



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-24-32</u>	<u>Staff Report – January 21, 2025</u>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	401 Clinton St S. (Tax Map ID: 101.-05-16.0)
<i>Summary of Proposed Action:</i>	The applicant is applying for a Major Site Plan Review to demolish the existing parking structures and establish a mixed-use building including a lower-level parking structure, ground floor commercial spaces and five (5) floors of residential apartment units.
<i>Owner/Applicant</i>	John Funicello, Armory Parking Association, LLC. (Owner/Applicant)
<i>Existing Zone District:</i>	Central Business District (MX-5) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east and west are located in the Central Business District (MX-5) Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The scope of work includes: (1) demolition of the existing four-story parking structure; (2) removal of asphalt and concrete pavements on the site and adjacent sidewalks; (3) removal of landscaping features, granite curb and stockpile in the adjacent right-of-way; (4) demolition of elevated pedestrian bridge connected to the building situated at 332 S Salina St.; (5) construction of a four-story subterranean parking structure which includes 87 parking spaces; (6) construction of a six-story mixed-use building which includes 2 commercial tenant spaces on the ground floor and 88 residential dwelling units on the second floor to the sixth floor; (7) installation of new pavement, bike parking and landscaping features in the adjacent right-of-way.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The existing parking garage was operated by the owner for 17 years and is near to the end of its useful life in Armory Square. Seeing a continued demand for downtown apartments, the owner proposes converting the garage into mixed-use building to provide more residential units in the downtown area and to activate the adjacent street through ground-level commercial spaces. - The proposal aligns with the Syracuse Comprehensive Plan 2040. This in-fill development will introduce both mixed-income housing stocks and mixed-use development into the Armory Square and downtown area which will promote the creation of real “Neighborhoods of Choice”. - The proposal will provide enough parking spaces to meet the parking minimums required by the zoning ordinance. - The Syracuse Landmark Preservation Board (SLPB) has reviewed the proposal. SLPB determined that the design, including materials and colors, are generally compatible with the character of the surrounding district. - The existing parking garage is attached to the historic building located at 415-17 S Clinton St. During the demolition of the existing parking garage, the applicant needs to take measures to mitigate the impact on the adjacent historic building. <p><u>Recommended conditions:</u></p> <ul style="list-style-type: none"> • The applicant shall comply with the general conditions for approval on Site Plan Review application. (See the attached sheet “General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).

	<ul style="list-style-type: none"> • In addition to the General Conditions, Staff recommends of the following specific conditions: <ul style="list-style-type: none"> ○ The applicant shall obtain all necessary approvals and permits before construction starts. ○ The applicant shall report to Syracuse Office of Zoning Administration if any changes have been proposed to project plans. New zoning applications may be required for changes. ○ The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations. ○ The applicant must contact Plumbing Control to ensure appropriate permits are obtained. ○ Applicant shall commit to the provision of 12% affordable units for the proposed 88 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 ○ All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments. ○ Affordable units must be evenly distributed among the different types (#bedrooms) of units. ○ The affordable dwelling units shall be available to qualifying households that fall within 80% Area Median Income of the Syracuse Metropolitan Statistical Area. ○ The applicant shall verify the income of qualified households every year with the Department of Neighborhood and Business Development. ○ The affordability requirement shall be in perpetuity and shall not expire.
<p><i>Zoning Procedural History:</i></p>	<ul style="list-style-type: none"> - 02/22/1994 AS-94-07 Sign Waiver for Lindi's Deli Approved with Conditions - 04/17/2000 SP-00-16 Special Use permit to establish a restaurant (pizza shop) Approved - 10/15/2008 SP-00-16M1 Modification to SP-00-16 to alter floor plan Approved - 02/01/2010 SP-00-16M2 Modification to SP-00-16 to change signage Approved - 05/17/2010 SP-00-16M3 Modification to SP-00-16M1 & M2 to alter floor plan and signage Approved - 06/07/2010 SP-10-13 Special use permit to establish a restaurant Approved - 09/10/2010 PR-10-41 Project Site Review for façade alteration Denied - 09/10/2010 AS-10-28 Sign waiver for Clinton Garage Denied - 01/04/2011 SP-10-13M1 Modification to SP-10-13 to change first floor plan Approved - 03/28/2011 PR-11-05 Project Site Review for façade alteration Approved - 05/11/2011 AS-11-09 Sign Waiver for Clinton Garage Approved - 06/11/2015 SP-10-13M2 Modification to SP-10-13 to alter front building façade Denied - 10/13/2015 SP-10-13M3 Modification to SP-10-13 to change floor plan and

	front building façade Approved with Conditions - 02/11/2016 SP-10-13M4 Modification to SP-10-13M3 to change floor plan and install awning on the façade Approved
Summary of Zoning History:	The Clinton Garage has a rich history on the ground floor restaurant. According to building permit, the parking structure was built in 1956 and owned by Shopper garage Inc c/o Sutton Real Estate. Since 1994, there had been 3 restaurants established in the ground-floor commercial space of the garage. From 2010 to 2016, there were multiple façade alteration requests for the garage and floor plan alteration requests for commercial tenants approved by the Zoning Administrator and the City planning Commission.
Code Enforcement History:	See attached code enforcement history.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing property characteristics</u> The subject property at 927 South State St. is a regularly shaped parcel with a lot size of 13,865 SF (0.318 acres). The property has one primary street frontages with 124.55 FT of west frontage on South Clinton Street. The northern property line borders 140.69 feet in length, the southern property line borders 136.50 feet in length, and the eastern property line borders 114.50 feet in length.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal meets the criteria to be reviewed by the Onondaga County Planning Board. The Board left following comments: <ol style="list-style-type: none"> 1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. 2. Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained and the municipality must ensure the permits are acquired prior to, or as a condition of, municipal approval. 3. The Board advises this project will need to be reviewed by the Syracuse Landmark Preservation Board (SLPB).

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

- Major Site Plan Review application
- Full Environmental Assessment Form Part 1
- Boundary Survey Map. Block #110 – City of Syracuse, County of Onondaga, State of New York, Known as #401 S. Clinton Street; Christopherson Land Surveying Syracuse & Tully, New York; Date: 10/26/2006.
- Site Preparation Plan (Sheet L1.1); Prepared by Keplinger Freeman Associates; Date: 01/10/2025; Scale: as noted.
- Site Grading, Drainage and Utility Plan (Sheet L2.1). Prepared by Keplinger Freeman Associates; Date: 01/10/2025; Scale: as noted
- Site Layout Plan (Sheet L3.1). Prepared by Keplinger Freeman Associates; Date: 01/10/2025; Scale: as noted.
- Planting Plan (Sheet L4.1). Prepared by Keplinger Freeman Associates; Date: 01/10/2025; Scale: as noted.

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- Erosion and Sediment Control Plan (Sheet L5.1). Prepared by Keplinger Freeman Associates; Date: 01/10/2025; Scale: as noted.
- Site Details (Sheet L6.1). Prepared by Keplinger Freeman Associates; Date: 01/10/2025; Scale: as noted.
- Proposed Site Plan (Sheet Z101). Drawn by FJC; Prepared by in-Architects; Date: 11/13/2024; Scale: as noted.
- Floor Plans (Sheets Z102, Z103, Z104); Drawn by FJC; Prepared by in-Architects; Date: 11/13/2024; Scale: as noted.
- Elevation Plans (Sheets Z105, Z106); Drawn by FJC; Prepared by in-Architects; Date: 11/13/2024; Scale: as noted.
- Wall Sections (Sheet Z107); Drawn by FJC; Prepared by in-Architects; Date: 11/13/2024; Scale: as noted.
- Exterior Material (Sheet Z108); Drawn by FJC; Prepared by in-Architects; Date: 11/13/2024; Scale: no scale.

Attachments:

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & Part 3
- Code Enforcement History
- OCPB Comments
- IPS Comments from City Departments

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 the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation



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	Submittal and Internal Review
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	
4	Scheduling and Notice of Public Hearings	Optional for minor; required for major site plan	Hearings and Decision-Making
5	Review and Decision	Does not apply for minor; review and decision by City Planning Commission for major	
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@syr.gov.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

Business/project name: The Clinton- Mixed use development	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 401 S Clinton St, Syracuse, NY 13202	
Tax Map ID#:	Lot size (sq. ft.): +/-17,000
Current use of property: Parking Garage , commercial	Proposed: *see below
Current number of dwelling units (if applicable): 0	Proposed: 88
Current number of affordable dwelling units (if applicable): 0	Proposed: as required
Current onsite parking (if applicable): +/-120	Proposed: 87
Zone District (base and any overlay) of property: MX5	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Detailed description of the project (required): Existing parking garage is to be demolished to existing foundations. A new lower level garage structure to be constructed to grade level with ground floor commercial space. 5 floors of residential apartment units to be built above.	



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: Armory Parking Associates, LLC

Signature:

Date: 08/21/2024

Mailing address: 2 Clinton Square, Suite 120, Syracuse, NY 13202

Phone: 315-472-2020

Email: johnf@jfrealestate.com

Print authorized agent's name: John Funiciello

Date: 08/21/2024

Signature:

Mailing address: 2 Clinton Square, Suite 120, Syracuse, NY 13202

Phone: 315-472-2020

Email: johnf@jfrealestate.com

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:



Site Plan Review Application

Office of Zoning Administration

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Syracuse, NY 13202

Phone: (315) 448-8640

Email: zoning@syr.gov

- 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
- 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 (when required for review)** 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 (when required for review)** 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 (when required for review)** 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)

All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):

Size: Type: Location:

Size: Type: Location:

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Clinton - Mixed use Development		
Project Location (describe, and attach a general location map): 401 S Clinton St. Syracuse, NY 13202		
Brief Description of Proposed Action (include purpose or need): Demolition of existing parking garage and construction of new garage structure with ground floor commercial space and five stories of residential apartment units above.		
Name of Applicant/Sponsor: James Knittel		Telephone: 315 728-9458 E-Mail: jknittel@in-architects.com
Address: 239 E Water St. 2nd Fl		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Armory Parking associates, LLC		Telephone: 315 472-2020 E-Mail: johnf@jfrealeste.com
Address: 2 Clinton Square, suite 120		
City/PO: Syracuse	State: NY	Zip Code: 13202

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Zoning, Major site plan approval	8/26/24
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Code enforcement	8/26/24
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga Planning Commission	8/26/24
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☒No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☒No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☒No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☒No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☒No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

MX-5 Central Business District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Syracuse Central School District

b. What police or other public protection forces serve the project site?

Syracuse Police Department

c. Which fire protection and emergency medical services serve the project site?

Syracuse Fire Department

d. What parks serve the project site?

Syracuse Parks, None adjacent to site

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use- Parking commercial, Residential

b. a. Total acreage of the site of the proposed action? _____ <.5 acres

b. Total acreage to be physically disturbed? _____ <.5 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ <.5 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 40 Units: SF

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ 20 months

ii. If Yes:

- Total number of phases anticipated 1
- Anticipated commencement date of phase 1 (including demolition) 3 month 25 year
- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

☒ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	88

g. Does the proposed action include new non-residential construction (including expansions)?

☒ Yes ☐ No

If Yes,

- i. Total number of structures 1
- ii. Dimensions (in feet) of largest proposed structure: +/-65 height; +/-100 width; and +/-120 length
- iii. Approximate extent of building space to be heated or cooled: 78,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☐ Yes ☒ No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? ☐ Yes ☒ No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

☐ Yes ☒ No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 37500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: City of Syracuse
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
4" cold water service connection from 16" street water main
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 12,325 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Metro Syracuse Wastewater Treatment plant
- Name of district: Syracuse
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
 - Will a line extension within an existing district be necessary to serve the project? ☒ Yes ☐ No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____
- A new 8" storm and 8" sanitary shall be connected to the city of Syracuse 16" combined sewer

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No
- If Yes:
- Applicant/sponsor for new district: _____
 - Date application submitted or anticipated: _____
 - What is the receiving water for the wastewater discharge? _____
- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
- _____
- _____
- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
- _____
- _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☒ No
- If Yes:
- i. How much impervious surface will the project create in relation to total size of project parcel?
- _____ Square feet or _____ acres (impervious surface)
- _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
- _____
- _____
- If to surface waters, identify receiving water bodies or wetlands: _____
- _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No
- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☒ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No
- If Yes, identify:
- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- _____
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- _____
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
- _____

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No
- If Yes:
- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☒ No
- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
1,000 KW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local Grid/Utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7:30 -4:00
- Saturday: _____ NA
- Sunday: _____ NA
- Holidays: _____ Na

ii. During Operations:

- Monday - Friday: _____ 24 hr
- Saturday: _____ 24 hr
- Sunday: _____ 24hr
- Holidays: _____ 24hr

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;">Demolition of existing structure will create intermittent noise during working hour _____</p> <p style="margin-left: 20px;">New construction will create intermittent noise during working hours for duration of construction _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;">Street side of project will have minimum decorative lighting. Side and back to have code required lighting only. _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Construction debris from demolition of concrete structure to be landfilled. _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	<.4	<.4	0
• Forested	NA		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	NA		
• Agricultural (includes active orchards, field, greenhouse etc.)	NA		
• Surface water features (lakes, ponds, streams, rivers, etc.)	NA		
• Wetlands (freshwater or tidal)	NA		
• Non-vegetated (bare rock, earth or fill)	NA		
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ +/- 100 feet													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Fill</td> <td style="width: 20%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">%</td> </tr> </table>		Fill	100 %	_____	%	_____	%						
Fill	100 %												
_____	%												
_____	%												
d. What is the average depth to the water table on the project site? Average: _____ +/- 20 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">% of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	% of site	<input type="checkbox"/> Poorly Drained	% of site						
<input checked="" type="checkbox"/> Well Drained:	100 % of site												
<input type="checkbox"/> Moderately Well Drained:	% of site												
<input type="checkbox"/> Poorly Drained	% of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 70%; text-align: right;">% of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">% of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	% of site	<input type="checkbox"/> 10-15%:	% of site	<input type="checkbox"/> 15% or greater:	% of site						
<input checked="" type="checkbox"/> 0-10%:	% of site												
<input type="checkbox"/> 10-15%:	% of site												
<input type="checkbox"/> 15% or greater:	% of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">•</td> <td style="width: 40%;">Streams: Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds: Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands: Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td colspan="2">Wetland No. (if regulated by DEC) _____</td> </tr> </table>		•	Streams: Name _____	Classification _____	•	Lakes or Ponds: Name _____	Classification _____	•	Wetlands: Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC) _____	
•	Streams: Name _____	Classification _____											
•	Lakes or Ponds: Name _____	Classification _____											
•	Wetlands: Name _____	Approximate Size _____											
•	Wetland No. (if regulated by DEC) _____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:													
i. Name of aquifer: _____													

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Urban site _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>Armory Square Historic District</u> iii. Brief description of attributes on which listing is based: <div style="border: 1px solid black; padding: 2px; width: 100%;">Structure to be demolished in a non contributing structure in district</div> 	
f. 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"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

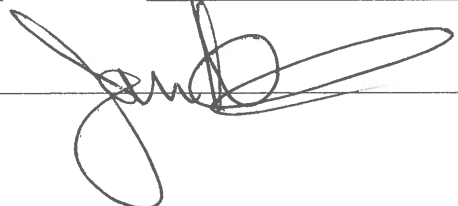
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name James Knittel Date 8/30/24

Signature  Title _____

PART II – PROJECT INFORMATION, PART C: DESCRIPTION OF PROJECT

The Clinton is the redevelopment of an existing in-fill parking garage structure to a mixed use, 88-unit multifamily apartment building in the Armory Square area of downtown Syracuse, NY. The Borrower, Armory Parking Associates LLC, has owned the property for 17 years, and has operated the existing structure as a parking garage (0.39 acres improved with a 5 level, 294 space parking garage). Seeing continued strong demand for downtown apartments, especially in the Armory Square area, the Borrowers are redeveloping the property to include:

- 72,996 square feet comprising 88 multifamily units on 5 floors with the following unit mix:
 - 30 efficiencies/studios (503 sf per unit)
 - 43 one bedroom/one bath units (range of 660-760 sf per unit)
 - 5 two bedroom/one bath units (913 sf per unit)
 - 10 two bedroom/two bath units (range of 927-1,015 sf per unit)
- 2,702 square feet common outdoor terrace on the second floor
- 5,565 square feet ground floor space comprising 4,000 SF of commercial space and 1,565 SF of interior common space.
- 32,245 square feet comprising 89 multi-level subterranean parking spaces.

The total project will result in expansion of the size of the improvements from approximately 77,000 SF to approximately 110,000 SF. Ten Percent (10%) of the multifamily units will be available for tenants as noted by SIDA under the Low Home Rent Limit/High Home Rent Limit for efficiency units.

The upper three floors of the existing structure will be demolished to make way for the residential portion of the project. The subject will be wood framed on the five (5) upper floors. The exterior will have a modern/transitional feel consisting of decorative modular panel systems of wood, metal plank and brick facades. Windows will consist of a mix of bronze anodized aluminum curtain wall, and four pane windows with three fixed panes and one awning pane. Storefronts will also be bronze anodized aluminum storefront systems with decorative porcelain tile. The existing subterranean parking and street level concrete structure remaining will in place, being renovated for 89 subterranean garage parking spaces, street level garage and residence entries, and 4,000+/- SF of commercial space.

Common amenities will include a secured entry, mail room, fitness center, bicycle room, dog wash station, and common interior open-air courtyard.

Unit amenities will include stainless steel appliances (refrigerator, stove, dishwasher, microwave, disposal, in unit washer and dryer, solid surface countertops, wood cabinets, wood floors in living areas, carpet in bedrooms, stone and/or ceramic tile in bathrooms, walk in showers, individual water heaters in each unit.

The current zoning, MX-5 (mixed use), which is the highest-density residential development allowed in the central business district of Syracuse, to encourage larger buildings with the greatest range and mix of uses, allowing for up to 100% lot coverage, and minimal to no parking. This re-zoning was just instituted in 2023 as part of Syracuse's vision for the future (Syracuse Comprehensive Plan 2040).

Skyrocketing construction costs and the current interest rate environment have made this opportunity unfeasible without the assistance of SIDA's PILOT program. This project brings jobs and new housing to the City's core. The increased population will purchase goods and services throughout the neighborhood and will hire local subcontractors. This structure is near the end of its useful life in a ground-zero location in Armory Square, just begging to be reborn into a location that will continue Syracuse's successful efforts to have a vibrant downtown population.

NOTES CORRESPONDING TO SCHEDULE 'A'

ITEM A-5. Terms, Conditions, Restrictions, Provisions and Easements set forth in Agreement dated December 30, 1953, recorded February 26, 1954 in Liber 1674 of Deeds at page 155.

ITEM A-5. Reservation of Easement for Right of Way contained in deed made by Shoppers Garage, Inc. to Ross L. Andrews, Vernon C. London and Samuel T. Betts, 111, as successor trustees under the Last Will and Testament of Edith Betts, dated April 27, 1956, recorded April 27, 1956 in Liber 1803 of Deeds at page 194.

NOTES CORRESPONDING TO SCHEDULE 'B'

ITEM 4. Reservation contained in deed made by S. Clinton St., Inc. to Shoppers Garage, Inc. dated February 10, 1956, recorded March 20, 1956 in Liber 1795 of Deeds at page 398.

ITEM 5. Grant of Easement for Right of Way made by Shoppers Garage, Inc. to John Wilson Realty Co., Inc. et al. dated March 27, 1956, recorded April 26, 1956 in Liber 1803 of Deeds at page 41.

ITEM 6. Grant of Easement for Right of Way made by Shoppers Garage, Inc. to Singer Sewing Machine Company dated March 27, 1956, recorded April 26, 1956 in Liber 1803 of Deeds at page 44.

