

Syracuse Developmental Center (SDC)

PDD & Preliminary Platting Plan

The Sketch Plan for the multi-phase development project at 800 S Wilbur Ave. Rear and 802 S Wilbur Ave. was previously reviewed at the CPC meeting on 12/2/2024. During this meeting, the CPC evaluated the sketch plan for all phases of the project and issued a negative SEQR declaration for the Type I actions involved. The negative SEQR declaration applied to all phases of the project, each of which will be included in separate forthcoming applications.

This CPC meeting on 3/24/25 includes applications that are relevant to Phase I of the project development and must be voted on by the Planning Commission as separate actions for different applications.

The applicant will present three separate applications at this meeting, the Zoning Map Amendment (Z-2885), the Planned Development District Plan (Z-2884), and the Preliminary Resubdivision Platting Plan (R-25-05).

The Planning Commission has deliberated on the SEQR review for this project on 12/2/2024. No new deliberation on SEQR review is needed.

The Planning Commission will deliberate on these three applications for Syracuse Developmental Center (SDC) Project. The Zoning Map Amendment (Z-2885) and the Planned Development District Plan (Z-2884) need to be referred to the Common Council for final decisions.

The applications will be heard in the following order:

Z-2885 – Zoning Map Amendment

Z-2884 – District Plan for Planned Development District

R-25-05 – Preliminary Platting Plan



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>Z-2885</u>	<i>Staff Report – March 24th, 2025</i>
<i>Application Type:</i>	Zoning Map Amendment
<i>Project Address:</i>	800 South Wilbur Avenue Rear (Tax ID: 098.2-01-05.2) 802 South Wilbur Avenue (Tax ID: 098.2-01-05.4)
<i>Summary of Proposed Action:</i>	<p>The applicant is proposing to amend the City’s Official Zoning Map to change the Zone Districts of properties at 800 South Wilbur Ave. Rear and 802 South Wilbur Ave. from the Urban Core (MX-4) Zone District to the Planned Development District (PDD) Zone District.</p> <p>This zoning map amendment is part of a larger scope of work for the redevelopment of the former Syracuse Developmental Center, located on the eastern side of Burnet Park. The proposed project will be conducted in three (3) phases that include 518 residential units divided into several multi-unit apartment and townhome buildings. In addition, a light industrial facility will be developed on-site. The light industrial building is estimated at 175,000 square feet in size. A new access driveway will be added across from Seymour Street that will utilize new internal roadways that service internal circulation within the project site. The proposed project also includes approximately 796 parking spaces (including parallel stalls along the proposed internal roadways). Additionally, required landscaping and internal green space will be provided and 7.6 acres of the project site will be retained by the City of Syracuse as perpetual open space.</p> <p>Pursuant to ReZone, Art. 5, Sec. 5.6B a Zoning Map Amendment is required for a Planned Development District. The City Planning Commission reviews the zoning map amendment and recommends approval, approval with conditions, or denial to the Common Council (CPC) pursuant to ReZone, Art. 5, Sec. 5.6B(2).</p>
<i>Owner/Applicant</i>	City of Syracuse (Owner) Russell C. Albanese (Applicant)
<i>Existing Zone District:</i>	800 South Wilbur Avenue Rear: Urban Core (MX-4) Zone District 802 South Wilbur Avenue: Urban Core (MX-4) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and west are within the Open Space, (OS) Zone District. The neighboring properties to the south are within the Low Density Residential (R2) Zone District and Mixed-Use Transition (MX-3) Zone District. The neighboring properties to the east are within the High-Density Residential (R5) Zone District, Low Density Residential (R2) Zone District, Open Space, (OS) Zone District, and Urban Neighborhood (MX-1) Zone District.
<i>Companion Application(s)</i>	<p>R-25-05 (In Review) – Resubdivision dividing 802 S Wilbur Ave. and 800 S Wilbur Ave. Rear into 32 new parcels</p> <p>MaSPR-24-39 (On Hold) – Major Site Plan Review for Phase 1 of the proposed project, includes 253 units and 27 townhomes, pending approval of the PDD Application.</p> <p>MaSPR-24-38 (Approved) – Major Site Plan Review of the master plan for the Syracuse Developmental Center Project. SEQRA Type I was decided through this item.</p> <p>Z-2884 (In Review)- District Plan for 802 S Wilbur Ave., which is required concurrent with a PDD Zoning Map Amendment pursuant to Art. 5 Sec 5.6B(2b)</p>
<i>Scope of Work:</i>	The scope of work to be performed consists of: (i) resubdivision of 2 properties located at 800 S Wilbur Ave. Rear and 802 S Wilbur Ave. into multiple lots; (ii) demolition of the

