



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>MaSPR-24-21</u>	<u>Staff Report – June 17, 2024</u>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	3020 James Street, aka 102 Nichols Avenue (Tax Map ID: 024.-13-04.0)
<i>Summary of Proposed Action:</i>	The applicant proposes to convert the former American Legion Building into a 29-unit apartment building. Site improvement includes sidewalk replacement, impervious pavement reduction, new designation of a total of 28 parking spaces, landscaping, new dumpster enclosure, and provision of 6 bicycle parking.
<i>Owner/Applicant</i>	Stephen Skinner , 2649 James Street (Owner) Terry Horst, 306 Hawley Ave (applicant)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, west and east are Neighborhood Center, MX-2 Zone District, and to the south of the property is the Single Unit Residential, R-1 Zone District and Low Density Residential, R2 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	<ol style="list-style-type: none"> 1. Interior renovation over the existing building including a masonry three-story portion fronting James Street and a rear two-story masonry portion, and basement level 2. The First to third floor will be renovated for a total 29 apartment units, and the basement will be 26 individual storage units for residence 3. Install 28 parking spaces including 2 ADA parking spots onsite. Parking lot renovations will reduce impervious coverage on site, as well as providing extra landscaping and buffer. 4. Remove the existing fence and guard rail along 5. Replace the sidewalk on Nichols Ave
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - Multiple Dwelling Units land use is permitted by right in MX-2 Zone District. - Pursuant to Rezone, Art3, Sec 3.3A (4) a.1.i, the proposed project required to provide 10 % of the total number of dwelling units as affordable dwelling units. Specifically, 3 affordable units are required regarding the proposed 29 units. - The applicant is applying for the Community Development Block Grant (CDBG) from the Neighbor and Business Development Department to finance the proposed project. - The proposed affordable units are in review under the Neighbor and Business Development Department. <p><u>Recommended Approval Conditions:</u></p> <ol style="list-style-type: none"> 1. Applicant shall commit to the provision of 10% affordable units for the proposed 29 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.
<i>Zoning Procedural History:</i>	<p>3020 James Street:</p> <ul style="list-style-type: none">- MiSPR-24-24 Minor Site Plan Review, installation of the three (3) AIR 6464 antennas, three (3) squids, three (3) DC trucks and the removal of (3) TMAs. The mounting equipment will be in the same position, as is detailed on page S-1 and S-2 of the Construction Drawings; On Hold by the Office of Zoning Administration.- V-22-01 Use Variance, allow prohibited land uses and waive area requirements (American Legion - The Taft) to establish 29 dwelling units (BA) and 29 onsite parking spaces (RA-1); Board Zoning Appeal (BZA) approved on 5/12/2022- SR-22-02 Site Plan Review, facade alterations & site changes (establish 29 dwelling units (BA) and 29 onsite parking spaces (RA-1) in the former American Legion); Planning Commission approved on 6/6/2022- SR-11-12 M1 Site Plan Review, Replace six (ATT) antennas and remove three antennas. Planning Commission approved on 8/5/2019- SR-11-12 Site Plan Review, add a third sector and LTE antenna per sector.- SP-83-30 Special Use permit, Indoor amusements (American Legion) ; Common Council approved on 3/9/1983
<i>Summary of Zoning History:</i>	<p>Prior to Rezone Syracuse, 3020 James Street is spilt-zoned Business, Class and Residential, Class A-1. Adjacent and neighboring parcels to the east, north, and west along James Street ; are within a Business, Class A District; Adjacent and neighboring parcels to the south lie within a Residential, Class A and Class A-1 District. The entire parcel is MX-2 upon Rezoning took effect on 7/1/2023</p> <p>In 3/9/1983, the Common Council approved the Special Use Permit (SP-83-30) to establish an indoor amusement and recreation facility (a shuffle ally) in conjunction with An American Legion Post 1276 on property situated at 3029 James Street.</p> <p>In 2011, two Site Plan Reviews (SR-11-12, SR-11-12M1) were approved by Planning City Commission regarding the addition and replacement of antennas.</p> <p>Due to the split zone in the property, Use Variance (V-22-01) was requested to establish multiple Dwelling units (29) in the existing American Legion building and to provide 29 onsite parking. The Variance was approved by the BZA, and its companion project, Site Plan Review(SR-22-02), was approved by CPC for façade alteration and site changes.</p> <p>However, the applicant didn't apply for any building permit for the proposed construction, so the approved Use Variance and Site Plan expired after 12 months of the approval date.</p> <p>The ongoing Minor Site Plan Review for the installation & removal of antennas is on hold, which is pending the applicant (AT&T) paying rent to the property owner.</p>
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.

MaSPR-24-21

<i>Property Characteristics:</i>	The subject property is in a rectangle shape with 132 feet of frontage on 3020 James Street and a lot depth of 273 feet.
<i>SEQR Determination:</i>	Pursuant to 6 NYCRR Part 617 State Environmental Quality Review, 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:

- Major Site Plan review application
- Short Environmental Assessment Form Part 1
- The rest of the submittals are the drawings such as the listed below.
- Drawing Site Plans : THE TAFT LUXURY APARTMENTS, 3020 JAMES STREET, SYRACUSE, NEW YORK (Sheet L.1.2, L.1.0); Scale: 1"=20'; Date 11/17/2021, revision 5/23/2024; State of New York Registered Landscape Architect: Terry Dubiel Horst, Terry Horst Landscape Architecture, PC.
- Floor Plans: Renovations & Modifications for: 102 NICHOLS AVENUE, Syracuse, New York 13206, Formerly American Legion Post 1276 (Sheet A-101-5, D-101); State of New York Registered Architect: David George Dunsmore, D.G. Dunsmore Architect, P.C. 4929 Manor Hill Drive Syracuse, New York 13215 Date: 6/15/2021 Scale: As noted;

Attachments:

Major Site Plan Review Application & Response letter to City Department comments	Code Enforcement History IPS Comments from City Departments
Short Environmental Assessment Form Part 2 & Part 3	

Context Maps:

Figure 1: Zone District of Subject Property



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/> (SOCPA Citation)



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:	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):	
Tax Map ID#:	Lot size (sq. ft.): .85 Ac, 37,026 sf
Current use of property:	Proposed:
Current number of dwelling units (if applicable):	Proposed:
Current onsite parking (if applicable):	Proposed:
Zone District (base and any overlay) of property:	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):	
Size:	Type: Location:
Size:	Type: Location:
Nature and extent of Site Plan requested (attach additional pages if necessary):	



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: Stephen Skinner

Signature:

Date: 4/16/2024

Mailing address: 2649 James Street, Syracuse, NY 13206

Print authorized agent's name: Terry Horst Landscape Architecture, PC

Date: 4-16-2024

Signature:

Mailing address: 306 Hawley Ave Syracuse NY, 13203

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



Site Plan Review Application

Office of Zoning Administration
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- Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- ☐ **FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- ☐ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- ☐ **EXTERIOR SIGNAGE DRAWINGS** showing all of the following:
- Size
 - Type
 - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

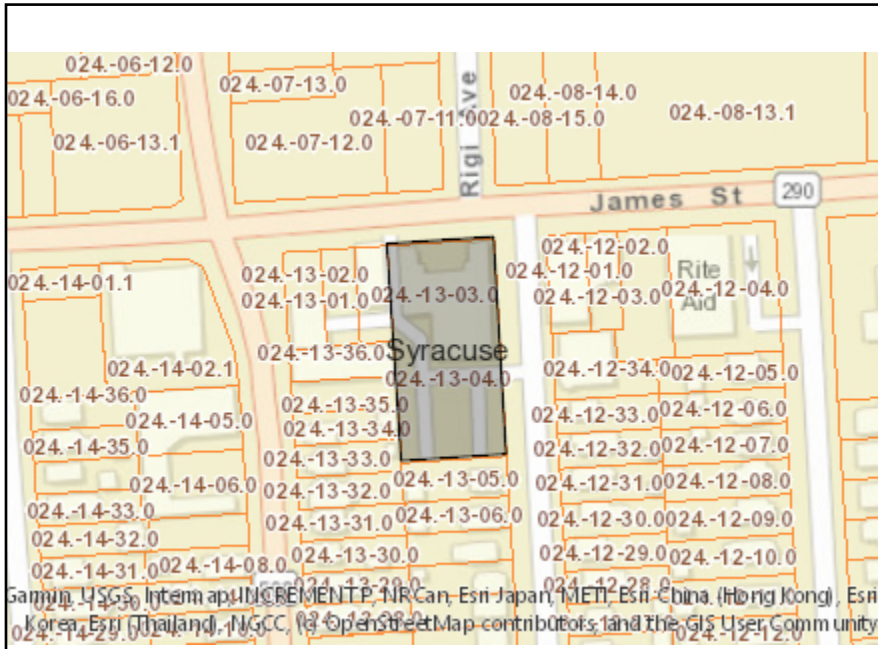
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
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: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	<input 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Wetland <input type="checkbox"/> Urban Suburban </div>		
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
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px; margin-top: 10px;"> a. Will storm water discharges flow to adjacent properties? </div> <div style="margin-left: 20px; margin-top: 10px;"> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: <u>Terry Horst</u> Title: _____</p>		



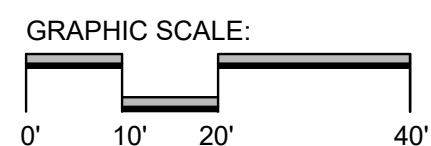
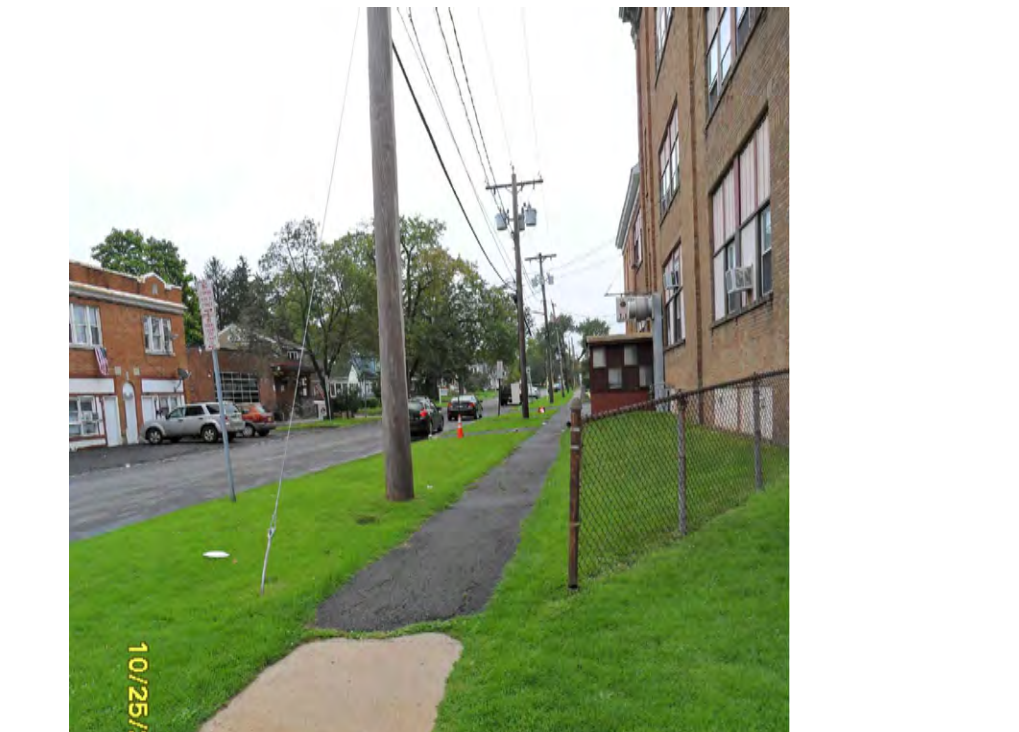
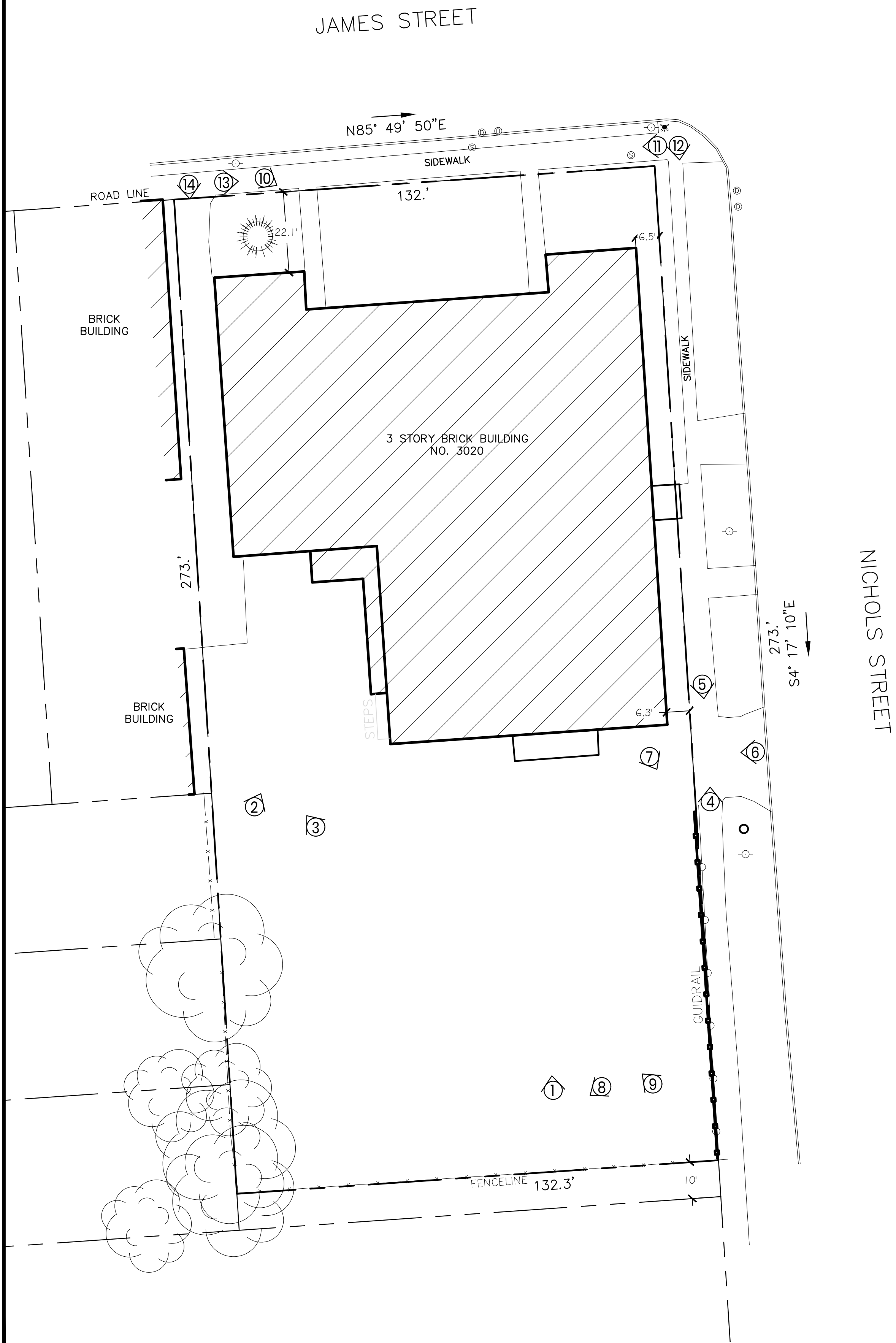
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

PLOT DATE: 11/18/2021 10:12 AM

Z:\CURRENT-PROJ\13495 3020 James ST\DWG\3495_3020JamesStreet_SP_WORKING2.dwg



Terry Horst
LANDSCAPE
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305 HAWLEY AVENUE, SYRACUSE, NEW YORK



THE TAFT LUXURY
APARTMENTS
3020 JAMES STREET
SYRACUSE, NEW YORK

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SCALE: 1" = 20'

DRAWN BY: AR

DATE: 11-17-2021

#	DATE	DESCRIPTION

DRAWING:
PHOTO MAP

DRAWING #

L.1.2



Haohui Pan, Zoning Planner
Office of Zoning Administration
City of Syracuse, NY

May 23, 2024

RE: Major Site Plan Review MaSPR-24-21
3020 James St & Nichols Ave, Syracuse NY

The following is a response to the Department Review Comments received on May 13, 2024.
See the attached Site Plan dated 5-23-2024.

- DPW- Sanitation & Sewers. A Grading Plan will be provided for the Site Construction Permit. Note #2 on the plan refers to Sanitary lateral inspection.
- Parks – Forestry- Plants have been substituted, and the address sign moved to the building corner.
- Water Engineering – Backflow preventer and check valves will be submitted with building permit drawings.
- Zoning planner- Screening of rooftop units will consist of a 4ft high panel of faux ivy mounted on a 4ft high chain link fence; see attached image. Basement storage will be 26 individual storage units constructed of Wire Mesh and wood frame construction. SEQR 12a – see attached Cris map showing the site within the Comprehensive Reconnaissance-Level Historic Resources Survey; 20- See map showing the closest Post-Remediation Site.
- Engineering & Construction- These items will be complied with during the Site Construction Permit.
- .