BASIS OF BEARINGS

THE BEARINGS SHOWN BASED ON RECORD DESCRIPTION, AND WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GENERAL NOTES

THIS REPORT PREPARED BY: TOWN TITLE INSURANCE COMPANY
E POLICY REPORT NO. 001002108
EFFECTIVE DATE: 10/06/2008

DATE: 10/05-16/07

Re: Surveyors' Report as shown.

The utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise of such utilities as gas, water, sewer, electric, or telephone. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from available information.

Underground Utility/Facilities as shown hereon are approximate only and there may be others not shown. For exact location measure by City of Syracuse. (1-800-362-7982) or visit the City of Syracuse website.

Map Not for Construction Purposes.

SEAL:



ZONE:

CENTRAL BUSINESS DISTRICTS-GENERAL SERVICE AREA (CBG-034)

MINIMUM REQUIREMENTS

Lot Coverage: 100%

Building height: 70 FT. or 8 Stories (Exceeding 8 Stories)

(With a 10000 sq. ft. or more from commission)

140 FT. or 12 Stories

If request must specify criteria as stated on the zoning rules and regulations for the City of Syracuse.

MINIMUM REQUIREMENTS

(Not Applicable)

LEGEND

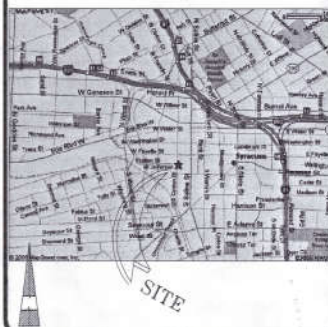
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- NO - NUMBER
- (1) - BEED
- - PROPERTY CORNER
- POB - POINT OF BEGINNING
- - - UTILITY LINE
- - - PROPERTY CORNER
- - CATCH BASIN
- - SANITARY MANHOLE
- ✕ - HYDRANT
- - - UTILITY POLE
- - - HANDICAPPED PARKING

LAND AREA

Lot Area = 0.39 Acres
(16,955 sq. ft.)

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

Parcel F:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND City of Syracuse, County of Onondago and State of New York being a part of Block 110 in said City and being more particularly described as follows:
Beginning at a point in the east line of South Clinton Street said point being a distance of 243.25 feet south measured along the east line of South Clinton Street from the south line of West Fayette Street;
Running Thence South 89 degrees 44 minutes 00 seconds East parallel with West Fayette Street, a distance of 126.50 feet to a point;
Thence South 44 degrees 44 minutes 00 seconds East, a distance of 14.14 feet (referred to as South 45 feet 10 feet plus or minus in prior conveyances) to a point located 136.50 feet east of the east line of South Clinton Street;
Thence South 0 degrees 03 minutes 30 seconds West parallel with the East line of South Clinton Street, a distance of 114.50 feet (referred to as 114-3/4 feet in prior conveyances) to a point which is located 8 inches north of the south line of those premises described in Liber 154 of Deeds at page 282 & c. and recorded in the Onondago County Clerk's Office on February 26, 1973 said point being also the north line of premises described in Liber 206 of Deeds at page 148 & c. recorded in the Onondago County Clerk's Office on March 20, 1975;
Thence North 89 degrees 48 minutes 10 seconds West parallel with West Fayette Street along said north line a distance of 136.50 feet to the point in the east line of South Clinton Street which point is located 181.52 feet north measured along the east line of South Clinton Street from the southeast corner of said Block 110, 110C;
Thence North 0 degrees 03 minutes 30 seconds East along the east line of South Clinton Street, a distance 124.00 feet to the point and place of BEGINNING;
AND TOGETHER with a right of way in and to the 23 feet Alleyway East of the above described premises.

ALSO, TOGETHER with an easement of right of way reserved in that certain deed dated April 27, 1956 from Shoppers Garage, Inc. to Ross L. Andrews, Vernon C. London and Samuel T. Betts, 111 as Trustees under the Last Will and Testament of Edith L. Betts recorded April 27, 1956 in the Onondago County Clerk's Office in Book 1803 of Deeds, Page 194 to be used in common with others over the following described premises:

ALL that tract or parcel of land, situate in the City of Syracuse, County of Onondago and State of New York being a part of Block 110 in said City and being more particularly described as follows:
BEGINNING at a point on the east line of South Clinton Street said point being a distance of 230.25 feet south measured along the east line of South Clinton Street from the south line of West Fayette Street;

Running Thence South 89 degrees 44 minutes 00 seconds East parallel with said West Fayette Street, a distance of 136.50 feet to a point;

Thence South 0 degrees 03 minutes 30 seconds West parallel with South Clinton Street, a distance of 23 feet to a point;

Thence North 44 degrees 44 minutes 00 seconds West a distance of 14.14 feet (referred to as north 45 feet west in prior conveyances) to a point located 13 feet measured south of right angles from the first course and 10 feet west measured at right angles from the second course;

Thence North 89 degrees 44 minutes 00 seconds west parallel with the first course a distance of 126.50 feet to the east line of South Clinton Street;

Thence North along the said east line of South Clinton Street to the point of BEGINNING.

PROPERTY PICTURE



ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE FOR:
CENTRAL PARKING SYSTEM REALTY OF NEW YORK, INC. TO
ARMORY PARKING ASSOCIATES, LLC
Block #110 - City of Syracuse
County of Onondago-State of New York
Known As: #401 S. Clinton Street

CHISTOPHERSON, LAND SURVEYING
Syracuse & Tully, New York
Phone: (315) 437-9848 Fax: (315) 437-4834
File: 70073-ALTA
Disk: CD1598

CHRISTOPHERSON

LAND SURVEYING

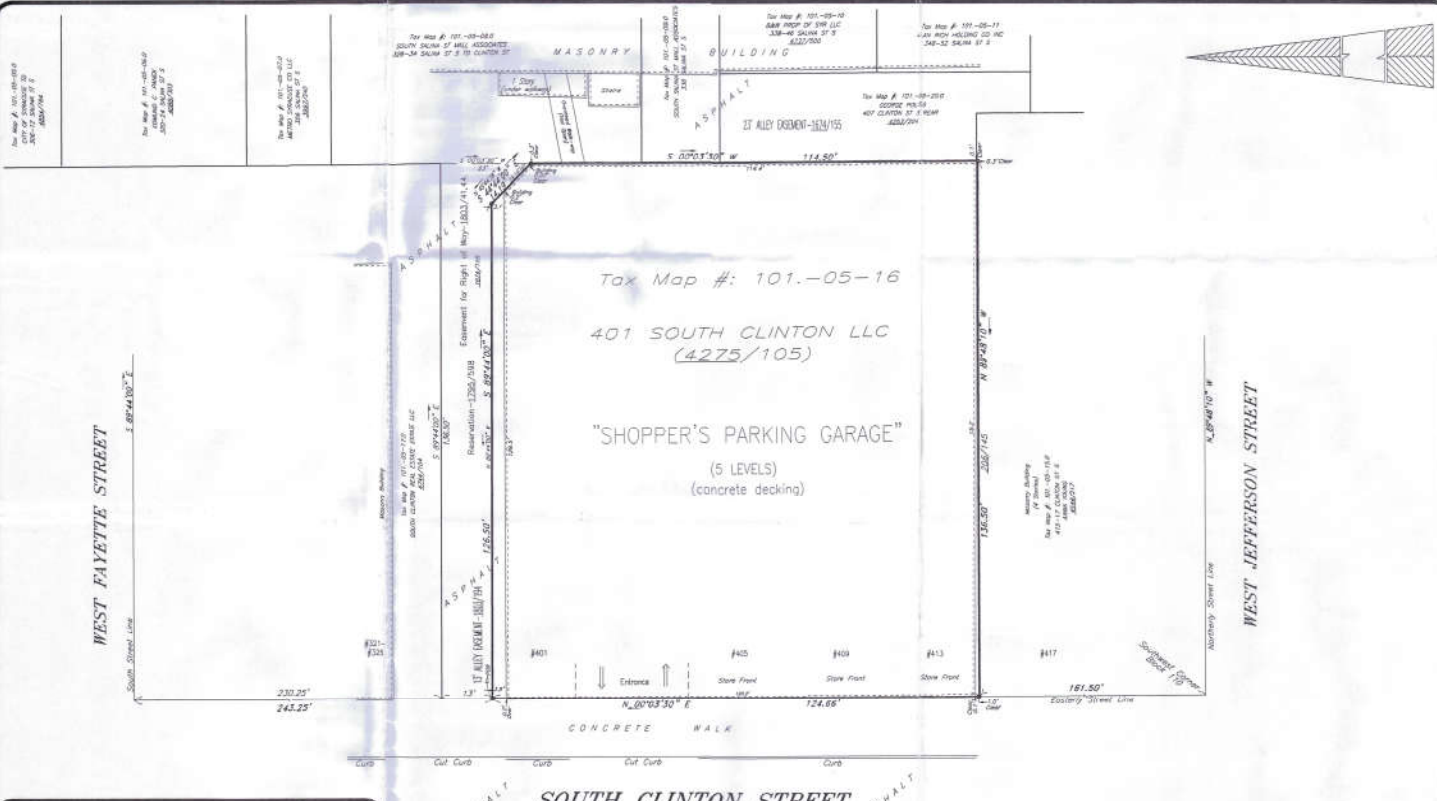
Syracuse & Tully, New York

Phone: (315) 437-9848 Fax: (315) 437-4834

MADE BY: AEC
REVIEWED BY: ALC
DATE: 10/26/2008
SHEET 1 OF 1
File: 70073-ALTA
Disk: CD1598

FLOOD ZONE:

FLOOD NOTE: By graphic plotting only, this property is in Zone's 'C' of the Flood Insurance Rate Map, Community Panel No. 30568 5004 C, Panel 4 of 20, which bears an effective date of 5/12/1998 and is not in a Special Flood Hazard Area. And by the National Flood Insurance Program Internet information page on 8/12/2008 (800-638-6620) we have learned this community does participate in the program. No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal management Agency.

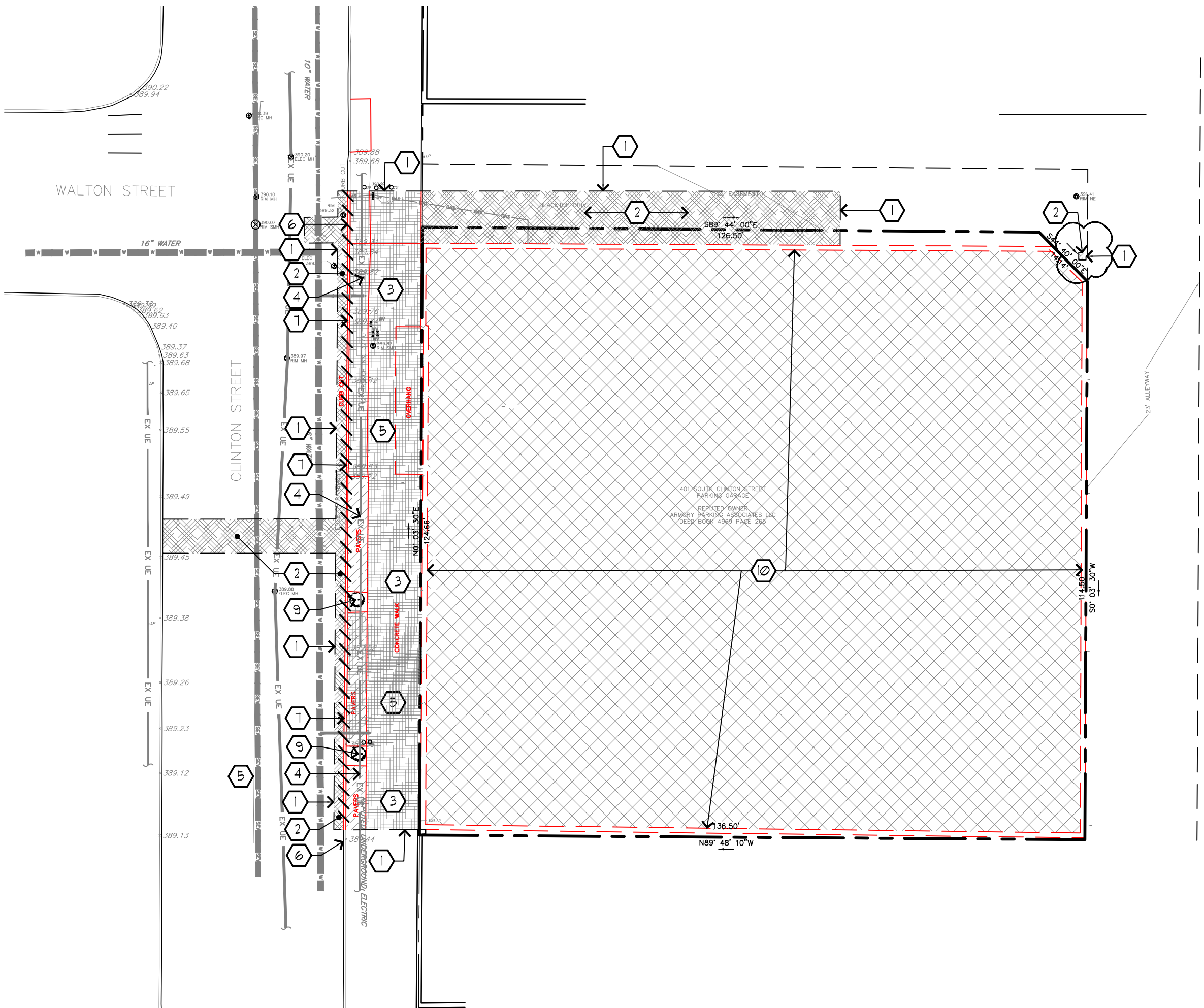


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CHRISTOPHERSON
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A

B

C



RESOURCE LIST

L11-RESOURCE-LIST

PLANNING/ZONING
DEPARTMENT OF ZONING
201 EAST WASHINGTON STREET
CITY HALL, ROOM 600
SYRACUSE, NY 13202
(315) 448-8640

WATER
DEPARTMENT OF WATER
101 NORTH BEECH STREET
SYRACUSE, NY 13210
FAX: (315) 473-2608

WATER ENVIRONMENT PROTECTION
650 HIAWATHA BOULEVARD
SYRACUSE, NY 13204
(315) 435-6820

HEALTH DEPARTMENT
ONONDAGA COUNTY HEALTH DEPARTMENT
BUREAU OF PUBLIC HEALTH ENGINEERING
421 MONTGOMERY STREET, 9TH FLOOR
SYRACUSE, NY 13202
(315) 435-6600 EXT 4503

ELECTRIC/GAS SERVICE
NATIONAL GRID

FIRE PREVENTION
SYRACUSE FIRE DEPARTMENT
201 EAST WASHINGTON STREET
CITY HALL COMMONS, SUITE 200
SYRACUSE, NY 13202
(315) 473-5525

ENGINEERING
DEPARTMENT OF ENGINEERING
201 EAST WASHINGTON STREET
CITY HALL, ROOM 401
SYRACUSE, NEW YORK 13202
(315) 448-8200

STORM/SANITARY SEWER
DEPARTMENT OF PUBLIC WORKS
1200 CANAL STREET EXTENSION
SYRACUSE, NY 13210
(315) 448-2489

EXISTING CONDITIONS & SITE PREPARATION NOTES

CLL CONTRACT LIMIT LINE

REMOVE EXISTING PAVEMENTS - SEE NOTE 2 BELOW.

- SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
- REMOVE EXISTING ASPHALT AND DISPOSE OF OFF SITE. STONE BASE BENEATH ASPHALT PAVEMENT TO REMAIN AND BE REUSED.
- REMOVE EXISTING CONCRETE IN ITS ENTIRETY, LEGALLY DISPOSE OF OFF SITE. AT CONTRACTOR OPTION, EXISTING CONCRETE MAY BE CRUSHED TO MEET THE SPECIFICATION FOR OVERSIZE. SUBBASE COURSE MATERIAL (3 INCH MINUS) AND USE IN LOWER LIFTS OF THE PARKING LOT FILL.
- EXISTING LIGHT POLE REMAINS, PROTECT.
- WORK WITHIN THE SOUTH CLINTON ST. RIGHT-OF-WAY WILL REQUIRE A HIGHWAY WORK PERMIT, TO BE OBTAINED AND PAID FOR BY CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EXISTING CURB TO REMAIN, PROTECT.
- REMOVE EXISTING GRANITE CURB AND STOCKPILE FOR REUSE (APPROX. 435 LF)
- NOTE OMITTED
- REMOVE EXISTING TREE IN ENTIRETY INCLUDING ROOTS AND STUMPS. LEGALLY DISPOSE OF OFF SITE.
- BUILDING DEMOLITIONS SHOWN FOR COORDINATION PURPOSES. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

GENERAL NOTES

L11-GEN-NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC, SKANEATELES, NY, DATED NOVEMBER 21, 2024.

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.

2. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK. SCHOOL TRAFFIC OR DRAINAGE. STRIPPED TOPSOIL SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED OFF.

3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

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, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.



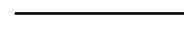






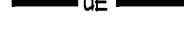













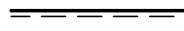



6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-7980.

