

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

MaSPR-24-22	Staff Report – June 17, 2024		
Application Type:	Major Site Plan Review		
Project Address:	1510 West Fayette Street (Tax Map ID: 10909-27.9)		
Summary of Proposed Action:	The applicant propose to construct 44,720 +/- SF storage facility(self-storage) for public rental. The project will also include asphalt paving surrounding the building, utilities, stormwater facilities, ingress and egress to the property. Asphalt pavement will consist of both pervious and impervious pavement material.		
Owner/Applicant	601 Avery, LLC, 1900 West Genesee Street (Owner) Edward G. Keplinger RLA ASLA, Keplinger Freeman Associates (applicant)		
Existing Zone District:	Light Industry and Employment, LI Zone District		
Surrounding Zone Districts:	The neighboring properties to the north, and east are the Light Industry and Employment, LI Zone District, and to the south and west of the property is the Urban Neighborhood, MX-1 Zone District.		
Companion Application(s)	None		
Scope of Work:	 The applicant proposes to construct a three-story storage building with two elevators and the largest Loading area at the back of the building, while a smaller loading door will be available at the west side of the front façade. Office space is proposed on the second floor, and stairways will be respectively installed in the front and back of the propose storage building. There will be 17 Metal colling doors on the front façade first floor, and 21 metal colling doors on the back building façade for the storage purpose. Install 6 parking spaces including 1 ADA parking spot onsite. 		
Staff Analysis:	 Factors: Self-storage land use is permitted by right in LI Zone District. In LI Zone District, parking between the front building façade and adjacent street frontage is permissible. The subject property has been a vacant land for more than 20 years. Recommended approval condition: Pursuant to Rezone, Art 4, Sec4.4 H, the applicant shall provide at least 6 bicycle parking spaces based on the proposed gross building floor area. 		
Zoning Procedural History:	 1510 West Fayette Street: PR-21-27 Project Site Review, NEW CONSTRUCTION AND SITE CHANGES (TIPPERARY HILL STORAGE), construct five storage buildings and make associated site changes, including 1510 W Fayette St (Storage) & 1205-21 Erie Blvd W (Office). Planning Commission approved 8/29/2022 		
Summary of Zoning History:	In 8/29/2022, the Syracuse City Planning Commission approved a similar proposal (PR-21-27) of constructing a five-storage building in two properties 1510 W. Fayette St and 1205-21 Erie Blvd W. However, the applicant never applied for a building permit, so the Zoning approval expired after 12 months. The property at 1510 W. Fayette is kept vacant as it has been.		
Code Enforcement History:	See attached code enforcement history.		

Zoning Violations:	The proposed lot has no zoning violations.	
Summary of Changes:	nges: This is not a continued application.	
Property Characteristics:	The subject property is regular in shape with 388.89 feet of frontage on 1510 W. Fayette Stret and the longest lot depth of 260.04 feet.	
SEQR Determination:	Pursuant to 6 NYCRR Part 617 State Environmental Quality Review, 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 review application
- Short Environmental Assessment Form Part 1
- The rest of the submittals are the drawings such as the listed below.
- Location Survey: Lot No.3A of the ULSTER PARK TRACT AMENDED, Filed September 13, 1995, Map No. 8199 & Part of the Lands of the Former Erie Cancel, City of Syracuse, Known As No.1205-1221 Erie Blvd West & 1510 W. Fayette Street, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Douglas R. Lehr, , LEHR Land Surveyors D.P.C; Scale: 1''= 20'; Filed Date 11/24/2020; Map Dated: 12/04/2020.
- Site Plans submission: TIPPERARY HILL STORAHE FACILITY. 1510 WEST FAYETTE STREET, SYRACUSE, NEW YORK, City Submission Site Plan review 05/15/2024; (Plans include: Sheet L1.1, L2.1-3, L3.1-2, L4.1, L5.1-2, L6.1, P1.0), Scale: As noted; Date 4/4/2024, revision 5/14/2024; State of New York Registered Landscape Architect: Edward Gilbert Keplinger, Keplinger Freeman Associates.
- Floor Plans: O'Conner Financial, 1510 West Fayette St. Syracuse. NY 1320 (Sheet A1.0-2, A2.0) Date: 4/15/2024 Scale 3/32''= 1'; Drawn by T.Lidlow; Checked by M.Dean; D.E.A.N ARCHITECTS, PLLC

Attachments:

Major Site Plan Review Application Short Environmental Assessment Form Part 2 & Part 3 Code Enforcement History Letter of New York State Office of Parks, Recreation and Historic Preservation IPS Comments from City Departments

MaSPR-24-22

Context Maps:



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



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)



Site Plan Review Application

Office of Zoning Administration 300 S State St, Suite 700 Syracuse, NY 13202

> Phone: (315) 448-8640 Email: zoning@syrgov.net

Summary of Site Plan Review Procedure

The Site Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Zoning Ordinance.

1	Pre-Application Conference	Option for minor; required for major site plan	
2	Application Submittal and Processing	Submit to Office of Zoning Administration	
3	Staff Review and Action	Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan	Submittal au Internal Revi
4	Scheduling and Notice of Public Hearings	Optional for minor, required for major site plan	Hearings a
5	Review and Decision	Does not apply for minor, review and decision by City Planning Commission for major	Decision- Making
6	Post-Decision Actions and Limitations	Site plan expires after one year (unless extended)	

1. Pre-Application Conference

 Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

2. Application Submittal and Processing

Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)
- Staff renders a decision for minor site plan review

4. Scheduling and Notice of Public Hearings

- Not applicable for minor site plan
- The major site plan application shall be scheduled for a public hearing before the City Planning Commission

5. Review and Decision

• For major site plans, the City Planning Commission shall hold a public hearing within 62 days of the determination that the application is complete

6. Post-Decision Actions and Limitations

- The Office of Zoning Administration shall mail a copy of the decision to the applicant
- Site plan approval shall expire if the authorized use or construction has not obtained all necessary permits within one year of approval, or an extension is granted



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@syrgov.net

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	on		
Business/project name: Tipperary Hill Storage Facility			
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1510 Fayette St W			
Tax Map ID#: 10909-27.9	Tax Map ID#: 10909-27.9 Lot size (sq. ft.): 91,476 (2.1 ac.)		
Current use of property: Vacai	nt		Proposed: Storage Facility
Current number of dwelling u	nits (if applicable): n/a		Proposed: n/a
Current onsite parking (if appl	icable): 0		Proposed: 6
Zone District (base and any ov	verlay) of property: Light Industry and	Emplo	pyment (LI)
Companion zoning application	ns (if applicable, list any related zoning	g appli	cations):
Type of Site Plan: ■ Major 🗆 N	Minor		
	■ New construction Exterior alterati		
	s (sign plan may be required. Attach a	additio	nal pages if necessary):
Size:	Size: Type: Location:		
Size:	Type:	Lo	ocation:
Construct 45,000 +/- sf stora	requested (attach additional pages if age facility for public rental. The pr lities, stormwater facilities,retaining	oject v	vill also include asphalt paving



Site Plan Review Application

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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under revi	ew give my endorsement of this		
application.			
Print owner's name: 601 Avery,LLC			
Signature: 50/e manyor	Date: 4 23 24		
Mailing address: 1900 West Genesee Street, Syarcuse, N	Y 13204		
Print authorized agent's name:	Date:		
Signature:			
Mailing address:			
The names, addresses, and signatures of all owners of the property are resheets as needed. If a property owner designates an authorized agent apply on their behalf or to present the project at the City Planning Coexecuted power of attorney. Faxed or photocopied signatures will not be	as a legal representative to ommission, please attach an		
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 conditions including structures, fencing, parking surface, and retaining licensed surveyor) SITE PLAN(S) illustrating site alterations and post project conditions t as built property survey including: Zoning (density, setbacks, bldg. and parking surface coverage, screening) and or 	walls (signed and stamped by a hat are/will be different from the		

Structures

Demolitions and post demolition conditions

Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage



Site Plan Review Application

Office of Zoning Administration 300 S State St, Suite 700 Syracuse, NY 13202 Phone: (315) 448-8640

Email: zoning@syrgov.net

- 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

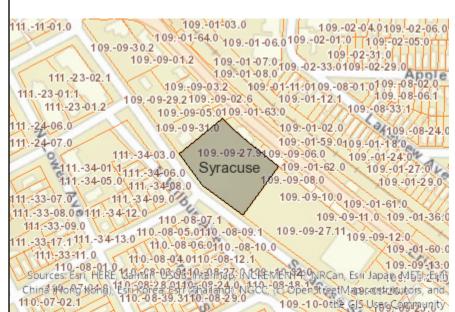
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			Telep	hone:			
			E-Ma	il:			
Address:							
City/PO:			State:		Zip C	ode:	
1. Does the proposed action only involve the legisla administrative rule, or regulation?	ative adoption o	f a plan, local	l law, c	ordinance,	,	NO	YES
If Yes, attach a narrative description of the intent of t may be affected in the municipality and proceed to Pe				mental resources th	at		
2. Does the proposed action require a permit, appro- If Yes, list agency(s) name and permit or approval:	oval or funding f	from any othe	er gove	rnment Agency?		NO	YES
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 or controlled by the applicant or project sponsor? acres							
4. Check all land uses that occur on, are adjoining o	r near the propo	sed action:					
5. Urban Rural (non-agriculture)	Industrial	Commercia	ıl	Residential (subur	ban)		
☐ Forest Agriculture ☐ Parkland	Aquatic	Other(Spec	eify):				

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
6.	is the proposed action consistent with the predominant character of the existing built of natural fandscape?			
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Y	Yes, identify:			
			NO	VEC
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 th	he 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:			
	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	t	NO	YES
Cor	ich is listed on the National or State Register of Historic Places, or that has been determined by the mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the te Register of Historic Places?			
arcl	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for haeological 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 Y	Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