	<p>existing New York State medical care facility situated at 802 S Wilbur Ave. and demolition of on-site driveways and parking facilities located at 800 S Wilbur Ave. Rear; (iii) a 3-phase construction project to include: (a) Phase 1, construction of 27 single-unit townhouses, and 2 multi-unit apartment buildings (Building A and B) including 261 dwelling units; (b) Phase 2 & 3, construction of 30 single-unit townhouses, and 2 multi-unit apartment buildings (Building C and D) including 200 dwelling units; (c) 7.87 acres of land on the site will be assigned for future phase to establish tech/light industrial development; (iv) Improvement of the site including construction of parking lots include 796 parking spaces, driveways and sidewalks, parks and playgrounds, an outdoor amphitheater and stormwater management facilities; and (v) a Zoning Map Amendment to change the Zone District of the subject properties from the Urban Core, (MX-4) Zone District to the Planned Development District (PDD) Zone District.</p>
<p><i>Staff Analysis:</i></p>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The factors below discuss the proposal to change the Zone Districts of the subject properties from the MX-4 to the PDD Zone District. - The PDD Zone District is defined in ReZone as “A zoning district designed to accommodate varied types of development in patterns or layouts not otherwise permissible in other zoning districts established by [ReZone]. Planned Development Districts are designed to provide additional amenities or benefits to the City in return for flexibility in the design, layout, and dimensions of the development”. - The PDD Zone District is more appropriate than the MX-4 Zone District because a PDD aligns more closely with SDC’s vision for a mixed-income, workforce housing community than the MX-4 Zone District. The MX-4 Zone District is primarily intended to promote "an active streetscape and accommodate larger-scale commercial and retail uses in larger nodes and primary corridors", whereas the SDC project, although will have a complete streets and active streetscapes, will primarily be an affordable, mixed-income workforce housing community with a few commercial uses that will support the S Geddes Street commercial corridor. - According to ReZone Art. 2 Sec 2.15C, the district is specifically designed to: a) Ensure the compatible relationship between the land uses being developed or expanded and other land uses in proximity; b) Allow for flexibility and innovation that could not be predicted during a comprehensive rezoning effort for projects that further the goals of the City, and that will enhance neighborhoods and create value-oriented development; c) Ensure the compatible orientation of new and existing buildings to each other; and d) Accommodate efficient and safe circulation for both pedestrians and vehicles - The proposed PDD specifically supports the PDD’s intent and introduces compatible development aligning with the surrounding neighborhood: a) enhance the connection between the low-density mix-used properties at S Wilbur Ave. and low-density residential properties at Grand Ave.; b) expand the local housing inventory with affordable options; c) create dedicated open spaces providing recreational opportunities for the neighborhood; d) encourage industrial and technological innovation that supports flexible work and living arrangements while accommodating for efficient traffic and vehicle flow; and e) support the growth of the local workforce and encourage job opportunities in fields related to technological innovation. - This project promotes a mix of both green space and mixed-income development, which meets the aim of both the PDD Zone District and the City of Syracuse’s

	<p>Comprehensive Plan 2040 as outlined in the Chapter 2 Goals & Recommendations to “Ensure high quality, attractive design throughout the city” and “Promote environmentally sustainable land use patterns, transportation options, and site plans”.</p> <ul style="list-style-type: none"> - The subject property being rezoned to the PDD Zone District will promote technological innovation and economic development by incorporating commercial, manufacturing and light industrial uses. The PDD will also promote compatible land uses that will enhance the existing and proposed residential and open space land uses. - 802 S Wilbur Ave. is located in a flood plain and the applicant must ensure any new development on the property will not raise flood elevations, adversely affecting neighboring properties. - The surrounding neighborhood characteristics include residential, mixed-use, and open space land use. <p><u>Conditions if Approved:</u></p> <ul style="list-style-type: none"> - The Owner/Applicant will successfully file a District Plan as required for PDD Zone District pursuant to ReZone Art. 5 Sec 5.6B(2)b
<i>Zoning Procedural History:</i>	<p>802 South Wilbur Avenue MaSPR-24-38 Sketch Plan Review of planned development Approved MaSPR-24-39 Site Plan Review for Phase I of planned development On Hold 800 South Wilbur Avenue Rear No Zoning Procedural History</p>
<i>Summary of Zoning History:</i>	<p>In December of 2024, the City Planning Commission approved the Sketch Plan review of this project to continue the project through 3 phases of development. MaSPR-24-38 was the approval of the preliminary review and sketch plan while MaSPR-24-39 is on hold for the approval of Phase I of project development.</p>
<i>Code Enforcement History:</i>	<p>See attached code enforcement history.</p>
<i>Zoning Violations:</i>	<p>The proposed lot has no zoning violations.</p>
<i>Summary of Changes:</i>	<p>This is not a continued application.</p>
<i>Property Characteristics:</i>	<p><u>Existing property characteristics</u> The subject property at 800 S Wilbur Ave. Rear is an irregularly shaped parcel with a lot size of 373,744.8 SF (8.58 acres). The property has no street frontage. The property is totally encompassed by the subject property of 802 S Wilbur Ave. The perimeter of the subject property totals 3,416.32 FT. The western property lines total 1,212.53 FT, the northern property line is a length of 329 FT, the eastern property lines total a length of 717.09 FT, and the southern property lines total a length of 936 FT. The property is currently under demolition.</p> <p>The subject property at 802 S Wilbur Ave. is an irregularly shaped parcel with a lot size of 1,708,423.2 SF (39.22 acres). The property has three primary street frontages with 1338.41 FT of frontage along S Wilbur Ave. S, 335.40 FT of frontage along Delaware St., and 1,054.7 FT of frontage along Grand Ave. The western property line borders 2,595.15 FT along the property line of 410 Grand Ave, and the northern property line borders 234.53 FT along the property line of 201 Coleridge Ave., 173.66 FT along the property line of 520 S Wilbur Ave., and 748.05 FT along the property line of 600 S Wilbur Ave. The property is currently under demolition.</p>