7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

8. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

LEGEND

L11-KFA-LEGEND

EXISTING	PROPOSED	DESCRIPTION
100		CONTOUR
+377.7		SPOT ELEVATION
	CT/CE	CURB TAPER/END
	TC/BC	TOP/BOTTOM OF CURB
	HP/LP	HIGH / LOW POINT
		GUIDERAIL
		UTILITY POLE
		WATER LINE
		FIRE HYDRANT
EX ST		STORM PIPE
		UNDERDRAIN
		SANITARY PIPE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
G		GAS LINE
		STORM STRUCTURE
		CURB INLET
		INLET
		CATCH BASIN/MANHOLE
		CLEAN OUT
		SANITARY MANHOLE
		ASPHALT PARKING PAVEMENT
		CONCRETE PAVEMENT
		OUTLET PROTECTION
		TRAFFIC SIGN
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
	SF	SILT FENCE
		TREE
		SHRUB
		PLANT KEY
	CLL	CONTRACT LIMIT LINE



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC

6320 FLY ROAD, SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981



EXPIRES 05/31/27

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



EXPIRES 7/31/25

THE CLINTON
401 SOUTH CLINTON STREET
SYRACUSE, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/10/25

SITE PREPARATION PLAN

Project Status

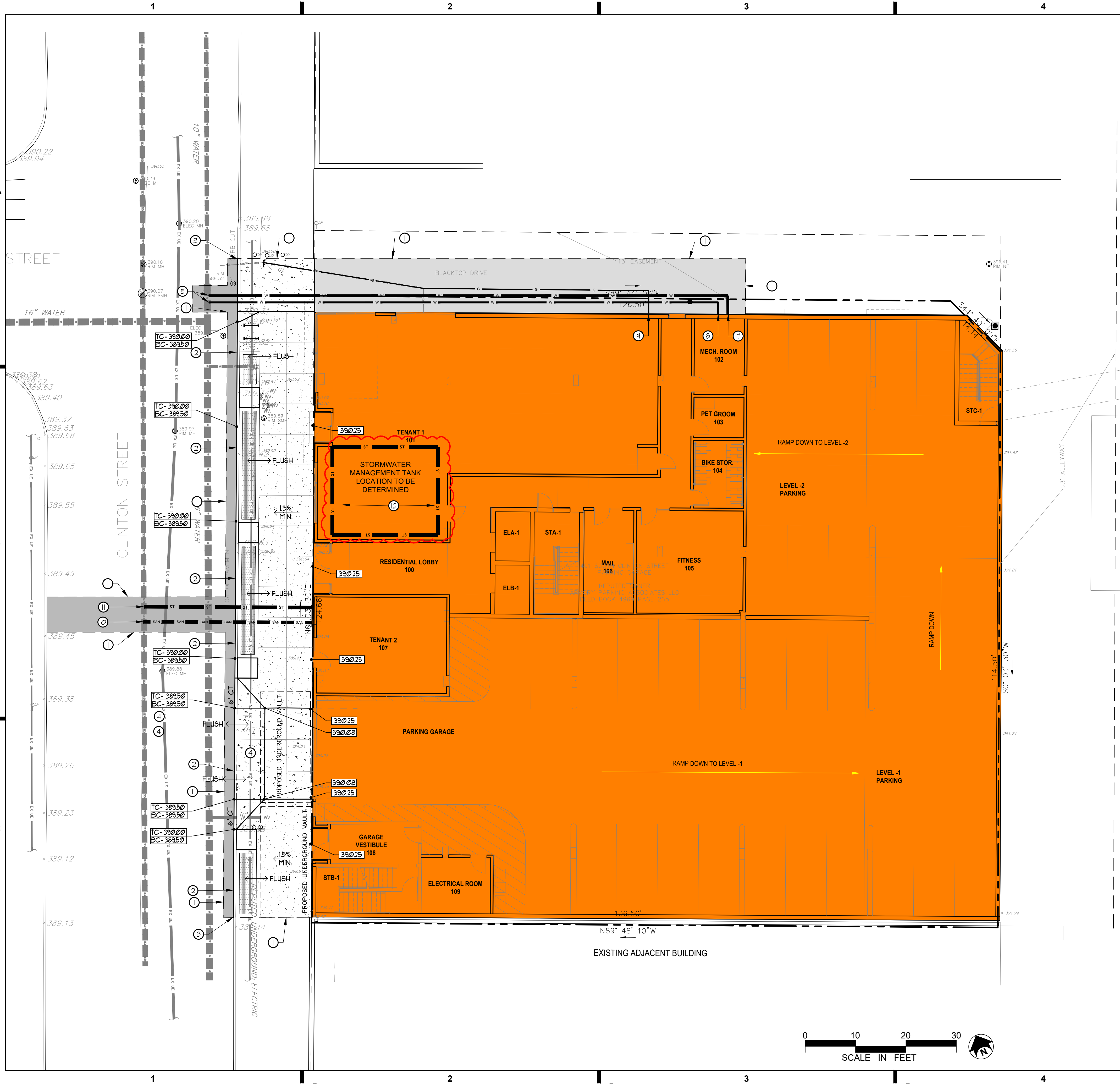
Date

Project Number

Drawn By

Checked By

L1.1



GRADING GENERAL NOTES

L21-GRADING-KEYNOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. ALL CONCRETE PAVING AT ALL DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.
5. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
6. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
7. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
8. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM KEPLINGER FREEMAN ASSOCIATES (KFA)/RZ ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. KFA AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
9. ANY ELECTRIC AND LIGHT POLES AND/OR EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. LOCATIONS ARE APPROXIMATE ONLY. REFER TO ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND DETAILED INFORMATION.
10. PROVIDE BENDS ON WATER LINE AS NECESSARY TO ACHIEVE PROPOSED LAYOUT. ALL BENDS TO BE INSTALLED WITH A THRUST BLOCK.

GRADING KEYNOTES

1. MEET EXISTING LINE AND GRADE.
2. INSTALL GRANITE CURB. CURB PROFILE AND REVEAL PER PLAN.
3. MEET TOP AND FACE OF EXISTING CURB.
4. PRIOR TO INSTALLATION OF DRIVEWAY ENTRANCE, COORDINATE SIDEWALK, CURB AND PAVEMENT ELEVATIONS WITH LANDSCAPE ARCHITECT.
5. COORDINATE CONNECTION OF WATER SERVICE LINES WITH CITY OF SYRACUSE.
6. PROPOSED UNDERGROUND ELECTRIC LINES FOR COORDINATION ONLY, SEE M/E/P DRAWINGS.
1. 6" FIRE SERVICE LINE.
2. 4" WATER SERVICE.
3. 2" GAS SERVICE.
10. WYE CONNECT NEW SANITARY LINE TO EXISTING COMBINED SEWER LINE.
11. WYE CONNECT NEW STORM LINE TO EXISTING COMBINED SEWER LINE.
12. A STORMWATER RUNOFF TANK WILL BE LOCATED WITHIN THE PARKING GARAGE TO HANDLE STORMWATER RUNOFF GENERATED BY THE ROOF. PER CITY OF SYRACUSE REQUIREMENTS, THE STORMWATER MANAGEMENT TANK WILL BE SIZED TO ACCOMMODATE 10- YEAR 30 MINUTE STORM EVENT AND RELEASE THE RUNOFF AT A 0.5 CFS RATE. THE PROJECT WILL DISTURB MORE THAN 10,000 SQUARE FEET AND A CITY SWPPP WILL BE PREPARED FOR THE PROJECT.



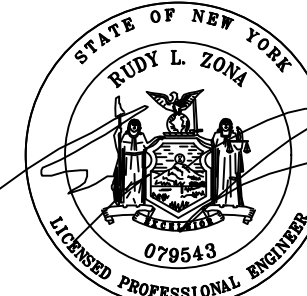
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
REGISTERED PROFESSIONAL ENGINEER

6320 FLY ROAD, SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981



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EXPIRES 7/31/25

THE CLINTON
401 SOUTH CLINTON STREET
SYRACUSE, NY

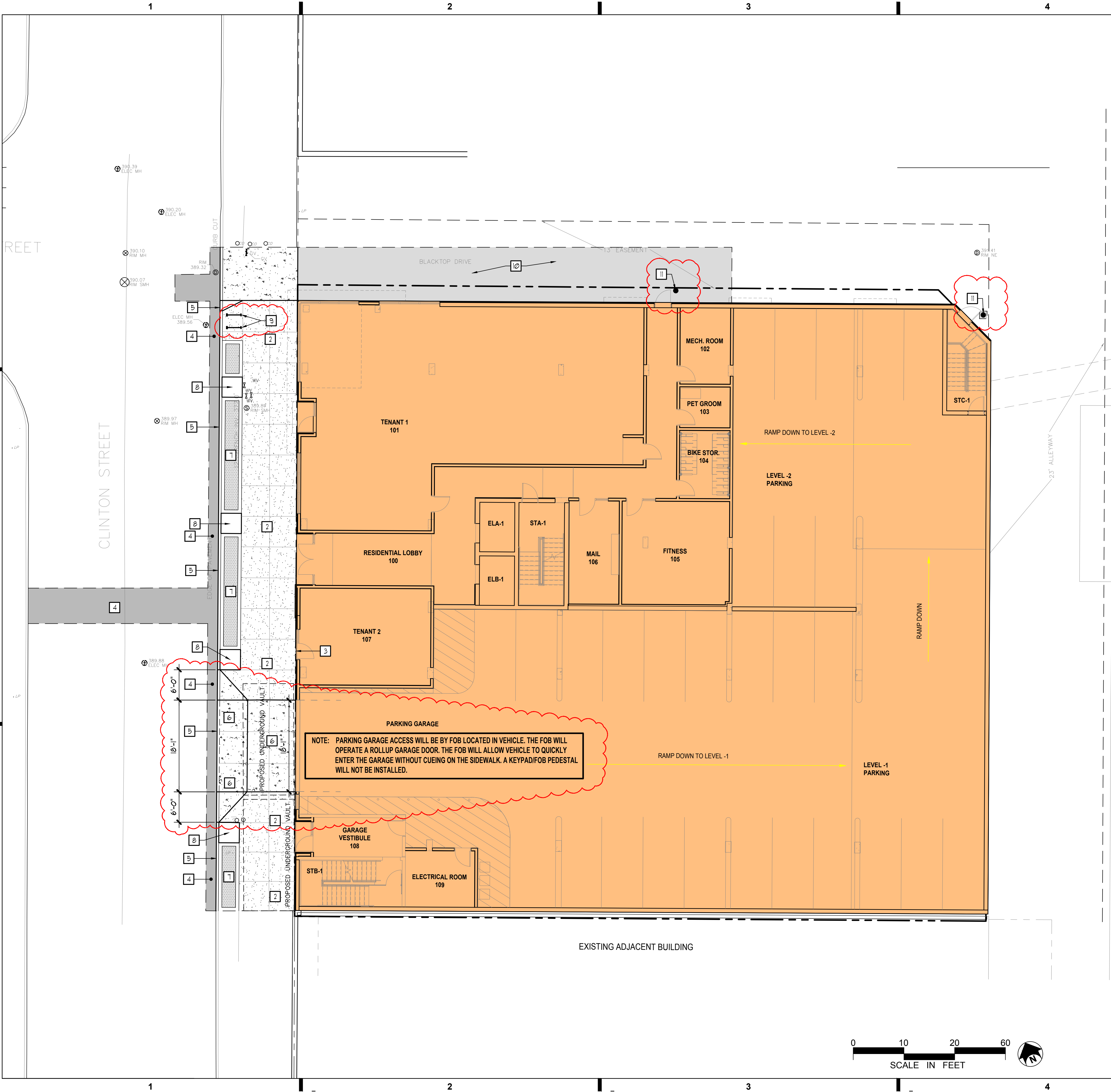
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/10/25
2	CITY COMMENTS	01/16/25

SITE GRADING, DRAINAGE AND UTILITIES PLAN

Project Status
Date
Project Number
Drawn By
Checked By

L2.1



- SITE LAYOUT NOTES

NOTES REFER TO SHTS. L4.1

X-L4.1-LAY-OUT-NOTES
- 1

MEET EXISTING LINE and GRADE.
- 2

INSTALL CONCRETE PAVEMENT PER DETAIL 3/L6.1.
- 3

INSTALL CONCRETE DOUELING AT ALL DOORWAYS PER DETAIL 7/L6.1.
- 4

INSTALL GRADED STREET REPAIR PER DETAIL 2/L6.1.
- 5

INSTALL GRANITE CURB IN CITY OF SYRACUSE RIGHT-OF-WAY PER DETAIL 8/L6.1.
- 6

INSTALL CONCRETE PAVEMENT - HEAVY DUTY PER DETAIL 4/L6.1.
- 7

INSTALL BRICK PAVERS PER PLAN AND DETAILS 10/L6.1 AND 11/L6.1.
- 8

INSTALL 4 FT. TREE GRATE PER CITY OF SYRACUSE REQUIREMENTS.
- 9

INSTALL DERO BIKE RACK PER DETAIL 12/L6.1.
- 10

INSTALL ASPHALT PARKING PAVEMENT PER DETAIL 1/L6.1.
- 11

INSTALL STEEL BOLLARD WITH COVER PER DETAIL 14/L6.1 AND REPLACE ASPHALT TO MATCH EXISTING AROUND BOLLARD BASE.

KEPLINGER
FREEMAN
ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC

6320 FLY ROAD, SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981

REGISTERED LANDSCAPE ARCHITECT
EDWARD GILBERT FREEMAN
201634
STATE OF NEW YORK

EXPIRES 05/31/27

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK
ROY L. ZONA
079543
LICENSED PROFESSIONAL ENGINEER

EXPIRES 7/31/25

THE CLINTON
THE CLINTON
401 SOUTH CLINTON STREET
SYRACUSE, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/10/25

SITE LAYOUT
PLAN

Project Status

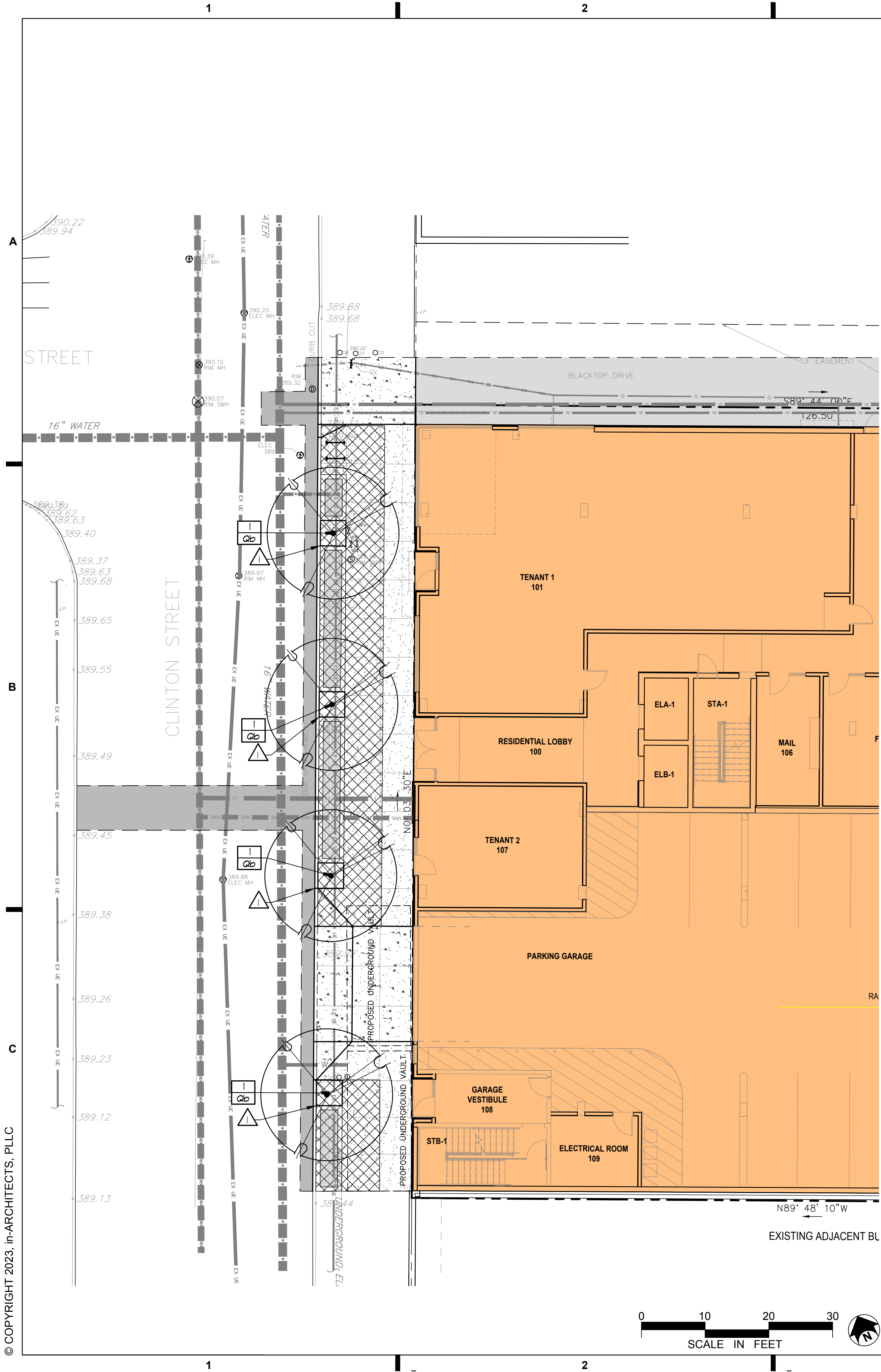
Date

Project Number

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Checked By

L3.1



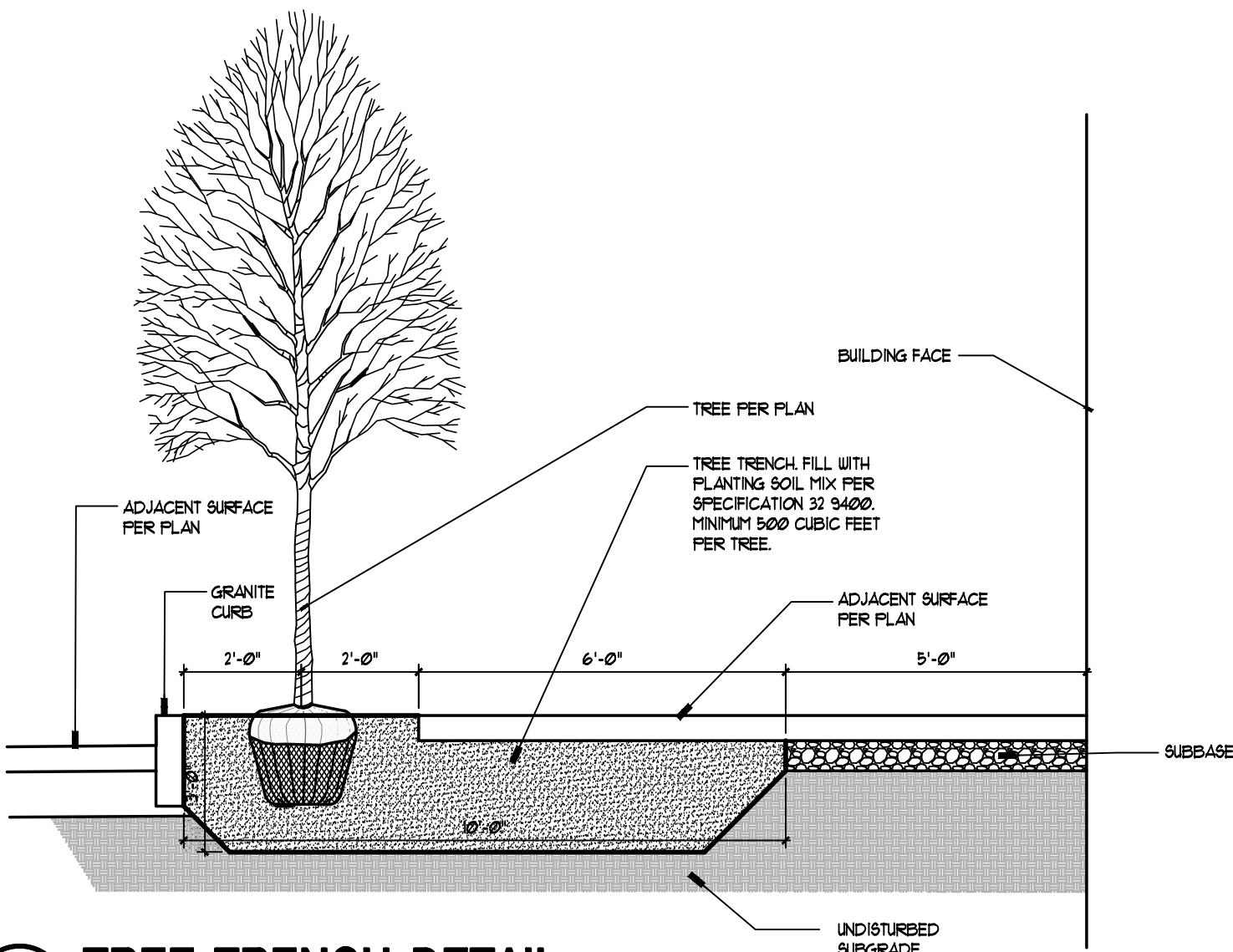
PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
TREES					
Qb	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2 "	-	-

PLANT NOTES

GENERAL NOTE: ALL TREES SHALL BE MAINTAINED BY OWNER AND GUARANTEED FOR A FIVE YEAR PERIOD.

INSTALL TREE TRENCH PER DETAIL VL4.1. REMOVE EXISTING SOIL TO LIMITS SHOWN ON PLAN. FILL WITH PLANTING SOIL MIX PER SPECIFICATION, MINIMUM 500 CUBIC FEET PER TREE.



TREE TRENCH DETAIL
SCALE 1/2"=1'-0"

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
3220 FLY ROAD, SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089 FAX: 315.445.7981

REGISTERED LANDSCAPE ARCHITECT
EDWARD GILBERT FREEMAN
201634
STATE OF NEW YORK
EXPIRES 05/31/27

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STATE OF NEW YORK
RUDY L. ZONA
079543
LICENSED PROFESSIONAL ENGINEER
EXPIRES 7/31/25

THE CLINTON
401 SOUTH CLINTON STREET
SYRACUSE, NY

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/10/25

PLANTING PLAN

Project Status
Date
Project Number
Drawn By
Checked By

L4.1

EROSION CONTROL NOTES
and EROSION CONTROL SEQUENCING

EROSION AND SEDIMENT CONTROL NOTES:

1. 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, 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 SUPPP PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. BARE SOILS SHALL BE SEEDED WITHIN 14 DAYS OF EXPOSURE, UNLESS CONSTRUCTION WILL BEGIN WITHIN 21 DAYS, AS SECTIONS ARE COMPLETED, OR IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.