Submitted By,
Terry Horst



Rooftop screening

Survey Details

Building Survey (19SR00586)

Survey Type: Reconnaissance

Close

Survey: Comprehensive Reconnaissance-Level Historic Resources Survey (Phase I), Syracuse, NY

Overview USNs (194) MCDs (5) Attachments (1) Projects (1)

Building Survey Overview

Survey Number: 19SR00586

Survey Type: Building

Building Survey Type: Reconnaissance

Survey Name: Comprehensive Reconnaissance-Level Historic Resources Survey (Phase I), Syracuse, NY

CLG Funded: true

Sponsor: New York State Historic Preservation Office

Preparer: Kristen Herrick

Date Completed: 09/30/2019

Statewide:

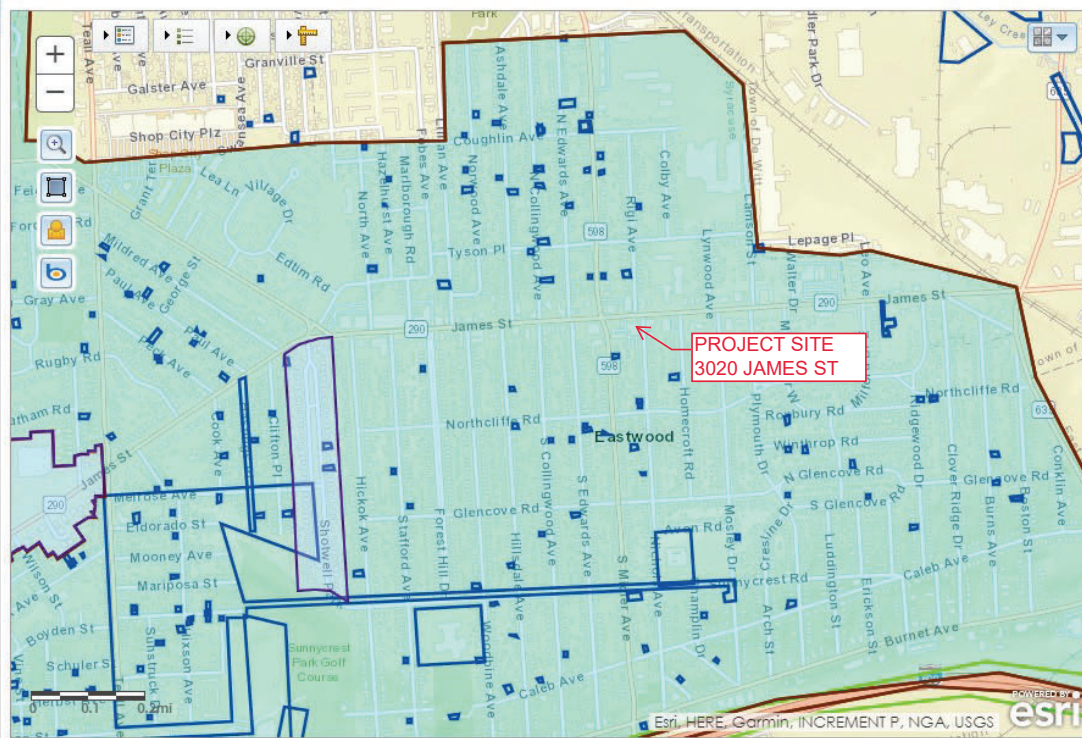
Survey Area: City of Syracuse, north of I-690

Description:

Acreage: 4911.950868311795

Number of 157

Properties:

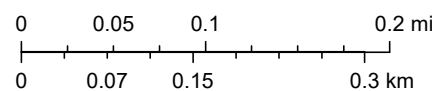


Q20 of SEQR 3020 James St



May 13, 2024

1:9,028



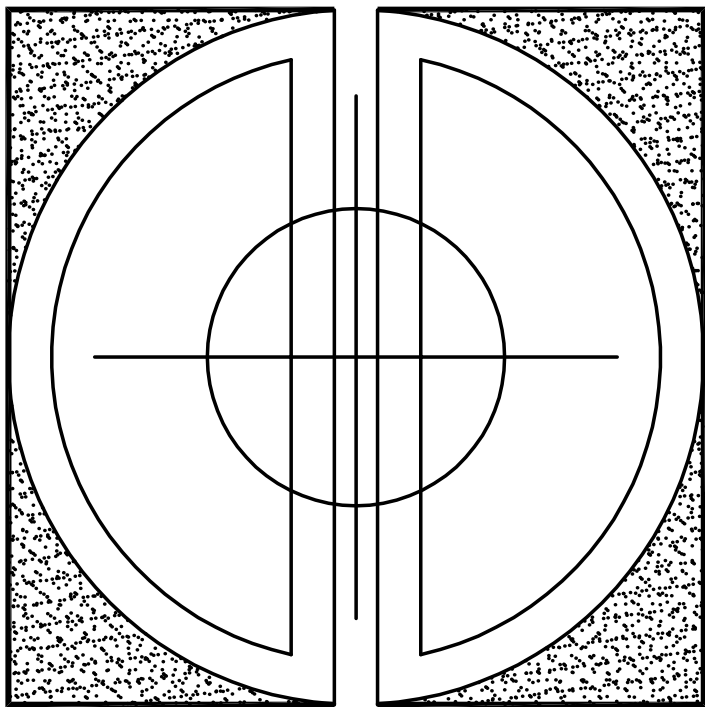
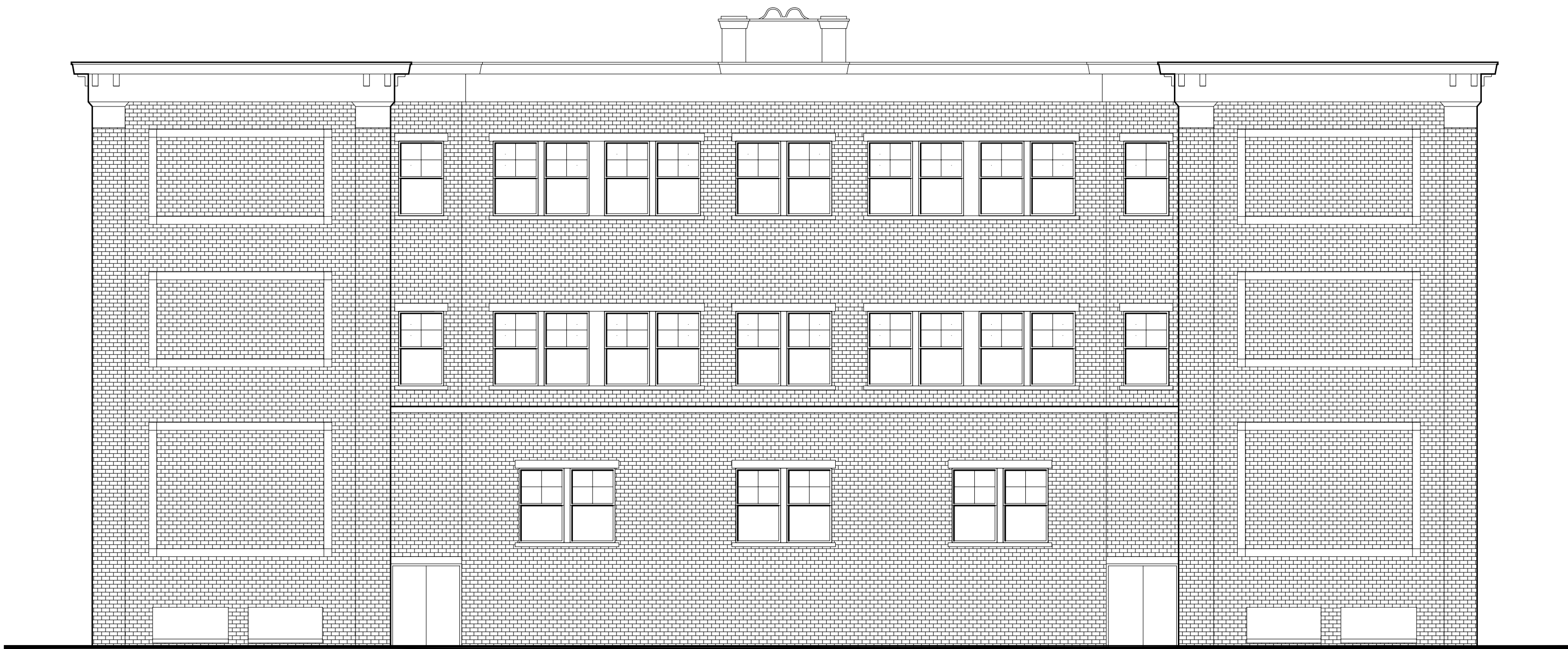
Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

NYS Department of Environmental Conservation
Not a legal document

DRAWING INDEX

NO.	DESCRIPTION
D-101	DEMOLITION PLANS & EXISTING CONSTRUCTION MATERIAL PLAN
A-101	CODE PLANS & NOTES
A-102	BASEMENT & FIRST FLOOR PLANS
A-102A	1/4" FIRST FLOOR PLAN UPPER
A-102B	1/4" FIRST FLOOR PLAN LOWER
A-103	SECOND & THIRD FLOOR PLANS
A-103A	1/4" SECOND FLOOR PLAN UPPER
A-103B	1/4" SECOND FLOOR PLAN LOWER
A-103C	1/4" THIRD FLOOR PLAN
A-104	EXTERIOR ELEVATIONS, SITE PLAN & MISC.
A-105	SCHEDULES & MISC. DETAIL
E-0	BASEMENT ELECTRICAL PLAN & SCHEDULE
E-1	FIRST FLOOR ELECTRICAL PLAN & SITE PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
E-3	THIRD FLOOR ELECTRICAL PLAN
E-4	UPPER ROOF ELECTRICAL PLAN
E-5	ELECTRICAL ENLARGED PARTIAL PLANS
E-6	ELECTRICAL ENLARGED PARTIAL PLANS
E-7	ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES
E-8	ELECTRICAL DIAGRAM & SCHEDULES
H-0	BASEMENT HVAC PLAN & DETAIL
H-1	FIRST FLOOR HVAC PLAN
H-2	SECOND FLOOR HVAC PLAN
H-3	THIRD FLOOR HVAC PLAN
H-4	UPPER ROOF HVAC PLAN & DIAGRAM
H-5	ELECTRICAL PLANS
H-6	HVAC SCHEDULES
H-7	HVAC DETAILS & DIAGRAMS
H-8	HVAC SPECIFICATIONS
P-0	BASEMENT PLUMBING PLANS & ELEVATIONS
P-1	FIRST FLOOR PLUMBING PLAN
P-2	SECOND FLOOR PLUMBING PLANS
P-3	THIRD FLOOR PLUMBING PLAN
P-4	THIRD FLOOR VENT PLUMBING PLAN & RISER DIAGRAMS
P-5	PLUMBING DETAILS, DIAGRAMS & SCHEDULES
FP-0	BASEMENT FIRE PROTECTION PLAN & DIAGRAM
FP-1	FIRST FLOOR FIRE PROTECTION PLAN
FP-2	SECOND FLOOR FIRE PROTECTION PLANS
FP-3	THIRD FLOOR FIRE PROTECTION PLAN
	SITE DRAWINGS TO BE IN A SEPARATE SET

Renovations & Modifications for::
102 NICHOLS AVENUE
Syracuse, New York 13206
Formerly American Legion Post 1276



D. G. Dunsmore
Architect, P.C.
4929 Manor Hill Drive
Syracuse, New York 13215

Telephone: (315) 720-3005

E-Mail: ddunsmo1@twcny.rr.com

These plans and specifications were prepared by D.G. Dunsmore
- Architect, Syracuse, New York 13215, and to the best of this
Office's knowledge, information and belief, said plans and
specifications meet the requirements of the 2020 NYS Fire Code,
Building Code, and the Energy Conservation Construction Code of
New York State

DEVELOPER

Skinner Development Corp.

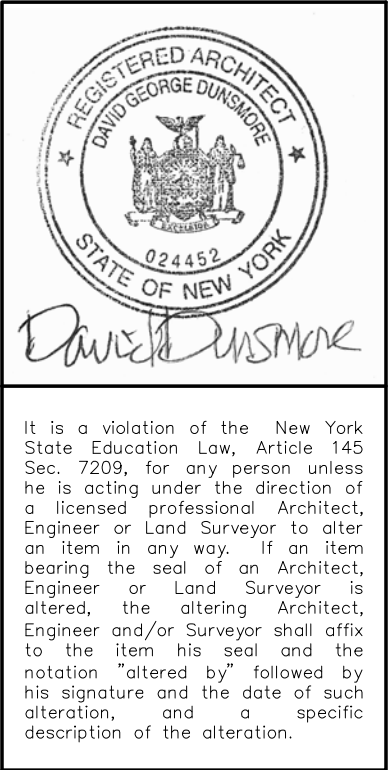
2649 James Street
Syracuse, New York 13206

Telephone: (315) 373-6896

MECHANICAL, ELECTRICAL & PLUMBING

William Fuegel Engineering, PC
1604 State Tower Building
109 South Warren Street
Syracuse, New York 13202

Telephone: ((315) 423-4270



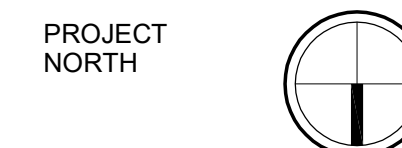
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State Education Law, Article 145
Sec. 7209, for any person unless
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an item in any way. If an item
bearing the seal of an Architect,
Engineer or Land Surveyor is
altered, the altering Architect,
Engineer and/or Surveyor shall affix
to the item his seal and the
notation "altered by" followed by
his signature and the date of such
alteration, and a specific
description of the alteration.

DATE: 15 JUNE 2021
REVISION DATE: NA

SET NUMBER



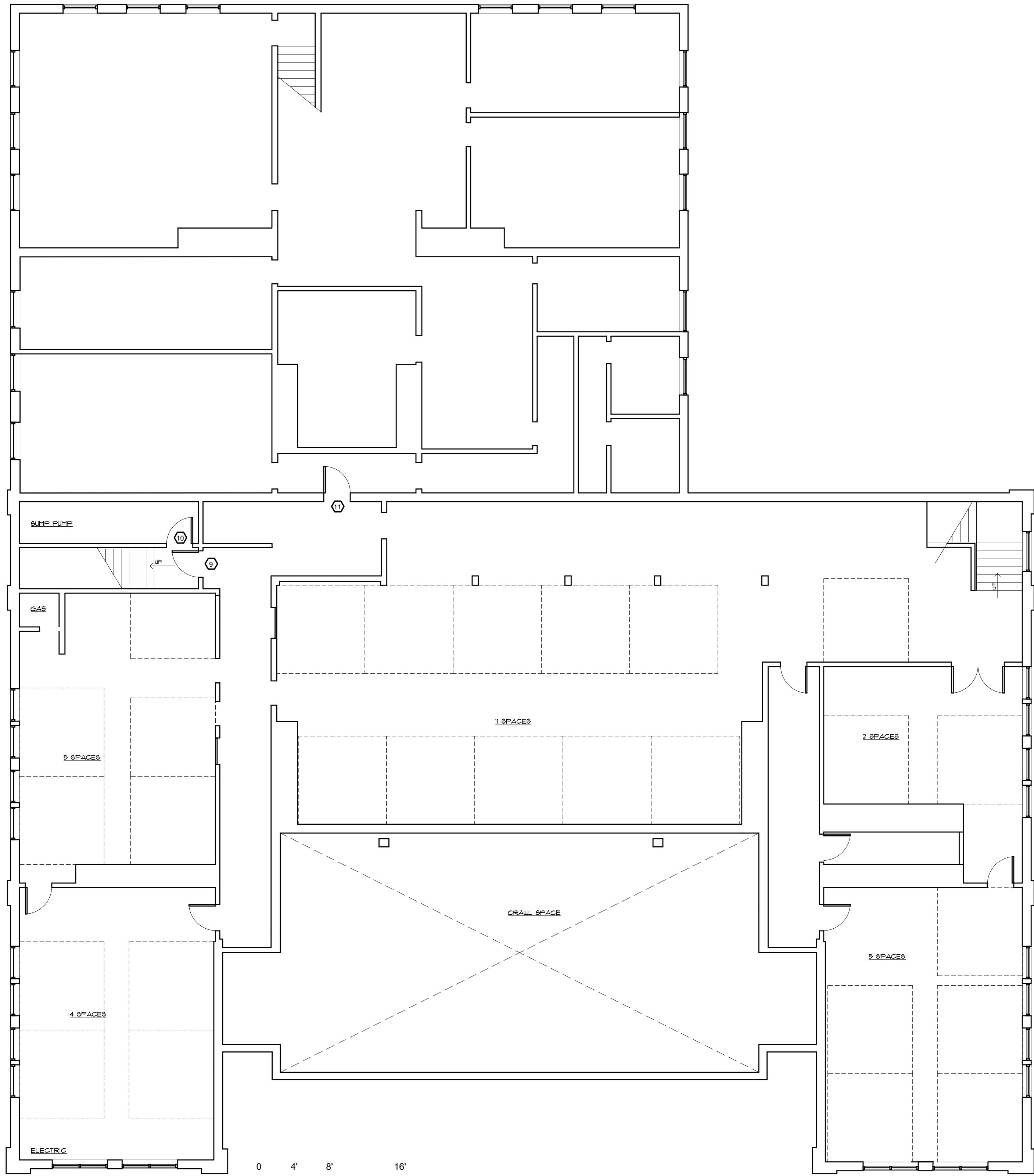
E-MAIL
ddunsmo1@twcny.rr.co



PROJECT NUMBER	
-	
<p>The Contractor shall verify all dimensions and notify the Architect in writing of any discrepancies.</p> <p>All drawings and specifications are the property of the Architect and shall be used only on the job designated.</p>	
DATE	REVISED BY
	DGD
DRAWN	CHECKED
D2	D2
DATE	SCALE
15 JUNE 2021	AS NOTED
CONTRACTS	
GENERAL	ELECTRICAL
HVAC	EQUIPMENT
PLUMBING	

1. *What is the purpose of this study?*
 2. *What are the research objectives?*
 3. *What are the research questions?*
 4. *What are the hypotheses?*
 5. *What are the variables?*
 6. *What are the independent and dependent variables?*
 7. *What are the control variables?*
 8. *What are the confounding variables?*
 9. *What are the limitations of the study?*
 10. *What are the strengths of the study?*
 11. *What are the contributions of the study?*
 12. *What are the implications of the study?*
 13. *What are the future research directions?*
 14. *What are the conclusions of the study?*
 15. *What are the recommendations of the study?*

STAIR .3" PER OCCUPANTS
OTHER .2" PER OCCUPANT

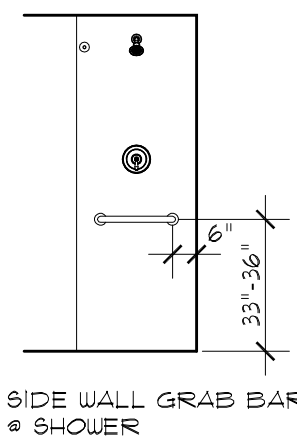


BASEMENT FLOOR PLAN - tenant storage
SCALE: 1/8" = 1'-0"

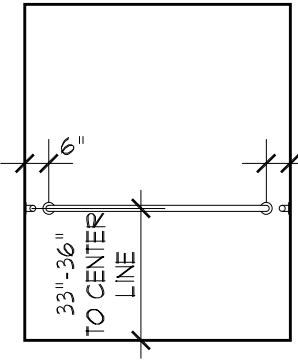
WALL TYPES: SEE DRAWING A-105

--- 1 HOUR FIRE SEPERATION - WALL TYPE 1 (UL NUMBER U465)

