewalks, snow storage, and related items to be repaired as necessary, to meet City spec.
Water Engineering	Conditionally Approved	05/29/2024	Kim Kelchner	05/29/2024 Conditionally Approved: Building service kills are \$1,000.00/per service. Back flow preventers on domestic and fire services are required, Cross

Connection Control Plans (cccp) need to be submitted to the SWD Kkelchner@syr.gov., New Water Service application need to be submitted to SWD, Fee's paid. Required documents Site Plan with proposed utilities. Plan and Profile view of Mechanical Room, note: most of this information is in the CCCP submittal.

Zoning Planner	On Hold	04/16/2024	Cristian Toellner	on hold pending pre development
Eng. Design & Cons. - Zoning	Conditionally Approved	04/25/2024	Mirza Malkoc	****05-20-2024**** • All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. No permits are allowed to be issued until the site plans, County's 1:1 offset & the SWPPP are approved. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. ****04-25-2024**** • All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. No permits are allowed to be issued until the site plans, County's 1:1 offset & the SWPPP are approved. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well.
City Engineer - Zoning	Pending	04/01/2024		
Eng. Mapping - Zoning	Internal Review Complete	04/04/2024	Ray Wills	Work should pose no impact on Mapping Division assets.
Planning Commission	Pending	04/01/2024		
Fire Prevention - Zoning	Internal Review Complete	04/12/2024	Elton Davis	Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS. 1. A fire access plan sheet shall be submitted clearly

documenting:

a. The locations and dimensions of all required fire apparatus access roadways (Fire Code of New York State §503) and all required aerial fire apparatus access roadways (FCNYS §D105). Widths and distances from the access roadway to all portions of exterior walls shall be documented.

b. Locations of all fire hydrants. Distances from each building to the nearest hydrant shall be shown (FCNYS §507.5.1). Any buildings that will require standpipe systems shall have a hydrant located within 100 feet of the Fire Department Connection serving the system (FCNYS §507.5.1.1).

2. Aerial Fire Apparatus Access Roads are required to be a minimum of 26 feet wide in the immediate vicinity

of buildings in excess of 30 feet in height. If the buildings on the site will be greater than 30 feet in height,

as such aerial apparatus access roads will be required in accordance with §D105 of the FCNYS. Aerial Fire

Apparatus Access Roads are required to be a minimum of 26 feet wide for the entire length of one side of

the building and shall be no further than 30 feet from the face of the building.

3. The location of any hydrants on the plans. Hydrants are required to be located within 600 feet of all

portions of the exterior of the building measured along a natural path of travel (FCNYS §507.5.1). Hydrants

are also required to be located within 100 feet of Fire Department Connections serving any standpipe systems. FDC's should be located close to the main entrance of a building.