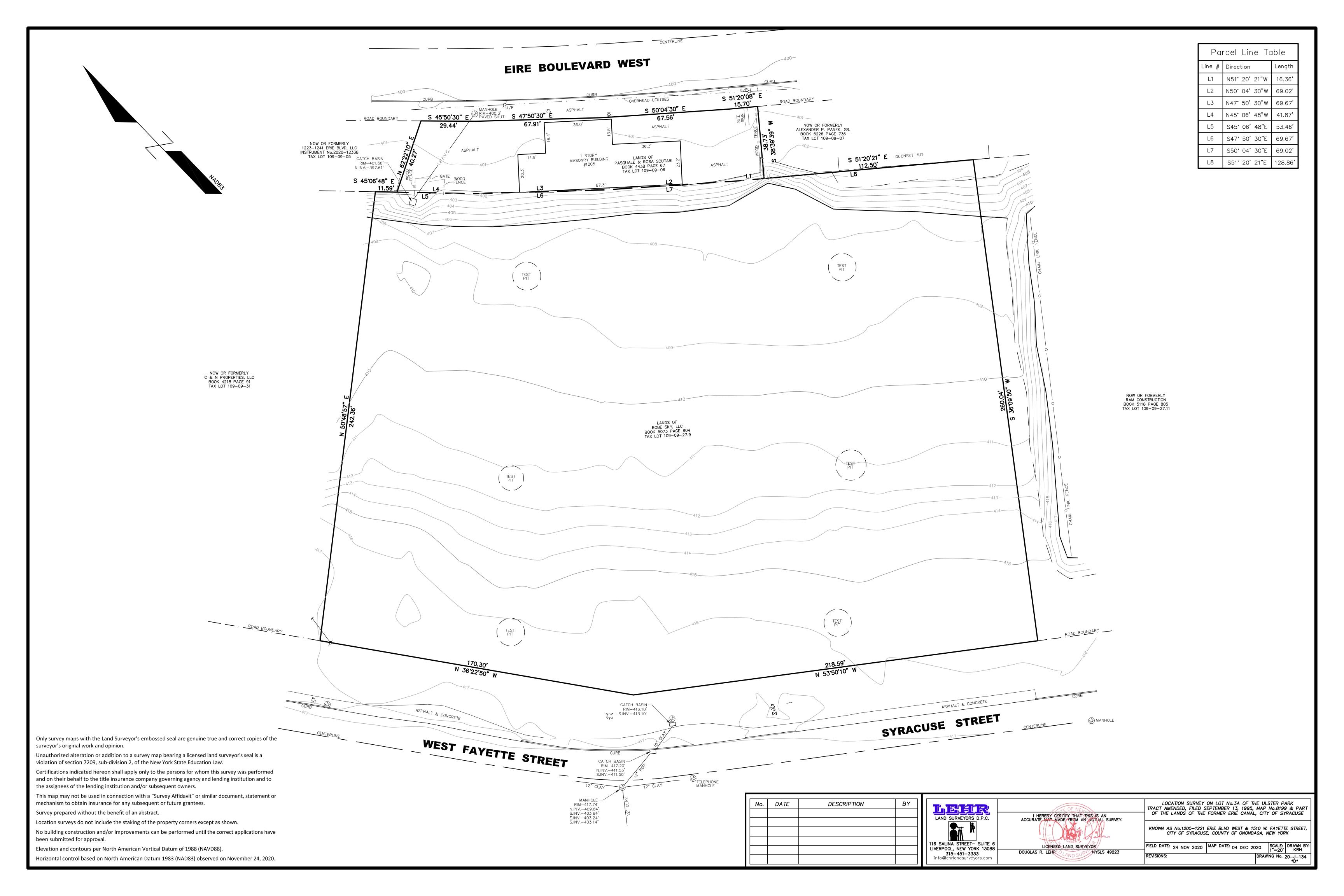
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐Shoreline ☐ Forest Agricultural/grasslands Early mid-successional		
Wetland Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?		
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?	NO	YES
If 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	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?		
If Yes, explain the purpose and size of the impoundment:		
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
Tries, describe.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name:		
Signature:Title:		

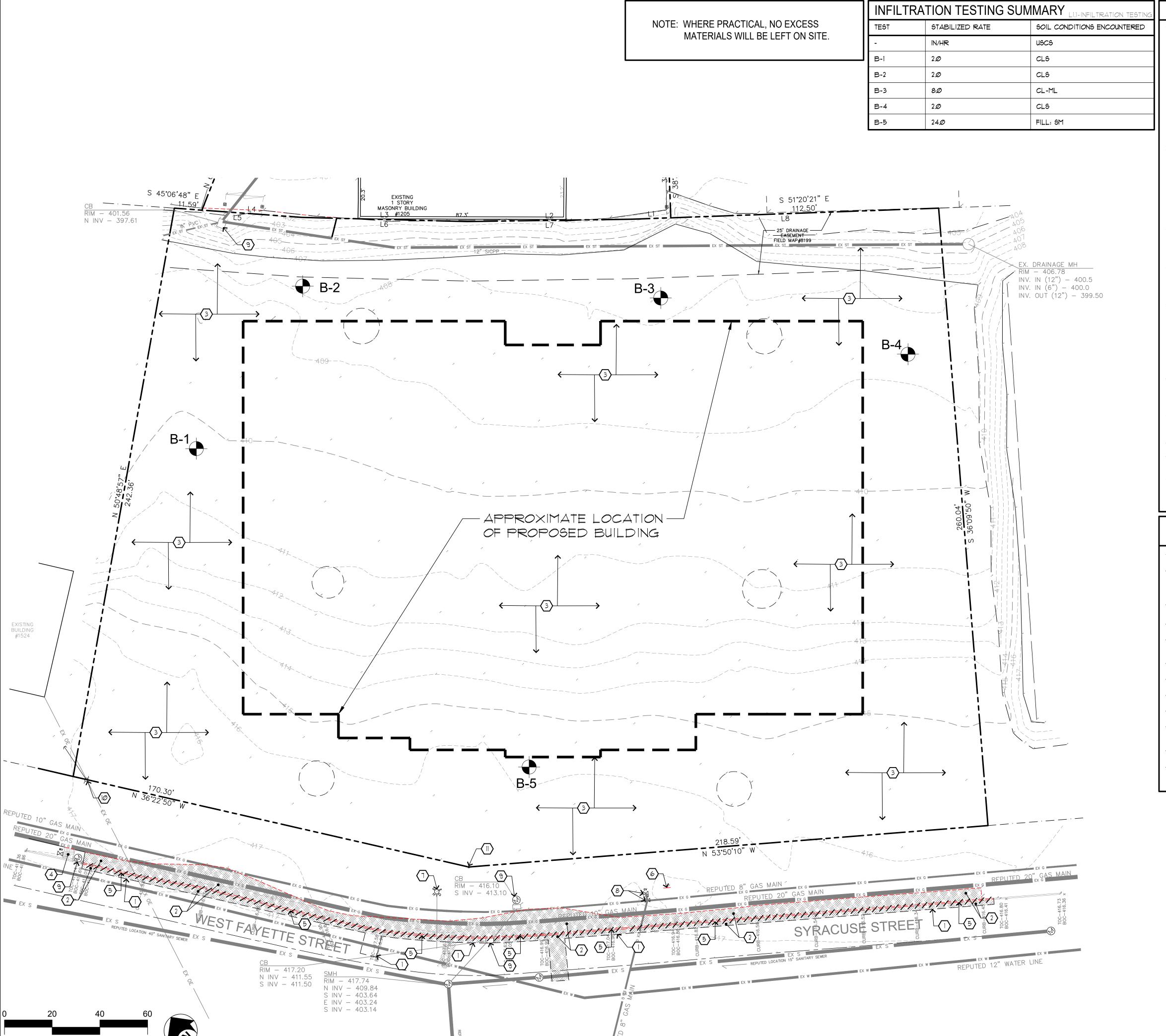


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	Yes
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





SCALE IN FEET

GENERAL NOTES

SURVEYORS D.P.C., LIVERPOOL, NY ON 4 DECEMBER 2020.

REPUTED LOCATION OF UTILITIES PROVIDED BY CITY OF SYRACUSE ENGINEERING PAGE 12 AND PAGE 27.

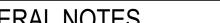
OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK, ADDITIONAL INFORMATION ON EXISTING 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.

- . SAW CUT FOR PAYING REMOVALS, EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING 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 OR DRAINAGE.
- . ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAYING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
- 4. 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.
- 5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAYEMENTS, 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
- 6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-7980.
- . ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
- 8. ALL NON-PAYED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
- 9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOWED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

CONTRACT LIMIT LINE

- SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE
- REMOVE ASPHALT PAVEMENT INCLUDING BASE MATERIAL AND DISPOSE OF OFF SITE.
- 3 STRIP EXISTING TOPSOIL AND STOCKPILE FOR REUSE.
- REMOVE EXISTING CONCRETE PAVEMENT INCLUDING BASE MATERIAL AND DISPOSE OF OFF SITE.
- 5 REMOVE EXISTING GRANITE CURB AND DISPOSE OF OFF SITE.
- 6 EXISTING SIGN REMAIN, PROTECT.
- EXISTING FIRE HYDRANT TO REMAIN, PROTECT.
- 8 EXISTING GAS VALVES AND PIPING TO REMAIN, PROTECT.
- EXISTING STRUCTURE REMAINS, PROTECT. REPAIR/ADJUST RIM ELEVATION PER GRADING PLAN, SHEET L2.1.
- EXISTING UTILITY POLE REMAINS, PROTECT.
- CITY OF SYRACUSE RIGHT-OF-WAY MARKER MARKER SHALL NOT BE OBSTRUCTED IN ANY WAY. MINIMUM 5' CLEAR EASEMENT SHALL BE MAINTAINED AROUND MARKER.



X-L1.1-SITE-PREP-NOTES

TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY LEHR LAND

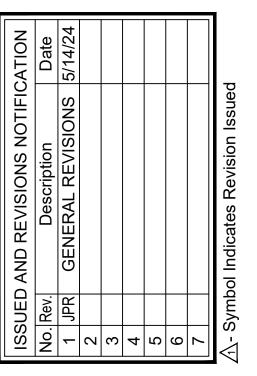
CONSULTANTS

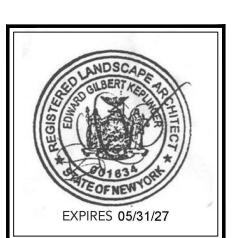
6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057