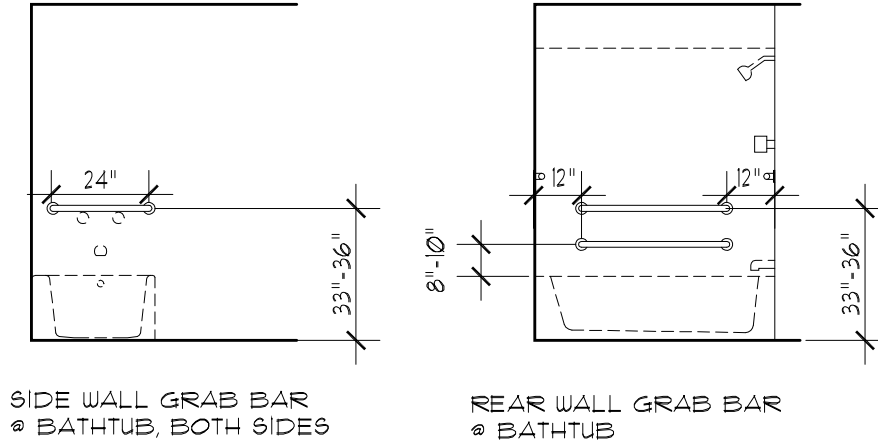
WALL TYPE 2 ALL BEDROOM AND BATHROOMS
ALL OTHER WALLS TYPE 3



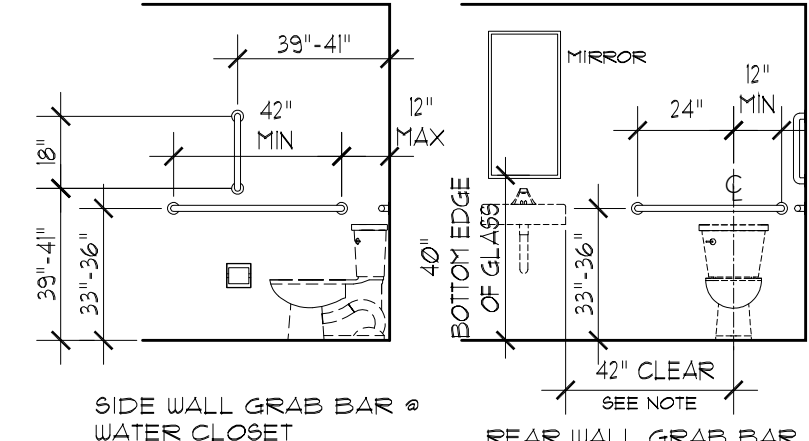
SIDE WALL GRAB BAR
• SHOWER



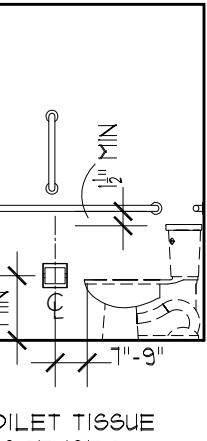
GRAB BAR • STANDARD
ROLL-IN TYPE SHOWER



SIDE WALL GRAB BAR
• BATHTUB, BOTH SIDES



SIDE WALL GRAB BAR •
WATER CLOSET

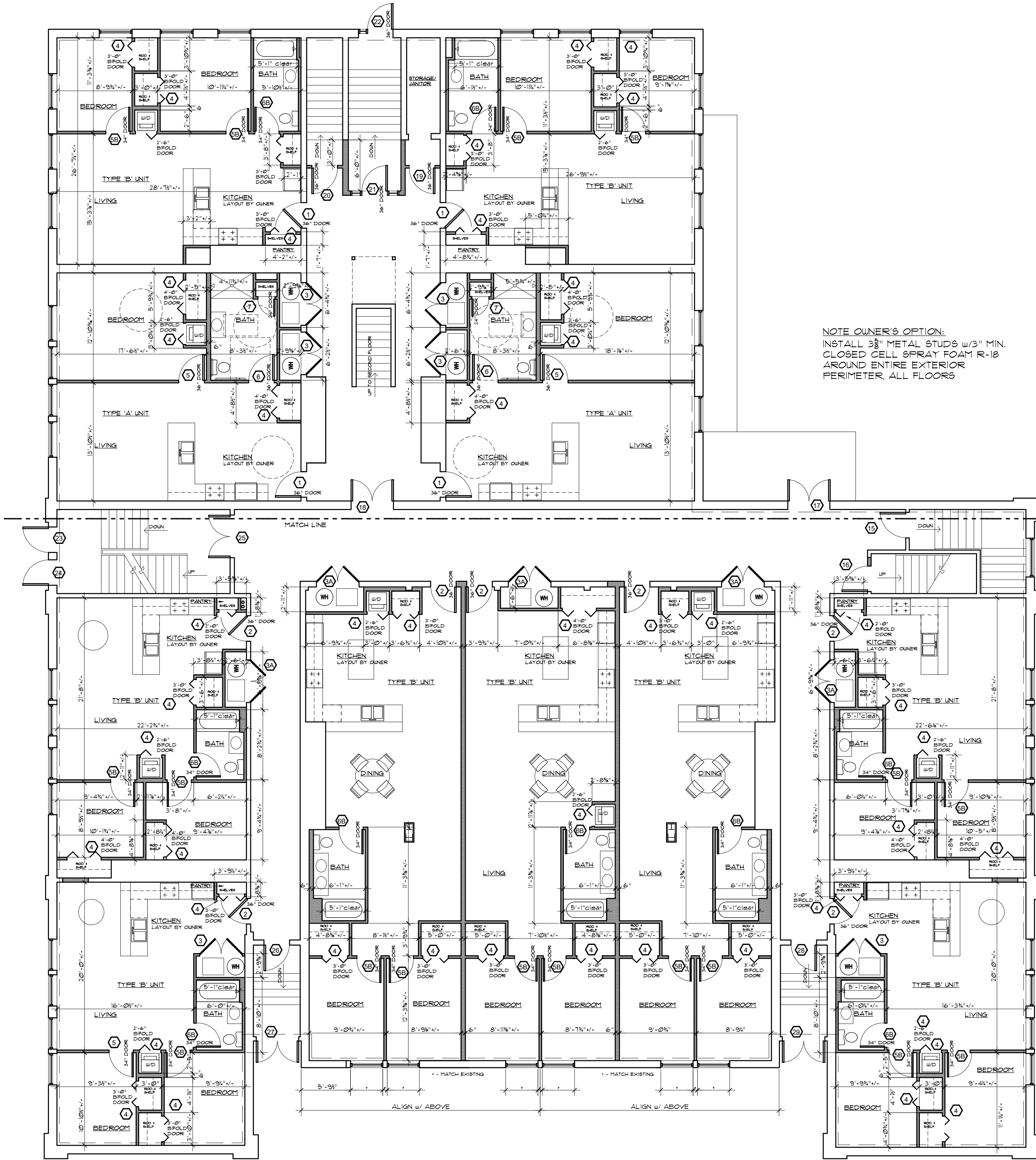


REAR WALL GRAB BAR •
WATER CLOSET

NOTE:
• RESIDENTIAL
LOCATIONS
PROVIDE 18"
CLEAR MINIMUM

TOILET TISSUE
DISPENSER

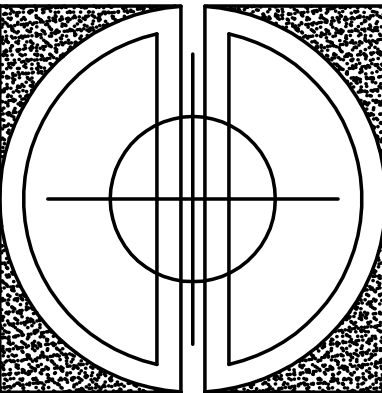
TYPICAL ADA MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - 11 apartments (2 handicapped)
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE +/-
VERIFY DURING LAYOUT.
SEE ENLARGED 1/4" PLANS

NOTE: OWNER'S OPTION:
INSTALL 3/8" METAL STUDS w/3" MIN.
CLOSED CELL SPRAY FOAM R-18
AROUND ENTIRE EXTERIOR
PERIMETER, ALL FLOORS



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Architect P.C.

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signature and the date of such alteration, and
a specific description of the alteration.

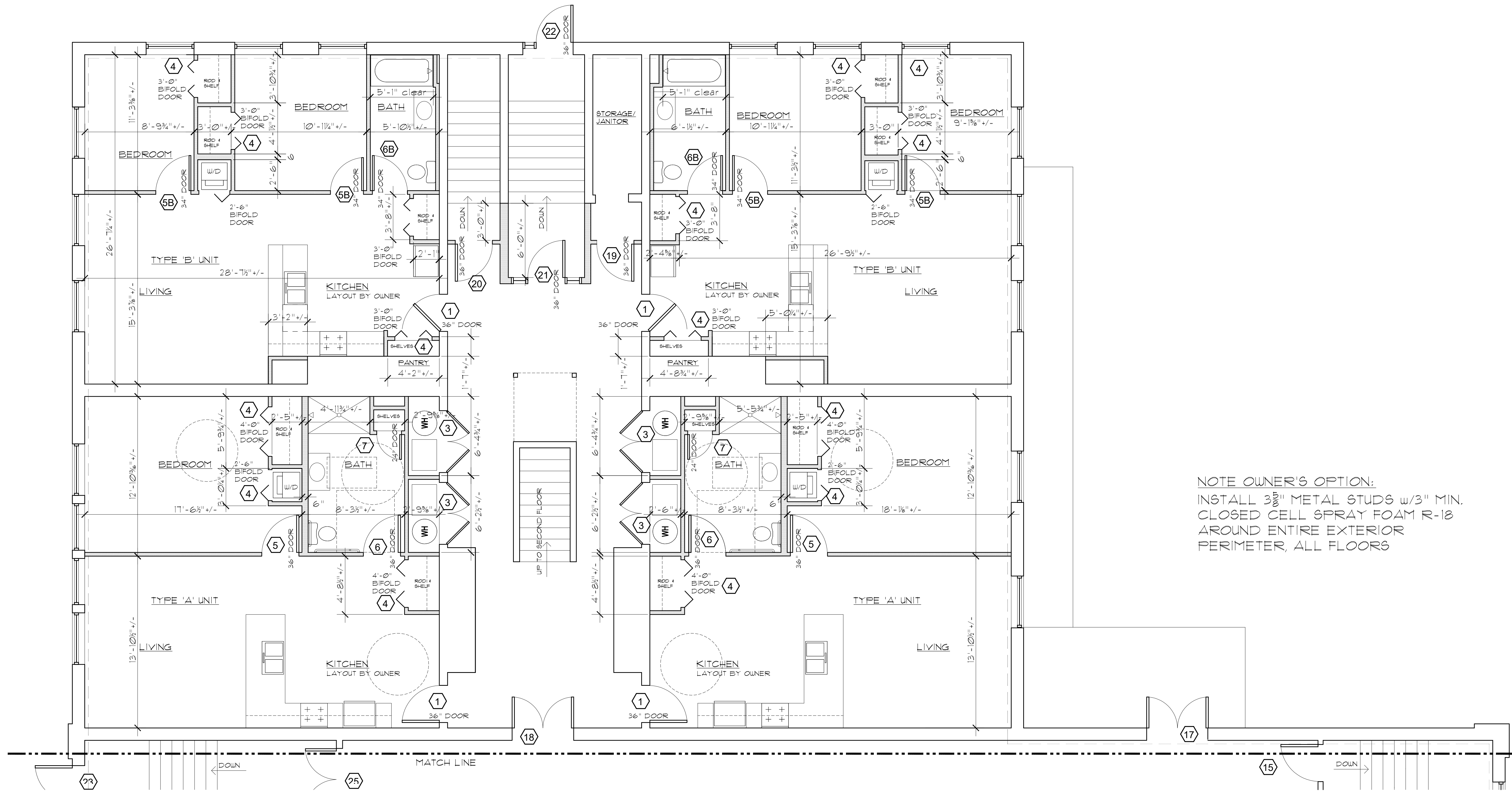
PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

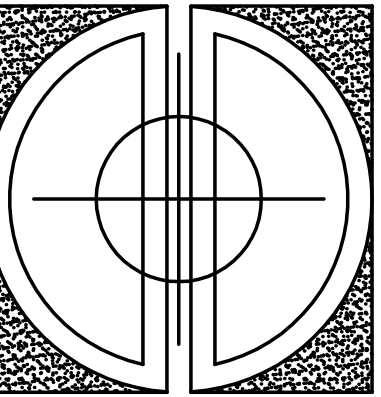
PROJECT NUMBER		
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DATE	REVISED	BY
		DGD
DRAWN	D2	CHECKED
		D2
DATE	15 JUNE 2021	SCALE
		AS NOTED
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
BASEMENT & FIRST
FLOOR PLANS
11 APARTMENTS TOTAL

SHEET NUMBER
A-102
SHEET 3 OF 11



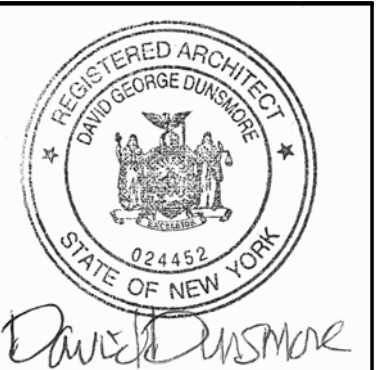
FIRST FLOOR PLAN - 11 apartments (2 handicapped)
SCALE: 1/4" = 1'-0"



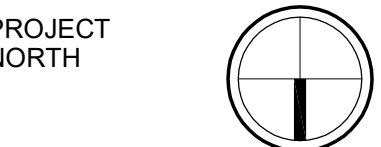
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NOTE OWNER'S OPTION:
INSTALL 3x5" METAL STUDS w/3" MIN.
CLOSED CELL SPRAY FOAM R-18
AROUND ENTIRE EXTERIOR
PERIMETER, ALL FLOORS

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

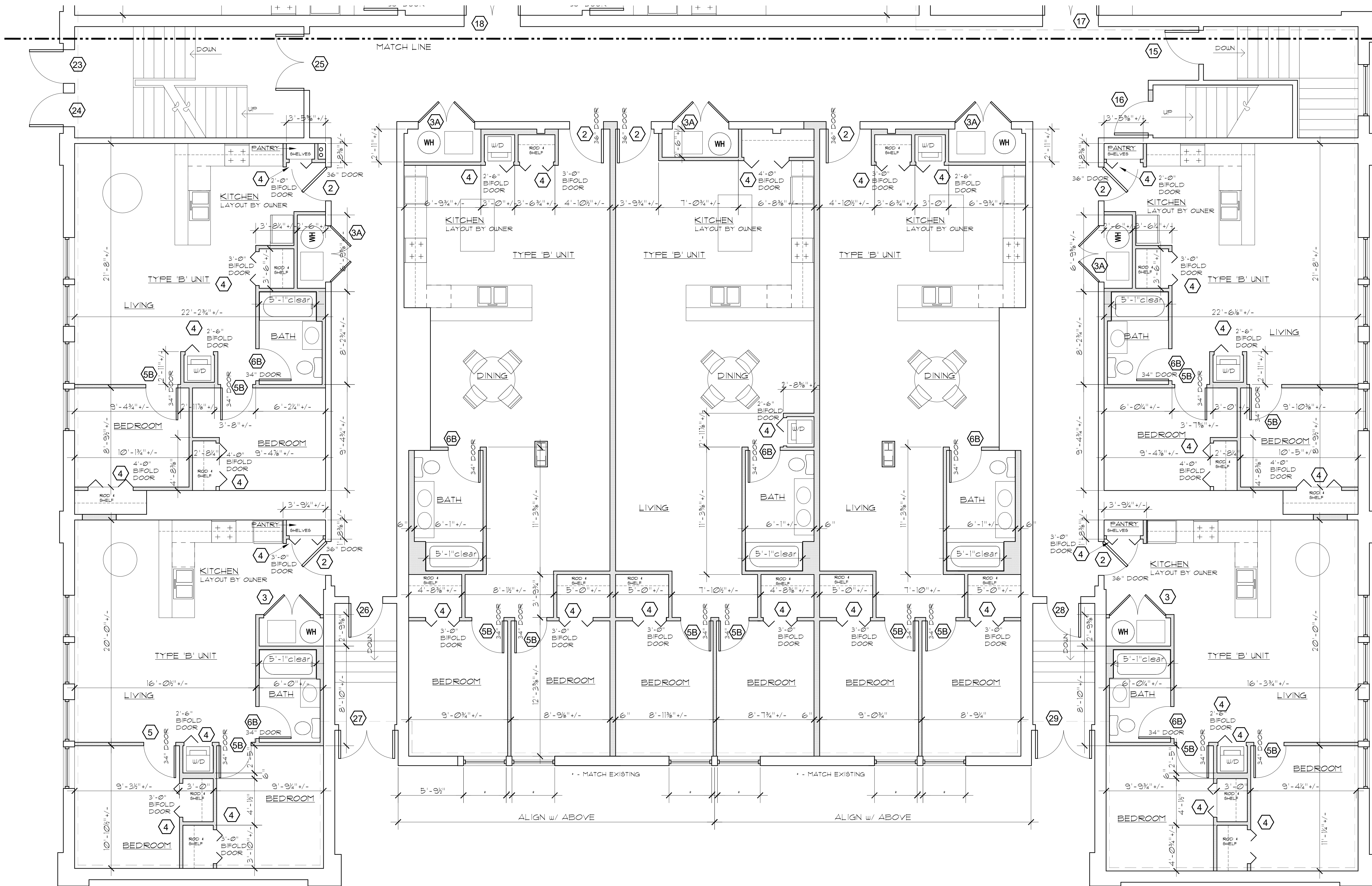
PROJECT NUMBER
-

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DATE	REVISED	BY
		DGD
DRAWN	CHECKED	
D2	D2	
DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

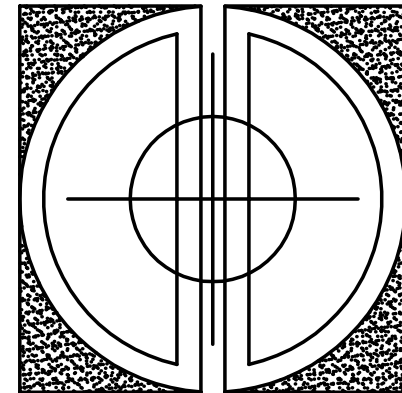
SHEET TITLE
14" FIRST FLOOR PLAN
UPPER

SHEET NUMBER
A-102A
SHEET 4 OF 11



FIRST FLOOR PLAN - 11 apartments (2 handicapped)
SCALE: 1/4" = 1'-0"