3. SITE PREPARATION SHALL INCLUDE:

A. SEEDBED PREPARATION - SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.

B. SOIL AMENDMENTS

1. LIME TO PH 6.0
2. FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/100 SQ FT).

C. SEED MIXTURES

1. TEMPORARY SEEDINGS

a. RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS/ACRE (0.7 LBS/1000 SQ FT).
b. CERTIFIED "AROGSTOCK" WINTER RYE (CEREAL RYE) @ 100 LBS/ACRE (25 LBS/1000 SQ FT).

2. PERMANENT SEEDINGS

a. ROUGH OR OCCASIONALLY MOVED AREAS:

LBS/ACRE	LBS/1000 SQ FT	
EMPIRE BIRDFOOT	8	0.20
TREFOIL OR COMMON		
WHITE CLOVER PLUS*	8	0.2
TALL FESCUE PLUS	20	0.05
RED TOP	2	0.05
RYEGRASS (PERENNIAL)	5	0.10

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

D. METHOD OF SEEDING:
BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.

4. 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.

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

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

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

8. SEE DRAWING L-1 FOR LEGEND.

9. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES - AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE FOREBAY OR BASIN, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

10. DIRECT ACCESS SHALL BE PROVIDED TO ALL BASIN AREAS FOR MAINTENANCE AND REHABILITATION.

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

12. 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 LANDSCAPE ARCHITECT, SUPPP INSPECTOR OR NYSDEC.

13. 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".

14. 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 SLOPED AREAS.

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

16. 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
PHASE 1 - SITE and PREPARATION

1. PRIOR TO SITE DISTURBANCE, CONSTRUCT 18'x 50' STABILIZED CONSTRUCTION ENTRANCES OF 6" MINIMUM STONE AGGREGATE UNDERLAIN WITH FILTER FABRIC AT PROPOSED SITE ENTRANCE LOCATIONS AS SHOWN ON THE DRAWING.

2. 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.

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

4. STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL AREAS WITH SILT FENCE.

5. GRADE WATER QUALITY / DETENTION BASIN INCLUDING OUTLET PIPES & STRUCTURES AS SHOWN ON THE DRAWINGS. PROVIDE RIP RAP STONE PROTECTION APRONS AT OUTLET LOCATIONS AS SHOWN ON THE DRAWING. FINE GRADE, SEED AND MULCH WITHIN SEVEN (7) DAYS OF DISTURBANCE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

6. PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWING.

7. PROVIDE DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS.

8. MAKE ALL CONNECTIONS TO EXISTING STORM SYSTEM FACILITIES.

9. COORDINATE GAS, ELECTRIC & UTILITIES (PHONE, CABLE, ETC.) INSTALLATION WITH APPROPRIATE AGENCIES. CONTRACTOR TO TEMPORARY SEED ALL AREAS DISTURBED BY UTILITY CONTRACTORS & OTHERS WITHIN 7 DAYS.

10. EXCAVATE, FILL GRADED AREAS 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 BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE.

11. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.

12. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

13. CLEAN WATER QUALITY / DETENTION BASIN AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

14. REMOVE TEMPORARY SILT FENCING, TRANSVERSE DITCH CONTROL MEASURES AND ROCK CHECK DAMS AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE RIP RAP WITHIN DIVERSION DRAINAGE CHANNEL ALONG PROPERTY LINE AS SHOWN ON THE DRAWINGS.

FINAL CLEAN UP

1. REMOVE AND/OR MAINTAIN STOCKPILE AREAS.

2. REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.

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

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

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

WASTE DISPOSAL / SPILL PREVENTION NOTES

WASTE DISPOSAL NOTES:

1. COLLECT AND STORE ALL WASTE MATERIALS AND DEBRIS IN DUMPSTERS OR OTHER ACCEPTABLE WASTE FACILITIES. ALL COLLECTED WASTE MATERIALS SHALL BE LEGALLY REMOVED AND DISPOSED OF OFF SITE. DUMPSTER SHALL BE EMPTIED ON A PERIODIC BASIS DEPENDING ON GENERATION OF WASTE MATERIAL. NO BURNING OR BUYING OF WASTE MATERIALS WILL BE ALLOWED.

2. STORE, HANDLE AND DISPOSE OF ALL HAZARDOUS MATERIALS AS SPECIFIED BY LOCAL OR STATE LAWS.

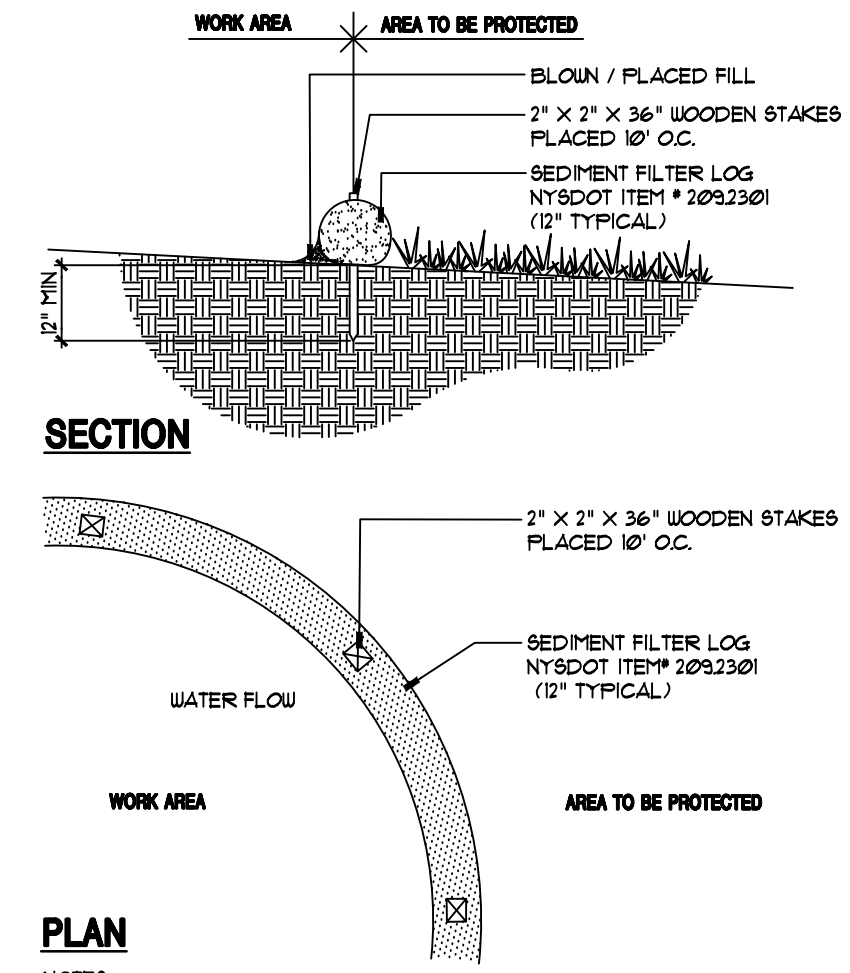
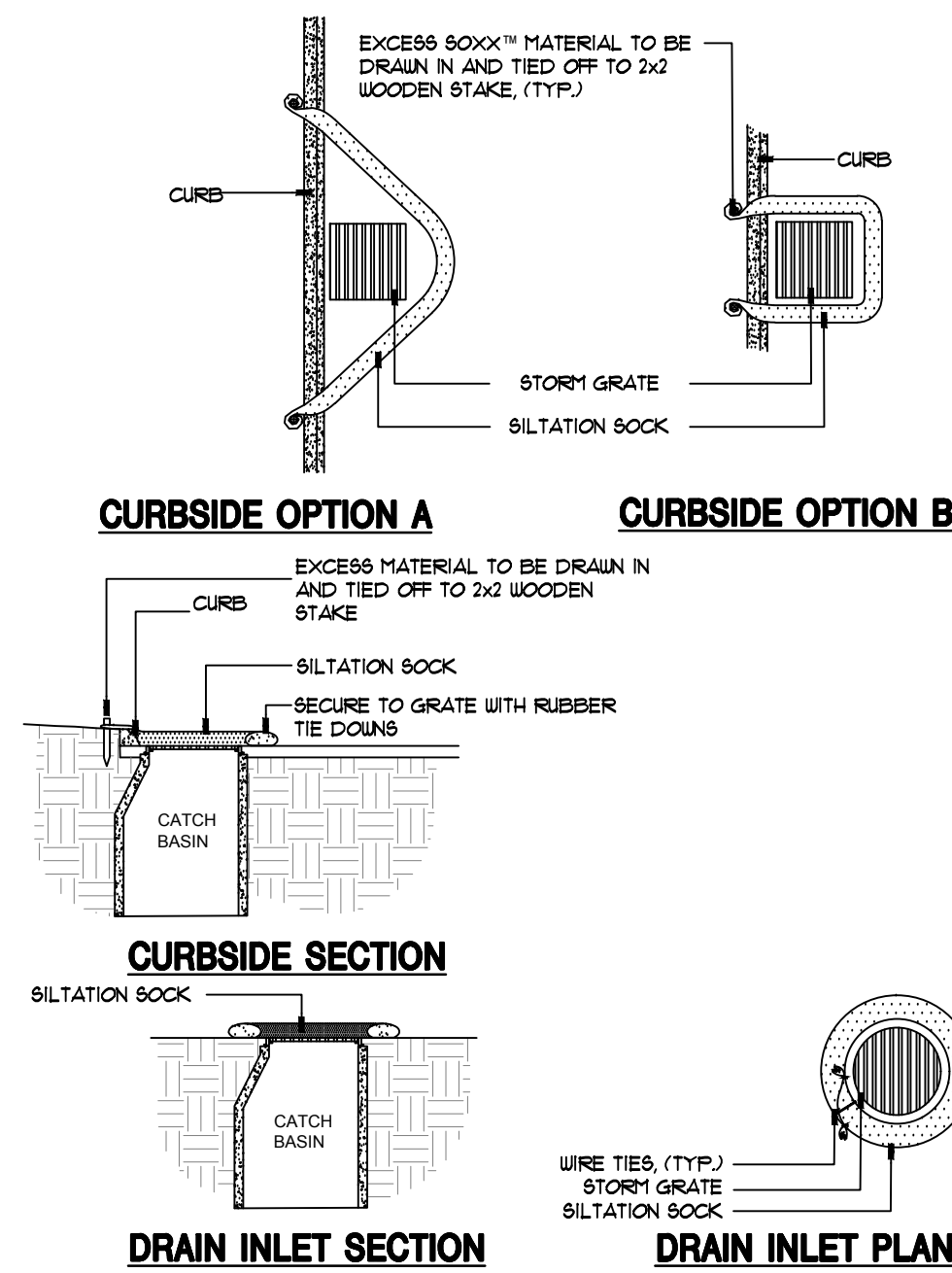
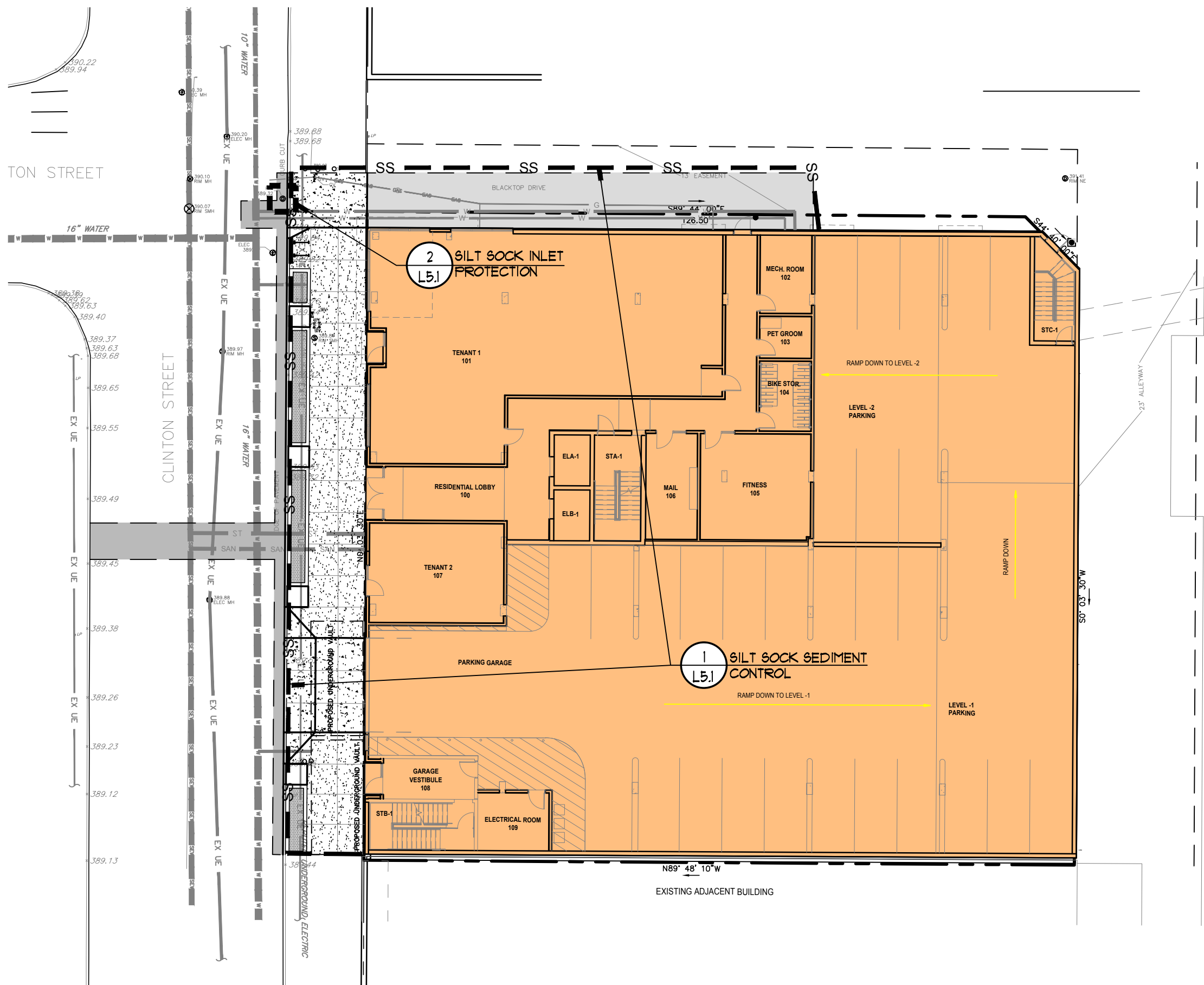
SPILL PREVENTION NOTES:

1. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT EXCESS CONCRETE OR DRUM WASH WATER EXCEPT FOR AT DESIGNATED CONCRETE WASHOUT AREAS.

2. ALL ONSITE FUELING OF EQUIPMENT AND VEHICLES SHALL BE CONDUCTED PER NYSDEC GUIDELINES FOR PETROLEUM BULK STORAGE.

3. MONITOR ALL CONSTRUCTION VEHICLES AND EQUIPMENT FOR LEAKS.

4. ALL PETROLEUM AND LUBRICANTS USED FOR THE OPERATION OF VEHICLES AND EQUIPMENT SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. WHEN POSSIBLE, STORE THESE PRODUCTS IN APPROPRIATE CONTAINERS OR UNDER ROOFED FACILITIES.



2
L5.1
SILTATION SOCK INLET PROTECTION
NOT TO SCALE

1
L5.1
SEDIMENT FILTER LOG
NOT TO SCALE



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THE CLINTON
401 SOUTH CLINTON STREET
SYRACUSE, NY

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NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/10/25

EROSION AND
SEDIMENT
CONTROL PLAN

Project Status
Date
Project Number
Drawn By
Checked By

L5.1

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B

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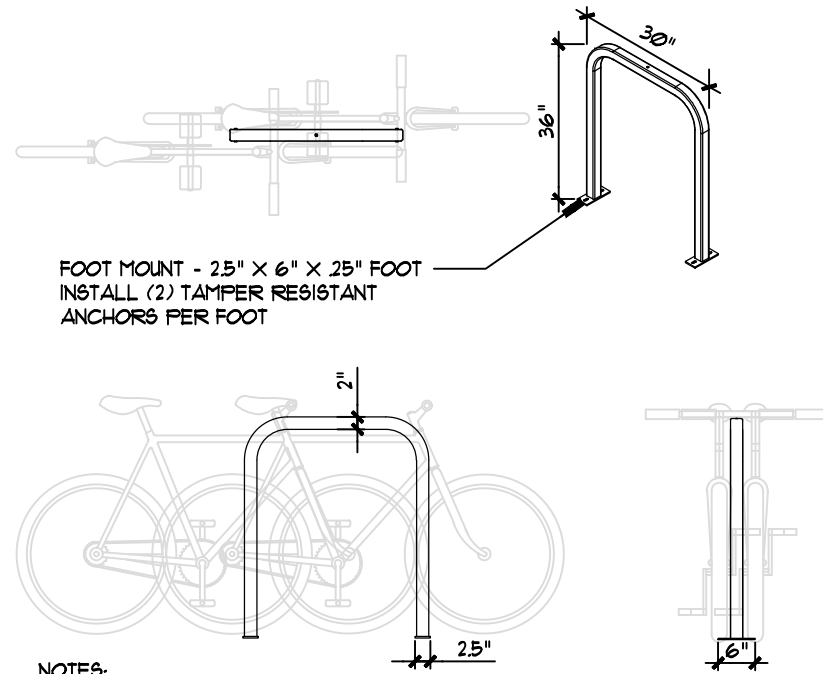
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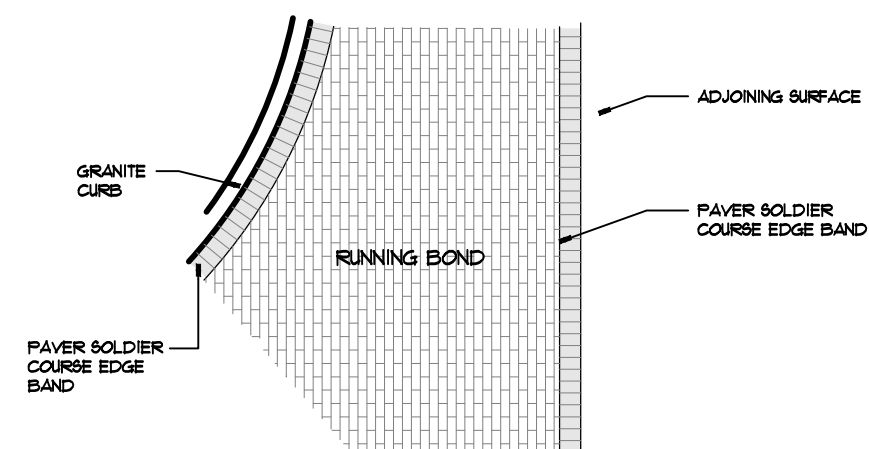
5



- NOTES:
1. INSTALL DOWNTOWN RACK OR APPROVED EQUAL AS MANUFACTURED BY DERO (888-331-6123 (WWW.DERO.COM)).
 2. FINISH TO BE BLACK POWDER COAT (CONFIRM WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION).
 3. INSTALL SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS WITH TAMPER RESISTANT FASTENERS PROVIDED BY MANUFACTURER.