4. Meet all requirements of Section 403 - High Rise Buildings of the 2020 BCNYS.

5. Meet all requirements of Section 911 - Fire Command Center of the 2020 BCNYS

DPW Traffic Control- Zoning	Conditionally Approved	05/21/2024	Charles Gafrancesco	5.21.24 Any construction that will effect the safe passage of pedestrians or vehicular traffic in ROW will require an MUTCD compliant WZTP to be submitted. 5.3.24 Any construction the ROW that will affect pedestrian or vehicular traffic will require an MUTCD compliant WZTP.
Landmark Preservation Board	On Hold	06/10/2024	Kate Auwaerter	SLPB to review at its 6/20/24 meeting. Board will review impact of projects to neighboring historic sites.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>R-24-23</u>	Staff Report – June 17, 2024
Application Type:	Resubdivision
Project Address:	411 University Avenue (Tax Map ID: 048.-11-13.0), 413 University Avenue (Tax Map ID: 048.-11-12.0)
Summary of Proposed Action:	The applicant proposes to combine two lots (411 & 413 University Ave) into one new lot. Two existing buildings (a four-dwelling unit and a 7 apartments unit) on lots will be demolished for a new 9-story Mixed-use Building with 47 dwelling units with basement access parking. New Lot 4113: 0.3 Acres/11481SF
Owner/Applicant	Gem Street Holdings, LLC (Owner) David Mosher, President, Mosher Architects, PC (applicant)
Existing Zone District:	Urban Core, MX-4 Zone District
Surrounding Zone Districts:	The neighboring properties to the south, east and west are the MX-4 Zone District, and to the north of the property is the Neighborhood Center MX-2 Zone District.
Companion Application(s)	Major Site Plan Review, MaSPR-24-08 : Construction of a 9-story Mix-use apartment building.
Scope of Work:	Eliminate the property line between 411 University Ave. and 413 University Ave. to create a new lot with 11481 SF.