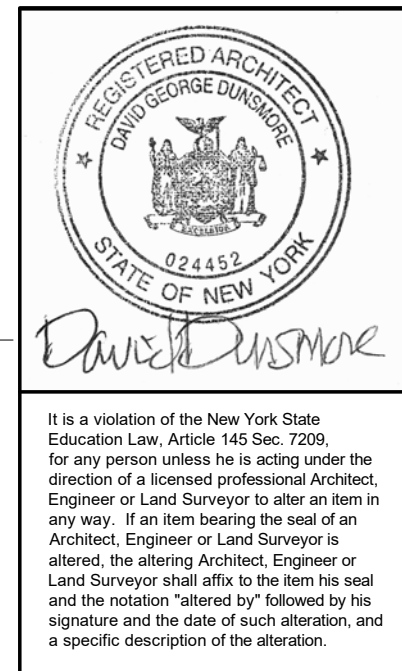
NOTE OWNER'S OPTION:
INSTALL 3/8" METAL STUDS w/3" MIN. CLOSED CELL SPRAY
FOAM R-18 AROUND ENTIRE EXTERIOR PERIMETER, ALL
FLOORS



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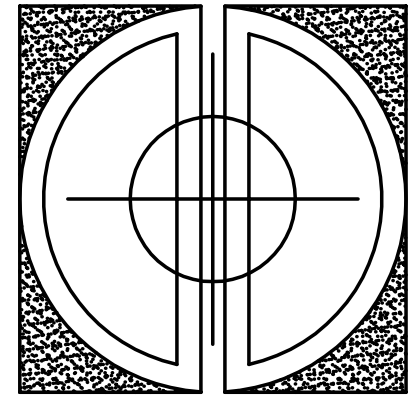
PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

PROJECT NUMBER		
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DATE	REVISED	BY
		DGD
DRAWN	CHECKED	
D2	D2	
DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
1/4" FIRST FLOOR PLAN
LOWER

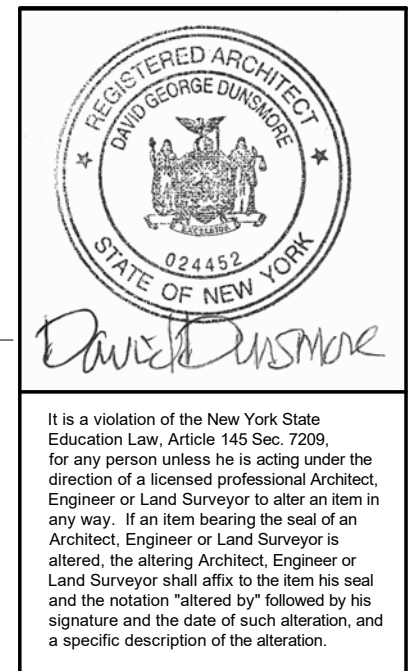
SHEET NUMBER
A-102B
SHEET 5 OF 11



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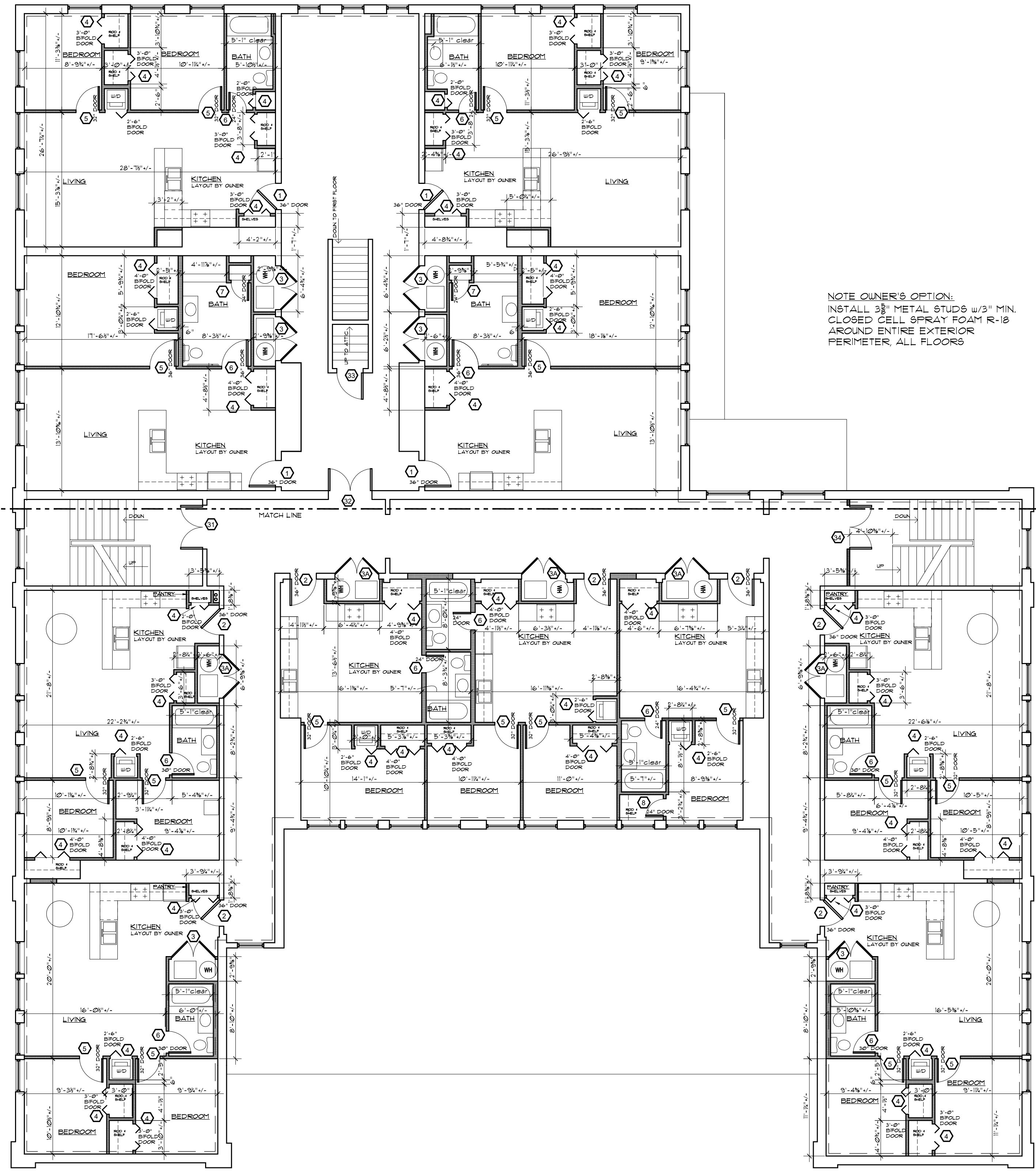
PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

PROJECT NUMBER		
-		
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D2	D2	
DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
SECOND & THIRD
FLOOR PLANS
18 APARTMENTS TOTAL

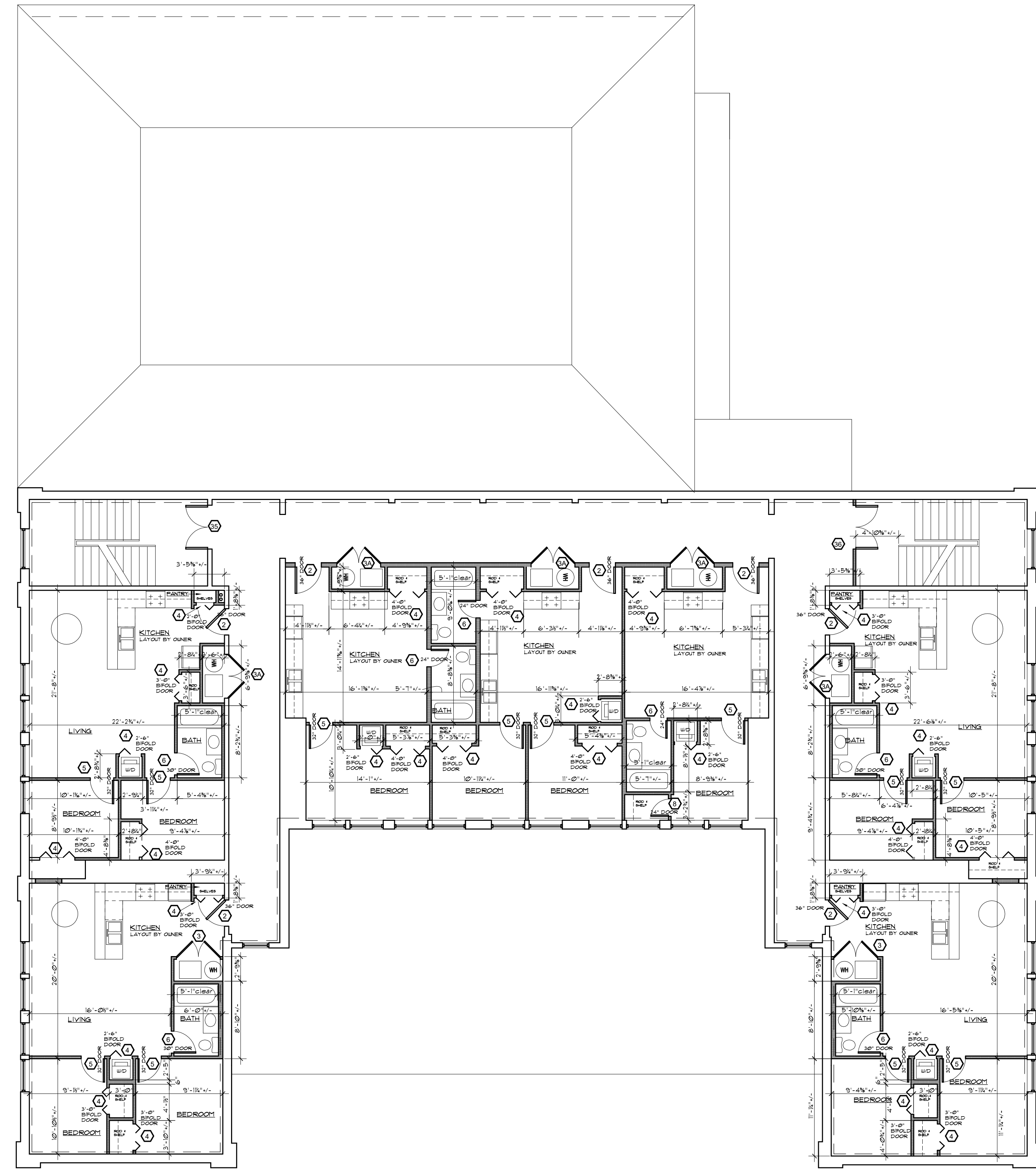
SHEET NUMBER
A-103
SHEET 6 OF 11



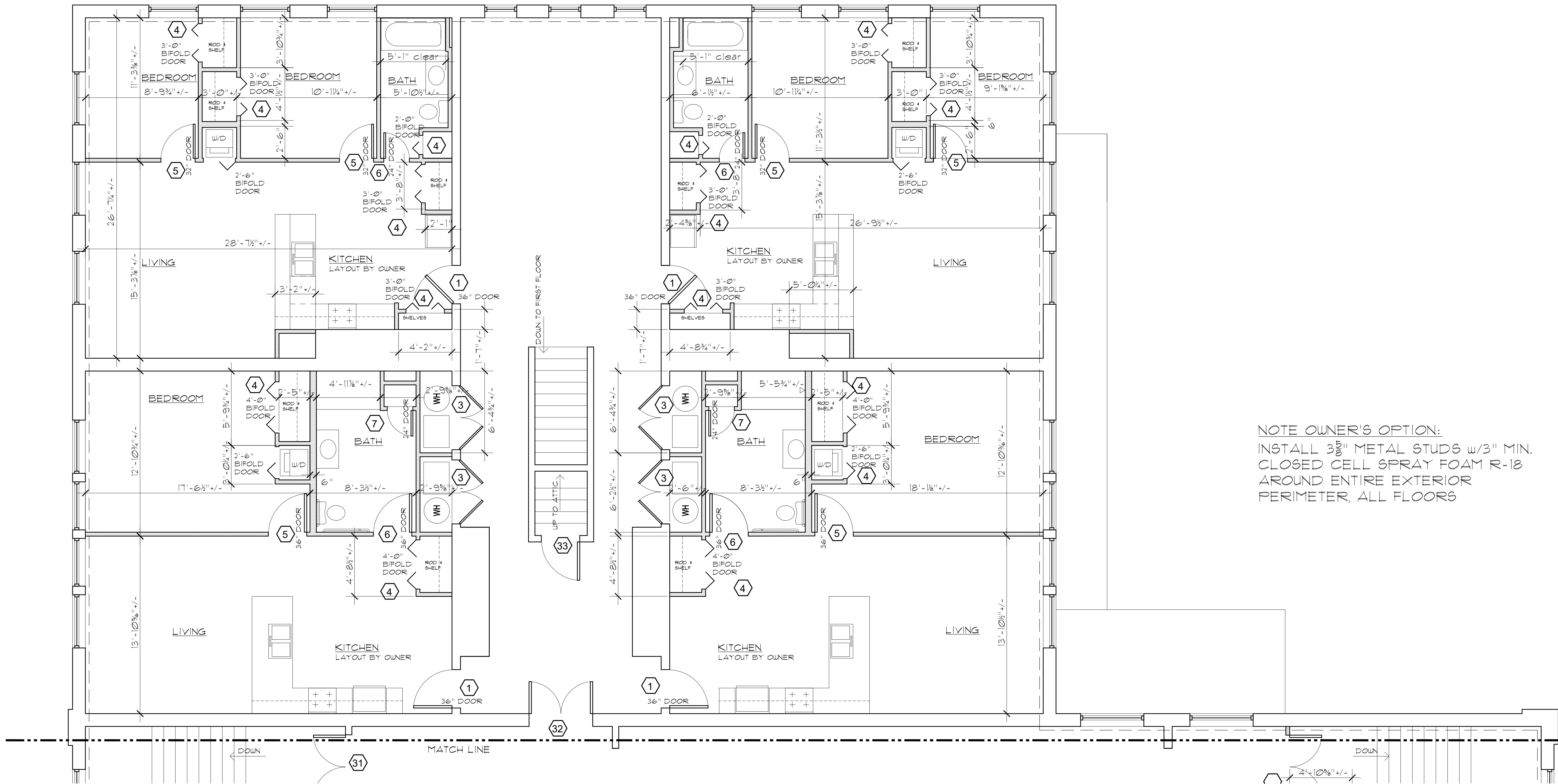
SECOND FLOOR PLAN - 11 apartments
SCALE: 1/8" = 1'-0"

NOTE: ALL DIMENSIONS ARE +/-
VERIFY DURING LAYOUT.
SEE ENLARGED 1/4" PLANS

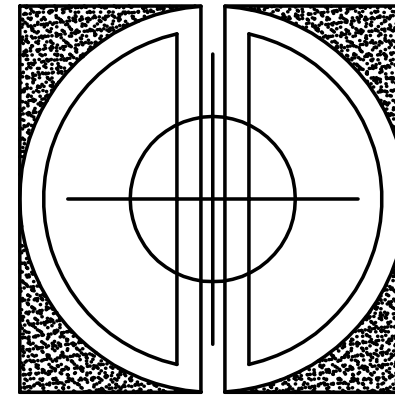
NOTE OWNER'S OPTION:
INSTALL 3/8" METAL STUDS w/3" MIN.
CLOSED CELL SPRAY FOAM R-18
AROUND ENTIRE EXTERIOR
PERIMETER, ALL FLOORS



THIRD FLOOR PLAN - 7 apartments
SCALE: 1/8" = 1'-0"



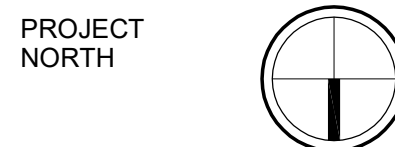
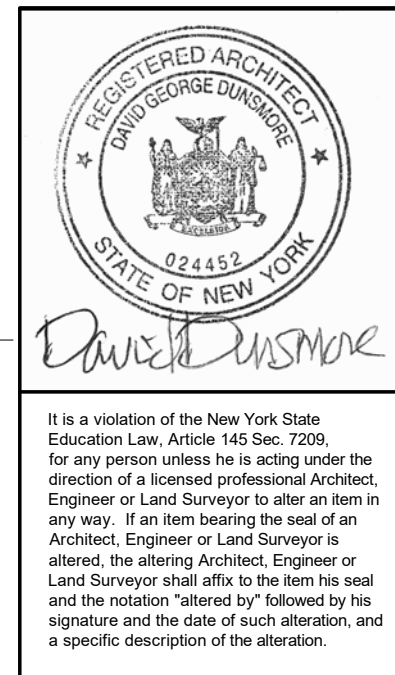
SECOND FLOOR PLAN - 11 apartments
SCALE: 1/4" = 1'-0"



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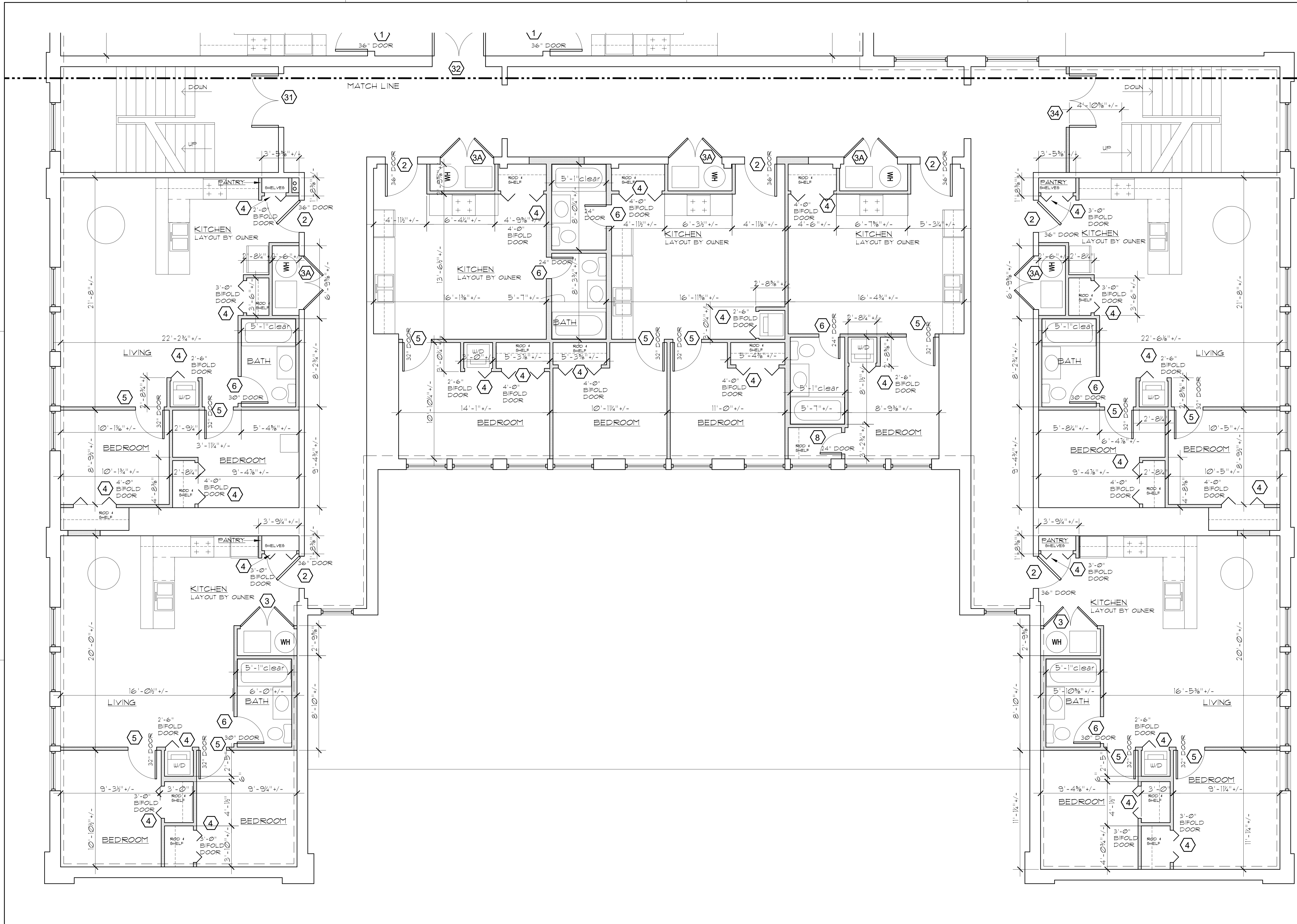


Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

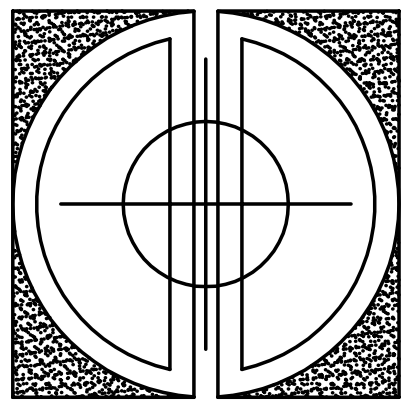
PROJECT NUMBER		
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DATE	REVISED	BY
		DGD
DRAWN	CHECKED	
D2	D2	
DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
1/4" SECOND FLOOR
PLAN UPPER

SHEET NUMBER
A-103A
SHEET 7 OF 11



SECOND FLOOR PLAN - 11 apartments
SCALE: 1/4" = 1'-0"



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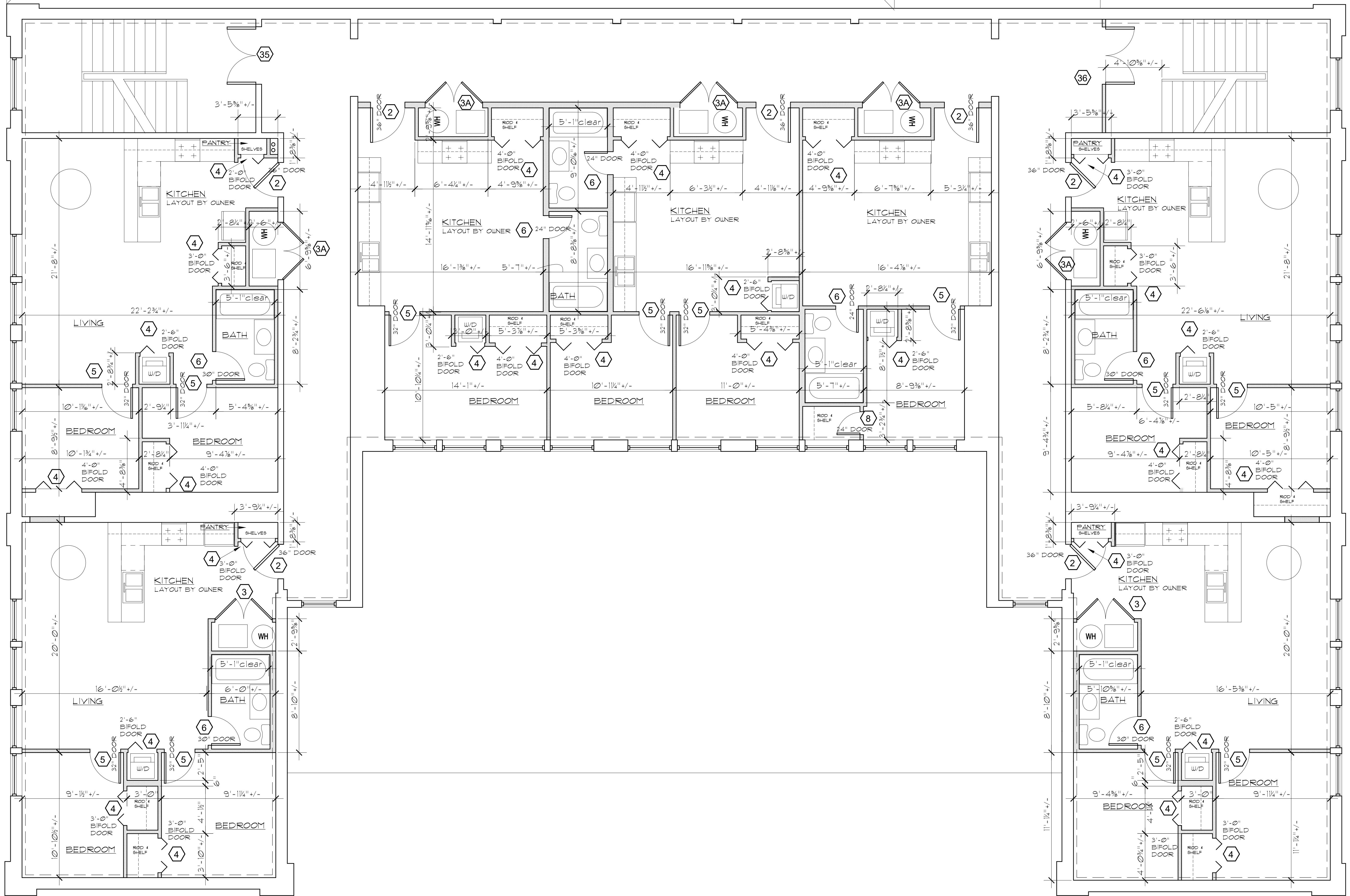
PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

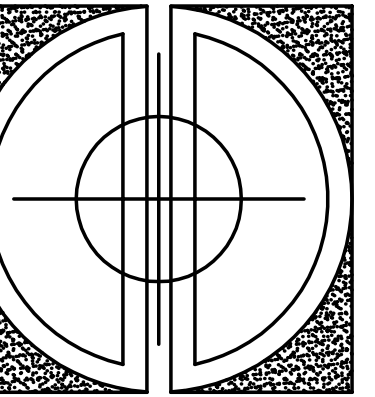
PROJECT NUMBER		
-		
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DATE	REVISED	BY
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DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
1/2" SECOND FLOOR
PLAN LOWER

SHEET NUMBER
A-103B
SHEET 8 OF 11



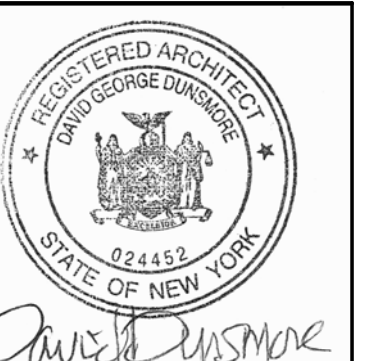
THIRD FLOOR PLAN - 14 apartments
SCALE: 1/4" = 1'-0"



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PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

PROJECT NUMBER

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		DGD

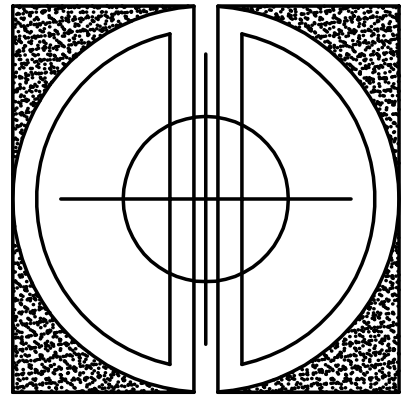
DRAWN	CHECKED
D2	D2

DATE	SCALE
15 JUNE 2021	AS NOTED

CONTRACTS	
GENERAL	ELECTRICAL
HVAC	EQUIPMENT
PLUMBING	

SHEET TITLE
1/4" THIRD FLOOR PLAN

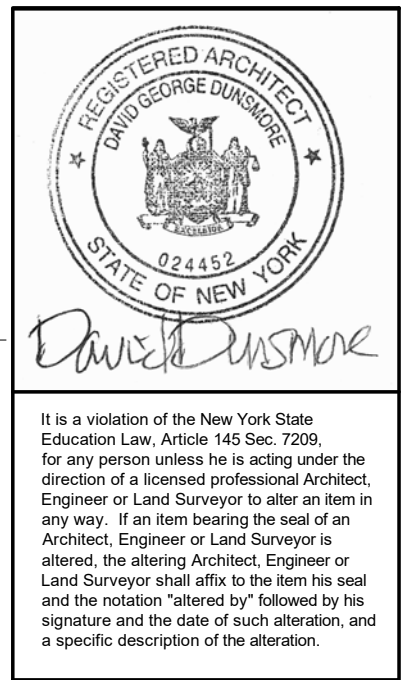
SHEET NUMBER
A-103C
SHEET 9 OF 11



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Architect P.C.

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PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
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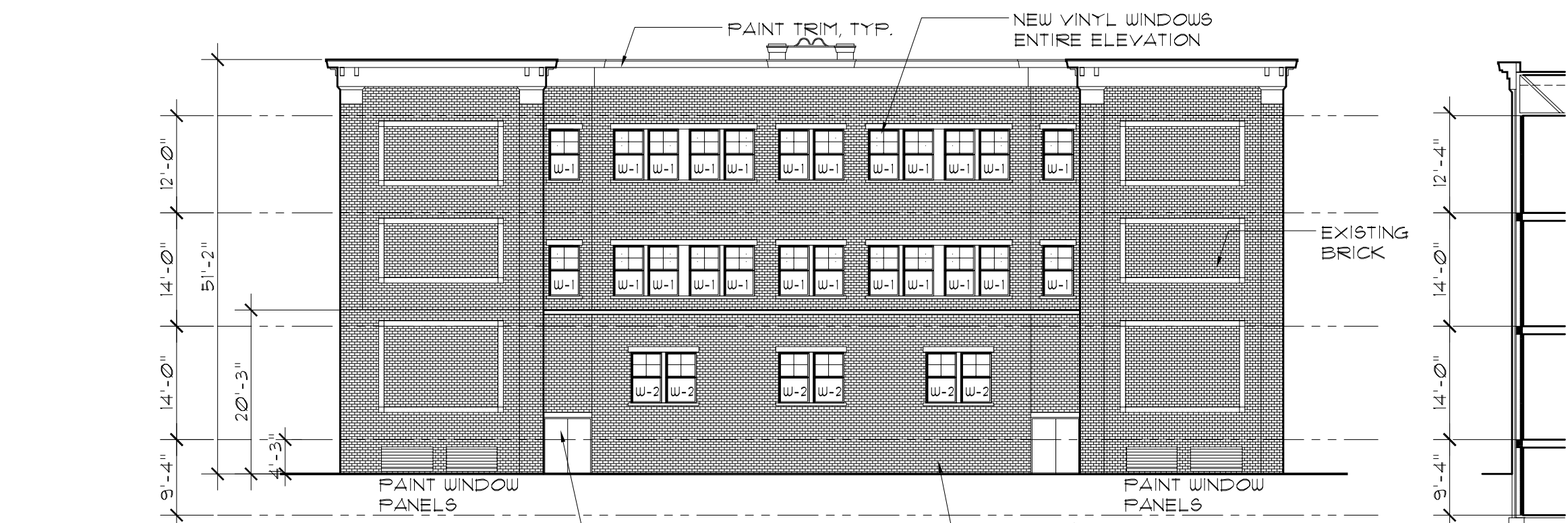
PROJECT NUMBER

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		DGD
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D2	D2	
DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
EXTERIOR
ELEVATIONS, SITE
PLAN & MISC.

SHEET NUMBER
A-104
SHEET 10 OF 11



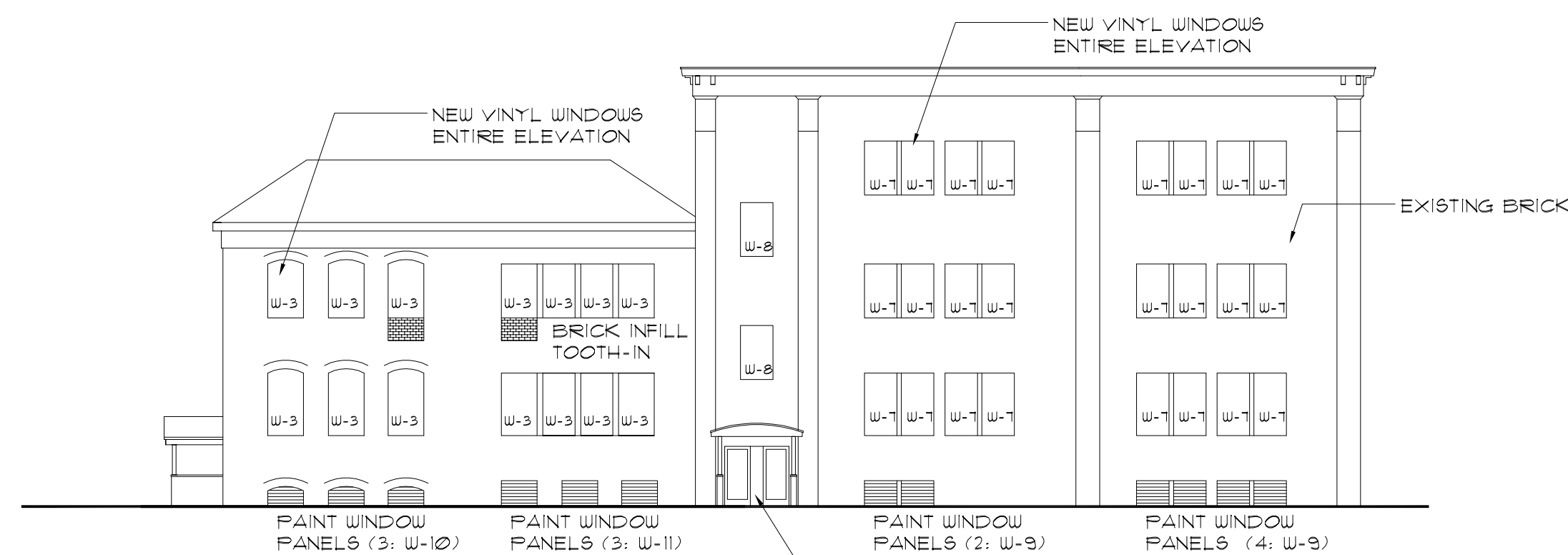
FRONT ELEVATION
SCALE: 1/16" = 1'-0"



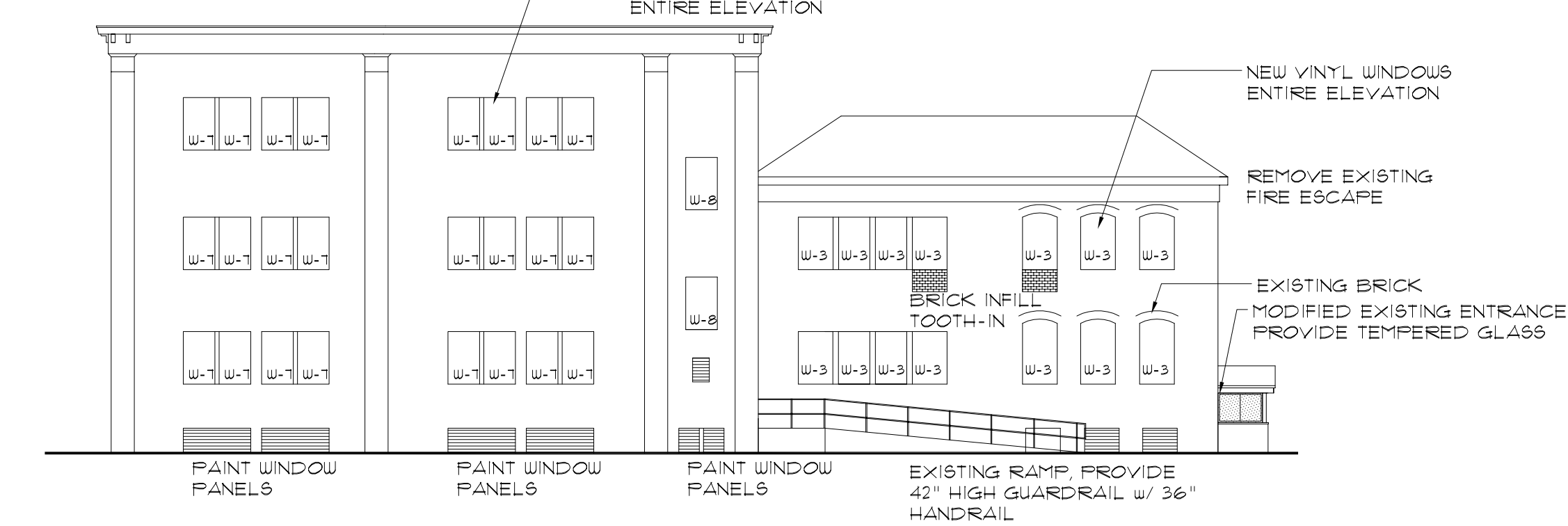
SCALE: 1/16" = 1'-0"



REAR ELEVATION
SCALE: 1/16" = 1'-0"



SIDE ELEVATION
SCALE: 1/16" = 1'-0"