12 BIKE RACK - SURFACE MOUNT

L6.1 NOT TO SCALE

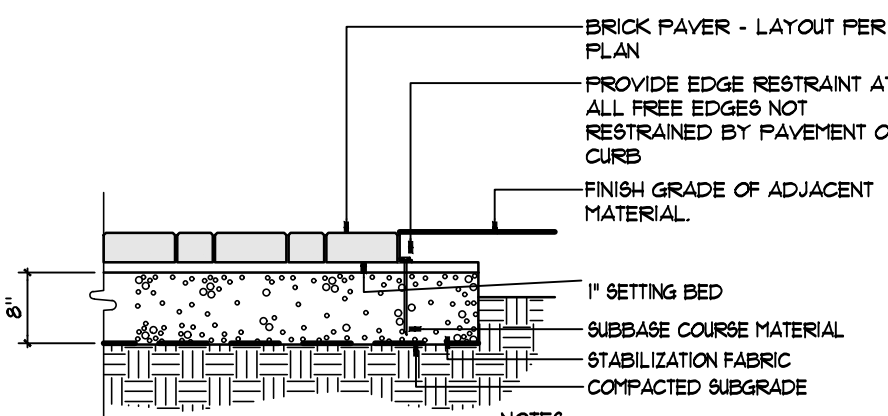


PLAN

11 PAVER LAYOUT PATTERN - TYP.

L6.1 NOT TO SCALE

32-1400-08A

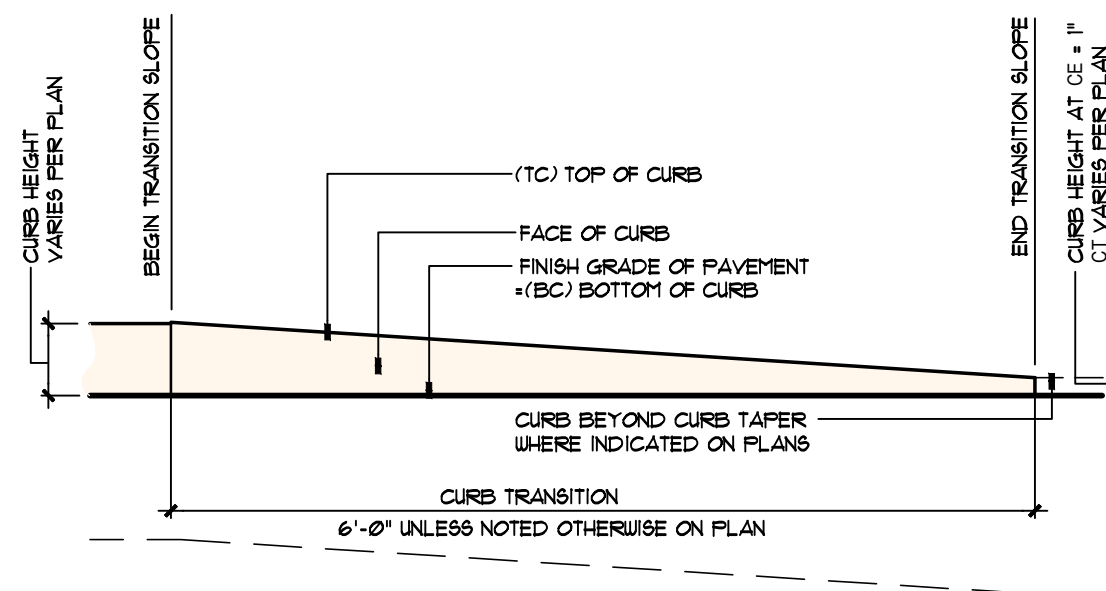


SECTION

10 BRICK PAVERS

L6.1 NOT TO SCALE

32-1400-08

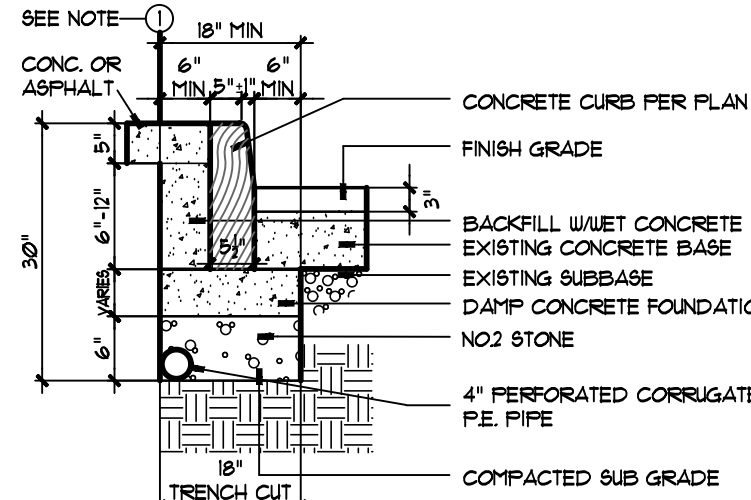


ELEVATION

9 CURB ENDING/TAPER (CE/CT)

L6.1 NOT TO SCALE

32-1918-07

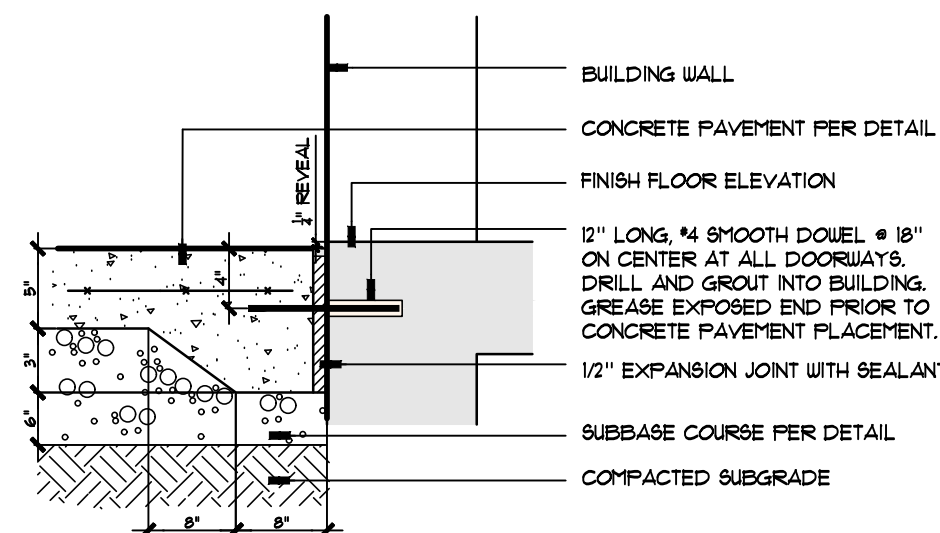


SECTION

CITY OF SYRACUSE

GRANITE CURB REPLACEMENT

L6.1 NOT TO SCALE

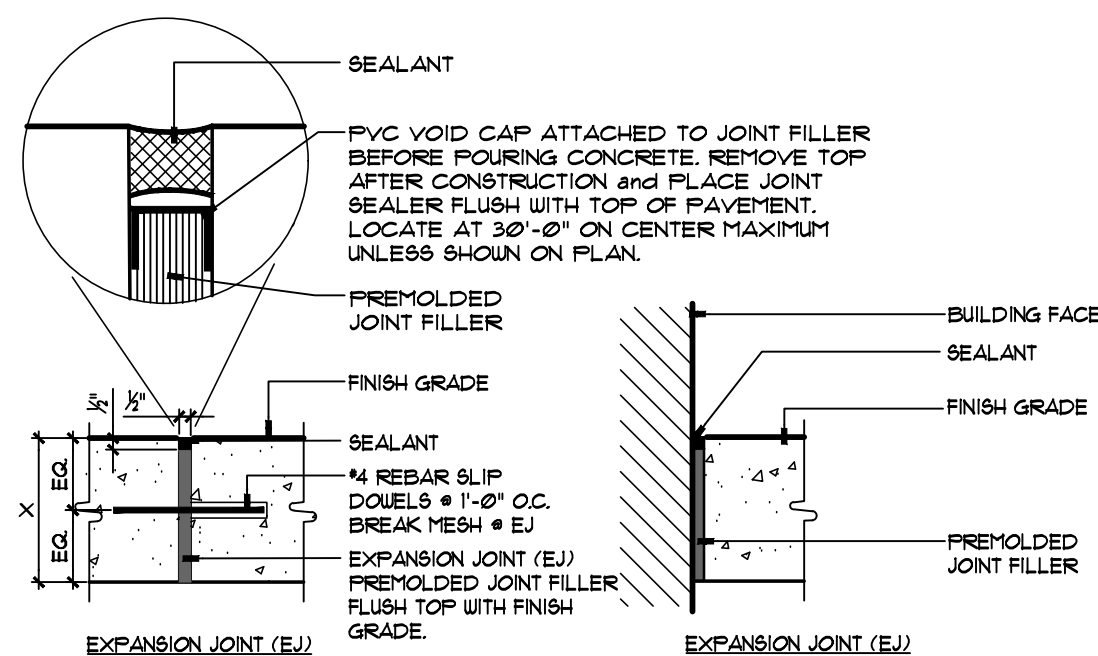


SECTION

7 CONCRETE DOWELING

L6.1 NOT TO SCALE

32-1918-10

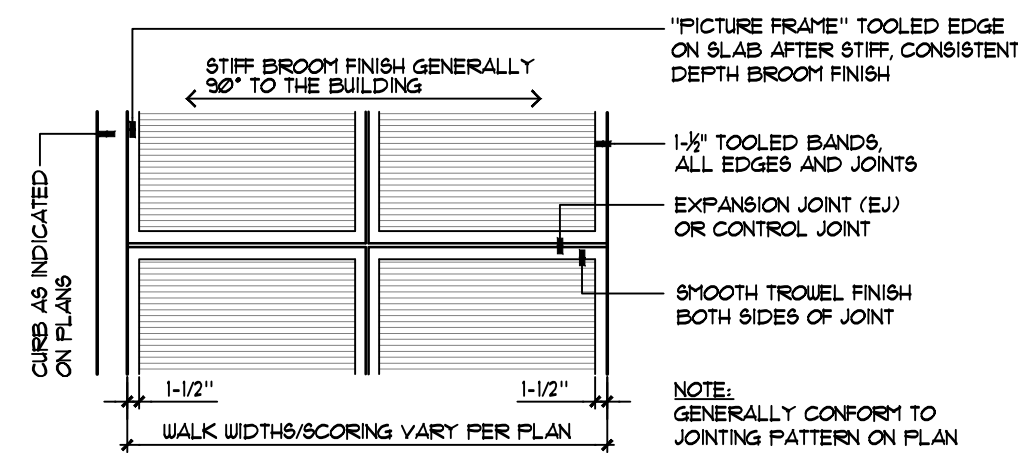


SECTION

6 CONCRETE JOINT DETAILS

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32-1918-04

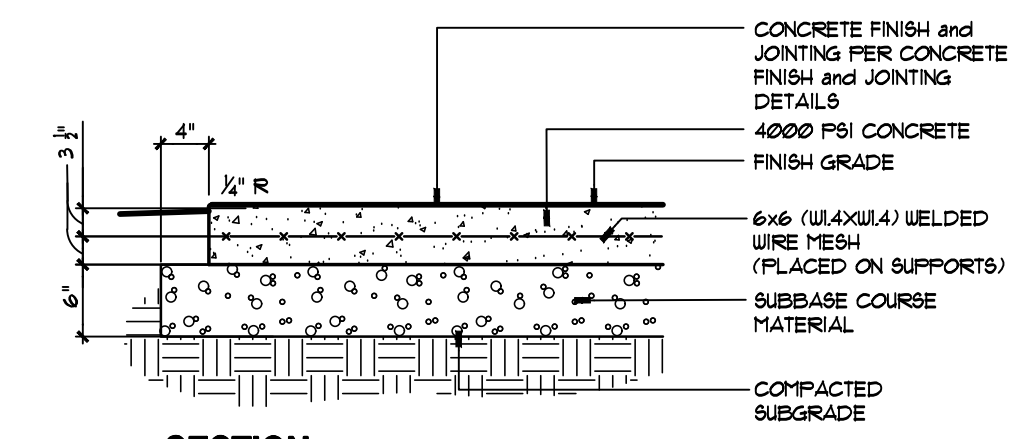


PLAN

5 CONCRETE FINISH

L6.1 NOT TO SCALE

32-1918-03

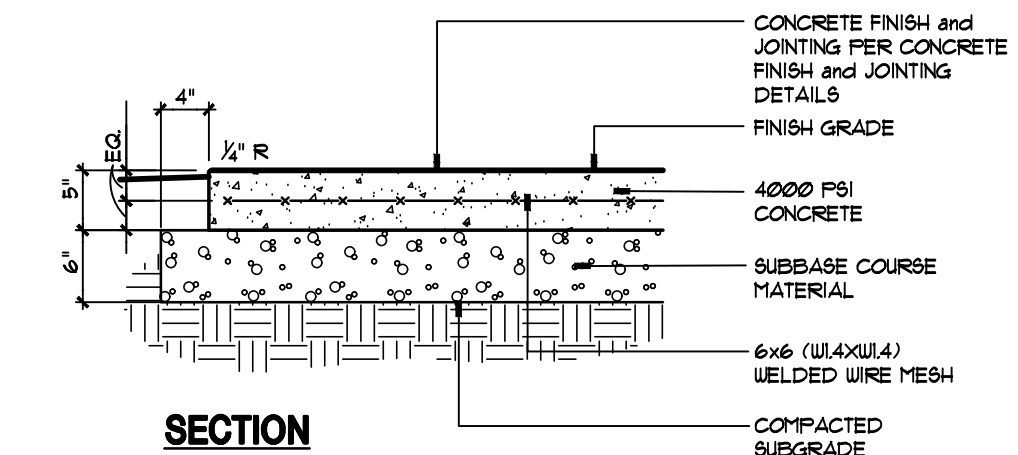


SECTION

4 CONCRETE PAVEMENT - HEAVY DUTY

L6.1 NOT TO SCALE

32-1918-02B

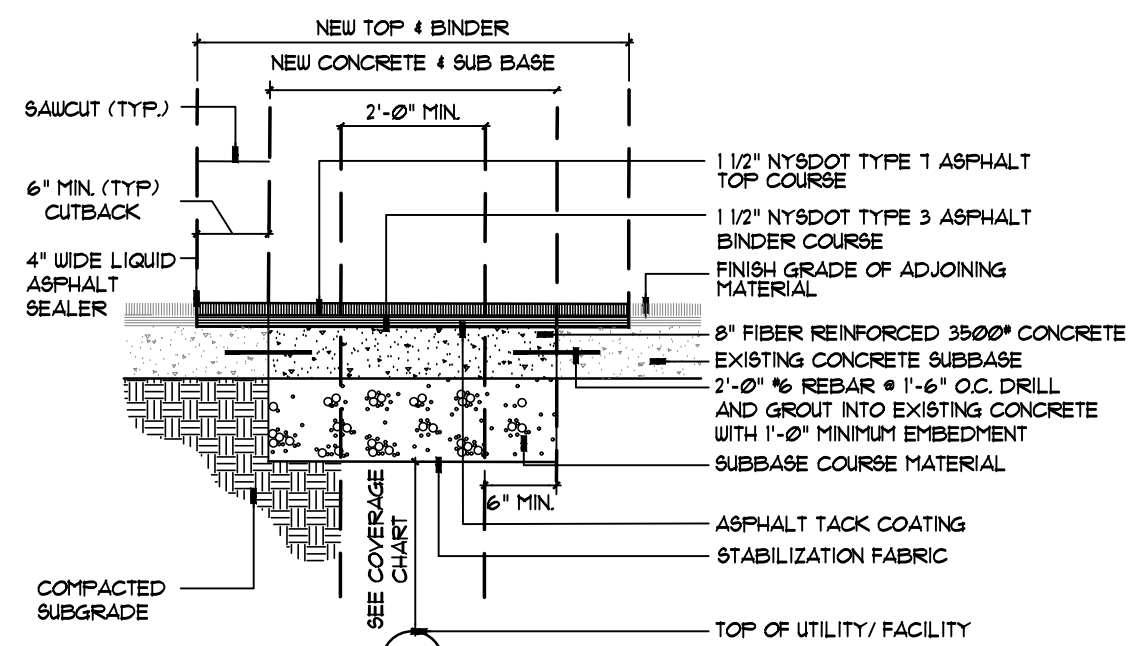


SECTION

3 CONCRETE PAVEMENT

L6.1 NOT TO SCALE

32-1918-01A



SECTION

MINIMUM COVER

MINIMUM COVER	3'-0"	5'-0"	3'-0"
	GAS, ELECTRIC, CABLE, TV, TELECOMMUNICATIONS	WATER	ALL OTHERS

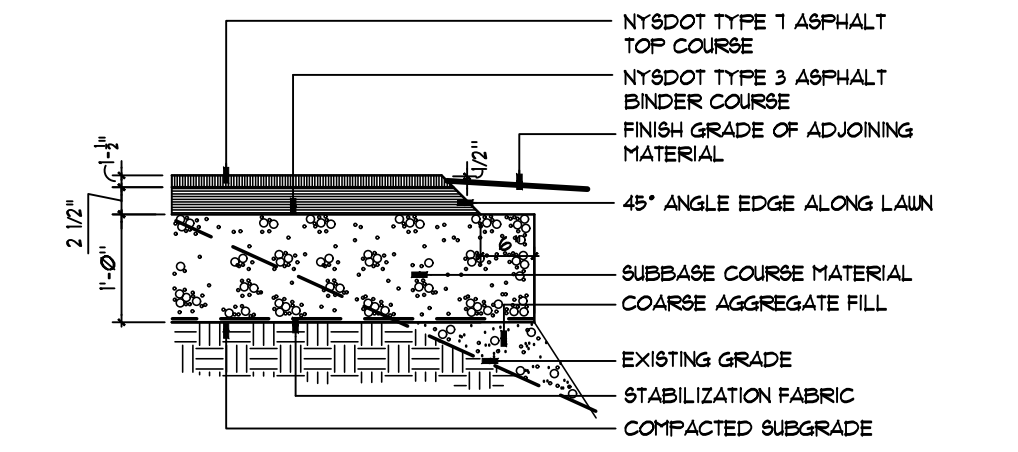
- NOTE:
1. IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SURROUNDING EXISTING CONCRETE.
 2. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DISTURBED OR DESTROYED THEY SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF SYRACUSE STANDARDS.
 3. MATCH EXISTING PAVEMENT SLOPE.
 4. IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE DOUELS.