PHONE: (315) 445-7980

CITY SUBMISSION SITE PLAN REVIEW 05/15/2024

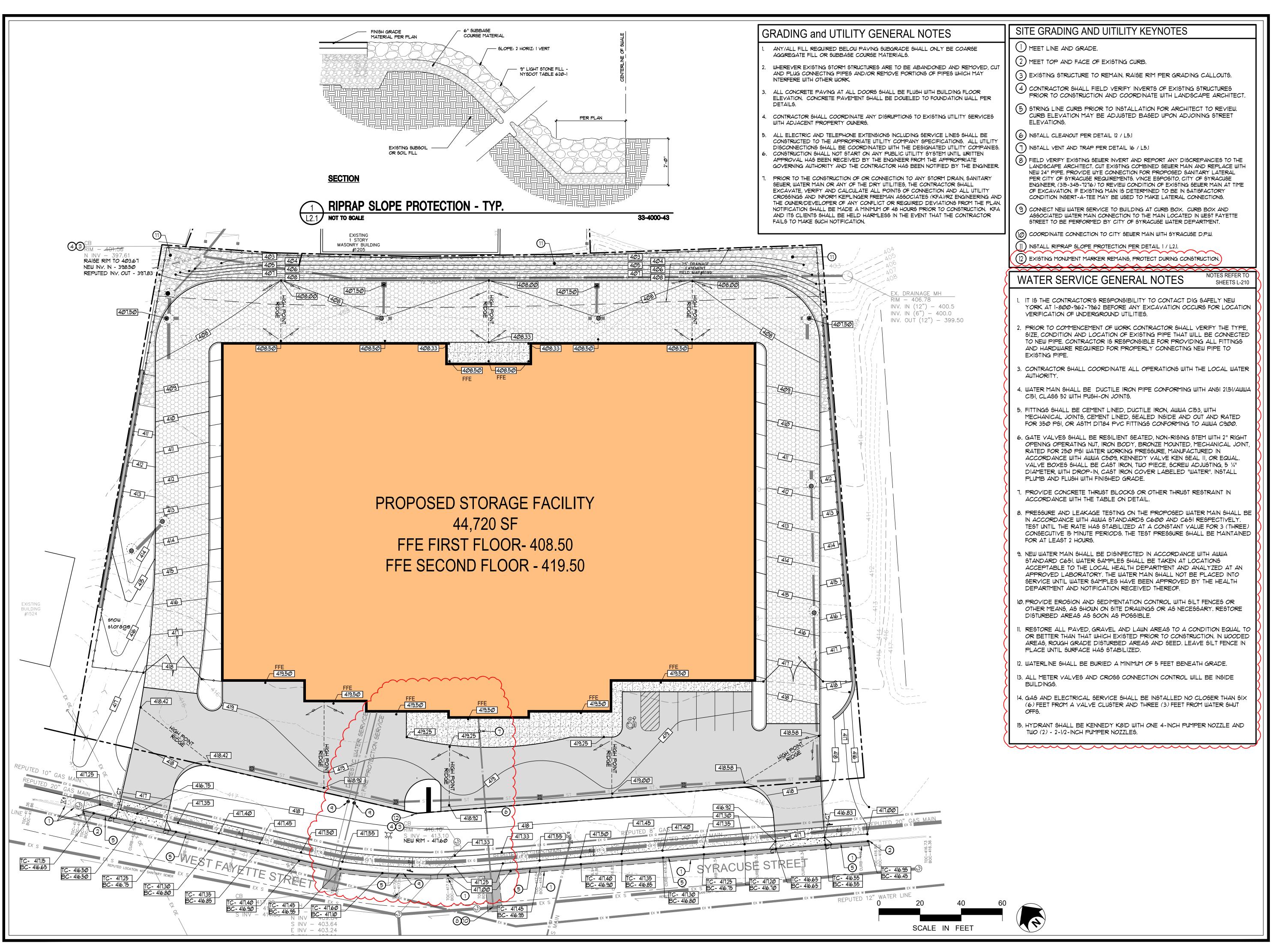
CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204





awn By:	JPR
ecked By:	EGK
TA Proj. No.:	44029
ıte:	4 APRIL 2024
ale:	AS NOTED

SITE **PREPARATION** PLAN



K E P L I N G E R F R E E M A N A S S O C I A T E S LANDSCAPE ARCHITECTURE & LAND PLANNING 6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057

CONSULTANTS

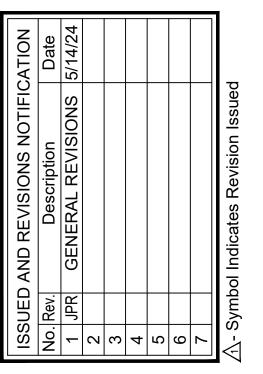
PHONE: (315) 445-7980

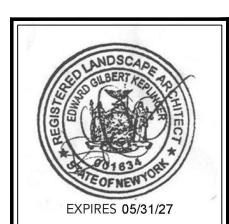
CITY SUBMISSION SITE PLAN REVIEW

SITE PLAN REVIEW 05/15/2024

ORAGE FACI O WEST FAYETTE STRE PACIJSE NEW YORK

CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204



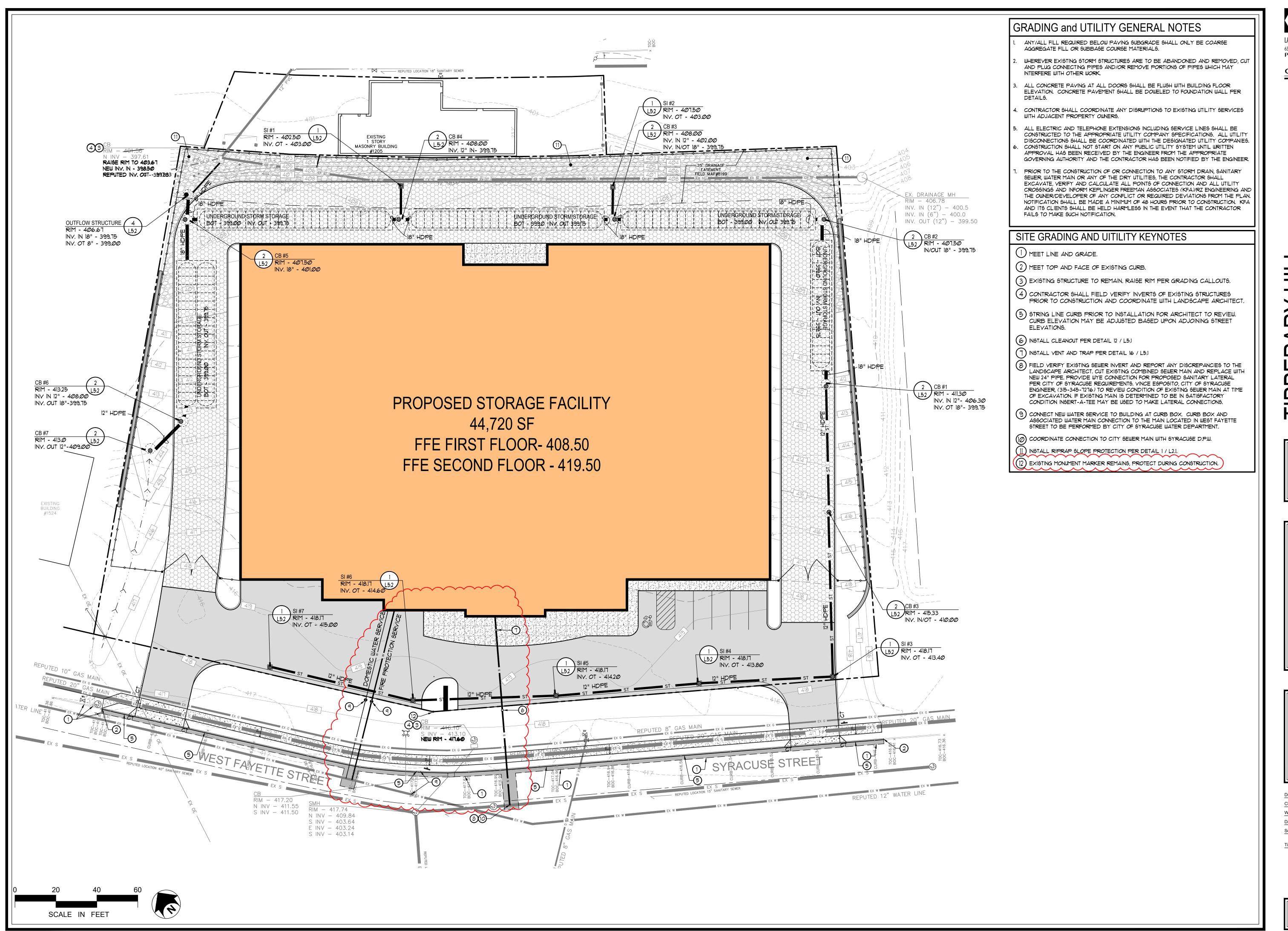


awn By:	JPR
ecked By:	EGK
ΓA Proj. No.:	44029
te:	4 APRIL 2024
ale:	AS NOTED

tle:

SITE GRADING PLAN

121





CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW

05/15/2024

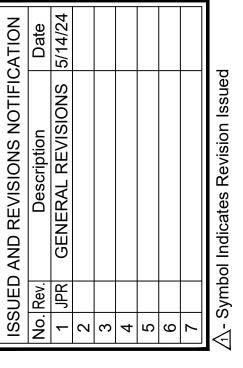
PERARY MILL

ORAGE FACILIT

MEST FAYETTE STREET,

CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204

1510



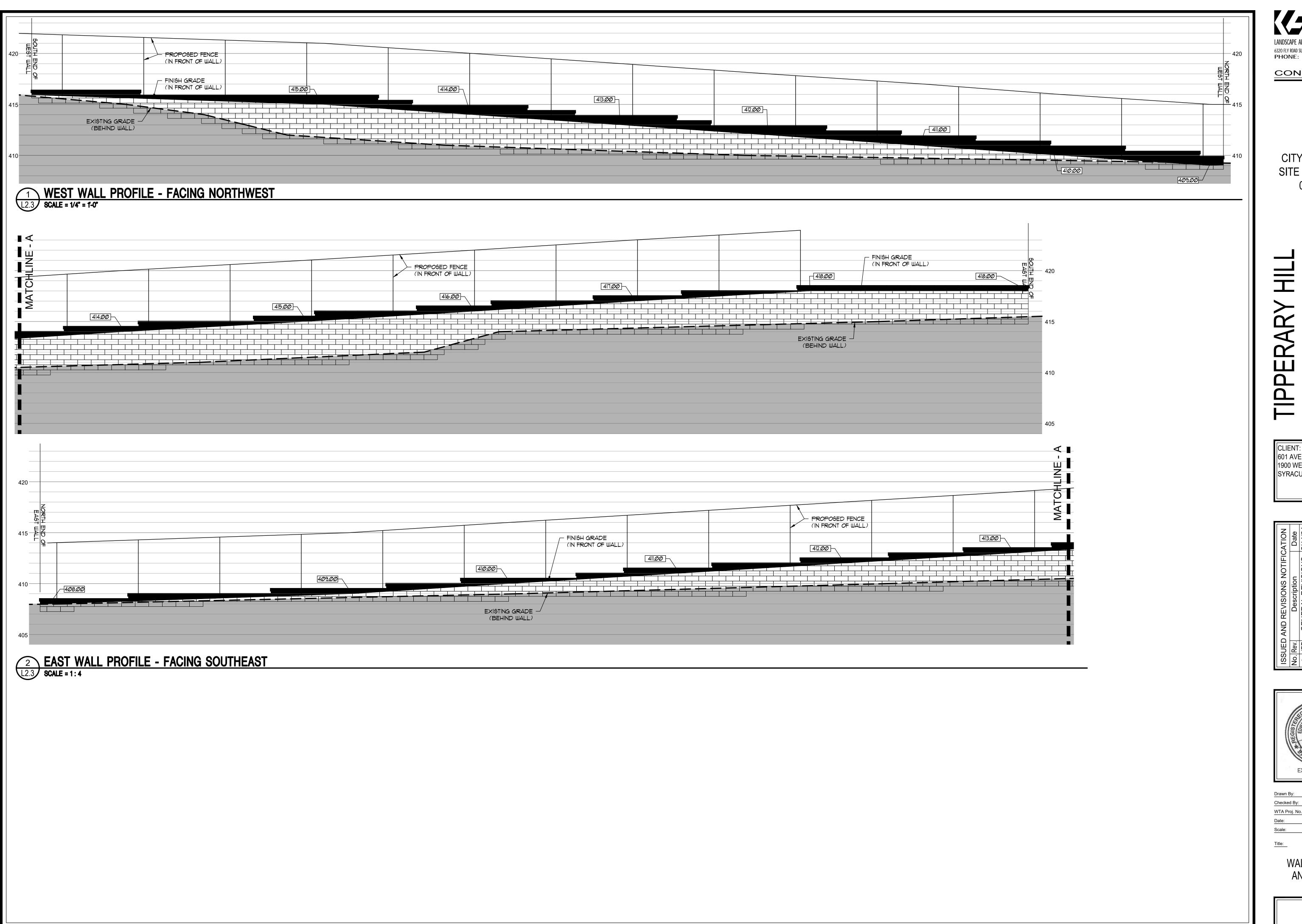


Drawn By:	JPR
Checked By:	EGK
WTA Proj. No.:	44029
Date:	4 APRIL 2024
Scale:	AS NOTED