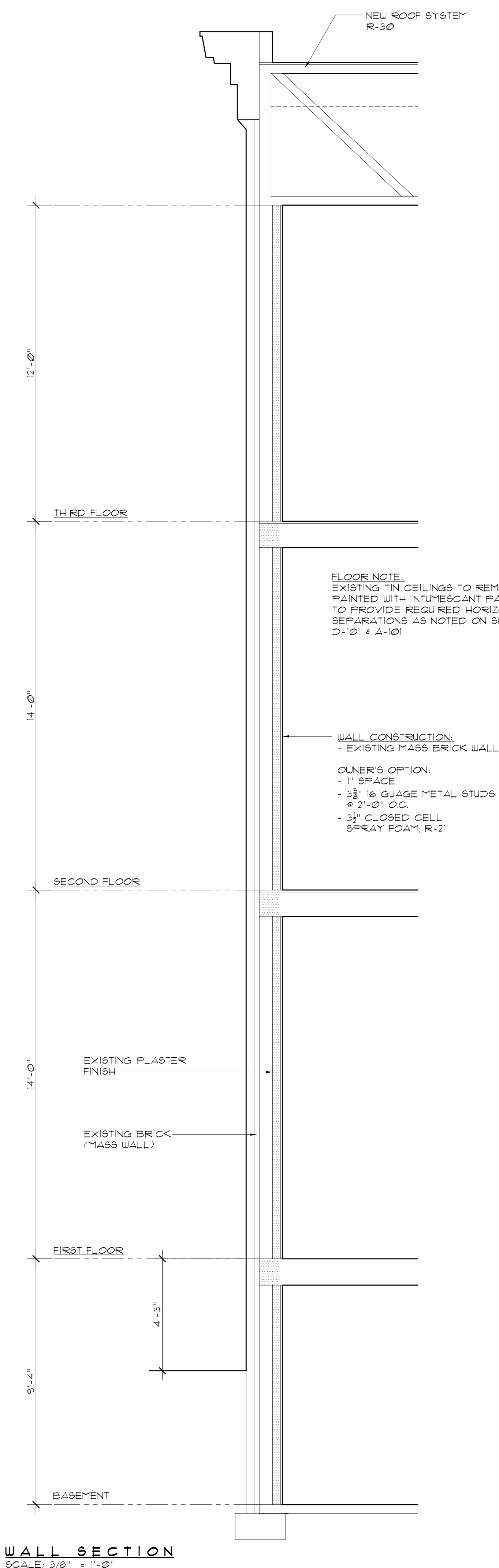


SIDE ELEVATION
SCALE: 1/16" = 1'-0"



SITE AERIAL PHOTOGRAPH
SCALE: NONE

CITY OF SYRACUSE PARKING REQUIREMENTS
APARTMENT HOUSE SHALL HAVE (1) PARKING SPACE PER DWELLING UNIT
(29) PARKING SPACES REQUIRED



WALL SECTION
SCALE: 3/8" = 1'-0"

APARTMENT RELATED DOORS

BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR

DOOR SCHEDULE																
NO.	FRAME				DOOR				DOOR UNDRCT	LABEL	HARDWARE SET	THRESHOLD DETAIL	HEAD DETAIL	JAMB DETAIL	REMARKS	NO.
	WIDTH	HEIGHT			WIDTH	HEIGHT	TYPE									
1	3'-4"	7'-2"			3'-0"	7'-0"	1			C	SET -1				VERIFY DIMENSIONS, EXISTING OPENINGS	1
2	3'-4"	7'-2"			3'-0"	7'-0"	1			B	SET -1					2
3	5'-4"	7'-2"			FR 2'-6"	7'-0"	1			C	SET -2					3
3A	5'-4"	7'-2"			FR 2'-6"	7'-0"	1			B	SET -2					
4	-	-			BI-FOLD	-	-			-	SET -3				SIZE AS NOTED ON PLANS	4
5	3'-0"	7'-2"			2'-8"	7'-0"	1			-	SET -5				3'-0" DOOR @ HANDICAP APARTMENTS	5
5B	3'-2"	7'-2"			2'-10"	7'-0"	1			-	SET -5				TYPE 'B' UNITS	5B
6	-	-			-	-	1			-	SET -5				SIZE AS NOTED ON PLANS 3'-0" DOOR @ HANDICAP APARTMENTS	6
6B	3'-2"	7'-2"			2'-10"	7'-0"	1			-	SET -5				TYPE 'B' UNITS	6B
7	2'-4"	7'-2"			2'-0"	7'-0"	1			-	SET -4					7
8	NOT USED															8
9	3'-4"	7'-2"			3'-0"	7'-0"	2			B	SET -6				TEMPERED FIRE RATED GLASS- VERIFY DIMENSIONS, EXISTING OPENING, 3'-0" MIN.	9
10	3'-4"	7'-2"			3'-0"	7'-0"	1			-	SET -7				VERIFY DIMENSIONS, EXISTING OPENING	10
11	3'-4"	7'-2"			3'-0"	7'-0"	1			B	SET -8				VERIFY DIMENSIONS, EXISTING OPENING, 3'-0" MIN.	11
12	NOT USED															12
13	NOT USED															13
14	NOT USED															14
15	3'-4"	7'-2"			3'-0"	7'-0"	2			B	SET -9				TEMPERED FIRE RATED GLASS- VERIFY DIMENSIONS, EXISTING OPENING, 3'-0" MIN.	15
16	3'-4"	7'-2"			3'-0"	7'-0"	2			B	SET -9				TEMPERED FIRE RATED GLASS	16
17	5'-4"	7'-2"			FR 2'-6"	7'-0"	2 or 3			-	SET -10				TEMPERED SAFETY GLASS- VERIFY DIMENSIONS, EXISTING OPENING	17
18	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED FIRE RATED GLASS- VERIFY DIMENSIONS, EXISTING OPENING	18
19	3'-4"	7'-2"			3'-0"	7'-0"	1			-	SET -7				TEMPERED FIRE RATED GLASS	19
20	3'-4"	7'-2"			3'-0"	7'-0"	2			C	SET -9				TEMPERED FIRE RATED GLASS	20
21	3'-4"	7'-2"			3'-0"	7'-0"	3			-	SET -12 VERIFY				TEMPERED SAFETY GLASS	21
22	3'-4"	7'-2"			3'-0"	7'-0"	3			-	SET -12				TEMPERED SAFETY GLASS	22
23	3'-4"	7'-2"			3'-0"	7'-0"	3			-	SET -12				TEMPERED SAFETY GLASS- VERIFY DIMENSIONS, EXISTING OPENINGS, 3'-0" MIN.	23
24	3'-4"	7'-2"			3'-0"	7'-0"	3			-	SET -12				TEMPERED SAFETY GLASS- VERIFY DIMENSIONS, EXISTING OPENINGS, 3'-0" MIN.	24
25	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED SAFETY GLASS- VERIFY DIMENSIONS, EXISTING OPENING	25
26	3'-4"	7'-2"			3'-0"	7'-0"	2			-	SET -9				TEMPERED SAFETY GLASS	26
27	EXISTING PAIR DOORS										SET -13				VERIFY EXISTING HARDWARE	27
28	3'-4"	7'-2"			3'-0"	7'-0"	2			-	SET -9				TEMPERED SAFETY GLASS	28
29	EXISTING PAIR DOORS										SET -13				VERIFY EXISTING HARDWARE	29
30	NOT USED															30
31	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED SAFETY GLASS- VERIFY DIMENSIONS, EXISTING OPENING	31
32	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED SAFETY GLASS	32
33	3'-4"	7'-2"			3'-0"	7'-0"	1			C	SET -6				VERIFY DIMENSIONS, EXISTING OPENING	33
34	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED SAFETY GLASS	34
35	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED SAFETY GLASS- VERIFY DIMENSIONS, EXISTING OPENING	35
36	5'-4"	7'-2"			FR 2'-6"	7'-0"	2			B	SET -11				TEMPERED SAFETY GLASS	36

VERIFY ALL DOOR SIZES & HARDWARE REQUIREMENTS

WINDOW SCHEDULE					
NO.	WINDOW			REMARKS	NO.
	WIDTH	HEIGHT	TYPE		
W-1	3'-6"	4'-1"	EXISTING OPENING		W-1
W-2	3'-6"	4'-1"	NEW OPENING		W-2
W-3	3'-6"	4'-10"	EXISTING OPENING	VERIFY W/OWNER REMOVAL OF PANEL ABOVE	W-3
W-4	2'-2"	4'-2"	EXISTING OPENING		W-4
W-5	2'-10"	3'-8"	EXISTING OPENING		W-5
W-6	4'-0"	2'-10"	EXISTING OPENING	PAINT EXISTING ENCLOSED WINDOW PANELS	W-6
W-7	3'-5"	4'-2"	EXISTING OPENING	VERIFY W/OWNER REMOVAL OF PANEL ABOVE	W-7
W-8	3'-7"	7'-0"	EXISTING OPENING		W-8
W-9	3'-10"	2'-4"	EXISTING OPENING	PAINT EXISTING ENCLOSED WINDOW PANELS	W-9
W-10	4'-0"	3'-10"	EXISTING OPENING	PAINT EXISTING ENCLOSED WINDOW PANELS	W-10
W-11	4'-0"	2'-9"	EXISTING OPENING	PAINT EXISTING ENCLOSED WINDOW PANELS	W-11

VERIFY ALL WINDOW SIZES

HARDWARE SETS

HARDWARE SET #1 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4-1/2" X 4-1/2" X 652	STANLEY
1 EA LOCKSET	AL53PD 8AT X 626	SCHLAGE
1 EA CLOSER	BF161X AL	YALE
1 EA KICKPLATE	K0090 8" X 34" X 630	ROCKWOOD
1 EA VIEWER	600 X 626 (2 EA @ ADA UNITS)	ROCKWOOD
1 EA WALL STOP	4206 X 630	ROCKWOOD
1 SET SMOKE SEAL	5880	

HARDWARE SET #2 - EACH PAIR OF DOORS TO RECEIVE:

6 EA HINGES	FBB179 4-1/2" X 4-1/2" NRP X 652	STANLEY
1 EA LOCKSET	AL80PD 8AT X 626	STANLEY
2 EA FLUSHBOLTS	585 X 626	ROCKWOOD
1 EA CLOSER	BF161 X AL	YALE
1 SET SMOKE SEAL	5880	PEMKO

HARDWARE SET #3 - BI-FOLD DOORS:

** ALL HARDWARE, INCLUDING WIRE PULLS PART OF BI-FOLD DOOR PACKAGE.**

HARDWARE SET #4 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4-1/2" X 4-1/2" X 652	STANLEY
1 EA PASSAGE SET	F109 ELAN	SCHLAGE
1 EA WALL STOP	4206 X 630	ROCKWOOD
3 EA SILENCERS	4608 X GREY	ROCKWOOD

HARDWARE SET #5 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4-1/2" X 4-1/2" X 652	STANLEY
1 EA PRIVACY LOCK	F409 ELAN X 626	SCHLAGE
1 EA WALL STOP	4206 X 630	ROCKWOOD
3 EA SILENCERS	4608 X GREY	ROCKWOOD

HARDWARE SET #6 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4.5" X 4.5" X 652	STANLEY
1 EA PANIC	2100F-36 X M0446F 689/626	YALE
1 EA RIM CYL	5C-1109 X 626 (SCHLAGE KEY)	YALE
1 EA CLOSER	2701 X 689	YALE
1 EA KICKPLATE	K0090 8" X 34" X 630	ROCKWOOD
1 SET SEAL	5880	PEMKO

HARDWARE SET #7 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4.5" X 4.5" X 652	STANLEY
1 EA LOCKSET	AL80PD 8AT X 626	SCHLAGE
1 EA WALL STOP	4206 X 630	ROCKWOOD
3 EA SILENCERS	4608 X GREY	ROCKWOOD

HARDWARE SET #8 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4.5" X 4.5" X 652	STANLEY
1 EA LOCKSET	AL80PD 8AT X 626	SCHLAGE
1 EA CLOSER	2701 X 689	YALE
1 SET SEAL	5880	PEMKO
1 EA WALL STOP	4206 X 630	ROCKWOOD

HARDWARE SET #9 - EACH DOOR TO RECEIVE:

3 EA HINGES	FBB179 4.5" X 4.5" X 652	STANLEY
1 EA PANIC	2100F-36 X M0446F 689/626	YALE
1 EA CLOSER	2701 X 689	YALE
1 EA KICKPLATE	K0090 8" X 34" X 630	ROCKWOOD
1 SET SEAL	5880	PEMKO
1 EA WALL STOP	4206 X 630	ROCKWOOD

HARDWARE SET #10 - EACH PAIR OF DOORS TO RECEIVE:

2 EA HINGES	5L11-HD X CLEAR	SELECT
2 EA PANICS	2110-36 689	YALE
2 EA CLOSERS	2701 X 689	YALE
1 SET SEAL	1605 AT HEAD & JAMBS	NGP
1 SET ASTRAGALS	15CN	NGP
2 EA SWEEP	200NA	NGP
1 EA THRESHOLD	425E	NGP

HARDWARE SET #11 - EACH PAIR OF DOORS TO RECEIVE:

6 EA HINGES	FBB179 4.5" X 4.5" X 652	STANLEY
1 EA PANIC	2100F-36 X M0446F 689/626	YALE
1 EA CLOSER	2701 X 689	YALE
2 EA MAG HOLDERS	2100 X 689	YALE
1 SET SEAL	5880 AT HEAD AND JAMBS	NGP
1 SET ASTRAGALS	15CN	NGP

HARDWARE SET #12 - EACH DOOR TO RECEIVE:

1 EA HINGE	5L11-HD X CLEAR	SELECT
1 EA PANIC	2100F-36 X M0446F 689/626	YALE
1 EA RIM CYL	5C-1109 X 626 (SCHLAGE KEY)	YALE
1 EA CLOSER	2701 X 689	YALE
1 SET SEAL	1605 AT HEAD AND JAMBS	NGP
1 EA SWEEP	200NA	NGP
1 EA THRESHOLD	425E	NGP

HARDWARE SET #13 - EACH PAIR OF DOORS TO RECEIVE:

2 EA HINGES	5L11-HD X CLEAR	SELECT
1 EA PANIC	2110-36 X M0446F 689/626	YALE
1 EA RIM CYL	5C-1109 X 626 (SCHLAGE KEY)	YALE
2 EA CLOSERS	2701 X 689	YALE
1 SET SEAL	1605 AT HEAD AND JAMBS	NGP
1 SET ASTRAGALS	15CN	NGP
2 EA SWEEP	200NA	NGP
1 EA THRESHOLD	425E	NGP

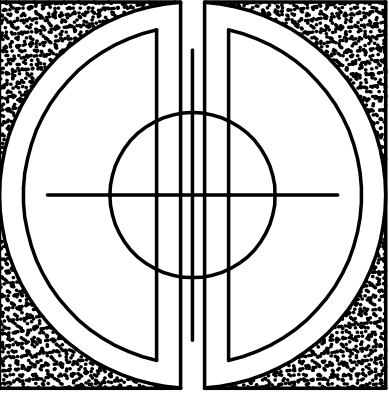
TYPE -1

TYPE -2
TEMPERED
GLASS

TYPE -3
TEMPERED
GLASS

DOOR TYPES

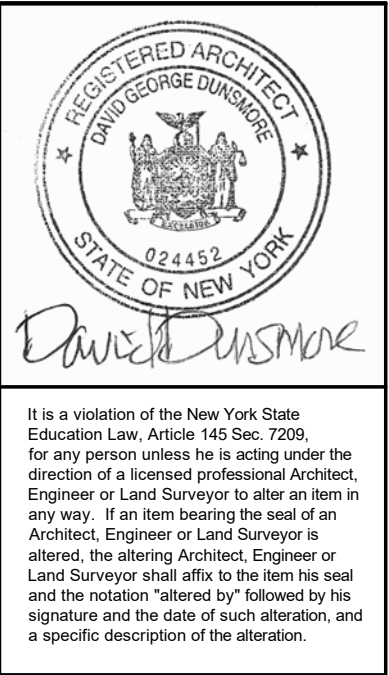
SCALE: 1/4" = 1'-0"



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P.C.

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PROJECT
NORTH

Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

PROJECT NUMBER

The Contractor shall verify all dimensions and notify the Architect in writing of any discrepancies.

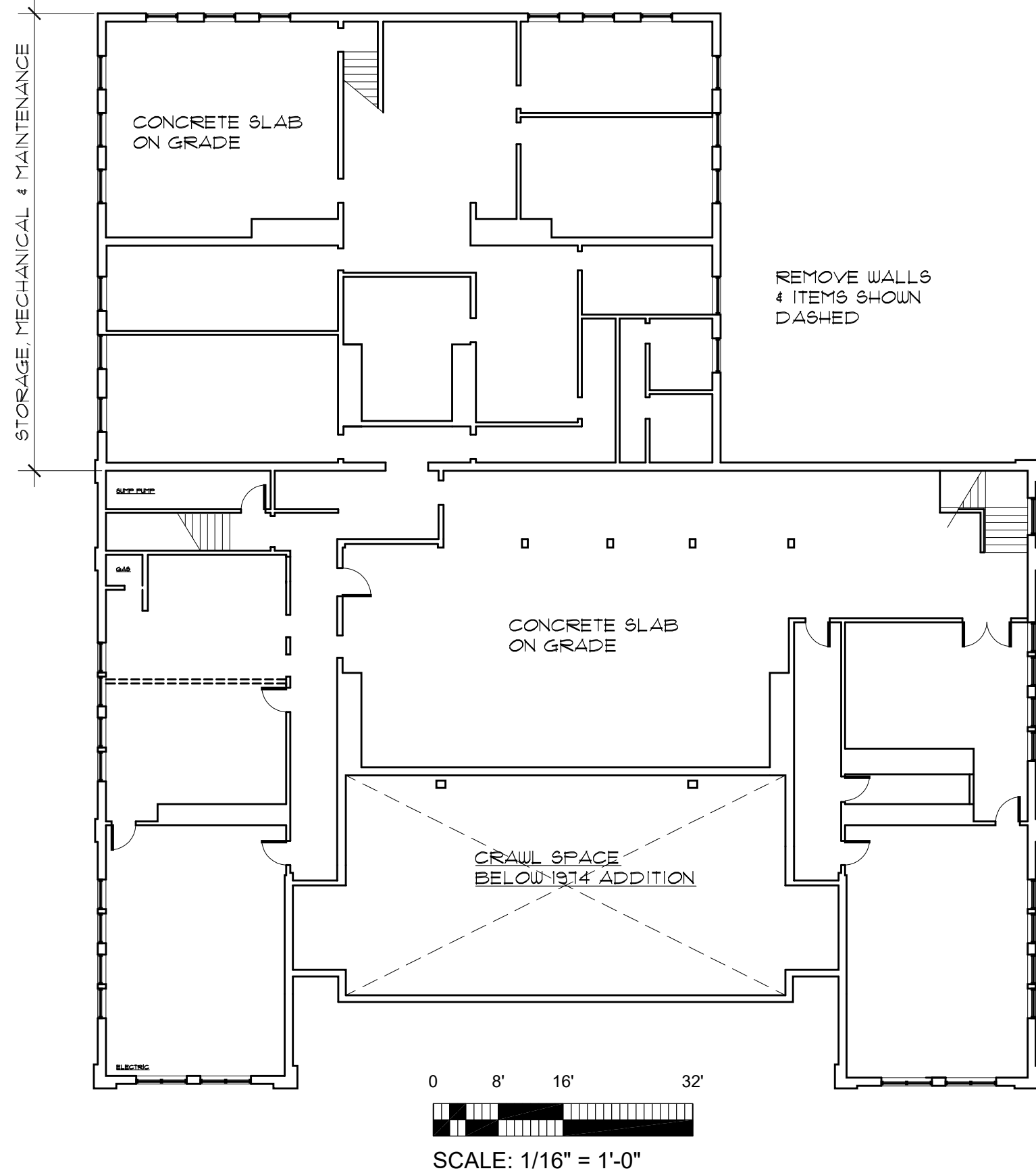
All drawings and specifications are the property of the Architect and shall be used only on the job designated.