	<p><u>Proposed property characteristics</u></p> <p>The proposed Planned Development Zone District possesses a land size of 2,082,168 SF (47.8 acres). The district has three primary street frontages with 1,405.18 FT of frontage along S Wilbur Ave.; 335.40 FT of frontage along Delaware St.; and 1,054.7 FT of frontage along Grand Ave. The western property line borders 2,010.72 FT along the property line of 410 Grand Ave, and the northern property line borders 410 FT along the property line of 201 Coleridge Ave. and 520 S Wilbur Ave., and 748.05 FT along the property line of 600 S Wilbur Ave.</p>
<p><i>SEQR Determination:</i></p>	<p>Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action and a negative declaration was issued on December 2nd, 2024.</p>
<p><i>Onondaga County Planning Board Referral:</i></p>	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with the following comments:</p> <ol style="list-style-type: none"> 1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval. 2. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations. 3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans. <p>Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans. The Board offers the following comment: The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.</p>

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

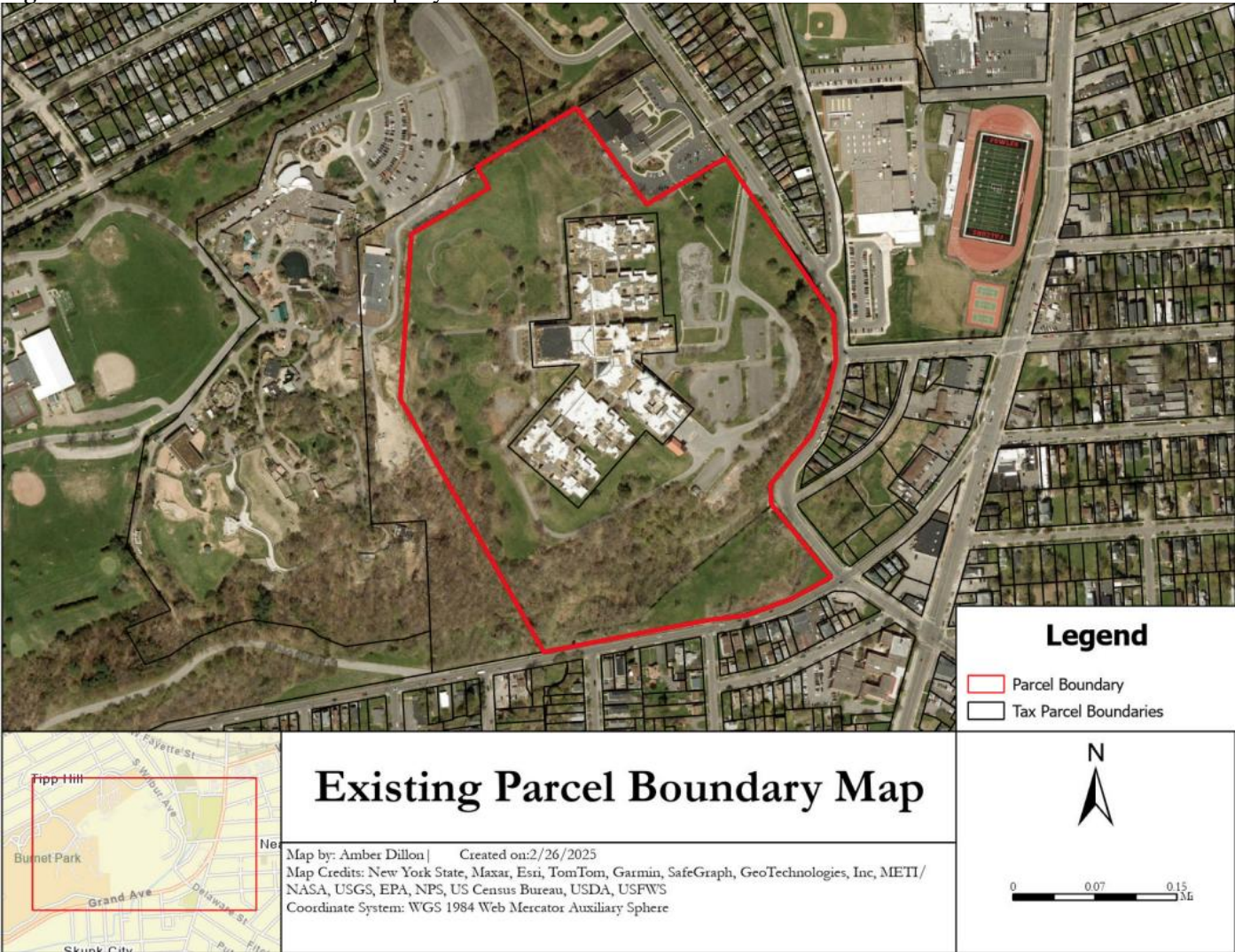
- Resubdivision application
- Short Environmental Assessment Form Part 1
- South Wilbur Phase I: District Plan – Syracuse, Albanese Organization Inc.
- Application for Planned Development District of 800 & 802 S Wilbur Ave.