Title:

SITE DRAINAGE AND UTILITIES PLAN

2.2

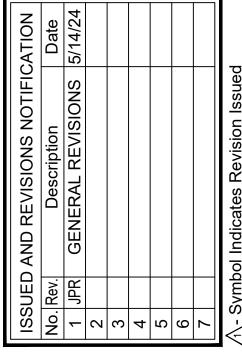


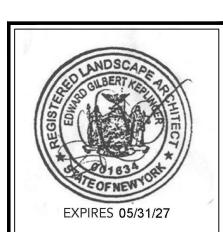
6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057 PHONE: (315) 445-7980

CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW 05/15/2024

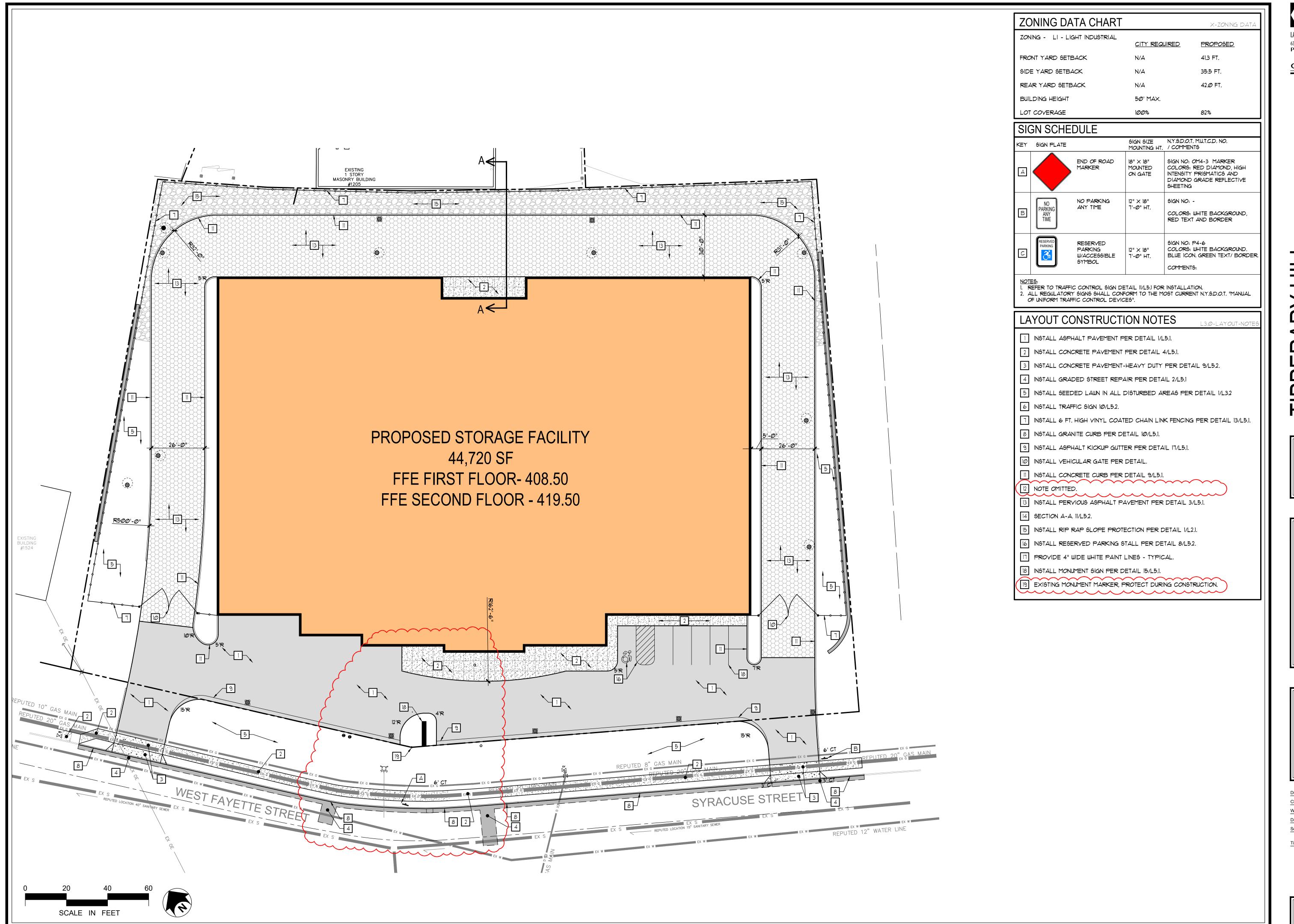
601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204





JPR
EGK
44@29
4 APRIL 2024
AS NOTED

WALL PROFILES AND SECTION





CONSULTANTS

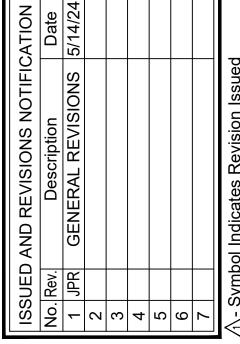
CITY SUBMISSION SITE PLAN REVIEW

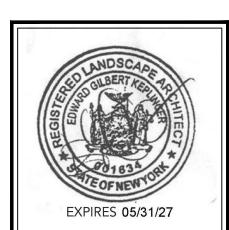
05/15/2024

ORAGE FACILIA

WEST FAYETTE STREET,

CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204



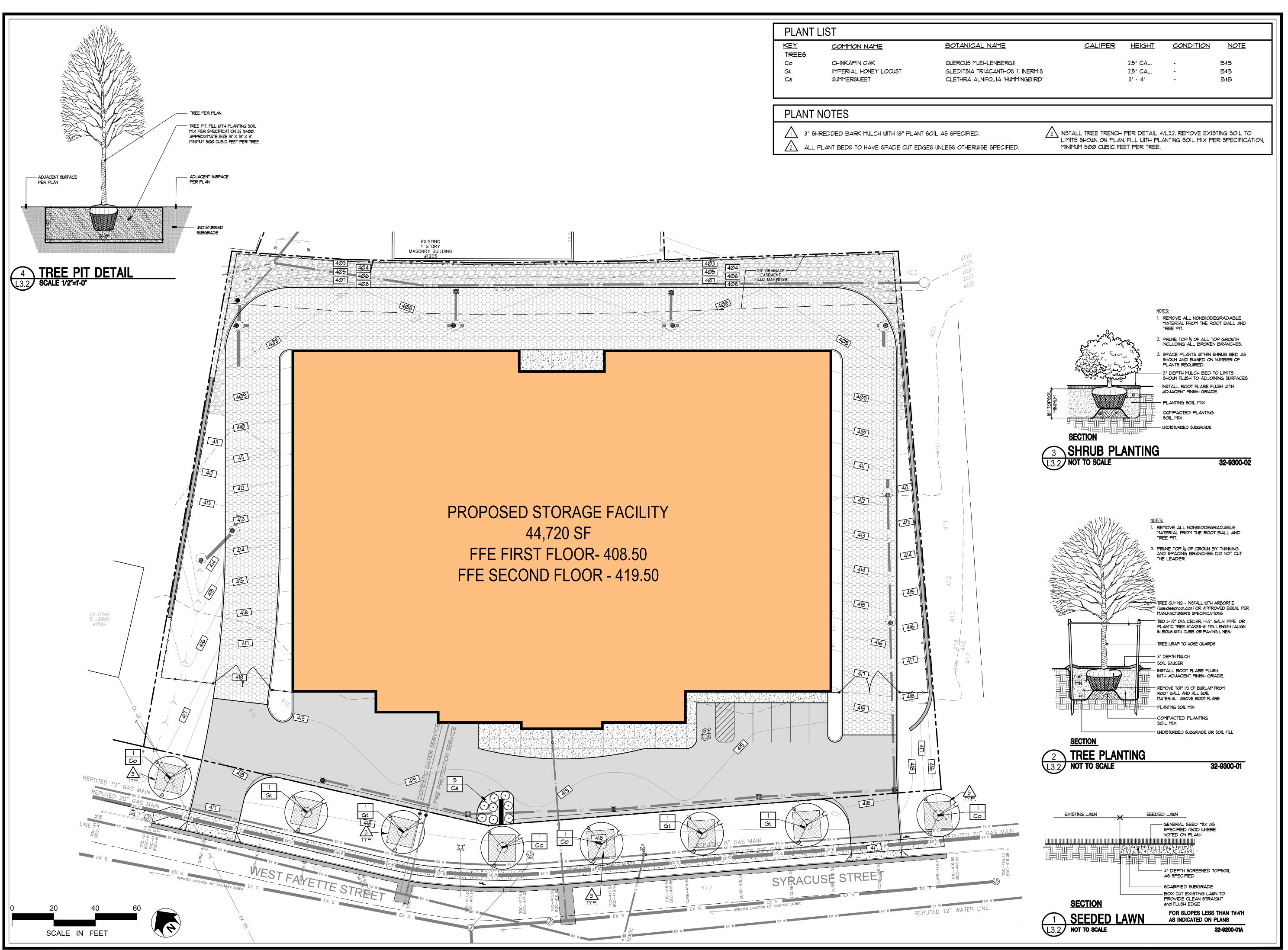


awn By:	JPR
necked By:	EGK
TA Proj. No.:	44Ø29
ate:	4 APRIL 2024
cale:	AS NOTED

tle:__

SITE LAYOUT PLAN

3 1

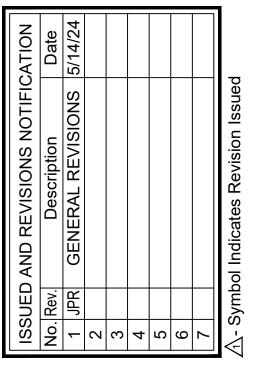




CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW 05/15/2024

CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204





Orawn By:	JPR
Checked By:	EGK
NTA Proj. No.:	44029
Date:	4 APRIL 2024
Scale:	AS NOTED

SITE PLANTING PLAN

SCALE IN FEET

SOIL RESTORATION NOTES

ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL. SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.