DATE	REVISED	BY
		DGD

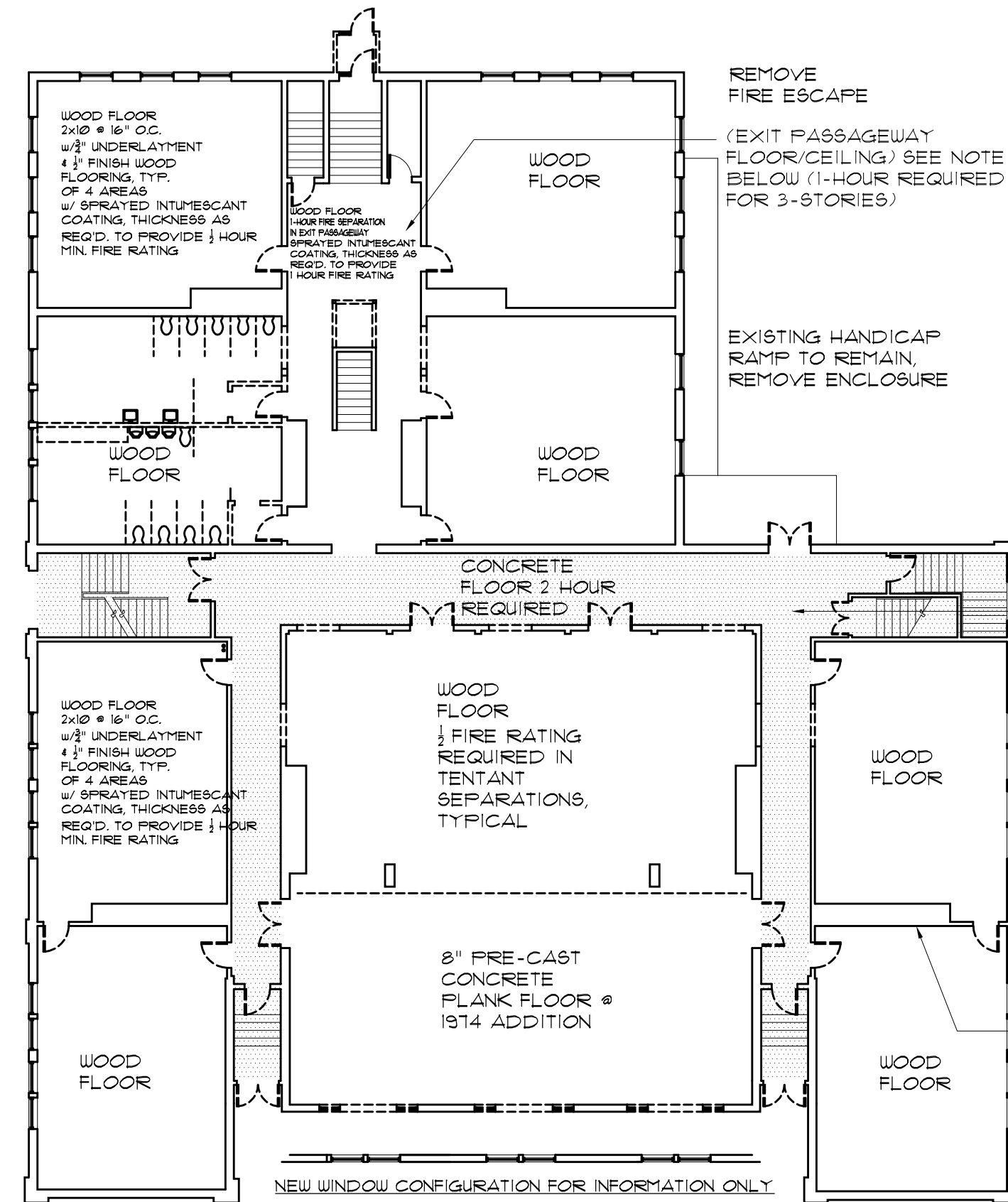
DRAWN	CHECKED
D2	D2
DATE	SCALE
15 JUNE 2021	AS NOTED
CONTRACTS	
GENERAL	ELECTRICAL
HVAC	EQUIPMENT
PLUMBING	

SHEET TITLE
SCHEDULES & MISC.
DETAIL

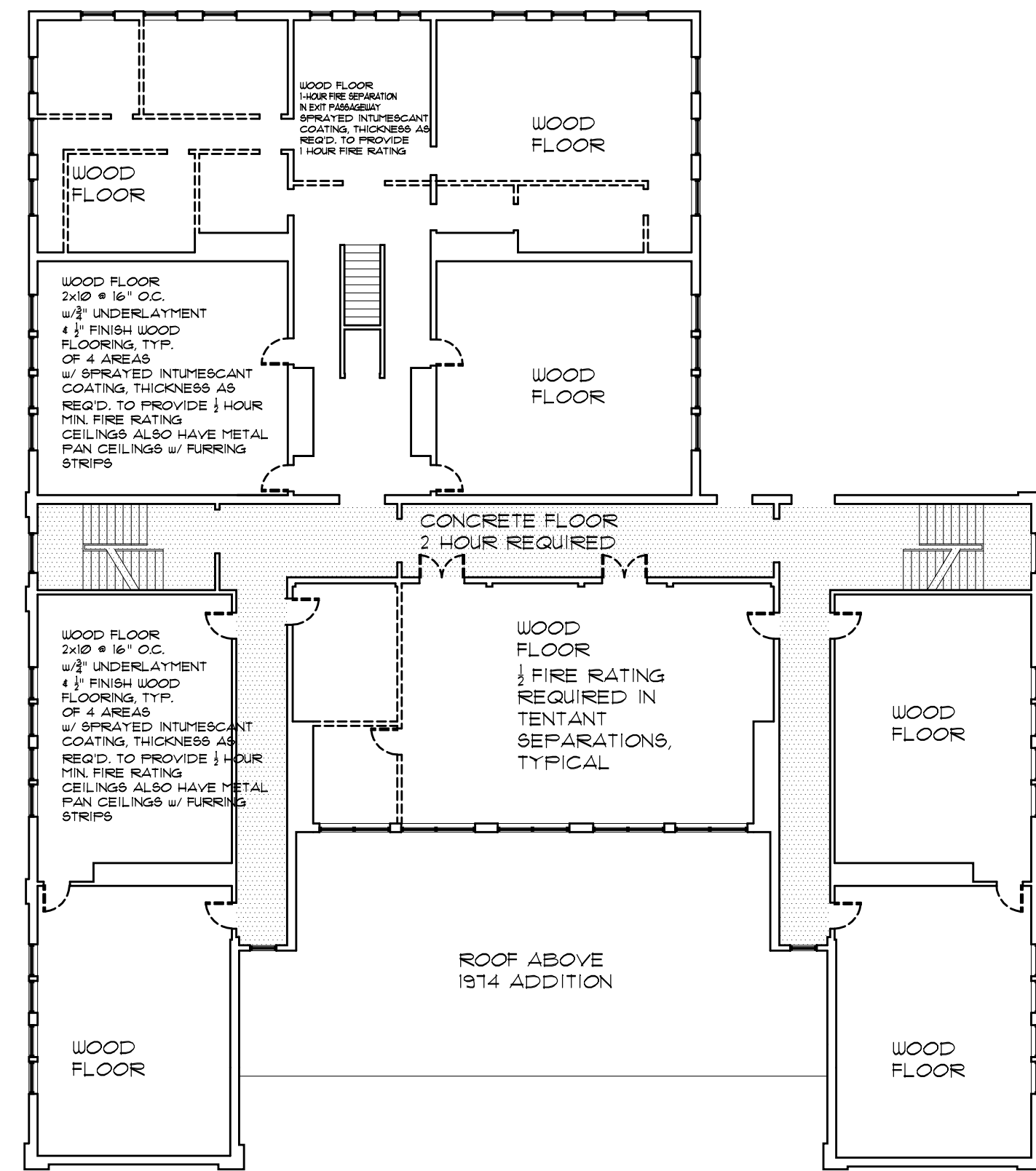
SHEET NUMBER
A-105
SHEET 11 OF 11



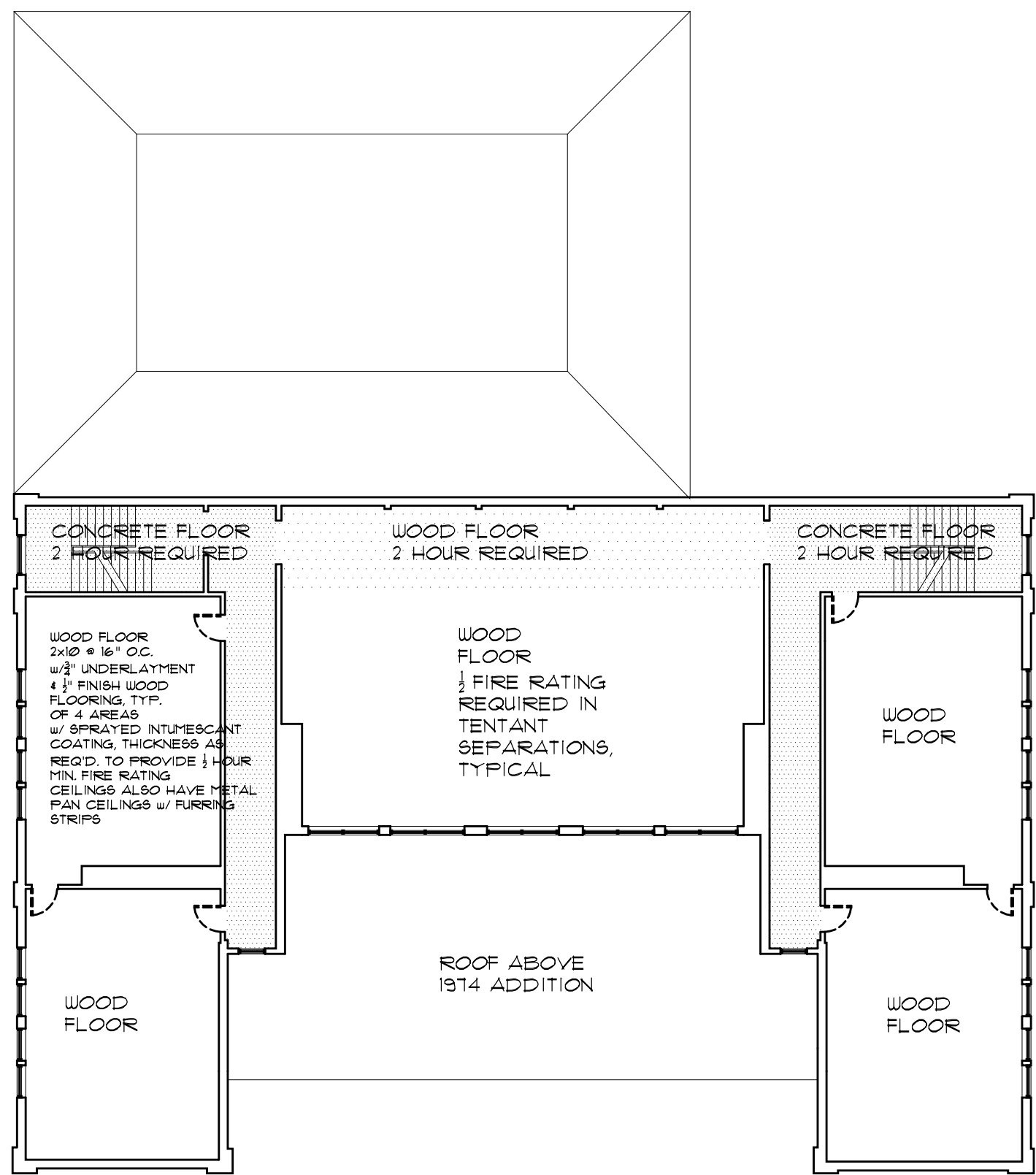
BASEMENT DEMOLITION PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

EXISTING EXTERIOR WALL CONSTRUCTION:
- FACE BRICK FACADE
- 2 ADDITIONAL BRICK WYTHES w/
1" PLASTER FINISH

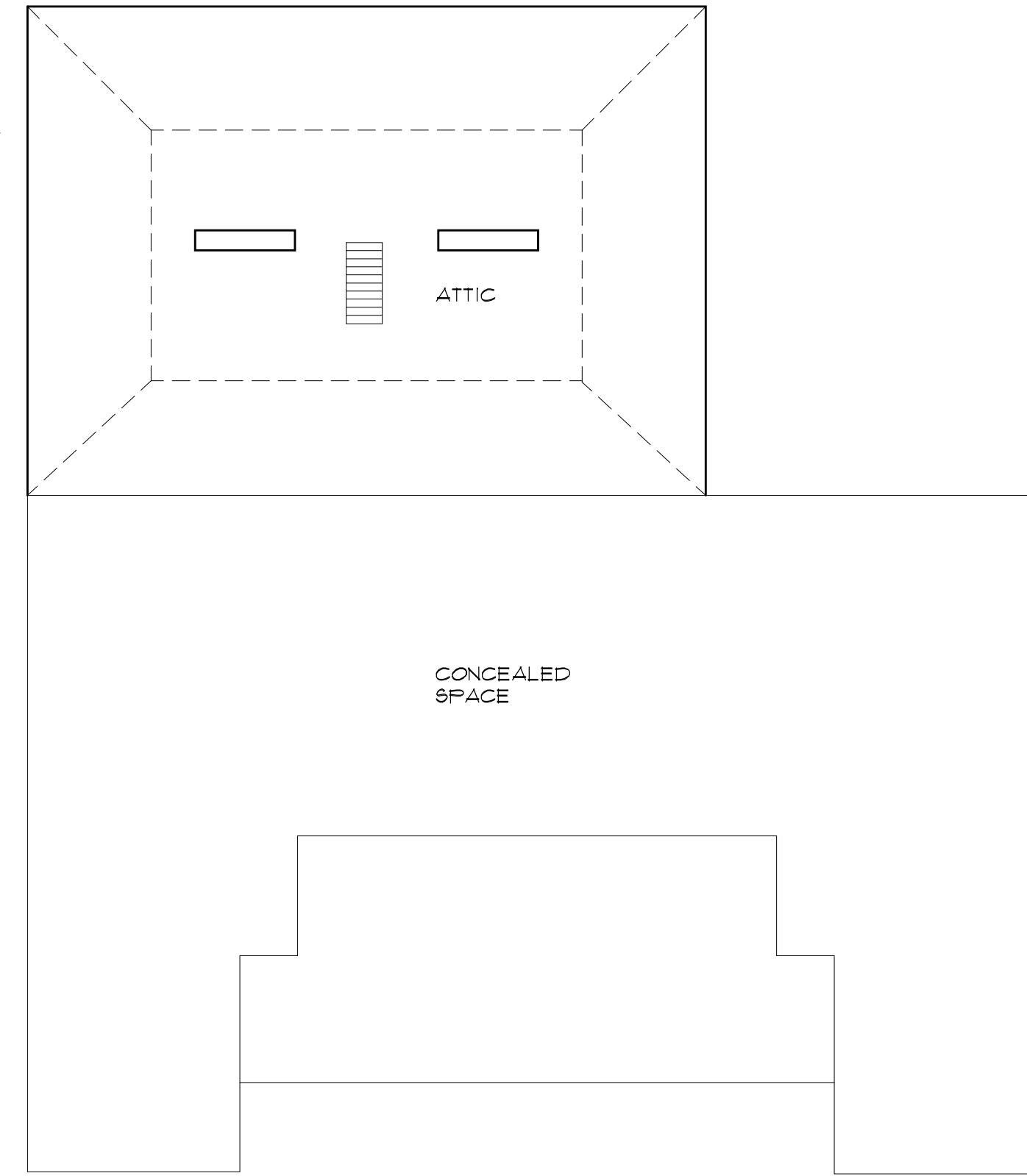
EXISTING INTERIOR ENTRANCE PASSAGEWAY WALL CONSTRUCTION:
- METAL FRAMED WALLS w/ 1" PLASTER FINISH
W-5-ME-10 PER RESOURCE A
GUIDELINES ON FIRE RATINGS OF
ARCHAIC MATERIALS AND
ASSEMBLIES, TABLE 132 (2 HOURS)

EXISTING INTERIOR TENANT SEPARATION WALL CONSTRUCTION:
- METAL FRAMED WALLS w/ 1" PLASTER FINISH
W-5-ME-10 PER RESOURCE A
GUIDELINES ON FIRE RATINGS OF
ARCHAIC MATERIALS AND
ASSEMBLIES, TABLE 132 (2 HOURS)

EXISTING FLOOR CONSTRUCTION:
- SEE PLANS
- ALL WOOD FLOORS SHALL MEET
THE FIRE SEPARATION AS NOTED
- EXISTING CONCRETE FLOORS MEET
THE 2-HOUR FIRE SEPARATION
(DRAPED MESH SLABS AND
STEEL-LUMBER JOISTS) F/C-8-20
PER RESOURCE A GUIDELINES ON
FIRE RATINGS OF ARCHAIC
MATERIALS AND ASSEMBLIES

(EXIT PASSAGEWAY)
EXIT PASSAGEWAY ENCLOSURES
SHALL HAVE WALLS, FLOORS AND
CEILINGS OF NOT LESS THAN A
1-HOUR FIRE-RESISTANCE RATING,
AND NOT LESS THAN THAT REQUIRED
FOR ANY CONNECTING INTERIOR EXIT
STAIRWAY OR RAMP. EXIT
PASSAGEWAYS SHALL BE
CONSTRUCTED AS FIRE BARRIERS IN
ACCORDANCE WITH SECTION 101 OR
HORIZONTAL ASSEMBLIES
CONSTRUCTED IN ACCORDANCE WITH
SECTION 111, OR BOTH:
(2-HOUR FIRE-RESISTANCE RATING
FOR 4-STORIES)

(TYPICAL TENANT SEPARATION)
WALL FIRE-RESISTANCE RATING
(1/2 HOUR) (SPRINKLERED)
W-4-W-40 PER RESOURCE A
GUIDELINES ON FIRE RATINGS OF
ARCHAIC MATERIALS AND
ASSEMBLIES, TABLE 132
PER 2020 NYS BUILDING CODE 100.3
FIRE-RESISTANCE RATING,
EXCEPTION 2 (1/2 HOUR REQUIRED)

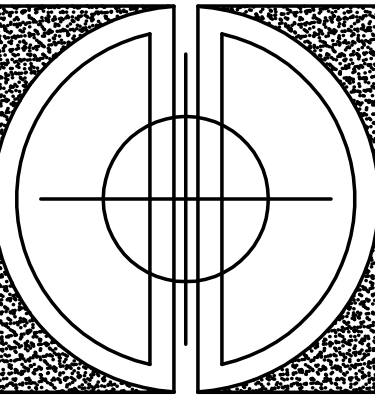


ATTIC FLOOR PLAN
SCALE: 1/16" = 1'-0"

STAIRS
113.4 FIRE-RESISTANCE RATING.
SHAFT ENCLOSURES SHALL HAVE A
FIRE-RESISTANCE RATING OF NOT
LESS THAN 2 HOURS WHERE
CONNECTING FOUR STORIES OR
MORE, AND NOT LESS THAN 1 HOUR
WHERE CONNECTING LESS THAN FOUR
STORIES. THE NUMBER OF STORIES
CONNECTED BY THE SHAFT
ENCLOSURE SHALL INCLUDE ANY
BASEMENTS BUT NOT ANY
MEZZANINES. SHAFT ENCLOSURES
SHALL HAVE A FIRE-RESISTANCE
RATING NOT LESS THAN THE FLOOR
ASSEMBLY PENETRATED, BUT NEED
NOT EXCEED 2 HOURS. SHAFT
ENCLOSURES SHALL MEET THE
REQUIREMENTS OF SECTION 103.2.1.