Attachments:

- Resubdivision Application
- IPS Comments from City Departments
- Code Enforcement History
- Proposed changes of Zoning Map Amendment

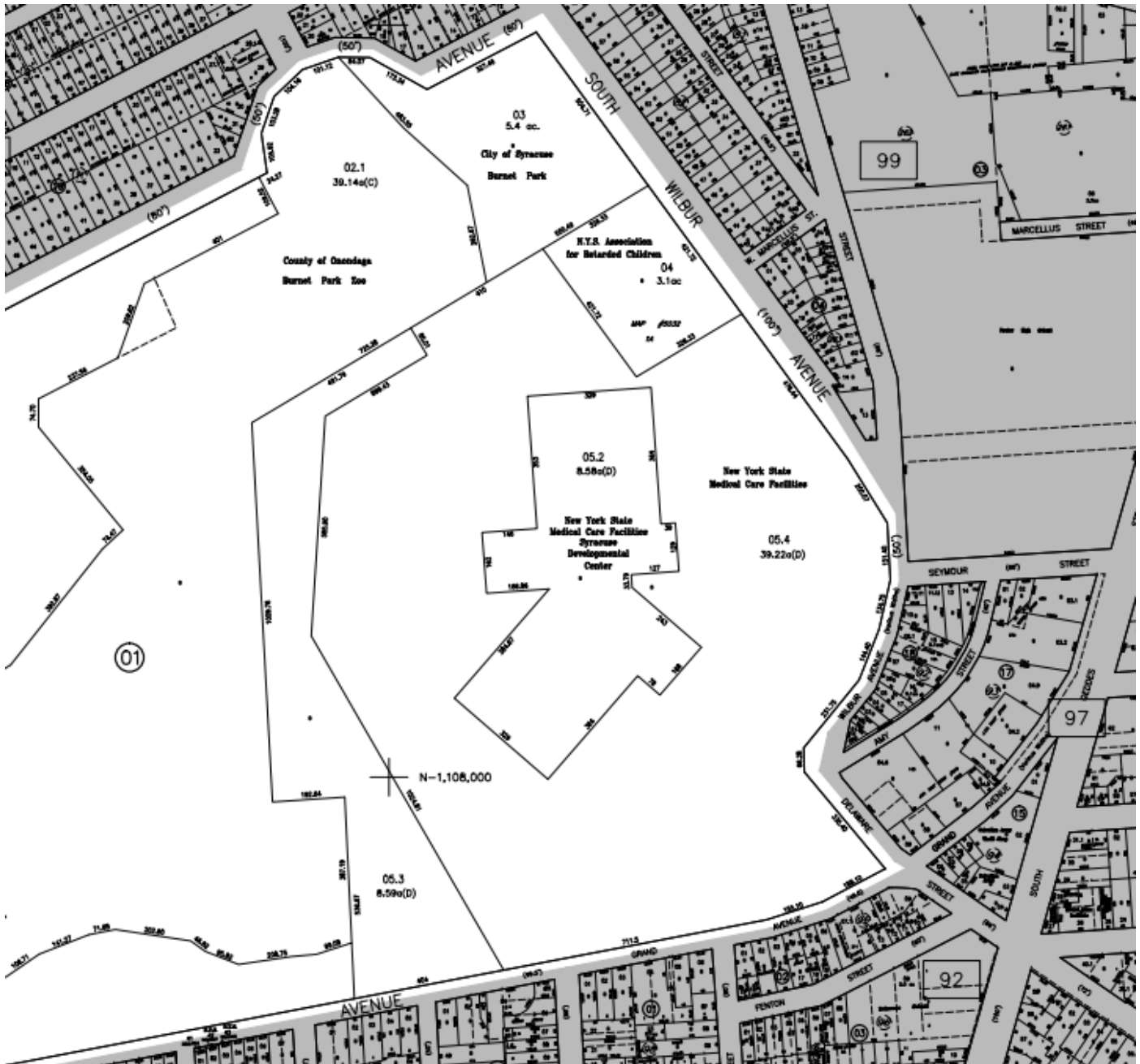
Context Maps:

Figure 1: Aerial View of Subject Property



Description: Figure 1 shows the current Tax Parcel Boundary of the Property

Figure 2: Tax Map Parcel Boundary of Subject Property



Description: Figure 2 shows tax map information of the property.

Image Source: Department of Finance on the Web, <https://ocfintax.ongov.net/>

Figure 3: Current Zone District Classification for 800 and 802 S Wilbur Ave.

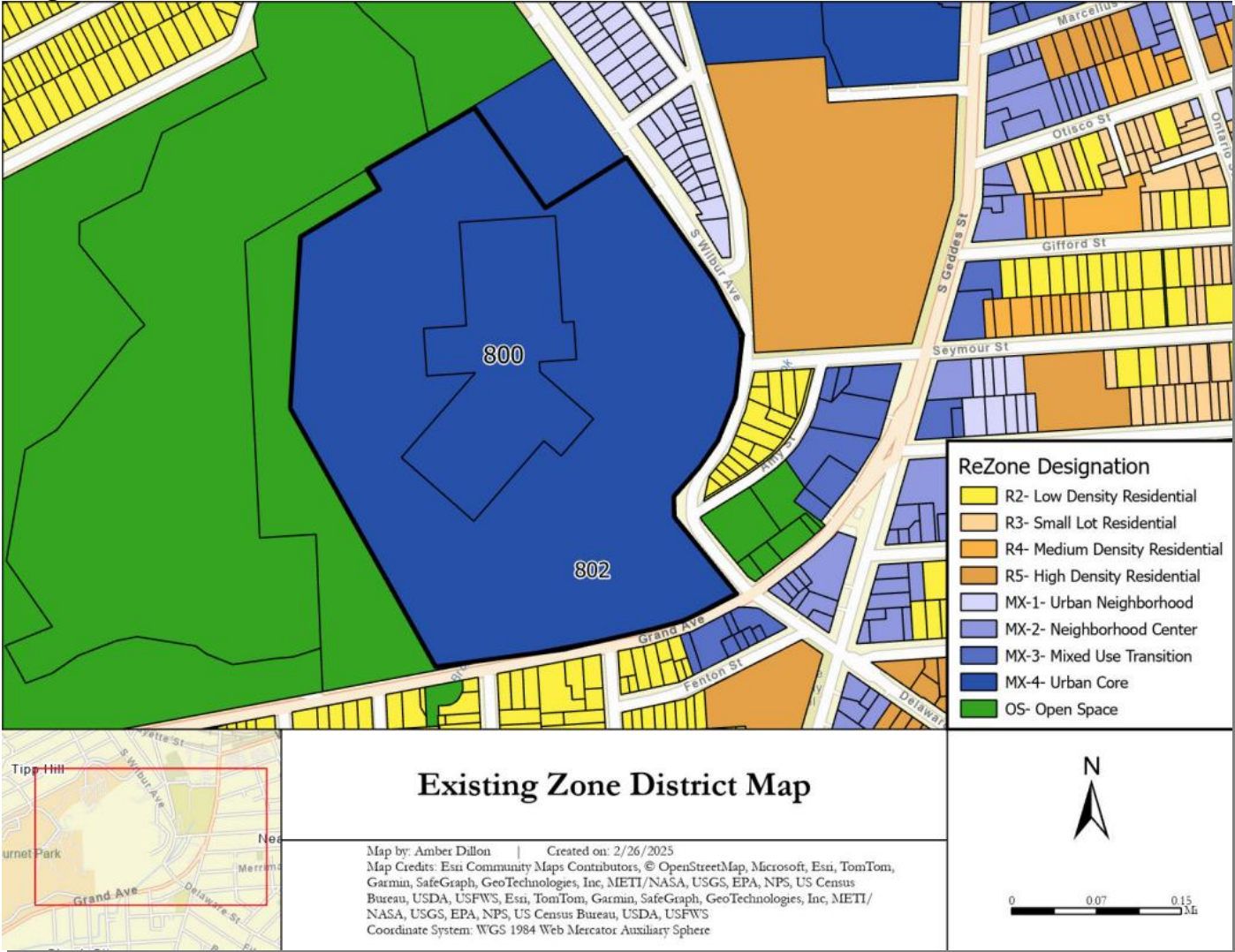
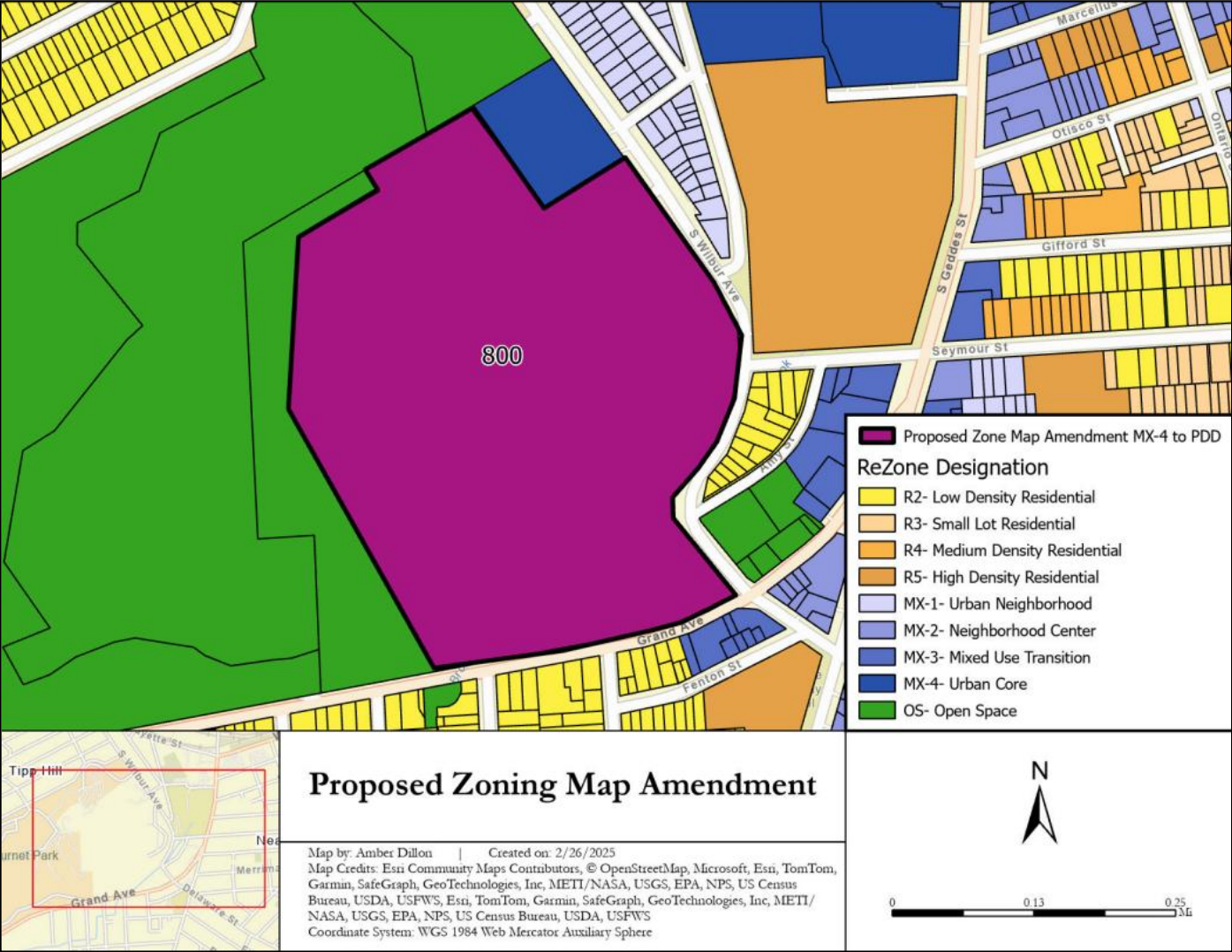