SOIL RESTORATION REQUIREMENT

RESTORATION NOT PERMITTED

RESTORATION NOT REQUIRED

COMPOST ENHANCEMENT)

APPROPRIATE PRACTICES.

HSG A&B - APPLY 6 INCHES OF TOPSOIL

HSG C&D - APPLY FULL SOIL RESTORATION **

HSG C&D AERATE* AND APPLY 6 INCHES OF TOPSOIL

HSG A&B - AERATE AND APPLY 6 INCHES OF TOPSOIL

APPLY FULL SOIL RESTORATION (DECOMPACTION AND

RESTORATION NOT REQUIRED, BUT MAY BE APPLIED

SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT

PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS

TO ENHANCE THE REDUCTION SPECIFIED FOR

. SOIL RESTORATION REQUIREMENTS: TYPE OF SOIL DISTURBANCE

NO SOIL DISTURBANCE 1 NIMAL SOIL DISTURBANCE

AREAS WHERE TOPSOIL IS STRIPPED ONLY -NO CHANGE IN GRADE AREAS OF CUT OR FILL

HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-25 FEET AROUND BUILDINGS BUT

NOT WITHIN A 5 FOOT PERIMETER AROUND OUNDATION WALLS) AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED

REDEVELOPMENT PROJECTS

AREA WILL BE CONVERTED TO PERVIOUS AREA. AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUB-SOILER.

PROPOSED STORAGE FACILITY

44,720 SF

FFE FIRST FLOOR- 408.50

FFE SECOND FLOOR - 419.50

STOCKPILE AREA

5. YEGETATE AS REQUIRED BY APPROVED PLAN. 6. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

INV. OUT (12") - 399.50

. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. ?. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER,

TRACTORMOUNTED DISC. OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.

. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANE

RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

3. SOIL RESTORATION PRACTICE IMPLEMENTATION:

4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

OFF THE SITE.

FIGURES 5.16 AND 5.17 TO THE BELOW SHOW TWO ATTACHMENTS USED FOR SOIL DECOMPACTION. TILLING (STEP 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE UTILITY INSTALLATION THAT ARE WITHIN 24 INCHES OF THE SURFACE



Figure 5. 16 Soil aerator implement



Figure 5. 17 Soil aerator implement

- 4. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.
- . THE CONTRACTOR MUST KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS, CONSIDER PEDESTRIAN FOOTPATHS, (SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE
- 5. ALL SOIL RESTORATION SHALL BE IN ACCORDANCE WITH NYSDEC REGULATIONS AND THE APPROVED SWPPP FOR THE PROJECT.

EROSION CONTROL NOTES and EROSION CONTROL SEQUENCING

SUCH AS ROOTS OR STUMPS.

PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL AND THE SWPPP PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

BARE GOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN 21 DAYS, IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.

** ALL DISTURBED AREAS WITHIN THE NYSDOT RIGHT-OF-WAY SHALL BE STABILIZED BY STRAW, OR OTHER NYSDOT APPROVED METHOD, AT THE END OF EACH WORK WEEK, REGARDLESS OF WHEN THE SOIL WILL BE DISTURBED AGAIN.

SITE PREPARATION SHALL INCLUDE: A. SEEDBED PREPARATION - SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES

B. SOIL AMENDMENTS LIME TO pH 6.0 FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/100 SQ FT).

C. SEED MIXTURES TEMPORARY SEEDINGS

a. RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS/ACRE (0.1 LBS/1000 SQ FT). b. CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) @ 100 LBS/ACRE (2.5 LBS/1000 SQ FT).

PERMANENT SEEDINGS a. ROUGH OR OCCASIONALLY MOWED AREAS:

LBS/1000 SQ FT EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PLUS: 0.20 TALL FESCUE PLUS RYEGRASS (PERENNIAL) 5 010

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING D. METHOD OF SEEDING:

BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.

DISTURBED AREAS SHALL BE SEEDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL. ON SLOPES GREATER THAN 3:1 SEEDED AREAS SHALL BE STAKED WITH JUTE MESH

. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.

». ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.

ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING

. ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SWPPP PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEMED RESPONSIBLE FOR THOSE DUTIES.

. THE PERMITEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN OR NYSDEC.

P. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK, COMPLY WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT

MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1)" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN EROSION CONTROLS, CLEANING OUT STRUCTURES, AND STABILIZING ERODED OR WASHED OUT

. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN

B. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF

"NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."

EROSION CONTROL and CONSTRUCTION SEQUENCE

PRIOR TO SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AS DETAILED AT THE ENTRANCE LOCATION SHOWN ON THE DRAWING.

SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK, SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.

. CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.

. PROVIDE ALL DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS. INSTALL CHECK WHERE INDICATED ON THE PLANS

SHOWN ON THE DRAWING. . EXCAYATE, FILL AND GRADE PARKING LOT SUBBASE AS SHOWN ON THE DRAWINGS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT

. PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS

BINDER COURSE WITHIN SEVEN (1) DAYS OF PLACEMENT OF THE SUBBASE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (1) DAYS OF DISTURBANCE, AREAS TO RECEIVE ASPHALT PAVEMENT

SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF

PLACEMENT OF THE SUBBAGE COURSE, MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. . REMOVE TEMPORARY CONSTRUCTION ENTRANCE WHEN ASPHALT BINDER COURSE IS PLACED.

. CLEAN ALL STORMWATER BMP'S AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE

9. REMOVE TEMPORARY SILT FENCING AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION

IS ACHIEVED, PROVIDE UNDERDRAIN WITHIN DETENTION BASIN PER PLANS.

FINAL CLEAN UP & PREVENTATIVE MAINTENANCE

REMOVE AND/OR MAINTAIN STOCKPILE AREAS.

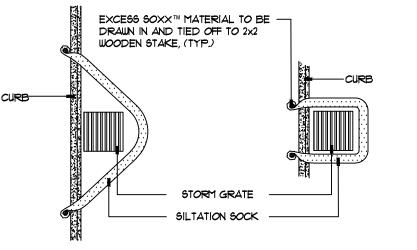
REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.

COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAWN IS WELL ESTABLISHED. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSEOUT.

. CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION, CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SWPPP INSPECTION

5. SUBMIT NOTICE OF TERMINATION UPON FULL STABILIZATION OF SITE.



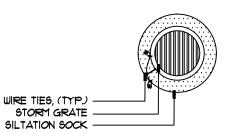
CURBSIDE OPTION

CURBSIDE OPTION B

EXCESS MATERIAL TO BE DRAWN IN AND TIED OFF TO 2x2 WOODEN - SILTATION SOCK —SECURE TO GRATE WITH RUBBER . TIE DOWNS

CURBSIDE SECTION

SILTATION SOCK -BASIN

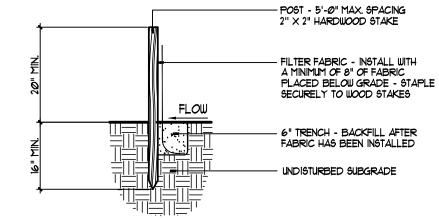


DRAIN INLET PLAN

DRAIN INLET SECTION

ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS. FILL TO MEET APPLICATION REQUIREMENTS. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

∖SILTATION SOCK INLET PROTECTION NOT TO SCALE



- . WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE
- 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
- OVERLAPPED BY SIX (6) INCHES AND FOLDED. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE

WHEN "BULGES" DEVELOP IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS. 5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD FENCE: WOYEN WIRE 14-1/2 GA., 6" MAX. MESH OPENING. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL. 6. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

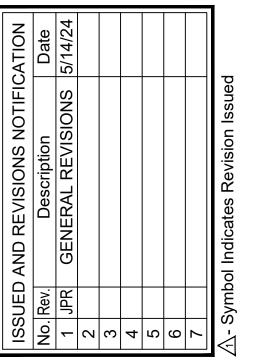
SILT FENCE (SF)

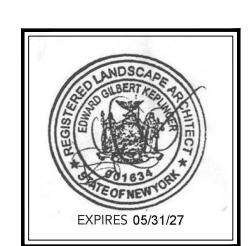
31-1001-01

6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057 PHONE: (315) 445-7980 CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW

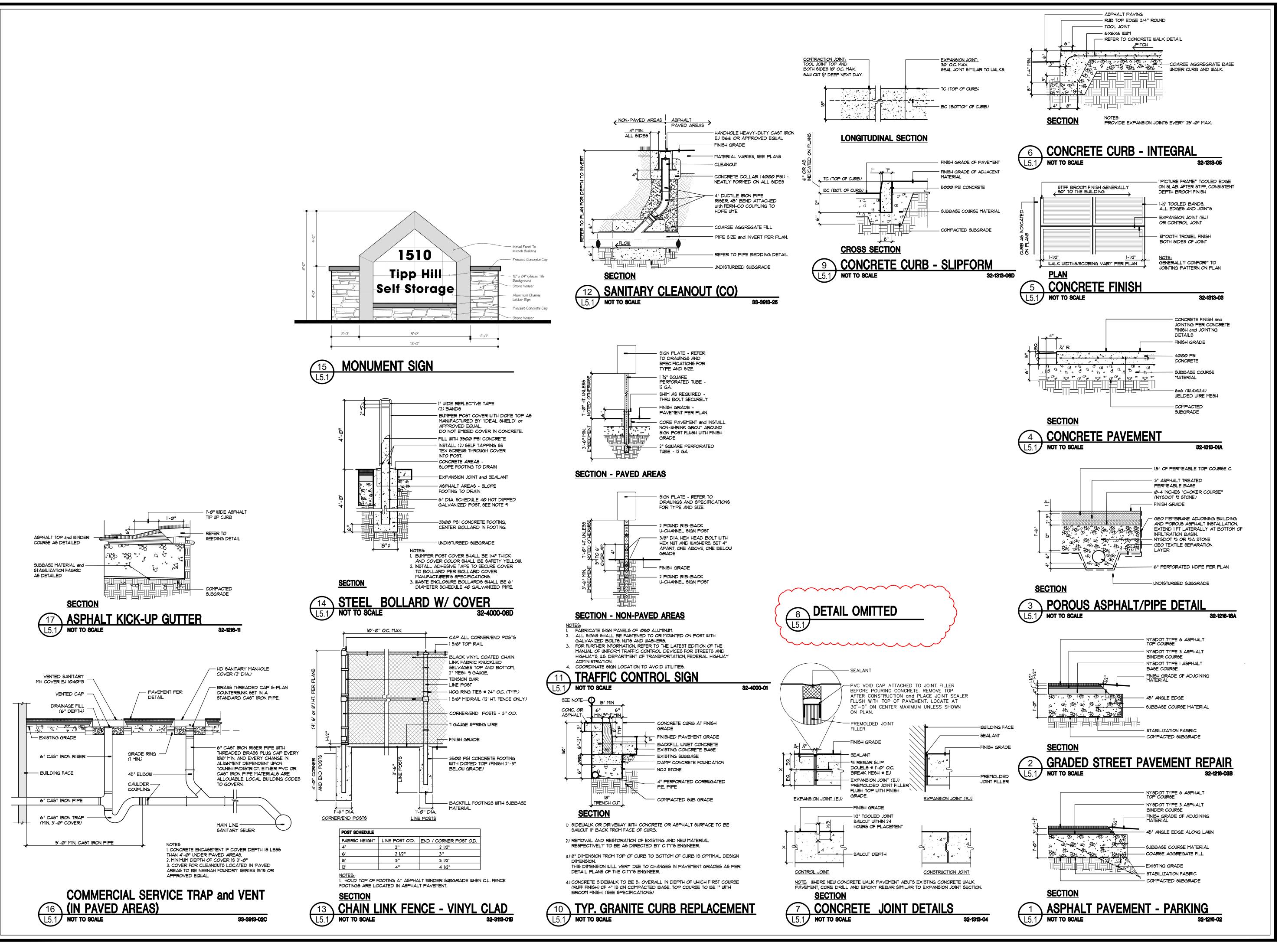
CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204