SECTION

2 ASPHALT REPAIR- CONCRETE BASE

L6.1 NOT TO SCALE

32-1218-09C



SECTION

1 ASPHALT PAVEMENT - PARKING

L6.1 NOT TO SCALE

32-1218-02



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THE CLINTON
401 SOUTH CLINTON STREET
SYRACUSE, NY

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NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/10/25

SITE DETAILS

Project Status

Date

Project Number

Drawn By

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L6.1

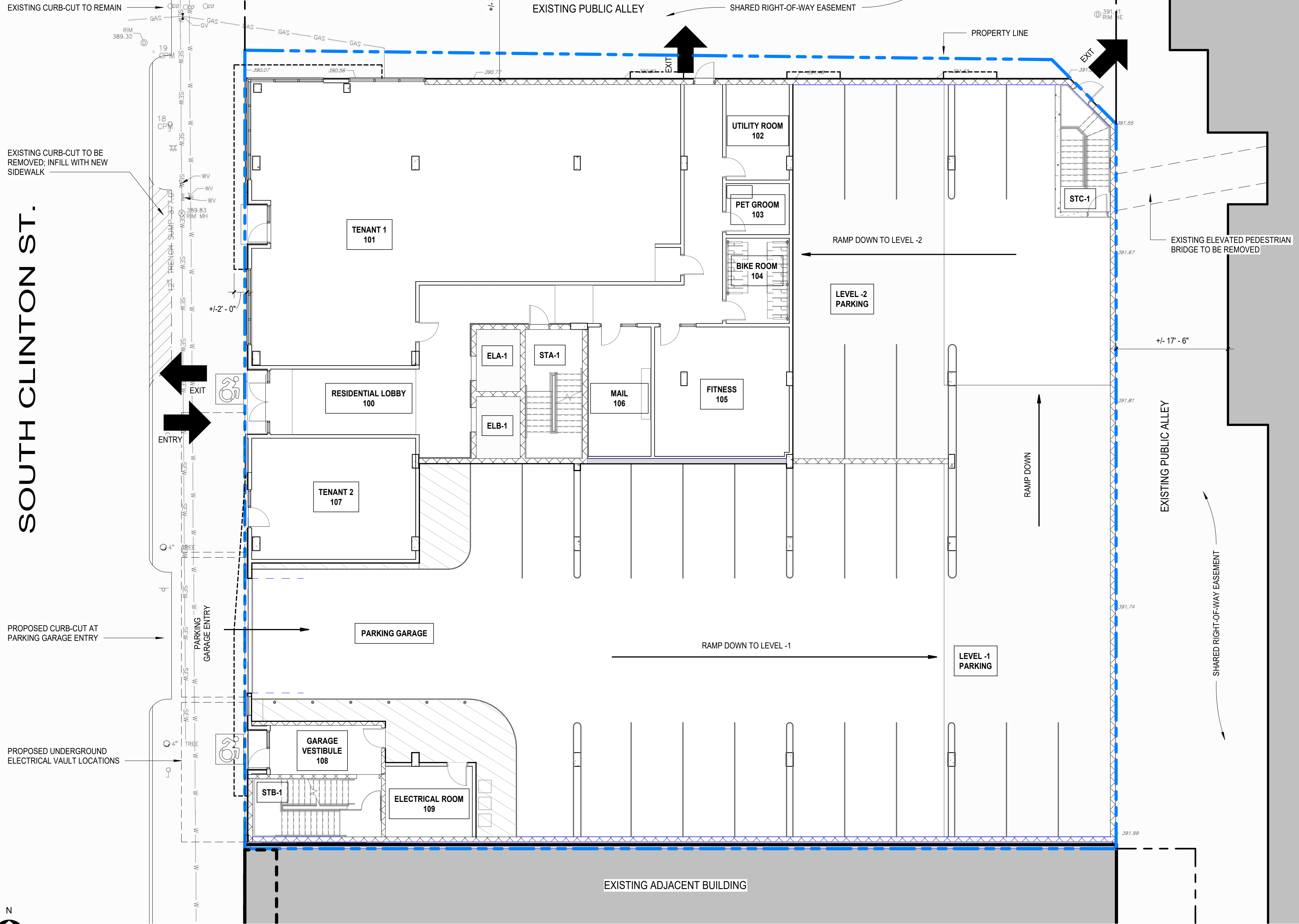
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A1	SITE PLAN
Z101	SCALE: 1" = 10'-0"

WALTON ST.

SOUTH CLINTON ST.



ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

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NEW MIXED-USE BUILDING
"THE CLINTON" @ ARMORY SQUARE
401 SOUTH CLINTON STREET
SYRACUSE, NEW YORK 13202

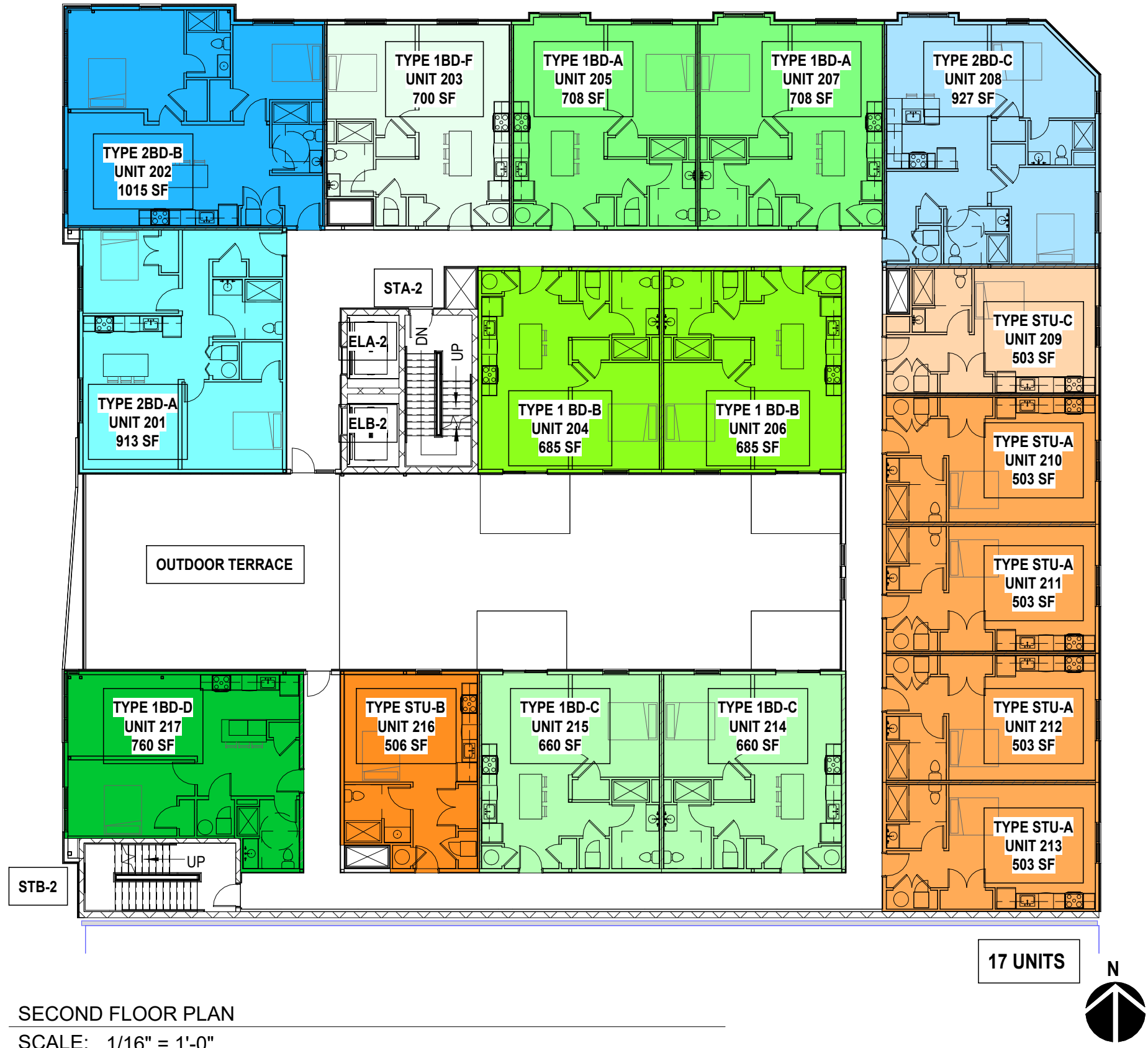
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REVISIONS		
NO.	DESCRIPTION	DATE

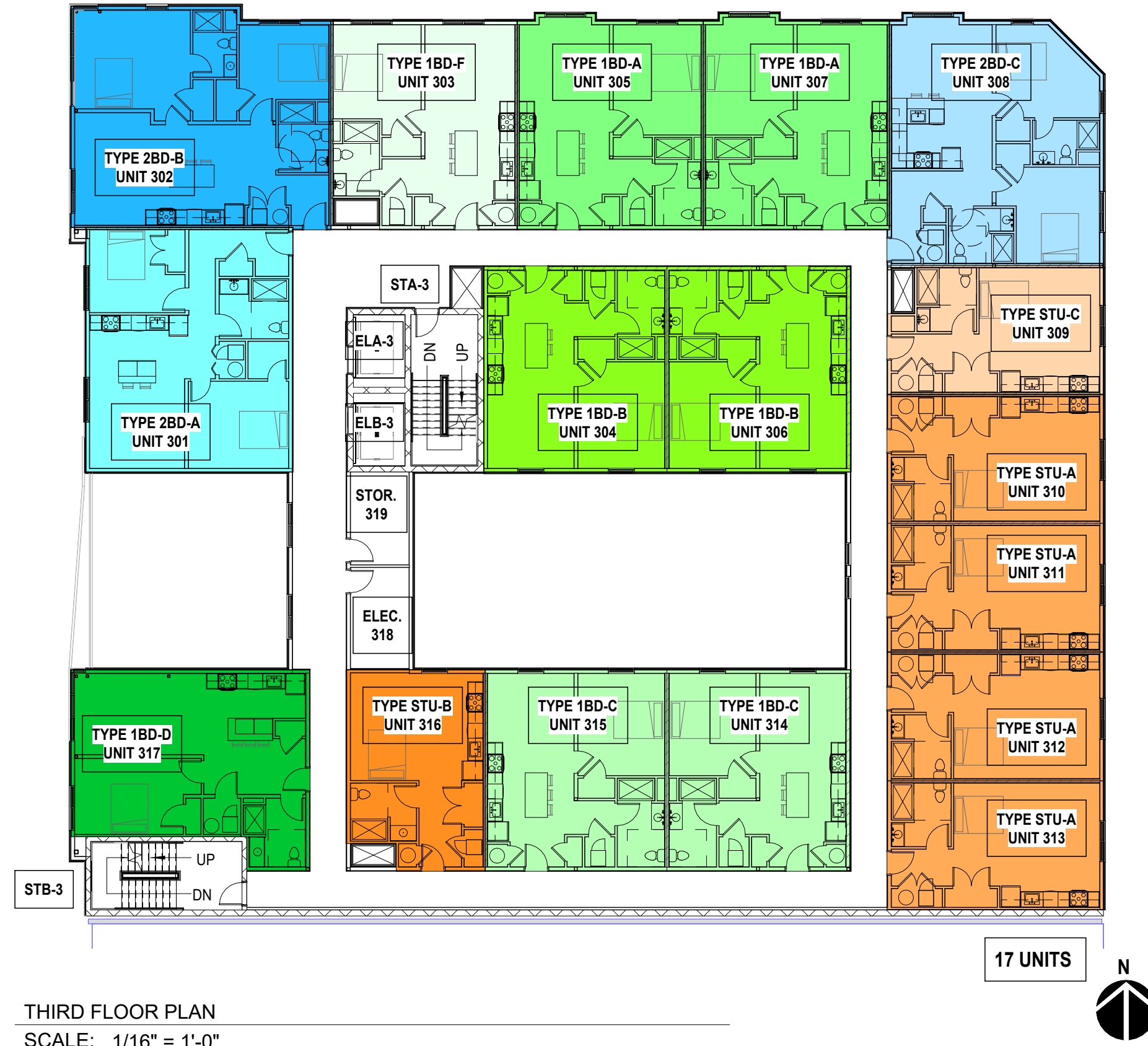
PROPOSED SITE PLAN

Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
Checked By	

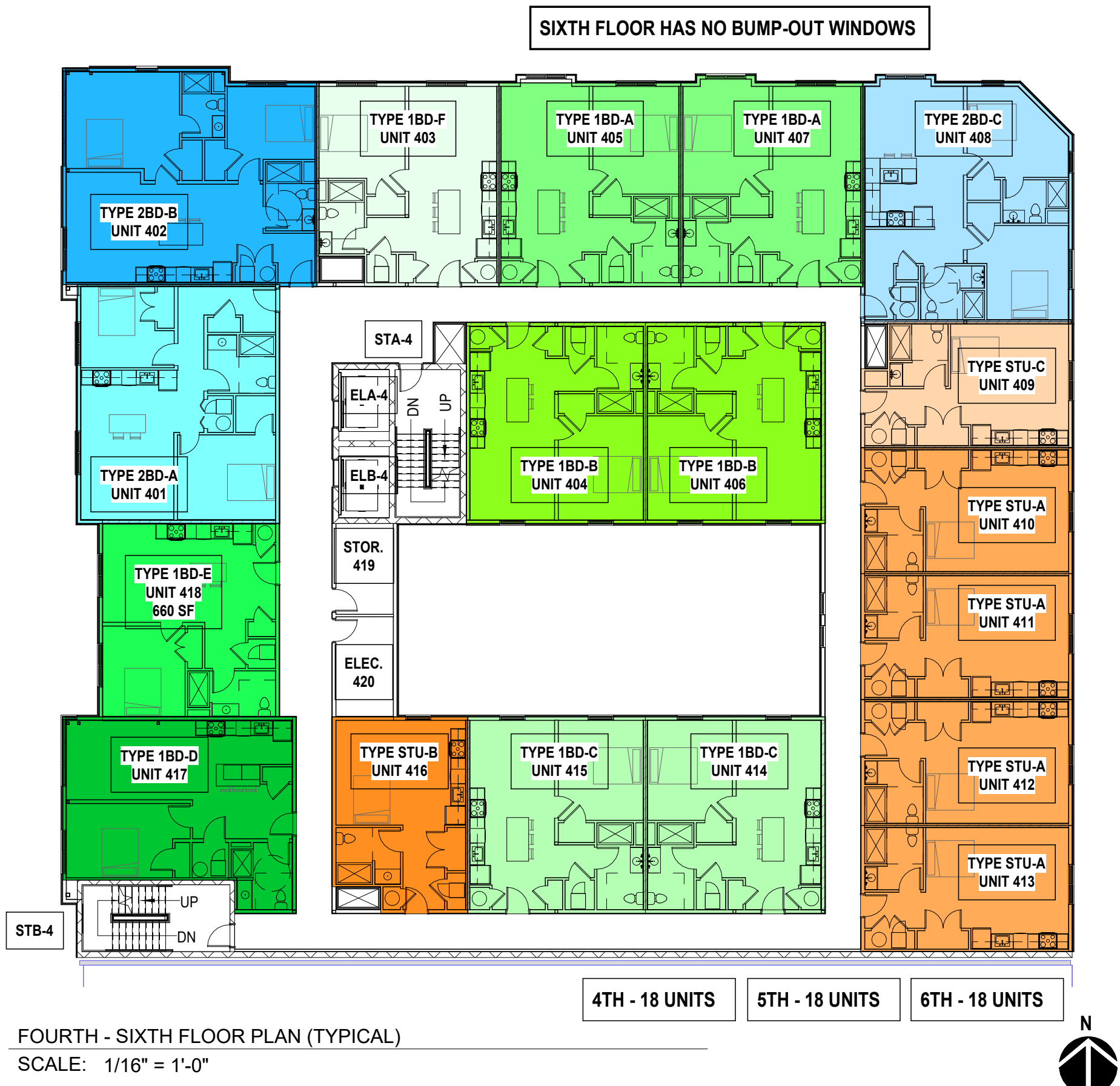
Z101



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



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



FOURTH - SIXTH FLOOR PLAN (TYPICAL)
SCALE: 1/16" = 1'-0"

QTY.	STUDIO UNIT	NET	GROSS
20	TYPE STU-A	470 SF	503 SF
5	TYPE STU-B	446 SF	480 SF
5	TYPE STU-C	450 SF	478 SF
1-BEDROOM UNIT			
8	TYPE 1BD-A (BUMP-OUT)	670 SF	708 SF
2	TYPE 1BD-A (6TH-NO BUMP-OUT)	663 SF	700 SF
10	TYPE 1BD-B	638 SF	685 SF
10	TYPE 1BD-C	624 SF	660 SF
5	TYPE 1BD-D	708 SF	760 SF
3	TYPE 1BD-E	632 SF	660 SF
5	TYPE 1BD-F	637 SF	673 SF
2-BEDROOM UNIT			
5	TYPE 2BD-A	860 SF	913 SF
5	TYPE 2BD-B	968 SF	1015 SF
4	TYPE 2BD-C (BUMP-OUT)	885 SF	927 SF
1	TYPE 2BD-C (6TH-NO BUMP-OUT)	878 SF	919 SF

(88 TOTAL UNITS)



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REVISIONS		
NO.	DESCRIPTION	DATE

PROPOSED UNIT
SQUARE
FOOTAGES

Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
Checked By	

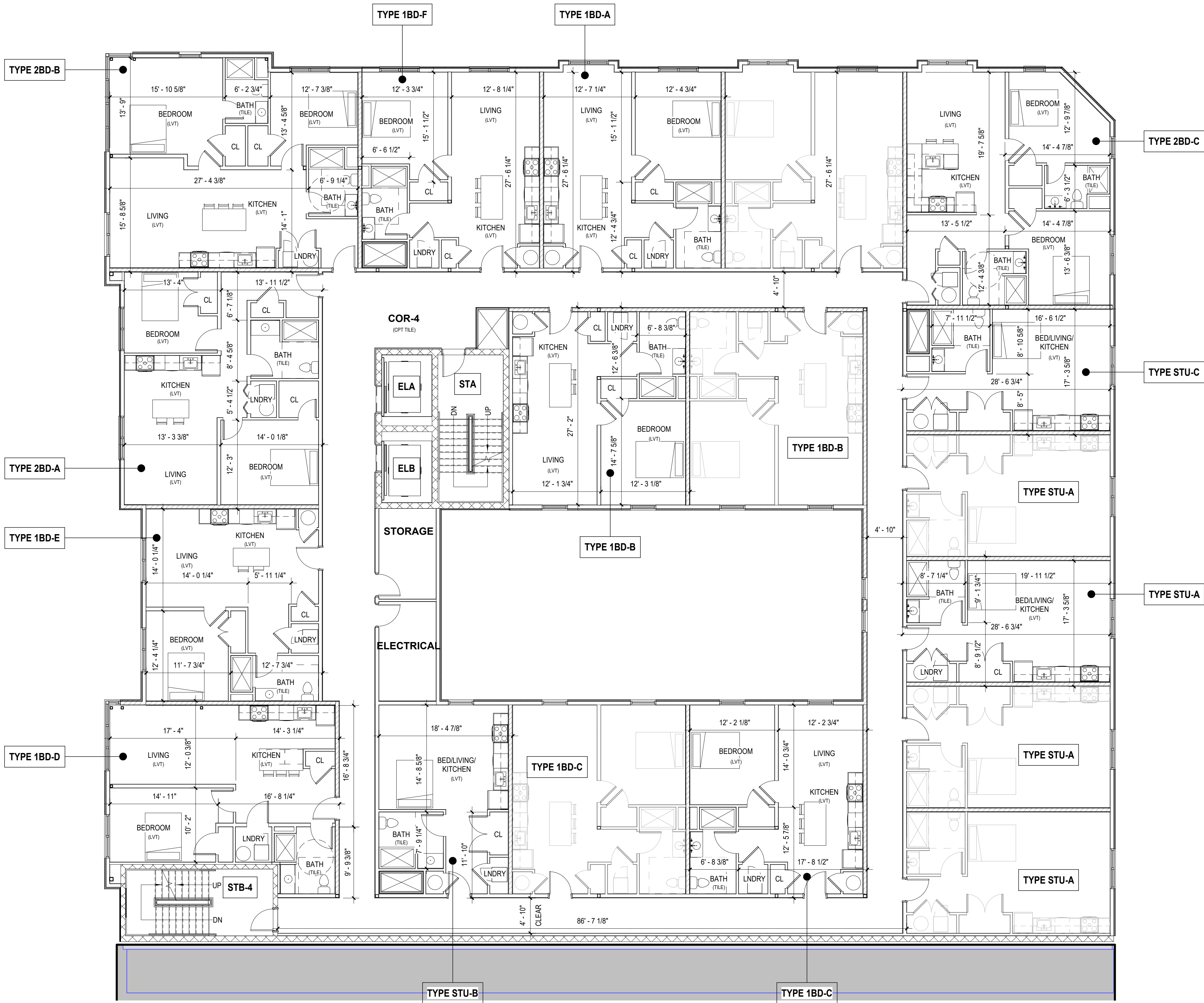
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INTERIOR FINISHES:

- 1) ALL UNIT TYPE WALLS TO BE PAINTED, EXCEPT SHOWER SURROUND TO BE TILE.
2) CEILINGS IN CORRIDORS TO BE DROPPED LINEAR WOOD AND PAINTED GYPSUM BOARD.
3) ALL CABINETS IN KITCHENS & BATHS TO BE PRE-FINISHED PAINTED

C1	PROPOSED UNIT PLAN TYPES
Z104	SCALE: 1/8" = 1'-0"



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NOT FOR CONSTRUCTION

NEW MIXED-USE BUILDING
"THE CLINTON" @ ARMORY SQUARE
401 SOUTH CLINTON STREET
SYRACUSE, NEW YORK 13202

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

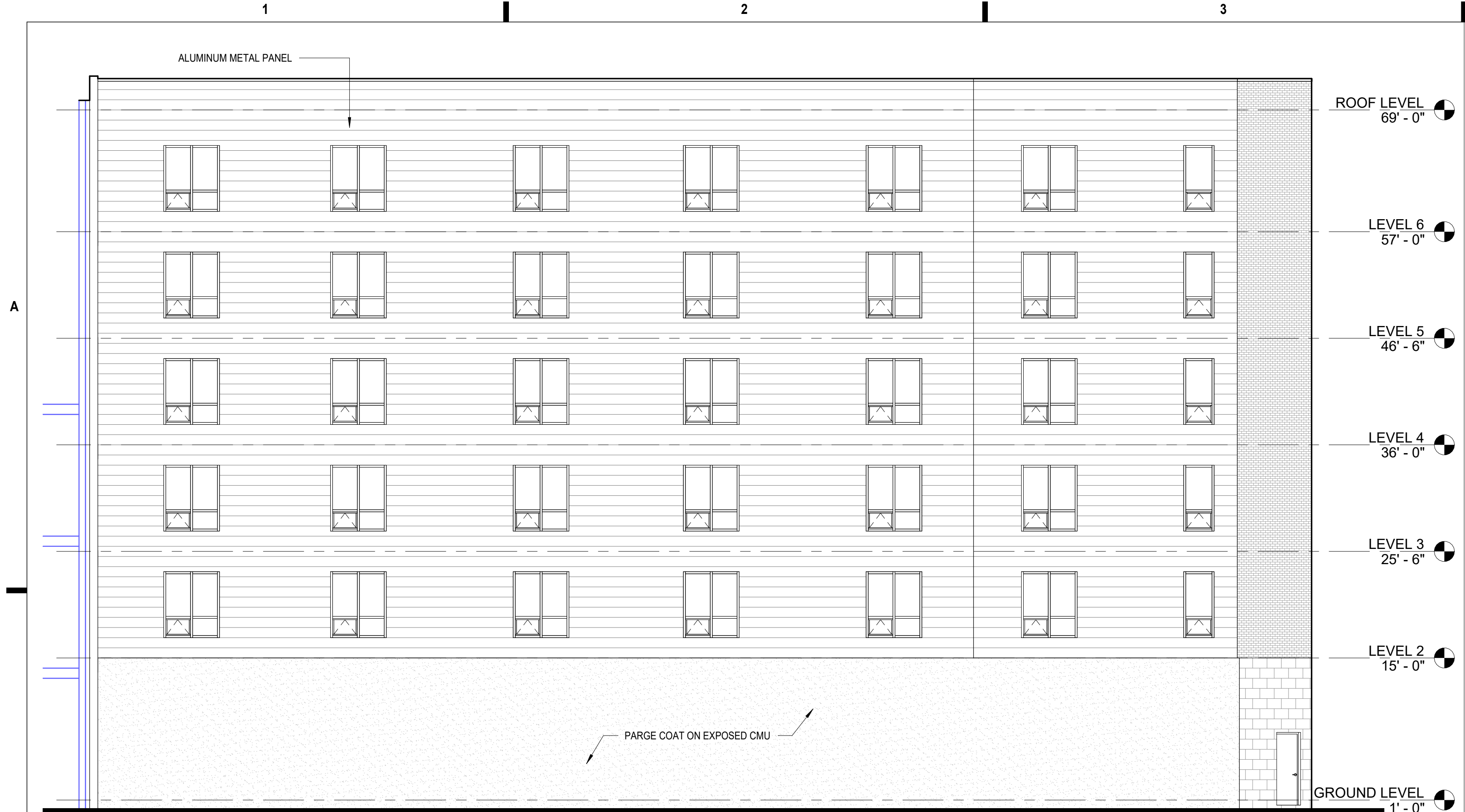
REVISIONS		
NO.	DESCRIPTION	DATE

PROPOSED UNIT
PLAN TYPES

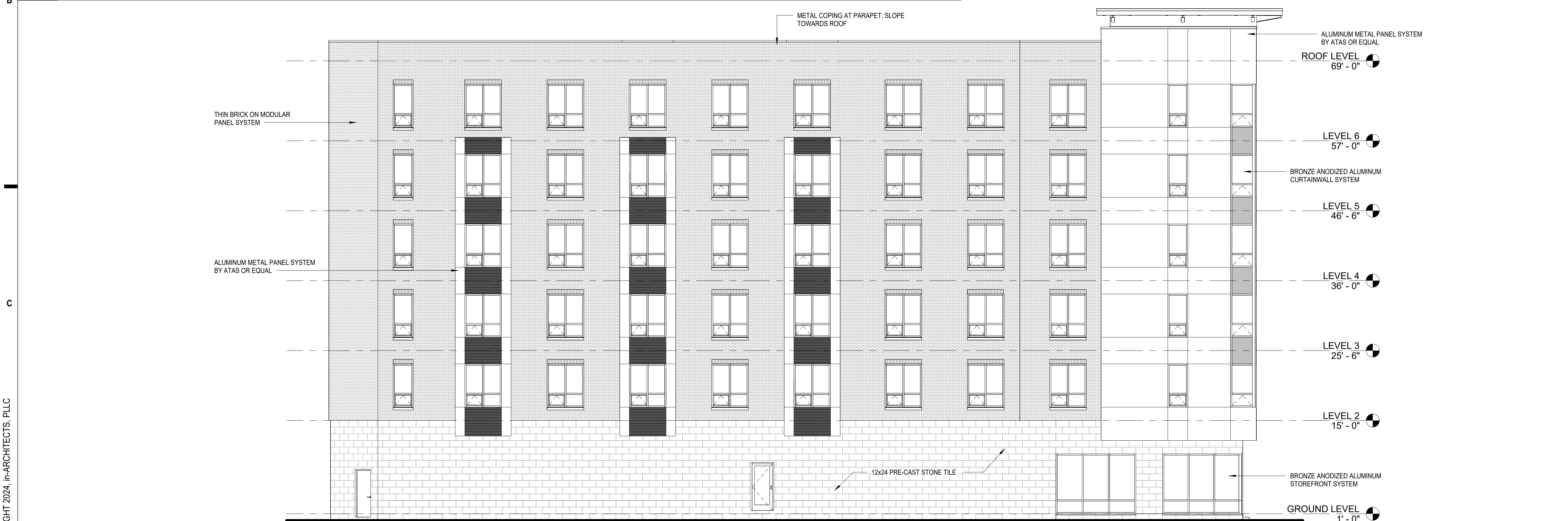
Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
Checked By	

Z104

11/13/2024 11:31:12 AM
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B1	PROPOSED EAST ELEVATION
Z105	SCALE: 1/8" = 1'-0"



C1	PROPOSED NORTH ELEVATION
Z105	SCALE: 1/8" = 1'-0"



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REVISIONS		
NO.	DESCRIPTION	DATE

PROPOSED
ELEVATIONS

Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
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Z105



"THE CLINTON" FROM THE WEST



"THE CLINTON" FROM THE NORTH



"THE CLINTON" FROM THE SOUTH



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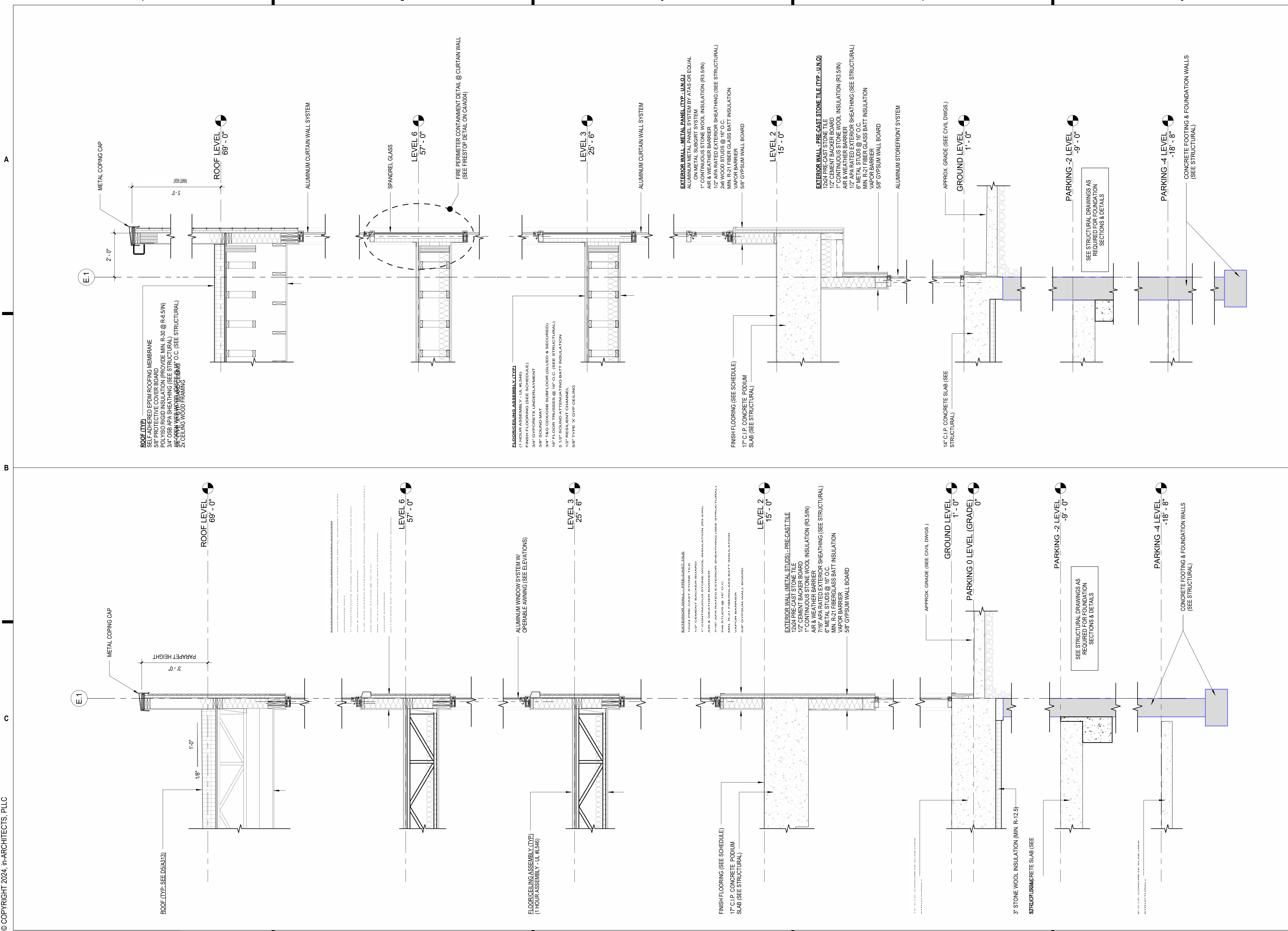
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

PROPOSED
ELEVATIONS

Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
Checked By	

Z106



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REVISIONS		
NO.	DESCRIPTION	DATE

PROPOSED
WALL SECTIONS

Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
Checked By	

Z107

A1

TYPICAL WALL SECTION 1

A2

TYPICAL WALL SECTION 2

Z107

SCALE: 1/2" = 1'-0"



EX. BUILDINGS ALONG WALTON ST. (VIEW EAST)



PROP. EXTERIOR MATERIAL PALETTE



EX. BUILDINGS ALONG CLINTON ST. (VIEW SOUTH)



EX. BUILDINGS ALONG CLINTON ST. (VIEW NORTH)



EX. BUILDINGS ALONG CLINTON ST. (VIEW NORTH)



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REVISIONS		
NO.	DESCRIPTION	DATE

PROPOSED
EXTERIOR
MATERIAL
SELECTIONS

Project Status	ZONING
Date	11/13/2024
Project Number	21095
Drawn By	FJC
Checked By	

Z108



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THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

11/13/2022
PROJECT #21095



OPTION A

THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A1



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OPTION A

THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A2



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OPTION A

THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A3



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OPTION A

THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A4



OPTION A

THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A5



OPTION A

THE CLINTON @ ARMORY SQUARE

401 SOUTH CLINTON STREET
 SYRACUSE, NY 13202

DATE: 11/13/2024
 SCALE: N.T.S.
 SHEET NAME: EXTERIOR RENDERING
 SHEET NUMBER: A6



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CLINTON STREET GARAGE REDEVELOPMENT
401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A7



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CLINTON STREET GARAGE REDEVELOPMENT
401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A8



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CLINTON STREET GARAGE REDEVELOPMENT
401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A9





CLINTON STREET GARAGE REDEVELOPMENT
401 SOUTH CLINTON STREET
SYRACUSE, NY 13202

DATE: 11/13/2024
SCALE: N.T.S.
SHEET NAME: EXTERIOR RENDERING
SHEET NUMBER: A10



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J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 02, 2024

OCPB Case # Z-24-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of The Clinton - Mixed Use Development for the property located at 401 South Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review site plans and the site is located within 500 feet of the Onondaga County Central Library and Museum of Science and Technology (the MOST), both county-owned facilities; and
- WHEREAS, the applicant is proposing to demolish an existing parking garage and construct a 6-floor mixed-use building with 88 dwelling units and below ground parking on a 0.32-acre parcel in a MX-5 (Central Business District) zoning district; and
- WHEREAS, the Board previously offered No Position on a special permit referral (Z-18-151) to establish a restaurant on an existing parking garage; and
- WHEREAS, the site is located in the Armory Square Historic District of Downtown Syracuse, which is listed on the National Register of Historic Places; aerial imagery shows the site has frontage and a sidewalk on South Clinton Street, a city street, and contains an existing four to five story, zero-lot-line building, the Clinton Street Garage, with first floor vacant restaurant space; the site abuts an alley on one side that serves Modern Malt to the north and commercial space, including SKY Armory, on the rear adjacent parcels; and
- WHEREAS, the applicant is proposing to demolish the existing building and construct a 6-story mixed-use building with commercial space on the first floor, 5-stories of residential above totaling 88 dwelling units, and a subsurface parking garage totaling 87 parking spaces; per the Project Description, the proposed building will result in 30 studio apartments, 43 one-bedrooms apartments, 5 two-bedroom/one-bath units, and 10 two-bedroom/two-bath units; the proposed building will also contain outdoor terrace common space on the second floor, 1,565 sf of interior common space, 4,000 sf commercial space, a bicycle room, and dog wash station; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/30/24, <0.5 acres of the site will be disturbed by the proposed project; and
- WHEREAS, per the EAF, the site is served by public drinking water and the proposed development is anticipated to require 37,500 gallon per day; and
- WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); per the EAF, the proposed

development is anticipated to generate 12,325 gallons of liquid waste per day;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734060); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, per GIS mapping, the site is substantially contiguous to the Landmark Theater, originally known as Loew's State Theater, a Local Protected Site; the site is within the Armory Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained and the municipality must ensure the permits are acquired prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Board advises this project will need to be reviewed by the Syracuse Landmark

Preservation Board (SLPB).

A handwritten signature in black ink, appearing to read 'M. E. Voss', with a stylized flourish at the end.

Martin E. Voss, Chairman
Onondaga County Planning Board

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : MaSPR-24-32
Date : 1/17/2025

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> <div style="text-align: right;"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: The Clinton - Mixed Use Development

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Jake Dishaw

Address: One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

Telephone Number: 315-448-8640

E-mail: zoning@syr.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

City of Syracuse

Parcel History

01/01/1900 - 01/16/2025

Tax Map #: 101.-05-16.0

Owners: Armory Parking Assoc LLC, ARMORY PARKING ASSOC LLC

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	02/22/94	Project	Sign Waiver	Approved with	AS-94-07 WAIVER OF AREA & NUMBER (LINDI'S DELI)
401 Clinton St S	04/17/00	Project	SP - Restaurant	Approved	SP-00-16 RESTAURANT (PIZZA SHOP)
401 Clinton St S	10/14/08	Project	SP - Other	Approved	SP-00-16M1 MODIFICATION OF FLOOR PLANS (SIGANGE NOT APPROVED)
401 Clinton St S	02/01/10	Project	SP - Other	Approved	SP-00-16M2 SIGNAGE MODIFICATION
401 Clinton St S	05/17/10	Project	SP - Other	Approved	SP-00-16M3 MODIFICATION OF FLOOR PLAN + SIGNAGE
401 Clinton St S	06/07/10	Project	SP - Restaurant	Approved	SP-10-13 RESTAURANT
401 Clinton St S	01/03/11	Project	Project Site Review	Denied	PR-10-41 FACADE ALTERATION - CLINTON ST GARAGE
401 Clinton St S	01/07/11	Permit Application	Encroachment (Converted)	Denied	SD-10-22 ENCROACH INTO SO. CLINTON ST. R-O-W WITH CANOPY + PROJECTING SIGN
401 Clinton St S	03/29/11	Permit Application	Encroachment (Converted)	Issued	SD-11-10 ENCROACH 5'6" X 29' INTO R-O-W WITH A CANOPY & SIGNAGE
401 Clinton St S	03/29/11	Completed Permit	Encroachment (Converted)	Approved	SD-11-10 ENCROACH 5'6" X 29' INTO R-O-W WITH A CANOPY & SIGNAGE Completed #SD-11-10
401 Clinton St S	04/14/11	Project	Project Site Review	Approved	PR-11-05 FACADE ALTERATION INCLUDING NEW WINDOWS, CANOPY, PAINT & NEW SIGNAGE
401 Clinton St S	05/11/11	Project	Sign Waiver	Approved	AS-11-09 WAIVER OF HEIGHT, AREA & NUMBER - CLINTON STREET GARAGE
401 Clinton St S	03/05/14	Permit Application	Sprinkler	Issued	14348 Sprinkler
401 Clinton St S	03/05/14	Completed Permit	Sprinkler	Certificate Issued	14348 Sprinkler Certificate of Completion #14348
401 Clinton St S	03/12/14	Inspection	Inspector Notification	In Progress	
401 Clinton St S	03/18/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/26/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/03/14	Inspection	Progress Inspection	Pass	
401 Clinton St S	07/07/14	Permit Application	Com. Reno/Rem/Chg Occ	Issued	15875 Garage floor repairs

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	07/07/14	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	15875 Garage floor repairs Certificate of Completion #15875
401 Clinton St S	07/08/14	Inspection	Inspector Notification	In Progress	
401 Clinton St S	07/22/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/11/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/26/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/15/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/17/14	Inspection	Codes - Licensing	Pass	
401 Clinton St S	09/17/14	Inspection	Codes Electric - Licensing	Pass	
401 Clinton St S	10/01/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/17/14	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/17/14	Inspection	Fire Prevention - Licensing	Pass	
401 Clinton St S	10/31/14	Inspection	Progress Inspection	Pass	
401 Clinton St S	04/20/15	Permit Application	Sidewalk Cafe	Issued	PC-0155-15 Application for sidewalk cafe for Peppino's Restaurant (formerly La Taqueria). Sidewalk cafe 145 sq ft. FPB approval needed. No alcohol to be served initially, but alcohol will be served when applicant receives liquor license. Copy of liquor license must be provided to City of Syracuse before applicant begins serving liquor in sidewalk cafe.
401 Clinton St S	04/22/15	Permit	Sidewalk Cafe	Open	PC-0155-15 Application for sidewalk cafe for Peppino's Restaurant (formerly La Taqueria). Sidewalk cafe 145 sq ft. FPB approval needed. No alcohol to be served initially, but alcohol will be served when applicant receives liquor license. Copy of liquor license must be provided to City of Syracuse before applicant begins serving liquor in sidewalk cafe. Expires 10/31/2015