Staff Analysis:	Factors: - The proposed lot complies with the standards of lot width and size in MX-4 Zone District, pursuant to Rezone, Art 2, Sec 2.10B - The Onondaga County Planning Agency letter confirms the 911 address for the new lot 4113 created from the combined parcels is 411 University Avenue.
Zoning Procedural History:	411 University Ave.: - V-91-54 Area Variance, permit enlarged parking area behind existing 3- dwelling unit. BZA approved on 8/22/1991 - V-79-45 Use Variance, to convert a two-dwelling unit and 6 rooms to a four-dwelling unit. BZA approved on 10/2/1979 413 University Ave: - No Zoning history available, existing 7 apartments unit building.
Summary of Zoning History:	411 University Ave. was approved in 1979 to convert a two-dwelling unit to a four-dwelling unit. Between 1979 and 1991, the owner converted the building again to three-dwelling unit. In 1991, BZA granted an Area Variance (V-91-54) for enlarging the onsite parking area for the existing three-dwelling unit. An existing 7 apartment unit on 413 University has no Zoning history.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is a rectangle-shaped lot with 45 feet of frontage on 411 University Ave. and a lot depth of 129 feet. The subject property is a rectangle-shaped lot with 44 feet of frontage on 413 University

	Ave. and a lot depth of 129 feet.
<i>SEQR Determination :</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Subdivision Map. Part of Block # 373 "Syracuse" To be new Lot #4113, Known as No.411-13 University Avenue,
- City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: R.J. Lighton Si, R. J Lighton SR Land Surveying; Scale: 1''= 20'; Dated: 09/22/2023.

Attachments:

Major Site Plan Review Application

Power of Attorney (if applicable)

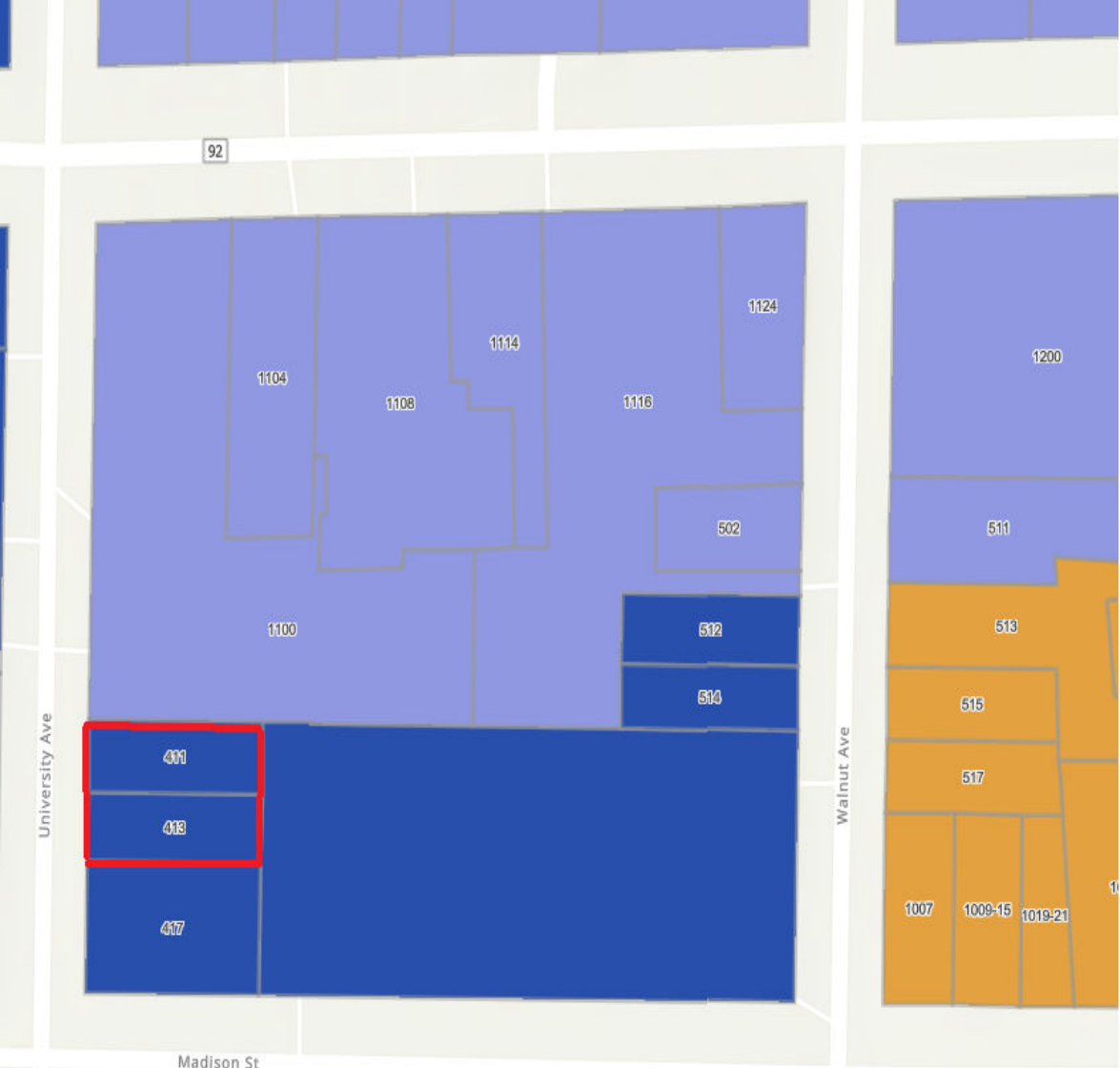
Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending

Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Tax ID# 048-11-10
Madison Court Condominiums R.O.

S 00°30'30" W 83.00'



Tax ID#048-11-14.1

CNY Ronald McDonald House LLC R.O.

S 89°49'00" E 129.00'

New Lot 4113

11480.8 Sq. Feet
0.3 Acres

No. 411

Tax ID#048-11-13.0

N. 413

Tax ID#048-11-12.0

GEM STREET HOLDINGS LLC R.O.

N 89°49'00" W 129.00'

Tax ID#048.0-11-11.0

LIH ReHab Y Assoc. LLC R.O.

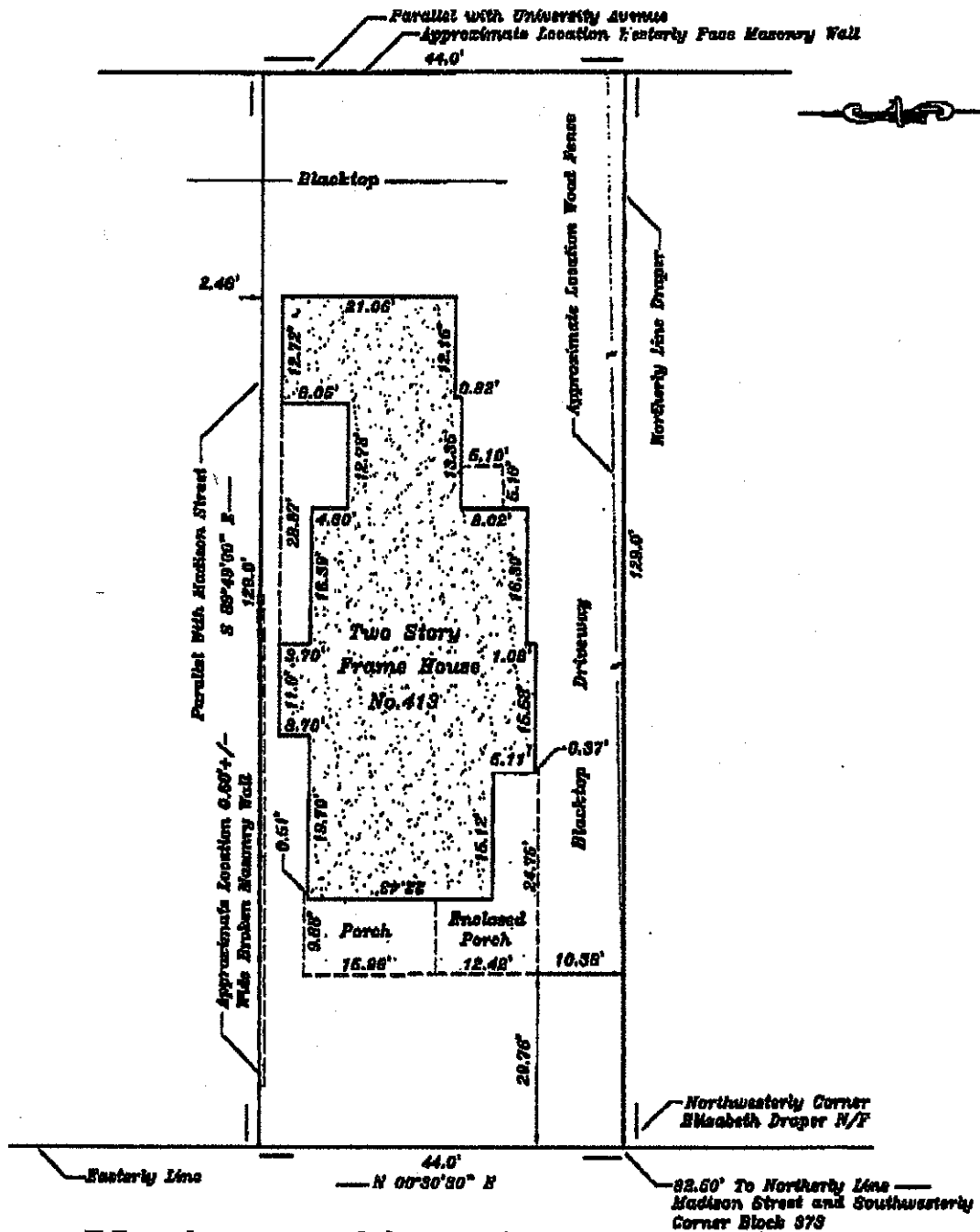
Street Line

82.50' to —
Madison Street

— N 00°30'30" E 83.00'
UNIVERSITY AVENUE
(Open 66.0' Wide)

0 20 40 60

R.J. Lyons, Surveyor	
886 E. Madison Street, New York, 10006	
I hereby certify that this is a true and correct copy of the original of this survey marked with an original of the land surveyor's seal to a subdivision of Section 1709, Subdivision 2 of the New York State Constitution.	
Any map bearing a licensed land surveyor's seal to a subdivision of Section 1709, Subdivision 2 of the New York State Constitution, shall be deemed to be a true and correct copy of the original of this survey marked with an original of the land surveyor's seal.	
NYSLIS 46373	ReSubdivision Map on Part of Block #373
Known as No. 411-13 University Avenue, City of Syracuse, County of Onondaga, New York	"Syracuse" To be New Lot #4113
Drawn by: JML sh	Scale: 1" = 40'
Date: 12/12/2023	



University Avenue (66' Wide)

	R.J. LIGHTEN SR. 888 E. Washington Ave., Syracuse, New York 13205 Phone : (315) 432-2483	Location Survey on part of Block 373 * City of Syracuse *	
I hereby certify that this map was made from an actual survey and is to correct.		Known as No. 413 University Avenue, City of Syracuse, County of Onondaga, State of New York.	
R.J. Lighten Sr. NYSLS 45873 J.R. Lighten NYSLS 60606 M.J. Lighten NYSLS 60886		Drawn by: JRL Scale: 1" = 20' Date: 03-04-12	
Unauthorized alteration of this survey map bearing a Licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Surveys and Mapping Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed signature shall be considered to be valid true copies. Certifications shall run only to the person or persons for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2012, R.J. Lighten Sr. Land Surveying, all rights reserved.		Revisions:	

Parcel History

01/01/1900 - 06/11/2024

Tax Map #: 048.-11-13.0

Owners: UMC Orange Space Holdings LLC, BV Capital Group LLC C/O TJMG Properties LLC, Gem Street Holdings, LLC, ORANGE RESIDENTIAL PROP LLC,
Upstate Management of NY LLC