Drawn By:	JPR
Checked By:	EGK
WTA Proj. No.:	44Ø29
Date:	4 APRIL 2024
Scale:	AS NOTED

SITE EROSION CONTROL PLAN



LANDSCAPE ARCHITECTURE & LAND PLANNIN 6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057 PHONE: (315) 445-7980

CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW

05/15/2024

CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204

SYRACUSE

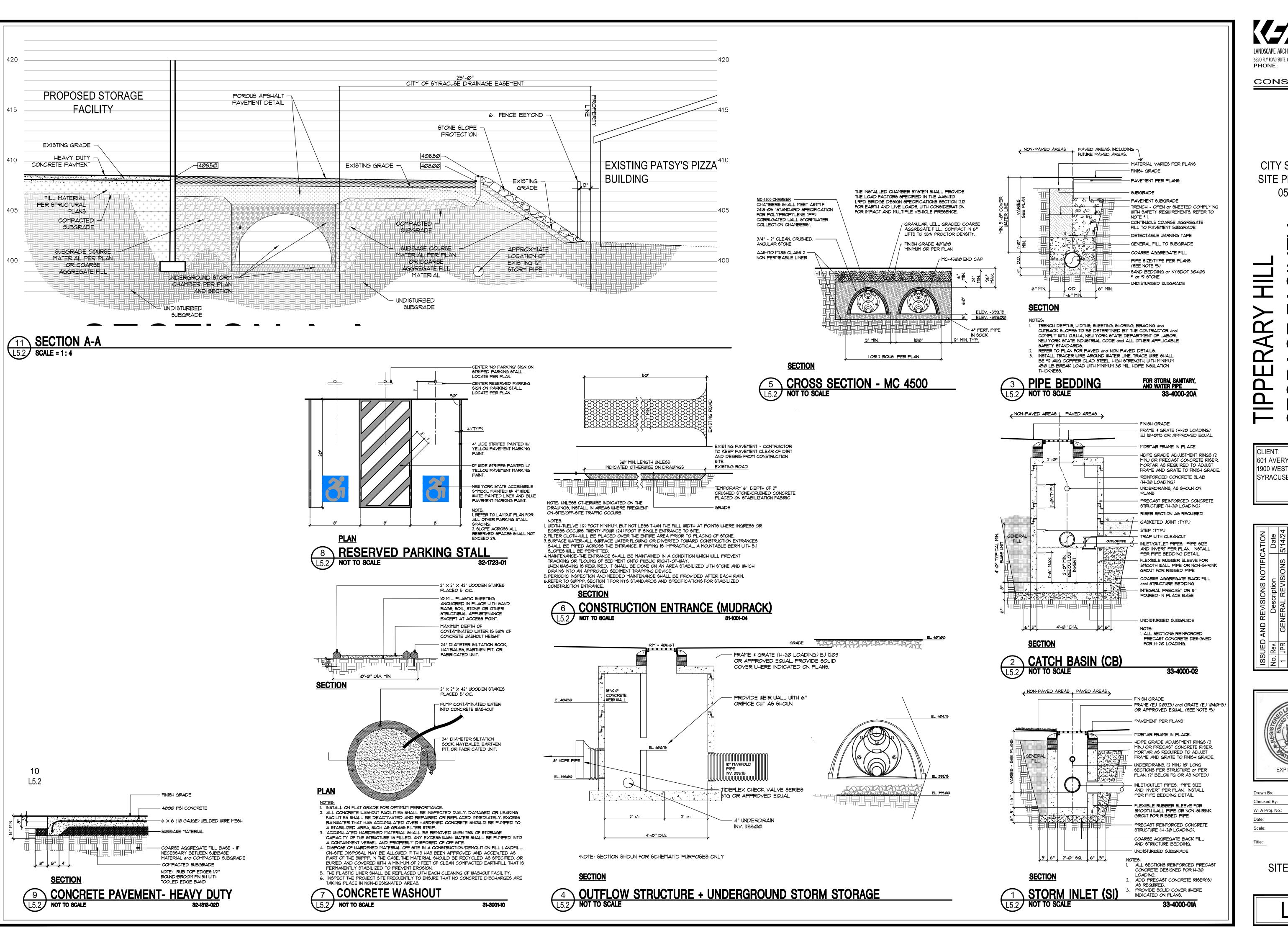
0



EGK 44029 WTA Proj. No 4 APRIL 2024 AS NOTED

Title:

SITE DETAILS



6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057 PHONE: (315) 445-7980

CONSULTANTS

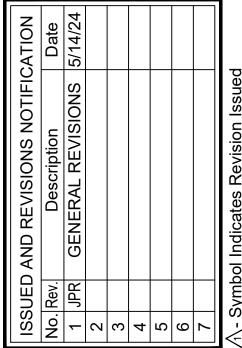
CITY SUBMISSION SITE PLAN REVIEW

05/15/2024

0

SYRACUSE

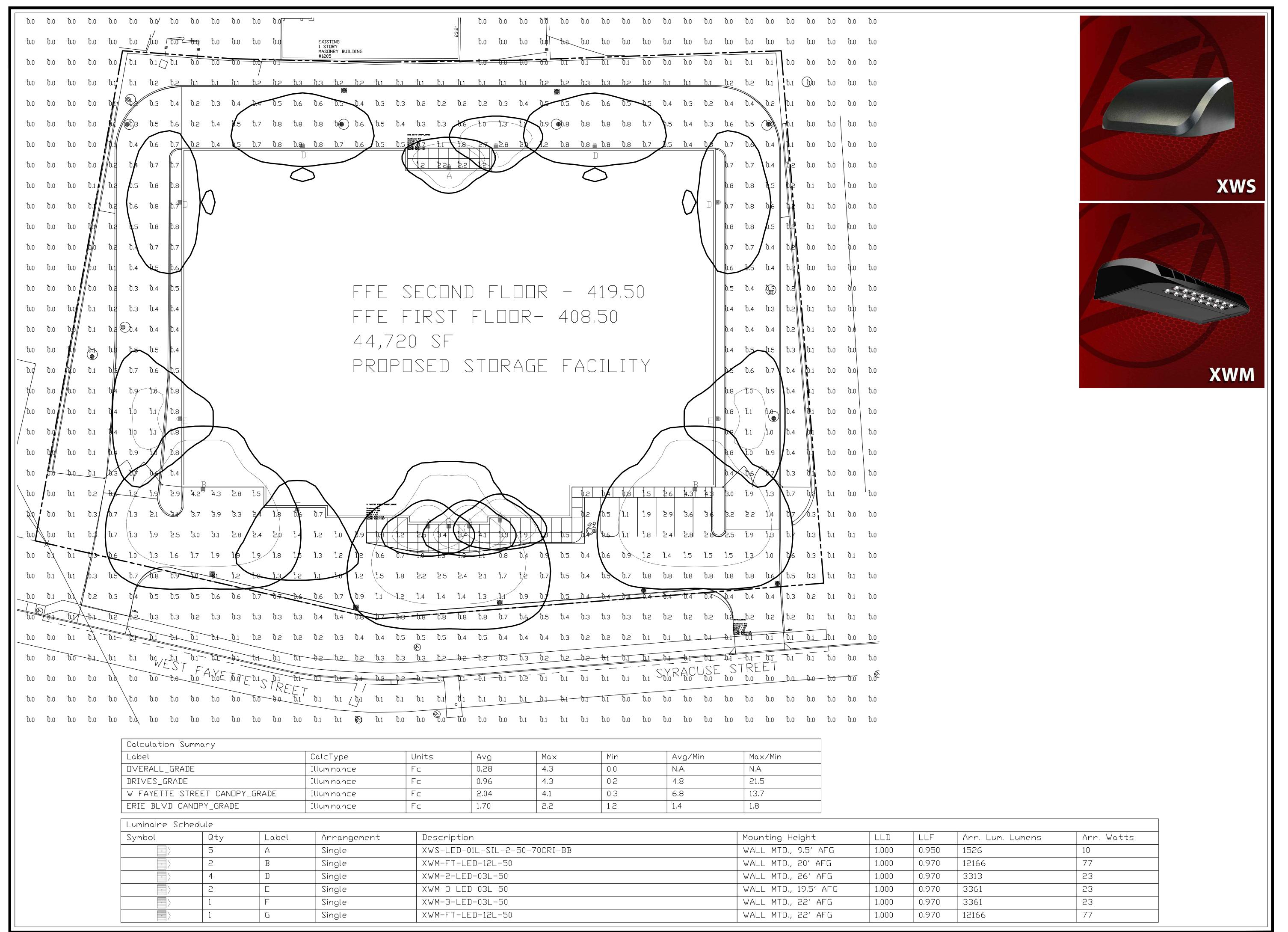
601 AVERY, LLC 1900 WEST GENESEE ST SYRACUSE, NY 13204





EGK 44029 4 APRIL 2024 AS NOTED

SITE DETAILS



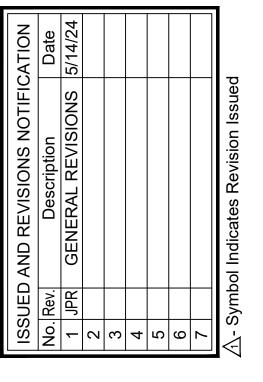
K E P L I N G E R
F R E E M A N
A S S O C I A T E S
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980

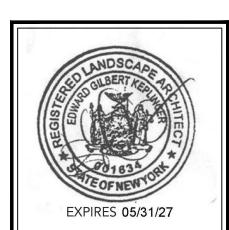
CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW 05/15/2024

PERARY HILL RAGE FACILITY

CLIENT: 601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204





Drawn By:	JPR
Checked By:	EGK
WTA Proj. No.:	44029
Date:	4 APRIL 2024
Scale:	AS NOTED

Title:

SITE PHOTOMETRIC PLAN

L6.1







3 LOOKING NORTHWEST TOWARDS NORTHEAST CORNER



4 LOOKING SOUTH TOWARDS WEST FAYETTE STREET

6 LOOKING NORTH TOWARDS NORTHERN PROPERTY LINE



5 LOOKING NORTH AT NORTHERN PROPERTY LINE



7 LOOKING WEST ALONG NORTHERN PROPERTY LINE



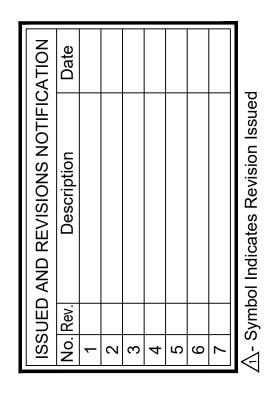
6320 FLY ROAD SUITE 109, EAST SYRACUSE, NEW YORK 13057 PHONE: (315) 445-7980

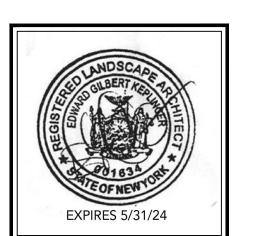
CONSULTANTS

CITY SUBMISSION SITE PLAN REVIEW

04/04/2024

601 AVERY, LLC 1900 WEST GENESEE ST. SYRACUSE, NY 13204





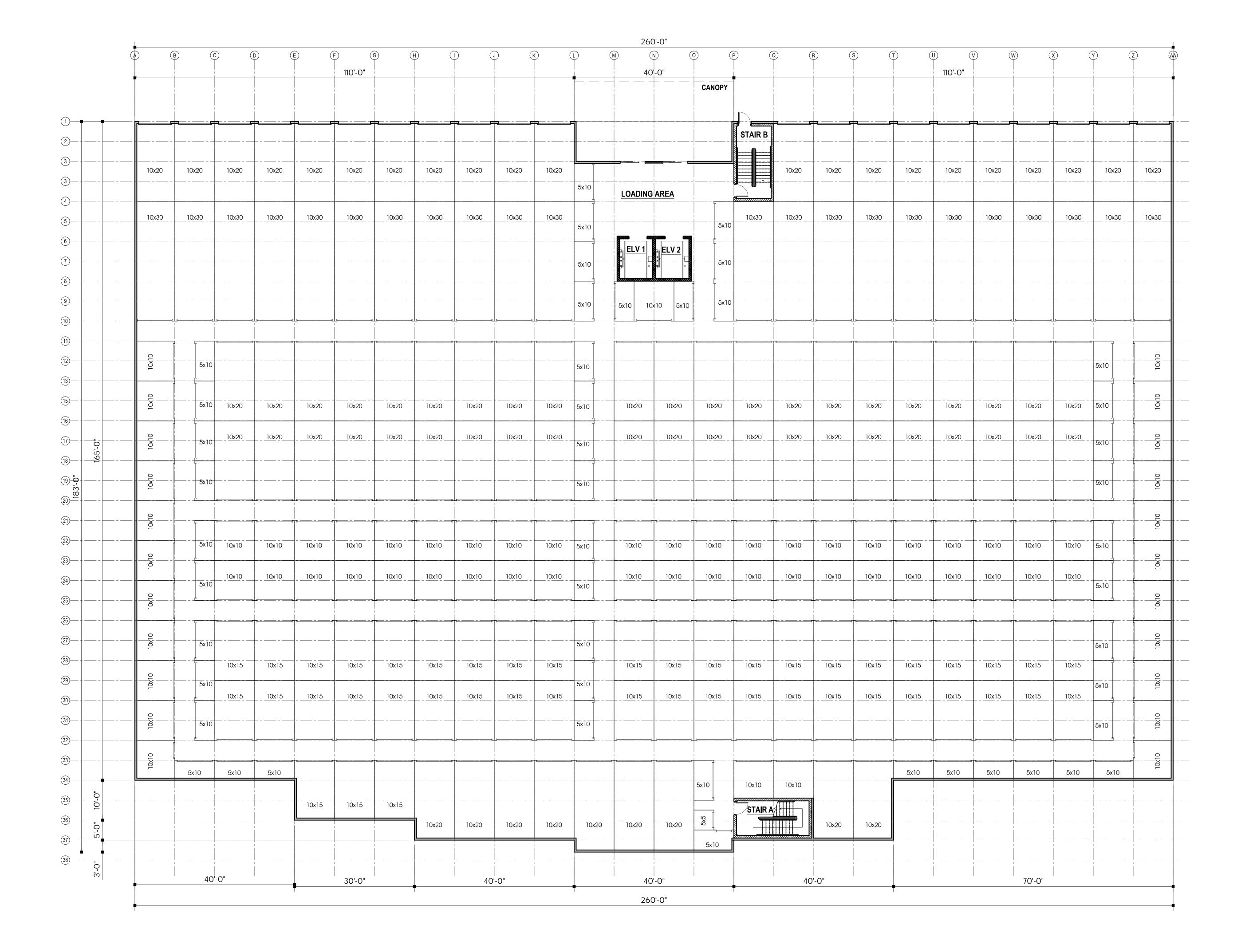
Drawn By:	JPR
Checked By:	EGK
WTA Proj. No.:	44029
Date:	4 APRIL 2024
Caalar	46 NOTED

SITE PHOTOBOARD











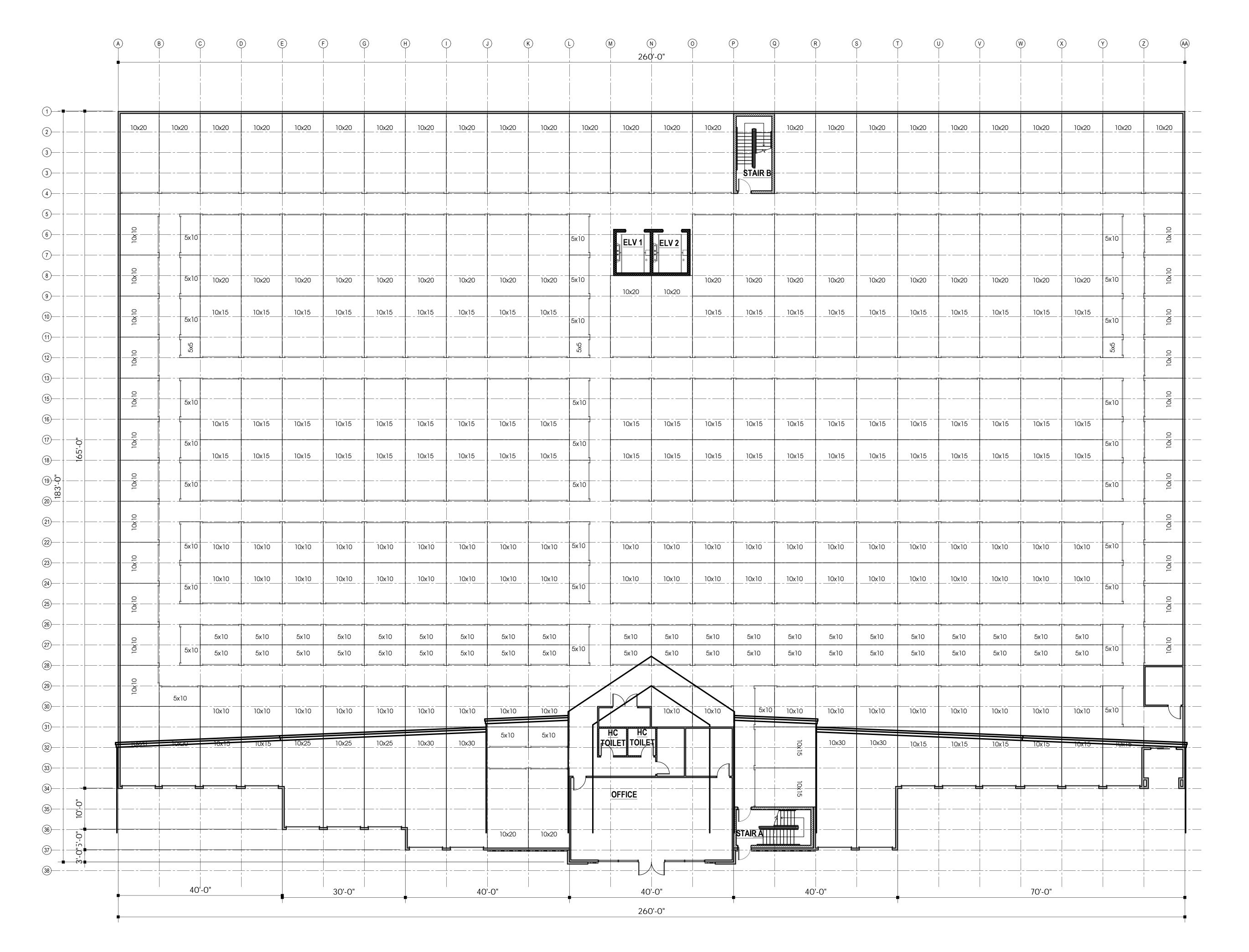


23-430

No.	Descrip	otion		Date	E
					Ī
					T
					T
					T
					Ī
DATE:					
4-1	5-2024				
DRAW	N BY:		CHECKED		
T.Lidlow			M. Dea	an	

3/32"= 1'-0"