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	04/30/15	Permit Application	Loading Zone (Business)	Issued	PC-0211-15 2 Loading Zones Peppino's Neapolitan Express Plate #: GND 5288 Owner/Driver: Giovanni Vigliotti Plate #: GGR 4302 Owner/Driver: Maria Vigliotti
401 Clinton St S	05/04/15	Permit	Loading Zone (Business)	Open	PC-0211-15 2 Loading Zones Peppino's Neapolitan Express Plate #: GND 5288 Owner/Driver: Giovanni Vigliotti Plate #: GGR 4302 Owner/Driver: Maria Vigliotti Expires 05/05/2016
401 Clinton St S	05/19/15	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2014-0243 La Taqueria - CU2014-0380
401 Clinton St S	05/19/15	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2014-0380 LaTaqueria - is now Peppino's Neapolitan Express CU2015-0032
401 Clinton St S	05/28/15	Inspection	Fire Prevention - Licensing	Pass	
401 Clinton St S	05/28/15	Inspection	Codes - Licensing	Pass	
401 Clinton St S	05/28/15	Inspection	Codes Electric - Licensing	Pass	
401 Clinton St S	06/08/15	Project	SP - Other	Denied Without	SP-10-13M2 MODIFY FACADE BY ADDING WHITE SUBWAY TILE
401 Clinton St S	10/13/15	Project	SP - Other	Approved	SP-10-13M3 ADDING WHITE SUBWAY TILE TO FRON FACADE (PEPPINOS)
401 Clinton St S	10/30/15	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	
401 Clinton St S	11/06/15	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	11/18/15	Inspection	Complaint Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	11/20/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	21883 Expand the existing restaurant into the adjacent space previously occupied as barber shop and will now be used for an expanded dining area bar - [A-3] occupancy. Comply with all attached reviews and approvals. Separate permits are required for any and all HVAC, electric, plumbing, etc... . Comply with Chapter 33 of the Building Code of New York State 2010 or safeguards during construction. Contact: John Vigliotti - 1-315-882-8599 ***C OF O ISSUED 1/25/2017
401 Clinton St S	12/10/15	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	01/06/16	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	01/08/16	Project	SP - Restaurant	Approved	SP-10-13 M4 Modify floor plan to install a bar area and modify the facade to install an awning.
401 Clinton St S	01/28/16	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	02/17/16	Inspection	Inspector Notification	In Progress	
401 Clinton St S	02/17/16	Inspection	Fire Inspector Notification	In Progress	
401 Clinton St S	02/24/16	Inspection	Complaint Inspection	Pass	
401 Clinton St S	02/25/16	Completed Complaint	Building W/O Permit	Completed	2015-30250 No permits
401 Clinton St S	03/10/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/10/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/22/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/22/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/23/16	Permit Application	Sidewalk Cafe	Issued	PC-0163-16 Alcohol to be served. Sidewalk Cafe Season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe Season.
401 Clinton St S	03/31/16	Permit Application	Electric	Issued	23333 Electrical for Peppino's

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	04/01/16	Permit	Sidewalk Cafe	Open	PC-0163-16 Alcohol to be served. Sidewalk Cafe Season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe Season. Expires 10/31/2016
401 Clinton St S	04/01/16	Inspection	Inspector Notification	In Progress	
401 Clinton St S	04/08/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/12/16	Inspection	Rough-In Wiring Before Enclosing	Pass	
401 Clinton St S	04/19/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/22/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/26/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/29/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/10/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/16/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/19/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/24/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/03/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/07/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/21/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/27/16	Inspection	Final Fire Inspection	Pass	
401 Clinton St S	06/27/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/05/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/19/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/02/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/16/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/30/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/13/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/27/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/11/16	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	10/25/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/03/16	Permit Application	Site Work	Issued	25858 Parking garage repair
401 Clinton St S	11/07/16	Inspection	Inspector Notification	In Progress	
401 Clinton St S	11/08/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/22/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/22/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/06/16	Inspection	Final Inspection	Pass	
401 Clinton St S	12/06/16	Completed Permit	Electric	Certificate Issued	23333 Electrical for Peppino's Certificate of Completion #23333
401 Clinton St S	12/09/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/27/16	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/05/17	Completed Complaint	Lock Box	Completed	2017-00431 no key in lockbox to alarm room
401 Clinton St S	01/23/17	Inspection	Final Inspection	Pass	
401 Clinton St S	01/24/17	Inspection	Final Fire Inspection	Pass	
401 Clinton St S	01/25/17	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	21883 Expand the existing restaurant into the adjacent space previously occupied as barber shop and will now be used for an expanded dining area bar - [A-3] occupancy. Comply with all attached reviews and approvals. Separate permits are required for any and all HVAC, electric, plumbing, etc... . Comply with Chapter 33 of the Building Code of New York State 2010 or safeguards during construction. Contact: John Vigliotti - 1-315-882-8599 ***C OF O ISSUED 1/25/2017 Certificate of Occupancy #21883
401 Clinton St S	02/07/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/07/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/06/17	Permit Application	Sidewalk Cafe	Issued	PC-0221-17 Peppinos Neapolitan.
401 Clinton St S	04/18/17	Permit	Sidewalk Cafe	Open	PC-0221-17 Peppinos Neapolitan. Expires 10/31/2017

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	04/26/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/01/17	Inspection	Safety Inspection	In Progress	
401 Clinton St S	05/05/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/23/17	Inspection	Fire Inspector Notification	Pass	
401 Clinton St S	05/29/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/19/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/26/17	Inspection	Safety Inspection	Pass	
401 Clinton St S	07/19/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/02/17	Inspection	Codes - Licensing	Pass	
401 Clinton St S	08/02/17	Inspection	Codes Electric - Licensing	Pass	
401 Clinton St S	08/02/17	Inspection	Fire Prevention - Licensing	Pass	
401 Clinton St S	08/16/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/28/17	Inspection	Safety Inspection	Pass	
401 Clinton St S	09/06/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/14/17	Permit Application	Electric	Issued	29908 Electric
401 Clinton St S	09/15/17	Inspection	Inspector Notification	In Progress	
401 Clinton St S	09/22/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/05/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/09/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/23/17	Inspection	Safety Inspection	Pass	
401 Clinton St S	10/23/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/03/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/06/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/20/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/06/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/07/17	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/20/17	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	01/03/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/19/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/19/18	Inspection	Progress Inspection	No Progress	
401 Clinton St S	02/05/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	02/20/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/06/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/08/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/20/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/03/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/06/18	Permit Application	Sidewalk Cafe	Issued	PC-0218-18 Peppinos Neopolitan Sidewalk Cafe-Renewal . Same set up as last year. COI included. Liquor to be served. Liquor License attached
401 Clinton St S	04/17/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/26/18	Permit	Sidewalk Cafe	Open	PC-0218-18 Peppinos Neopolitan Sidewalk Cafe-Renewal . Same set up as last year. COI included. Liquor to be served. Liquor License attached
					Expires 10/31/2018
401 Clinton St S	04/26/18	Project	SP - Restaurant	Withdrawn	SP-18-13 Establish a restaurant on a parking garage roof.
401 Clinton St S	05/01/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/15/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/16/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/29/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/31/18	Inspection	Progress Inspection	Pass	
401 Clinton St S	06/06/18	Permit Application	Site Work	Issued	34499 Parking garage repairs completion date June 6, 2019
401 Clinton St S	06/12/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/13/18	Permit	Site Work	Open	34499 Parking garage repairs completion date June 6, 2019 Expires 06/13/2019
401 Clinton St S	06/14/18	Inspection	Inspector Notification	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	06/18/18	Completed Permit	Site Work	Certificate Issued	25858 Parking garage repair Certificate of Completion #25858
401 Clinton St S	06/26/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/10/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/10/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/24/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/03/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/07/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/21/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/04/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/18/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/19/18	Inspection	Progress Inspection	In Progress	2016-13428 Can we check to see if the system is back on line and obtain panel key for the lock box
401 Clinton St S	09/21/18	Completed Complaint	Fire Alarm	Completed	
401 Clinton St S	10/02/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/10/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/16/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/30/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/13/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/16/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/27/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/11/18	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/08/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/22/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	02/05/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	02/11/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	02/19/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/05/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/14/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/19/19	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	04/04/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/16/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/30/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/01/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/14/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/28/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/11/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/25/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/09/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/09/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/23/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/23/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/06/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/20/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/03/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/17/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/25/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/01/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/15/19	Inspection	Final Inspection	Pass	
401 Clinton St S	10/16/19	Completed Permit	Electric	Certificate Issued	29908 Electric Certificate of Completion #29908
401 Clinton St S	11/18/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/05/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/23/19	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/21/20	Inspection	Progress Inspection	In Progress	
401 Clinton St S	02/11/20	Violation	SPCC - Section 27-57 (a) (5) - Abandoned Electric Wire/Equip.	Closed	
401 Clinton St S	02/11/20	Violation	2015 IPMC Section 604.3 Electrical System Hazards	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	02/11/20	Inspection	Complaint Inspection	Fail	
401 Clinton St S	02/28/20	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2015-0032 Peppino's Neapolitan Express - was LaTaquera CU2014-0380
401 Clinton St S	03/02/20	Complaint	Property Maintenance-Int	Open	2020-03640 Sprinkler System In-Op
401 Clinton St S	03/02/20	Inspection	Complaint Inspection	Fail	
401 Clinton St S	03/02/20	Violation	2010 IFC - Section 903.1 - General	Open	
401 Clinton St S	03/02/20	Violation	2015 IFC - 903.5 - Testing and Maintenance	Open	
401 Clinton St S	03/02/20	Violation	2015 IMPC - 704.1.1 - Automatic Sprinkler Systems	Open	
401 Clinton St S	03/06/20	Violation	2015 IMPC - 306.1.1 - Unsafe Conditions	Open	
401 Clinton St S	03/06/20	Violation	2015 IMPC - 306.1.1 - Unsafe Conditions	Open	
401 Clinton St S	03/16/20	Inspection	Complaint Re-Inspection	Pass	
401 Clinton St S	03/24/20	Completed Complaint	Complaint Reqst - General	Completed	2020-02595 Electrical Violations
401 Clinton St S	04/27/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	05/11/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	05/26/20	Inspection	Progress Inspection	No Progress	
401 Clinton St S	06/12/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	06/18/20	Inspection	Progress Inspection	No Progress	
401 Clinton St S	07/22/20	Inspection	Complaint Re-Inspection	No Progress	
401 Clinton St S	08/26/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	09/30/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	10/16/20	Inspection	Complaint Inspection	Fail	
401 Clinton St S	10/16/20	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
401 Clinton St S	10/21/20	Inspection	Complaint Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	10/28/20	Inspection	Complaint Inspection	No Progress	<p>Restaurant/Hooka Meet with Jamel Newsome and his attorney Jeff Schiano are currently in the process of moving forward with leasing the space at 401 S. Clinton St.</p> <p>They are proposing to build out a restaurant which will include A Hooka Station. This establishment will not serve alcohol.</p> <p>The goal is to start the buildout in January 2021 and complete by August 2021.</p>
401 Clinton St S	11/04/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	12/03/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	12/03/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	12/10/20	Project	Pre-Development	Active	
401 Clinton St S	12/16/20	Inspection	Complaint Inspection	No Progress	<p>2020-21134 Working without permit</p>
401 Clinton St S	12/17/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	12/30/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	12/31/20	Completed Complaint	Building W/O Permit	Closed - Risk	
401 Clinton St S	12/31/20	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	01/08/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	01/13/21	Inspection	Progress Inspection	No Progress	
401 Clinton St S	01/21/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	01/29/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	01/29/21	Inspection	Progress Inspection	No Progress	
401 Clinton St S	05/17/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	05/17/21	Inspection	Progress Inspection	No Progress	
401 Clinton St S	05/24/21	Inspection	Progress Inspection	Fail	
401 Clinton St S	06/03/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	06/09/21	Inspection	Progress Inspection	Fail	
401 Clinton St S	06/17/21	Inspection	Progress Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	06/29/21	Complaint	Complaint Reqst - General	Open	2021-17847 Parking Garage -Structural safety issues and violations creating an UNSAFE Structure
401 Clinton St S	06/29/21	Inspection	Complaint Inspection	Fail	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 107.1.1 - Unsafe Structure	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 107.4 - Prohibited Occupancy	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 107.5 - Placard Removal	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 107.6 - Abatement Methods	Open	
401 Clinton St S	06/29/21	Violation	Section 105.2 Building Permits	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 305.1.1 - Unsafe Conditions	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 305.2 - Structural members	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 306.1 - General	Open	
401 Clinton St S	06/29/21	Violation	2020 PMCNYS - Section 306.1.1 - Unsafe Conditions	Open	
401 Clinton St S	06/29/21	Violation	SPCC - Part B. Structural Condition Assesment	Open	
401 Clinton St S	06/29/21	Inspection	Progress Inspection	Fail	
401 Clinton St S	07/14/21	Inspection	Complaint Re-Inspection	In Progress	
401 Clinton St S	07/14/21	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	07/14/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	07/30/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/30/21	Inspection	Complaint Re-Inspection	In Progress	
401 Clinton St S	07/30/21	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	08/13/21	Inspection	Complaint Re-Inspection	No Progress	
401 Clinton St S	08/13/21	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	08/18/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/01/21	Inspection	Complaint Re-Inspection	In Progress	
401 Clinton St S	09/01/21	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	09/07/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/15/21	Inspection	Complaint Re-Inspection	In Progress	
401 Clinton St S	09/23/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/12/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/27/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/23/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/03/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/27/21	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/13/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	03/30/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	04/13/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/04/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/18/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	05/27/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	06/22/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	07/19/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/17/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	08/30/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	09/22/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	10/06/22	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
401 Clinton St S	10/17/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	11/22/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/20/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	12/29/22	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/17/23	Inspection	Progress Inspection	In Progress	
401 Clinton St S	01/19/24	Inspection	Fire Inspector Notification	In Progress	
401 Clinton St S	01/19/24	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	01/19/24	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	03/29/24	Inspection	Complaint Inspection	Fail	
401 Clinton St S	03/29/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
401 Clinton St S	04/09/24	Inspection	Complaint Re-Inspection	No Progress	
401 Clinton St S	04/15/24	Completed Complaint	Trash/Debris-Private, Occ	Completed	2024-01894 TRash in garage in basement level by entrance. In door way that lead ingto grage.
401 Clinton St S	04/15/24	Inspection	Complaint Re-Inspection	Pass	
401 Clinton St S	04/17/24	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	06/18/24	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	08/20/24	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	08/22/24	Project	Major Site Plan Review	In Review - Revised	MaSPR-24-32 Existing parking garage to be demolished and redeveloped into a 6 story, parking garage structure with 5 floors of residential containing 88 dwelling units
401 Clinton St S	09/18/24	Inspection	Complaint Inspection	No Progress	
401 Clinton St S	10/23/24	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	11/14/24	Inspection	Complaint Inspection	In Progress	
401 Clinton St S	11/28/24	Inspection	Complaint Inspection	No Progress	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Armory Parking Assoc LLC

From: Zhitong Wu, Zoning Planner

Date: 1/17/2025 1:16:51 PM

Re: Major Site Plan Review MaSPR-24-32
401 Clinton St S, Syracuse, 13202

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	01/07/2025	Vinny Esposito	Drainage plan is required with proposed sewer connections, storm and sanitary indicated on plan. 1/07/25 Sewer in easement north of garage should be video inspected to determine condition to protect developer. Construction may cause problems with existing sewer. New sewer connections must be renewed to the main sewer, unless video inspection to the main proves condition to be in good condition or better. Plumbing permits and inspections for both inside and outside plumbing work are required.
DPW - Transportation Planner	Conditionally Approved	01/14/2025	Neil Milcarek-Burke	1/14/24 Revised plans address previous comments. 1/7/24 Updated proposal has not addressed previous comments related to curb-cut dimensions or garage area access controls. Additionally, mandooors in the alley area require conc. filled bollards to prevent blocked egress points and ensure doorswing is unimpeded at all times. Bike racks will need an encroachment and should be located in the paver area which may necessitate an addition concrete sidewalk square instead of banding. 9/3/24 Work will have significant impact on ROW and streetscape - Sidewalk, tree pit, brick banding, and curb will require repair and reconstruction to varying degrees as part of this project to accommodate new building and garage

entrance

- Site plan to show ROW and include pertinent features such as curb-cuts with dimensions and areas of disturbance
- Access to/from garaged stalls must include a gate system that does not require or promote cars queuing over the sidewalk and/or within the ROW to enter codes or fobs, this must be shown on plans and additional information on system specifics included

Zoning Planner	Waiting on Board	01/17/2025	Zhitong Wu	Waiting on decision by CPC
Parks - Forestry	Approved	01/07/2025	Jeff Romano	Forestry requires CU soils to be placed under the entirety of the sidewalk, providing 4 tree pit openings (4x7') spaced 25' apart along the frontage, curb adjacent. the pits to be installed on the northern half of the project site (3) north of garage entry). Tree pits; 10x15x3' D to be CU soil trenches connected. (1) tree pit south of garage entry (4x7') modified to abut proposed electrical vault meet with the standard volume of 450 CF. Recommended species; Turkish hazelnut, swamp white oak.
Planning Commission	Pending	08/22/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	09/19/2024	Mirza Malkoc	<ul style="list-style-type: none"> • No objection to the proposed development. This is just a reminder that in depth review will be conducted during the permit review process. • 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. • 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.
Eng. Mapping - Zoning	Conditionally Approved	08/26/2024	Ray Wills	Proposed work would have no impact on Mapping Division assets. Individual aspects of the project will require further review during the permitting process. (Street Cut/Encroachment/Etc)
Water Engineering - Zoning	Conditionally Approved	08/27/2024	Kim Kelchner	08/27/2024 SWD needs to see mechanicals. Fixture counts and GPM max demand figures to complete water service sizing. existing water service is only a 1.5 inch which needs review. Backflow preventers are going to be required for both domestic and fire services. Cross Connection Control Plans (CCCP) needs to be submitted. Water service fee's and applications will need to be submitted. Hydrant Permit is required for demo permit. Contact SWD Kkelchner@syr.gov
Fire Prevention - Zoning	Conditionally Approved	08/26/2024	Elton Davis	Construction, alteration, or demolition shall adhere to applicable sections of Chapter 33 of the 2020 NYS Uniform Fire Prevention and Building Code.
DPW Traffic Control- Zoning	Approved	08/27/2024	Charles Gafrancesco	78.27.24 No Concern with zoning.
Landmark Preservation Board	Internal Review Complete	12/10/2024	Kate Auwaerter	11/14/24 UPDATE: The SLPB reviewed modified drawings and elevations at its 11/14/24 meeting. The board recommended approval of the revised drawings

(dated 11/13/24) as presented, noting that the revised design, including materials and colors, were generally compatible with the character of the surrounding district.

10/2/24: The SLPB reviewed the application materials at its 10/2/24 meeting. The SLPB does NOT recommend approval of the project as submitted. The board has no objection to the demolition of the garage which is a non-contributing structure within the Armory Square Historic District. However, the design of the new apartment building is out of character with the surrounding district in scale and materiality. The board recommends that the designers use the surrounding historic fabric as a guide for a new structure that is differentiated from its surroundings but is compatible in scale and proportion, roof form/detail, fenestration pattern, materials, ground floor/storefront design, etc.

Onondaga Co Planning Board	Conditionally Approved	10/02/2024	Zhitong Wu	<p>1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.</p> <p>2. Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained and the municipality must ensure the permits are acquired prior to, or as a condition of, municipal approval.</p>
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