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
411 University Ave	05/31/12	Completed Complaint	Sewer Back Up	Completed	2012-12653 sewer bu
411 University Ave	07/13/12	Completed Complaint	Jet Lateral/Main	Completed	2012-16892 flush # 6998 dispatched to 504
411 University Ave	10/16/12	Periodic Inspection	C of C	CC - Valid/Cert	
411 University Ave	04/27/15	Completed Complaint	Blue Bin Skip	Completed	2015-08142 Erica 299-4277 wants to know why their blue bins have not been emptied for the last few weeks and wants them emptied asap. She states that both 411 and 413 have not been emptied.
411 University Ave	03/11/16	Completed Complaint	Sewer Back Up	Completed	2016-05347 sewer backup- bill 956-1510
411 University Ave	09/29/16	Completed Complaint	Trash Skip	Completed	2016-27964 trash skipped 2 weeks in a row. Is there a problem? If not, please pick up 9/23/16.
411 University Ave	10/05/16	Completed Complaint	Blue Bin Skip	Completed	2016-28841 4 bbs
411 University Ave	10/05/16	Completed Complaint	Sanitation/Special Reqst	Completed	2016-29159 Caller is requesting that the recylables at this adress please be picked up and not skipped again on 10/5/16.
411 University Ave	10/06/16	Completed Complaint	Bulk Household Items	Completed	2016-28824 states they are residential and keep getting skipped for blue bin pickup.. Janette 299-4277
411 University Ave	10/20/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-28151 illegal trash set out
411 University Ave	10/20/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-28745 Caller states that the trash from this address is blowing all over. They have called for their trash being skipped and IPS says it was picked up on the 26th, caller says it was not. Can we issue them a citation or pick up the trash please?
411 University Ave	10/20/16	Periodic Inspection	Smoke Certification	SC - Issued	
411 University Ave	10/25/17	Completed Complaint	Bulk Household Items	Completed	2017-30956 mattress
411 University Ave	11/01/17	Completed Complaint	Bulk Household Items	Completed	2017-31504 mattres
411 University Ave	12/06/17	Completed Complaint	Bulk Household Items	Completed	2017-33998 mat + metal frame
411 University Ave	02/27/18	Inspection	Inspector Notification	In Progress	
411 University Ave	03/05/18	Inspection	Service Inspection	Pass	
411 University Ave	03/19/18	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
411 University Ave	04/06/18	Violation	2015 IMPC - 304.7 - Roofs and Drainage	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 403.2 - Bathrooms and Toilet Rooms	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 309.1 - Infestation	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 304.13.2 - Openable Windows	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 304.15 - Doors	Closed	
411 University Ave	04/06/18	Violation	2015 IMPC - 702.1 - General	Closed	
411 University Ave	04/06/18	Inspection	Complaint Inspection	Fail	
411 University Ave	04/06/18	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
411 University Ave	04/23/18	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	05/07/18	Completed Complaint	Property Maintenance-Int	Completed	2018-07909 APT 3 Faulty Light in the bathroom, tenant also states there is mold everywhere in the bathroom, the shower doesn't work, Faulty light in bathroom,Nails poking out in several places in the bedroom, possible infestation, tenant states they look like stink bugs.
411 University Ave	05/07/18	Inspection	Complaint Re-Inspection	Pass	
411 University Ave	05/17/19	Inspection	Inspector Notification	In Progress	
411 University Ave	05/22/19	Inspection	Progress Inspection	Pass	
411 University Ave	09/16/21	Inspection	Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
411 University Ave	09/16/21	Violation	2020 PMCNYS - Section 304.13.2 - Openable Windows	Closed	
411 University Ave	09/16/21	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
411 University Ave	09/16/21	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Closed	
411 University Ave	09/16/21	Violation	2020 PMCNYS - Section 605.1 - Installation	Closed	
411 University Ave	09/30/21	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	10/01/21	Completed Complaint	Smoke Alarm Certification	Completed	2021-20911
411 University Ave	10/14/21	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	10/28/21	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	11/19/21	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	12/09/21	Inspection	Complaint Inspection	Pass	
411 University Ave	01/06/22	Inspection	BAA - 1st Ticket Plea	Hear Rqst: Not	
411 University Ave	01/20/22	Inspection	Complaint Inspection	Pass	
411 University Ave	02/15/22	Inspection	BAA - 1st Ticket Hearing	Ticket Reduced	
411 University Ave	02/18/22	Inspection	BAA - Hearing 30 Day Deadline	Ticket Paid	
411 University Ave	02/24/22	Completed Complaint	Property Maintenance-Int	Completed	2021-21995 Apt 3- Water damage through everywhere, windows throughout apartment in disrepair, cold water not working properly, railing on stairs is loose
411 University Ave	11/08/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-08938
411 University Ave	09/19/23	Complaint	Certificate of Compliance	x Issued	2023-06634 C of C
411 University Ave	09/19/23	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
411 University Ave	10/17/23	Inspection	Complaint Re-Inspection	Fail	
411 University Ave	10/31/23	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	11/14/23	Inspection	Complaint Re-Inspection	No Progress	
411 University Ave	11/17/23	Inspection	Complaint Inspection	Pass	
411 University Ave	11/20/23	Inspection	Complaint Re-Inspection	In Progress	
411 University Ave	11/27/23	Inspection	Complaint Re-Inspection	In Progress	
411 University Ave	12/20/23	Inspection	Complaint Re-Inspection	In Progress	
411 University Ave	01/03/24	Inspection	Complaint Re-Inspection	In Progress	
411 University Ave	01/04/24	Completed Complaint	Smoke Alarm Certification	Completed	2023-08412
411 University Ave	01/11/24	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse

Parcel History

01/01/1900 - 06/11/2024

Tax Map #: 048.-11-12.0

Owners: BV Capital Group LLC C/O TJMG Properties LLC, Gem Street Holdings, LLC, ORANGE RESIDENTIAL PROP LLC, Upstate Management of NY LLC

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
413 University Ave	04/04/12	Violation	2010 IMC - Section 304.10 - Stairways, decks, porches and balconies	Open	
413 University Ave	10/01/12	Periodic Inspection	C of C	CC - Valid/Cert	
413 University Ave	11/29/12	Completed Complaint	Trash Skip	Completed	2012-26016 trash skipped
413 University Ave	09/20/13	Completed Complaint	Trash Skip	Completed	2013-23319 trash skipped
413 University Ave	09/20/13	Completed Complaint	Trash Skip	Completed	2013-23385 trash was skipped tuesday...please get
413 University Ave	10/10/13	Completed Complaint	Trash Skip	Completed	2013-24865 trash skip
413 University Ave	09/21/15	Periodic Inspection	Smoke Certification	SC - Issued	
413 University Ave	06/25/16	Completed Complaint	DeadAnimal in Right ofWay	Completed	2016-17474 dead animal in road
413 University Ave	10/05/16	Completed Complaint	Blue Bin Skip	Completed	2016-28842 4 bbs
413 University Ave	03/22/17	Completed Complaint	Blue Bin: request new BB	Completed	2017-05518 3 bbs
413 University Ave	02/27/18	Inspection	Inspector Notification	In Progress	
413 University Ave	03/06/18	Inspection	Service Inspection	Pass	
413 University Ave	03/20/18	Inspection	Final Inspection	Pass	
413 University Ave	10/01/21	Completed Complaint	Smoke Alarm Certification	Completed	2021-21526
413 University Ave	03/14/22	Inspection	Complaint Inspection	Pass	
413 University Ave	11/07/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-09233
413 University Ave	09/19/23	Complaint	Certificate of Compliance	x Issued	2023-06635 C of C
413 University Ave	09/19/23	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
413 University Ave	10/17/23	Inspection	Complaint Re-Inspection	Fail	
413 University Ave	10/31/23	Inspection	Complaint Re-Inspection	No Progress	
413 University Ave	11/14/23	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
413 University Ave	11/17/23	Inspection	Complaint Inspection	In Progress	
413 University Ave	12/04/23	Inspection	Complaint Re-Inspection	In Progress	
413 University Ave	12/26/23	Inspection	Complaint Re-Inspection	Pass	
413 University Ave	12/29/23	Inspection	Complaint Re-Inspection	In Progress	
413 University Ave	01/04/24	Completed Complaint	Smoke Alarm Certification	Completed	2023-08382
413 University Ave	01/11/24	Inspection	Complaint Re-Inspection	Pass	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Gem Street Holdings, LLC Jack Mamiye

From: Haohui Pan, Zoning Planner

Date: 6/12/2024 9:32:25 PM

Re: Resubdivision R-24-23
411 University Ave, Syracuse, 13210

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Approved	04/12/2024	Haohui Pan	The proposed lot complies with the standards of lot width, and size pursuant to Rezone, Art 2, Sec 2.10B
Eng. Mapping - Zoning	Internal Review Complete	04/15/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 174
Finance - Zoning	Internal Review Complete	04/16/2024	Veronica Voss	BOTH 411 & 413 University owe April CS & CO taxes.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	04/18/2024	Romeo Kpolo	Development on these lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.
Eng Sewers- Zoning	Internal Review Complete	04/18/2024	Romeo Kpolo	Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	04/18/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	04/11/2024		

Project: MaSPR-24-08 & R-24-23

Date: 6/12/2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Syracuse City Planning Commission

6/17/2024

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)