FLOOR PLAN







23-430

Financial

1510 West Fayette St. Svracuse. NY 13204

No.	Desc	ription	Date	1
				T
DATE:			•	

T.Lidlow

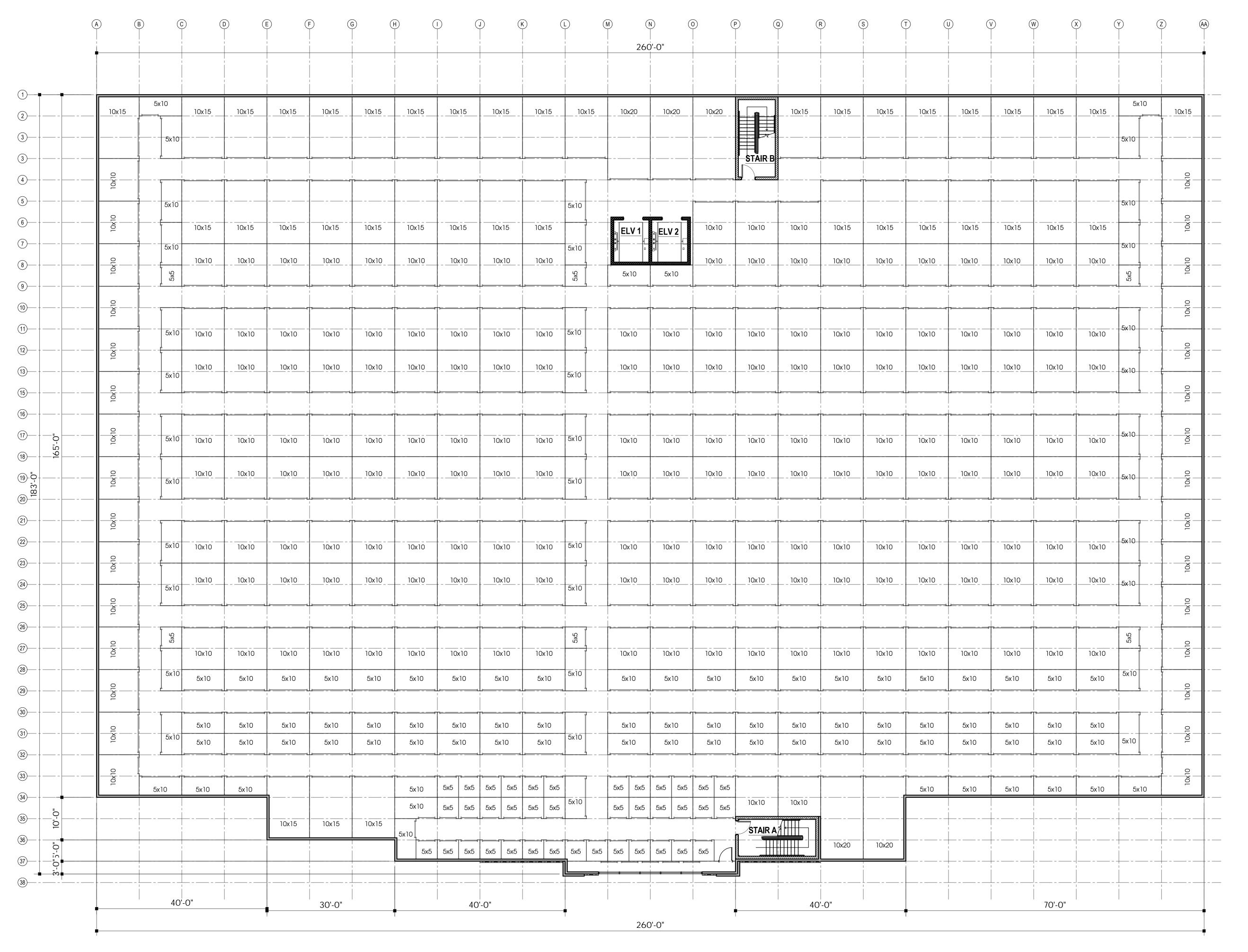
SCALE:

3/32" = 1'-0"

CHECKED BY:
M. Dean

2ND FLOOR PLAN

A1.1







H

Description	Date	E
		Ι
		l
		T
		t
		t
		\dagger
	Description	Description Date

DRAWN BY:

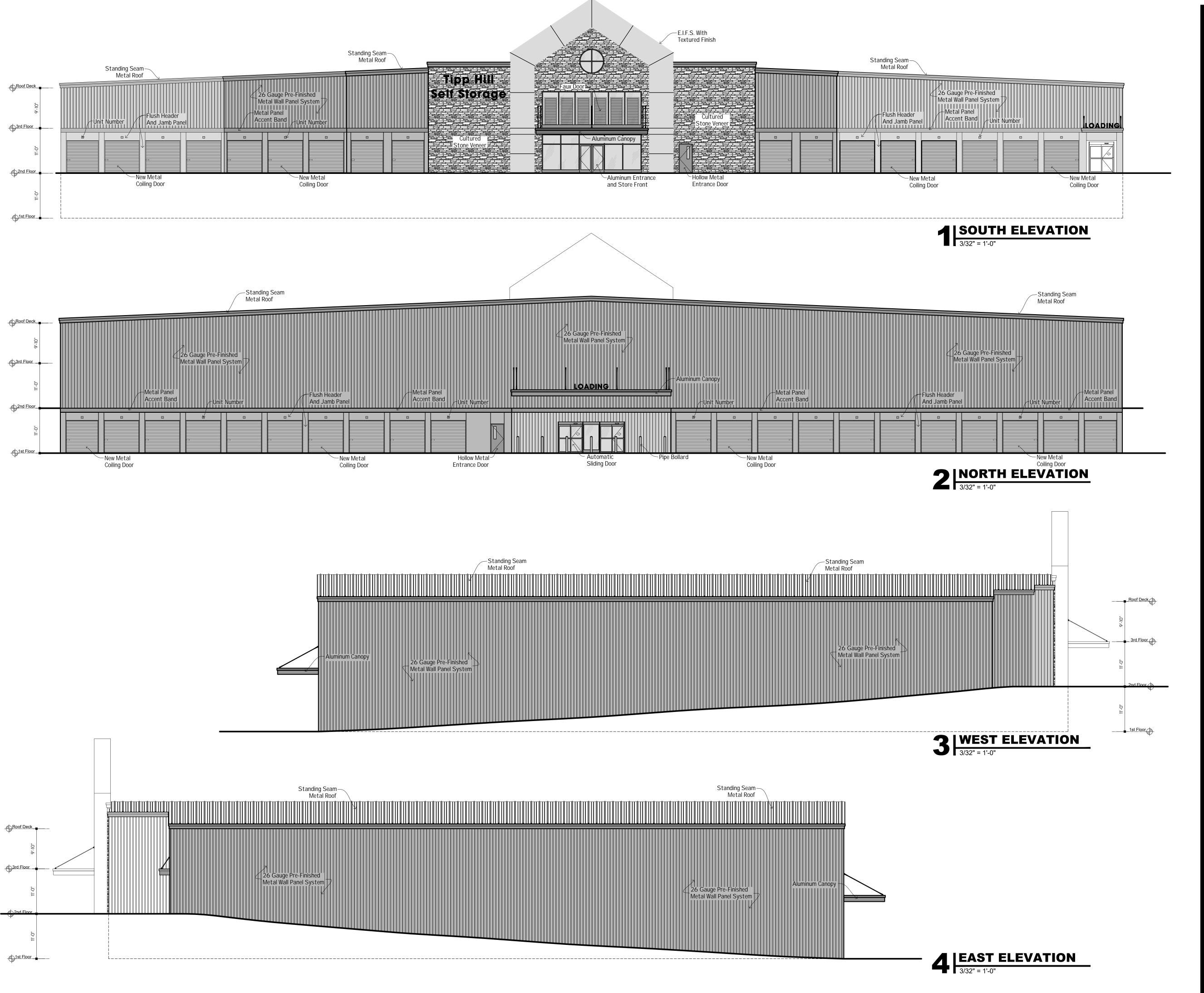
T.Lidlow

3/32" = 1'-0"

FLOOR PLAN

CHECKED BY: M. Dean

Copyright Dean Architects PLLC[©]2024





23-430

'Conner Financial

No.	Descri	ption		Date	В
					T
					T
					T
					T
					T
DATE:					
4-15-	2024				
DRAWN I	BY:		CHECKED		
T.Lidlow			M. Dea	an	

Elevations

3/32" = 1'-0"

A2.0

Copyright Dean Architects PLLC[©]2024



KATHY HOCHUL Governor ERIK KULLESEID Commissioner

December 24, 2021

Cooper Koehl 6320 Fly Rd. Suite 109 East Syracuse, NY 13057

Re: DEC

Tipp Hill Stroage

1510 W Fayette St, Syracuse, NY 13204

21PR08172

Dear Cooper Koehl:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation

Division for Historic Preservation

City of Syracuse

Parcel History

01/01/1900 - 06/12/2024 Tax Map #: 109.-09-27.9 Owners: 601 AVERY LLC Zoning: IN

Address	Date	Transaction	Transaction Type	Status	Description
1510 Fayette St W	02/26/21	Project	Pre-Development	Active	Tipp hill Storage We will meet with Joseph Mastroianni and his team to discuss their proposed project for Tipp Hill Storage Facility at 1510 W. Fayette St and 1205 Erie Blvd W.
1510 Fayette St W	11/19/21	Project	Project Site Review	Approved	PR-21-27 NEW CONSTRUCTION AND SITE CHANGES (TIPPERARY HILL STORAGE) construct five storage buildings and make associated site changes see also 1510 W Fayette St (Storage) & 1205-21 Erie Blvd W (Office)
1510 Fayette St W	05/03/24	Project	Major Site Plan Review	In Review - Revised	MaSPR-24-22 The applicant propose to construct 44,720 +/- SF storage facility(self storage) for public rental. The project will also include asphalt paving surrounding the building, utilities, stormwater facilities, ingress and egress to property. Asphalt pavement will consist of both pervious and impervious pavement material.



OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

To: 601 Avery LLC

From: Haohui Pan, Zoning Planner

Date: 6/12/2024 2:42:54 PM

Re: Major Site Plan Review MaSPR-24-22

1510 Fayette St W, Syracuse, 13204

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@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	05/03/2024	Vinny Esposito	Note 7 on sheet L2-2 is flagged to the wrong line. Should flag sewer lateral. City Engineer must approve SWPPP. Street cut and plumbing permits and inspections are required.
DPW - Transportation Planner	Conditionally Approved	05/14/2024	Neil Milcarek- Burke	Parking and drive isle areas to be curbed or make use of fixed vertical objects (no wheel stops) to prevent tracking and/or errant parking. Align sidewalk to provide no less than 5' of snow storage between curb and walk.
Zoning Planner	Pending	05/03/2024		6 bike parking required Propose site, structure, and landscaping to comply with Rezone Art 4 development standards.
Parks - Forestry	Approved	05/06/2024	Jeff Romano	Project meets Forestry's requirements.
Planning Commission	Pending	05/03/2024		
Eng. Design & Cons Zoning	Conditionally Approved	06/03/2024	Mirza Malkoc	 All construction in the R.O.W. will require a 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. 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.

	I=	1		approve the plans as well.
City Engineer - Zoning	Pending	05/03/2024		
Eng. Mapping - Zoning	Conditionally Approved	05/15/2024	Ray Wills	***5/15/24*** Status changed to conditionally approved. Provided the understanding that the scope of the excavation for the installation of the monument sign is entirely outside of the 5' buffer zone surrounding the monumentation. The planter area with the "hummingbird bushes" is excavated and created using hand tools only. The applicant understands that any vegetation inside of this buffer zone that hinders access to or the integrity of the ROW marker in any way may be removed by the City without compensation. ***5/6/2024*** ***DENIED*** As previously stated earlier versions of this project (PR-21-27) there is a City of Syracuse ROW marker buried on the angle point of ROW, where Syracuse St and W. Fayette are shown meeting at the Center of Frontage of the property. This location has been acknowledged by the applicant in this submittal on Site Prep Plan L1.1 under note 11. This marker is protected by law and there is to be no installation or excavation within 5' of this marker as it may undermine the integrity of it. This includes the installation of the signage being proposed on top of this location, please relocate this
				outside of this buffer zone preferably away from property line.
Water Engineering - Zoning	Conditionally Approved	05/15/2024	Kim Kelchner	05/15/2024 Conditionally Approved: Commercial building requires a back flow(rpz) preventer on the Domestic Water Service. COntact Kim Kelchner Kkelchner@syr.gov about water service requirements, applications, fee's
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.

Agency	Use	Only	[If ap	plicable

_	0 0 11 1	
Project:	MaSPR-24-22	
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?	v	
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?	~	

Agency Use Only [If applicable]				
Project:	MaSPR-24-22			
Date:	6/17/2024			

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)		