111.2.4.3 DWELLING UNITS AND SLEEPING
UNITS.
HORIZONTAL ASSEMBLIES SERVING
AS DWELLING OR SLEEPING UNIT
SEPARATIONS IN ACCORDANCE WITH
SECTION 420.3 SHALL BE NOT LESS
THAN 1-HOUR
FIRE-RESISTANCE-RATED
CONSTRUCTION.

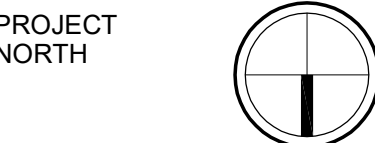
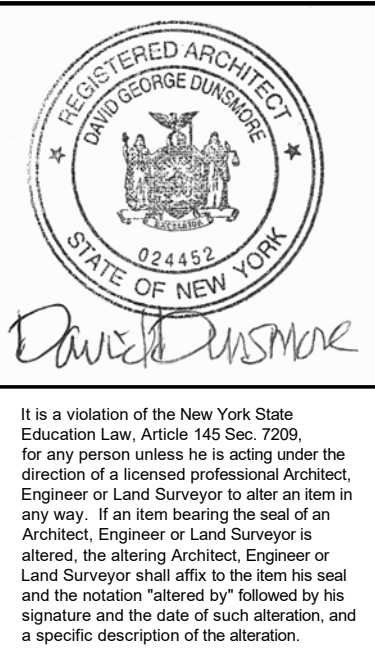
EXCEPTION: HORIZONTAL
ASSEMBLIES SEPARATING DWELLING
UNITS AND SLEEPING UNITS SHALL BE
NOT LESS THAN 1/2-HOUR
FIRE-RESISTANCE-RATED
CONSTRUCTION IN A BUILDING OF
TYPES I(B), I(BB) AND V(B)
CONSTRUCTION WHERE THE BUILDING
IS EQUIPPED THROUGHOUT WITH AN
AUTOMATIC SPRINKLER SYSTEM IN
ACCORDANCE WITH SECTION 903.3.1.1.



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Renovations & Modifications for:
SKINNER DEVELOPMENT
102 Nichols Avenue
Syracuse, New York 13206
Formerly American Legion Post 1276

PROJECT NUMBER		
-		
The Contractor shall verify all dimensions and notify the Architect in writing of any discrepancies.		
All drawings and specifications are the property of the Architect and shall be used only on the job designated.		
DATE	REVISED	BY
		DGD
DRAWN	CHECKED	
D2	D2	
DATE	SCALE	
15 JUNE 2021	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
DEMOLITION PLANS
& EXISTING
CONSTRUCTION
MATERIAL PLAN

SHEET NUMBER
D-101
SHEET 1 OF 11

City of Syracuse
Parcel History
 01/01/1900 - 06/12/2024
 Tax Map #: 024.-13-04.0
 Owners: Taft Living LLC
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	03/09/83	Project	SP - Indoor Amuse./Recr.	Approved	SP-83-30 Indoor amusements (American Legion). aka 3020 James St & Nichols Ave
3020 James St & Nichols Ave	10/03/11	Project	Tower / Dish / Antenna	Approved	SR-11-12 INSTALL 5 NEW ANTENNAS
3020 James St & Nichols Ave	09/12/12	Permit Application	Electric	Issued	08397
3020 James St & Nichols Ave	09/17/12	Inspection	Initial Inspection	No Progress	
3020 James St & Nichols Ave	09/25/12	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	10/12/12	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	10/22/12	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	01/03/13	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	02/05/13	Inspection	Final Inspection	Pass	
3020 James St & Nichols Ave	02/06/13	Completed Permit	Electric	Certificate Issued	08397 Certificate of Completion #08397
3020 James St & Nichols Ave	08/21/14	Inspection	Fire Prevention - Licensing	Pass	
3020 James St & Nichols Ave	08/21/14	Inspection	Codes - Licensing	In Progress	
3020 James St & Nichols Ave	08/28/14	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	10/08/14	Inspection	Codes Electric - Licensing	Fail	
3020 James St & Nichols Ave	10/08/14	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	10/17/14	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	
3020 James St & Nichols Ave	10/23/14	Violation	2010 IMC - Section 703.1 - Fire-resistance rated assemblies	Closed	
3020 James St & Nichols Ave	10/23/14	Violation	2010 IMC - Section 704.1 - General	Closed	
3020 James St & Nichols Ave	10/23/14	Violation	2010 IFC - Section 904.2.1 - Commerical hood and duct systems	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	10/23/14	Violation	2010 IMC - Section 305.1 - General	Closed	
3020 James St & Nichols Ave	11/19/14	Permit Application	Electric	Issued	17689 smartwatt lighting upgrade
3020 James St & Nichols Ave	11/19/14	Completed Permit	Electric	Certificate Issued	17689 smartwatt lighting upgrade Certificate of Completion #17689
3020 James St & Nichols Ave	11/19/14	Inspection	Codes - Licensing	N/A	
3020 James St & Nichols Ave	11/20/14	Inspection	Inspector Notification	Pass	
3020 James St & Nichols Ave	11/21/14	Permit Application	Electric	Issued	17716 2nd Floor electric
3020 James St & Nichols Ave	11/21/14	Completed Permit	Electric	Certificate Issued	17716 2nd Floor electric Certificate of Completion #17716
3020 James St & Nichols Ave	11/24/14	Inspection	Inspector Notification	Pass	
3020 James St & Nichols Ave	12/04/14	Inspection	Final Inspection	Pass	
3020 James St & Nichols Ave	12/04/14	Inspection	Final Inspection	Pass	
3020 James St & Nichols Ave	12/08/14	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
3020 James St & Nichols Ave	12/08/14	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
3020 James St & Nichols Ave	12/08/14	Inspection	Codes - Licensing	No Progress	
3020 James St & Nichols Ave	12/17/14	Inspection	Codes - Licensing	In Progress	
3020 James St & Nichols Ave	12/30/14	Inspection	Codes Electric - Licensing	Fail	
3020 James St & Nichols Ave	12/30/14	Inspection	Codes - Licensing	In Progress	
3020 James St & Nichols Ave	12/30/14	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	2010 IFC - Section 605.5 - Extension cords	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	12/30/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	2010 IFC - Section 605.1 - Abatement of electrical hazards	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
3020 James St & Nichols Ave	12/30/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
3020 James St & Nichols Ave	12/31/14	Violation	2010 IFC - Section 605.3 - Working space and clearance	Closed	
3020 James St & Nichols Ave	12/31/14	Violation	2010 IFC - Section 1011.2 - Illumination	Closed	
3020 James St & Nichols Ave	12/31/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
3020 James St & Nichols Ave	12/31/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
3020 James St & Nichols Ave	12/31/14	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	01/20/15	Inspection	Codes Electric - Licensing	Fail	
3020 James St & Nichols Ave	01/23/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	02/20/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	03/06/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	03/30/15	Inspection	Codes - Licensing	In Progress	
3020 James St & Nichols Ave	03/30/15	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	04/07/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	04/21/15	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	04/24/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	05/15/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	05/22/15	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	05/27/15	Inspection	Codes - Licensing	In Progress	
3020 James St & Nichols Ave	06/01/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	06/30/15	Inspection	Codes - Licensing	In Progress	
3020 James St & Nichols Ave	06/30/15	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	07/29/15	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	07/31/15	Inspection	Codes - Licensing	Fail	
3020 James St & Nichols Ave	08/31/15	Inspection	Codes - Licensing	Pass	
3020 James St & Nichols Ave	09/24/15	Inspection	Codes Electric - Licensing	Pass	
3020 James St & Nichols Ave	04/19/16	Permit Application	Antenna / Dish	Issued	23588 antenna modification
3020 James St & Nichols Ave	05/16/16	Inspection	Inspector Notification	In Progress	
3020 James St & Nichols Ave	07/05/16	Inspection	Progress Inspection	N/A	
3020 James St & Nichols Ave	08/31/16	Inspection	Progress Inspection	N/A	
3020 James St & Nichols Ave	09/30/16	Inspection	Progress Inspection	N/A	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	10/24/16	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	12/08/16	Inspection	Progress Inspection	N/A	
3020 James St & Nichols Ave	02/10/17	Inspection	Progress Inspection	N/A	
3020 James St & Nichols Ave	04/19/17	Inspection	Progress Inspection	N/A	
3020 James St & Nichols Ave	06/14/17	Inspection	Progress Inspection	N/A	
3020 James St & Nichols Ave	10/17/17	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	10/20/17	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	11/18/17	Complaint	Cert of Use - Bar	x Needs Site	CU2014-0045 Eastwood American Legion Post 1276 102 Nichols Ave
3020 James St & Nichols Ave	11/20/17	Inspection	Progress Inspection	No Progress	
3020 James St & Nichols Ave	11/21/17	Closed Permit	Antenna / Dish	Canceled	23588 antenna modification
3020 James St & Nichols Ave	01/04/18	Inspection	Fire Prevention - Licensing	Fail	
3020 James St & Nichols Ave	01/04/18	Inspection	Codes - Licensing	Pass	
3020 James St & Nichols Ave	01/04/18	Inspection	Codes Electric - Licensing	In Progress	
3020 James St & Nichols Ave	01/05/18	Violation	2015 IFC - 1031.2.1 - Security Devices and Egress Locks	Open	
3020 James St & Nichols Ave	01/05/18	Violation	2015 IFC - 1031.2.1 - Security Devices and Egress Locks	Open	
3020 James St & Nichols Ave	01/05/18	Violation	2015 IFC - 604.6 - Emergency Lighting Equipment	Open	
3020 James St & Nichols Ave	01/05/18	Violation	2015 IFC-Section 1008.2-Emergency Lights-Illumination Required	Open	
3020 James St & Nichols Ave	01/11/18	Violation	2015 IFC-Section 1008.2-Emergency Lights-Illumination Required	Open	
3020 James St & Nichols Ave	01/11/18	Violation	2015 IFC - 605.5 - Extension Cords	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	03/19/18	Permit Application	Sprinkler	Issued	31712 Ansul System for American Legion
3020 James St & Nichols Ave	03/20/18	Inspection	Inspector Notification	In Progress	
3020 James St & Nichols Ave	03/20/18	Inspection	Fire Inspector Notification	In Progress	
3020 James St & Nichols Ave	03/29/18	Inspection	Fire Prevention - Licensing	In Progress	
3020 James St & Nichols Ave	06/06/18	Inspection	Fire Prevention - Licensing	In Progress	
3020 James St & Nichols Ave	03/15/19	Permit Application	Antenna / Dish	Cancelled	37268 Antenna (AT&T) ***SEE PERMIT NUMBER 37924, THIS IS A DUPLICATE***
3020 James St & Nichols Ave	05/08/19	Permit Application	Antenna / Dish	Issued	37924 Antenna
3020 James St & Nichols Ave	06/11/19	Project	Tower / Dish / Antenna	Approved	SR-11-12M1 Replace six (ATT) antennas and remove three antennas
3020 James St & Nichols Ave	08/01/19	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	08/08/19	Inspection	Inspector Notification	In Progress	
3020 James St & Nichols Ave	08/08/19	Inspection	Inspector Notification	In Progress	
3020 James St & Nichols Ave	08/27/19	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	09/17/19	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	10/01/19	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	10/15/19	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	11/05/19	Inspection	Progress Inspection	In Progress	
3020 James St & Nichols Ave	11/14/19	Inspection	Progress Inspection	Pass	
3020 James St & Nichols Ave	11/15/19	Completed Permit	Antenna / Dish	Certificate Issued	37924 Antenna Certificate of Completion #37924

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	08/10/20	Project	Pre-Development	Active	American Legion We will meet Dave Dunsmore and Steve Skinner from Skinner Development to discuss their proposed project for the existing building at 3020 James St. (Owner has listed as 102 Nichols Ave). This building was previously known as the American Legions. The plan is to remodel the 3 story building and convert into 29 apartments. The exterior of the building will remain the same with the brick facade. New windows and entrances will be added. New walls and required fire doors will be added. There will be some parking lot repairs and updates.
3020 James St & Nichols Ave	09/23/20	Inspection	Sprinkler Inspection	Pass	
3020 James St & Nichols Ave	09/23/21	Completed Permit	Sprinkler	Certificate Issued	31712 Ansul System for American Legion Certificate of Completion #31712
3020 James St & Nichols Ave	01/14/22	Project	Variance (Use)	Approved	V-22-01 Waive Permitted Uses and Area Requirements (American Legion - The Taft) establish 29 dwelling units (BA) and 29 onsite parking spaces (RA-1) split zoning BA/RA-1 See companion SR-22-02 & V-22-01
3020 James St & Nichols Ave	01/14/22	Project	Site Plan Review	Approved	SR-22-02 facade alterations & site changes (establish 29 dwelling units (BA) and 29 onsite parking spaces (RA-1) in the former American Legion) split zoning BA/RA-1 See companion SR-22-02 & V-22-01
3020 James St & Nichols Ave	04/04/22	Permit Application	Antenna / Dish	Application Expired	46047 Equipment upgrade at existing rooftop wireless telecommunications facility. Install (3) new antennas on existing antenna mounts. // AT&T
3020 James St & Nichols Ave	03/18/24	Permit Application	Antenna / Dish	In Review	50563 install of (3) antennas // AT&T

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3020 James St & Nichols Ave	04/23/24	Project	Minor Site Plan Review	On Hold	MiSPR-24-24 installation of the three (3) AIR 6464 antennas, three (3) squids, three (3) DC trucks and the removal of (3) TMAs. The mounting equipment will be in the same position, as is detailed on page S-1 and S-2 of the Construction Drawings.
3020 James St & Nichols Ave	04/29/24	Project	Major Site Plan Review	In Review	MaSPR-24-21 The Project is to convert the former American Legion Building into a 29-unit apartment building. Site improvement includes sidewalk replacement, impervious pavement reduction, new designation of a total of 28 parking spaces, landscaping, new dumpster enclosure, and provision of 6 bicycle parking.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Taft Living LLC

From: Haohui Pan, Zoning Planner

Date: 6/12/2024 6:28:06 PM

Re: Major Site Plan Review MaSPR-24-21
3020 James St & Nichols Ave, Syracuse, 13206

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	Conditionally Approved	04/30/2024	Vinny Esposito	Site grading plan required. Sewer laterals must be video inspected to the main sewer to determine condition and capacity. Any deficiencies must be corrected by the owner/developer.
DPW - Transportation Planner	Conditionally Approved	04/30/2024	Neil Milcarek-Burke	No concern with project modification as proposed.
Zoning Planner	On Hold	05/29/2024	Haohui Pan	Waiting for CPC on 6/17
Parks - Forestry	Approved	05/03/2024	Jeff Romano	Forestry requires; Plant Schedule - remove Gingko and consider Celtis, Liriodendron, Quercus, Metasequoia and Liquidambar. Consider relocating building sign / address due to large tree planting that will block the sign. Consider pairing the Cherries on either side of the flagpole to balance and not to block the Flagpole. Along Nichols, adjust tree away from new 6" water line southerly to new soil area.
Planning Commission	Pending	04/29/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	05/02/2024	Mirza Malkoc	<ul style="list-style-type: none">• 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.• This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required if soil disturbance is over 10,000sf. If the disturbance is under 10,000sf then the applicant still needs to improve the drainage (i.e. install drywells, create a storage basin, etc.) and

divert all of the stormwater from the site into the proposed stormwater facility to prevent stormwater from sheet flowing directly onto adjoining properties and the City's ROW.

- The Project is subject to Onondaga County's 1:1 offset. Applicant shall submit sanitary flow data to the Engineering Department for review.
- Onondaga County Plumbing Control shall review and approve the plans as well.

Eng. Mapping - Zoning	Conditionally Approved	04/30/2024	Ray Wills	There is a City of Syracuse ROW marker located offset from property corner, this marker has been inventoried and not to be disturbed. See Construction note #5 for full details and requirements.
Water Engineering - Zoning	Conditionally Approved	05/29/2024	Kim Kelchner	05/29/2024 conditionally approved: Existing Domestic Service 1.5" is probable to small. No Existing Fire Service. SWD would need to see Mechanicals, Site Plan, Fixture Count and Water Demand. Domestic and Fire Services require back flow preventers. Cross Connection Control Plans(CCCP). All Utility cuts in the City right-of-way are the responsibility of the owner/developer to restore to City of Syracuse Standards. Contact Kim Kelchner Kkelchner@syr.gov with any questions.
Fire Prevention - Zoning	Conditionally Approved	05/15/2024	Elton Davis	Construction, alteration, or demolition, including underground buildings shall adhere to applicable sections of Chapter 33 of the 2020 FCNYS. Items not specifically addressed in Chapter 33 shall comply with NFPA 241.
DPW Traffic Control- Zoning	Approved	05/09/2024	Charles Gafrancesco	No concern.

Project: MaSPR-24-21

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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 <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	6/17/2024 <hr style="border: 0; border-top: 1px solid black;"/> Date
Steven Kulick <hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr style="border: 0; border-top: 1px solid black;"/> Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Signature of Preparer (if different from Responsible Officer)