Figure 4: Proposed Zoning map Amendment from MX-4 to PDD for 800 S Wilbur Ave.



North East Elevation

☼ 204°SW (T) ● 43°2'36"N, 76°10'31"W ±9ft ▲ 449ft



ON THIS SITE A PLANNED DEVELOPMENT DISTRICT
PLAN WITH A RESUBDIVISION AND ZONING MAP
AMENDMENT (2-2884, 2-2885, & R-25-05) IS
BEING PROPOSED. THE SYRACUSE DEVELOPMENTAL
CENTER PROJECT IS TO ESTABLISH A
MIXED-INCOME, WORKFORCE HOUSING PLANNED
DEVELOPMENT WITH LIGHT-MANUFACTURING
AND ACCESSORY USES. THIS MATTER WILL BE
DISCUSSED AT A CITY PLANNING COMMISSION
MEETING ON MARCH 24, 2025, AT 6:00 P.M.
IN THE COMMON COUNCIL CHAMBERS,
CITY HALL, SYRACUSE, NEW YORK.

14 Mar 2025, 14:49:38



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-90

- 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 ZONE CHANGE from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 and 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a zone change from Urban Core (MX-4) to Planned Development (PDD) to allow for the construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site; and
- WHEREAS, the Board is concurrently reviewing an Other Authorization referral to establish this Planned Development District (PDD) and a subdivision referral to divide the site into 32 new lots (Z-25-89, S-25-9); the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and
- WHEREAS, the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and
- WHEREAS, per the Planned Development District Plan dated 2/26/25, the applicant is seeking to establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed uses will include residential uses: single-unit attached

and detached dwellings, two-unit and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

WHEREAS, per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

WHEREAS, per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

WHEREAS, the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71);

current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; 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:

The Board offers the following requirements for the proposed development as a whole:

1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

The Board offers the following comments:

1. Long-term ownership, maintenance, and programming responsibilities, and a permanent source of financing thereof, should be identified and articulated for all shared spaces and remaining lands as part of the current development review process.
2. The applicant and municipality are encouraged to plan for the proposed industrial facility by ensuring it is appropriately screened and the adjacent residential buildings and neighborhood are buffered from any negative impacts from industrial uses including truck activity, noise, dust, etc.

3. The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a stylized, flowing script.

Martin E. Voss, Chairman
Onondaga County Planning Board



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Amber Dillon, Zoning Planner

Date: 3/21/2025 12:22:59 PM

Re: Zone Change Z-2885
802 Wilbur Ave S, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Onondaga Co Planning Board	Conditionally Approved	03/21/2025	Zhitong Wu	1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations. 2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. 3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans. 4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
Zoning Planner	Waiting on Board	03/19/2025	Amber Dillon	Proposed PDD Zoning Map Amendment conforms to District intent, on 3/24/25 CPC Meeting
Planning Commission	Pending	02/26/2025		
Common Council	Pending	02/26/2025		
Planning - Owen Kerney	Pending	03/03/2025		



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

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

<i>Z-2884</i>	<i>Staff Report – March 24, 2025</i>
<i>Application Type:</i>	Rezoning to Planned Development or Planned Institutional District
<i>Project Address:</i>	802 S Wilbur Ave. & 800 S Wilbur Ave. Rear (Tax Map ID: 098.2-01-05.2 & 098.2-01-05.4)
<i>Summary of Proposed Action:</i>	<p>This Project Plan Review for a Planned Development District is being submitted pursuant to ReZone, Art. 5, Sec. 5.6B and is hereby after referred to as the PDD Application. This PDD Application is reviewed according to the standards of Art. 2, Sec. 2.15C. and is a companion application to R-25-05, Z-2885, Z-2885B, MaSPR-24-39, and MaSPR-24-38.</p> <p>The proposed PDD encompasses 802 S Wilbur Ave., and 800 S Wilbur Ave. Rear, the former Syracuse Developmental Center, located on the eastern side of Burnet Park. It was built in the 1970s and closed in 1998. It continued to be used for New York State offices until 2010 when it was sold via public auction and has remained vacant since. The PDD is for a proposed project that would not easily be accommodated by an existing zone district type. A mix of single-unit, attached and detached dwellings and multi-unit dwellings are proposed for Residential uses as well as Parks. Commercial uses proposed include Daycare and Family Daycare centers, Beverage Café, and Restaurant land use types. Industrial uses, which are prohibited in R and MX zone districts, are proposed which necessitates the need for the PDD. Industrial uses include Research and Innovation and Manufacturing both Artisan and General.</p>
<i>Owner/Applicant</i>	City of Syracuse (Owner) Russell C. Albanese (Applicant)
<i>Existing Zone District:</i>	Urban Core, MX-4 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the west are within the Open Space (OS) Zone District, to the north are within the Urban Neighborhood (MX-1) Zone District, to the east are within the OS, Low Density Residential (R2) and High Density Residential (R5) Zone Districts, and to the South are within the R2, OS, and Mixed-Use Transition (MX-3) Zone Districts.
<i>Companion Application(s)</i>	<p>R-25-05 (In Review) – Resubdivision dividing 802 S Wilbur Ave. and 800 S Wilbur Ave. Rear into 32 new parcels</p> <p>Z-2885 (In Review) – Rezone of 802 S Wilbur Ave. from the MX-4 zone district to the Planned Development District zone district</p> <p>Z-2885B (In Review) – Rezone of 800 S Wilbur Ave. Rear from the MX-4 zone district to the Planned Development District zone district</p> <p>MaSPR-24-39 (On Hold) – Major Site Plan Review for Phase 1 of the proposed project, includes 253 units and 27 townhomes, pending approval of the PDD Application.</p> <p>MaSPR-24-38 (Approved) – Major Site Plan Review of the master plan for the Syracuse Developmental Center Project. SEQRA Type I was decided through this item.</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action, and a negative declaration was issued on December 2, 2025.
<i>Onondaga County Planning Board</i>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with the following comments:

Referral:

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
2. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations.
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans. The Board offers the following comment: The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

Staff Analysis:

Factors:

- The proposed District Plan for this Planned Development District (PDD) allows a wide range of residential housing options with mixed income development, encourages light industrial uses, and limits commercial business to be small-scaled, which meets the vision of the Master Plan which is to provide a mixed-income housing community that has flexible housing arrangements from high density apartment buildings to low density townhome options and is available for a range of incomes, while reserving land for green space and a future site for a light manufacturing facility that will result in job creation for the surrounding neighborhoods on the City's westside.
- The PDD Zone District is more compatible with the vision of this workforce housing community because part of the intent for the MX-4 Zone District is intended to promote "an active streetscape and accommodate larger-scale commercial and retail uses and is appropriate in larger nodes and primary corridors" whereas there will be no commercial aspect of this development. Moreover, the intent of this planned development is to not add competition to the South Geddes corridor by adding commercial at this location but rather support the South Geddes corridor. Whereas, the PDD Zone District is established to provide a flexible but controlled alternative to conventional zoning districts for the development and expansion of beneficial, unobtrusive land uses. The district is further intended: a) To ensure the compatible relationship between the land uses being developed or expanded and other land uses in proximity; b) To allow for flexibility and innovation that could not be predicted during a comprehensive rezoning effort for projects that further the goals of the City, and that will enhance neighborhoods and create value-oriented development; c) To ensure the compatible orientation of new and existing buildings to each other; and d) To accommodate efficient and safe circulation for both pedestrians and vehicles. Therefore, a district plan for a PDD that allows light commercial/retail use types (day care center, beverage café, and restaurant less than 1000 square feet), and prohibited heavy, large-scaled commercial/retail use types would help keep this area mainly for mixed-income housing and a light manufacturing employer while avoiding competition with the South Geddes corridor. It could always be amended with the discretion from the CPC and Common Council.
- Except for "Manufacturing, general" land use type, all the other proposed land use types by the District Plan are permitted by-right in the MX-4 Zone District

which is the current Zone District. The “Manufacturing, general” land use type is permitted by Special Use Permit in the MX-4 Zone District. Given the residential characteristics of the surrounding neighborhoods and the close proximity from the future location of industrial uses on the project site to George Fowler High School and public open space, the property owner should be careful choosing the industrial tenant and the future “Manufacturing, general” land use type may need higher scrutiny.


- The proposed dimensional standards conform to regulations of Planned Development District Zone District, pursuant to ReZone, Art. 2, Sec. 2.15C. Most of the proposed dimensional standards are inherited from ones of the MX-4 Zone District, which is the current Zone District, in order to avoid causing significant incompatibility to the surrounding neighbors.
- Most of the proposed off-street parking requirements conform with the zoning ordinance, while the “Day care center” land use type proposes to have less parking space than what’s required in the zoning ordinance. The demand for less parking space for the “Day care center” land use type is deemed appropriate by Staff because parking demand generated by the day care center will be for drop-off- and pick-up activities within a short period of time. Therefore, less parking space for the “Day care center” land use type is unlikely to cause adverse impact on the property, instead, it will preserve more green space for the PDD.
- In response to comments from the Department of Planning and Sustainability, the applicant removes the “Commercial Food Preparation Establishment”, “Business Service and Supply”, “Office”, “Food and Beverage Retail” and “Retail (General < 1,000 sf)” from the allowed uses section in the proposed District Plan; however, the applicant didn’t remove the off-street parking standards for the removed land use types. The Planning Commission should clarify the issue during the public hearing and be cautious when making decisions.
- The layout of the District Plan is designed to be compatible with neighboring properties. The neighborhood in close proximity consists of 2- to 3-story residential houses. Per overall master plan and elevation plans, 2- to 3-story single dwelling units are located along South Wilbur Avenue which matches the neighborhood characteristics across the street. Great amount of green space will be preserved between multi-unit apartment building and Grand Avenue to reduce the impact on the neighborhood. Given the close proximity from the future tenant space for industrial uses to the neighboring properties, large amount of landscaping buffers are needed between the industrial tenant space and South Wilbur Avenue.

Planned district rezoning approval criteria:

- The proposed district meets all applicable standards of this subsection 5.6B, Rezoning to Planned Development or Planned Institutional District;
- The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
- Public facilities and services are available to adequately serve the subject property while maintaining an adequate level of service to existing development.

Recommended conditions:

- Any proposal to amend an approved District Plan shall be subject to the same



procedures as the establishment of the District Plan itself.

- The owner/applicant shall submit Project Plan Review applications for any new constructions in the Planned Development District Zone District.
- The owner/applicant shall engage the City prior to designing the light industrial/technology building.

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

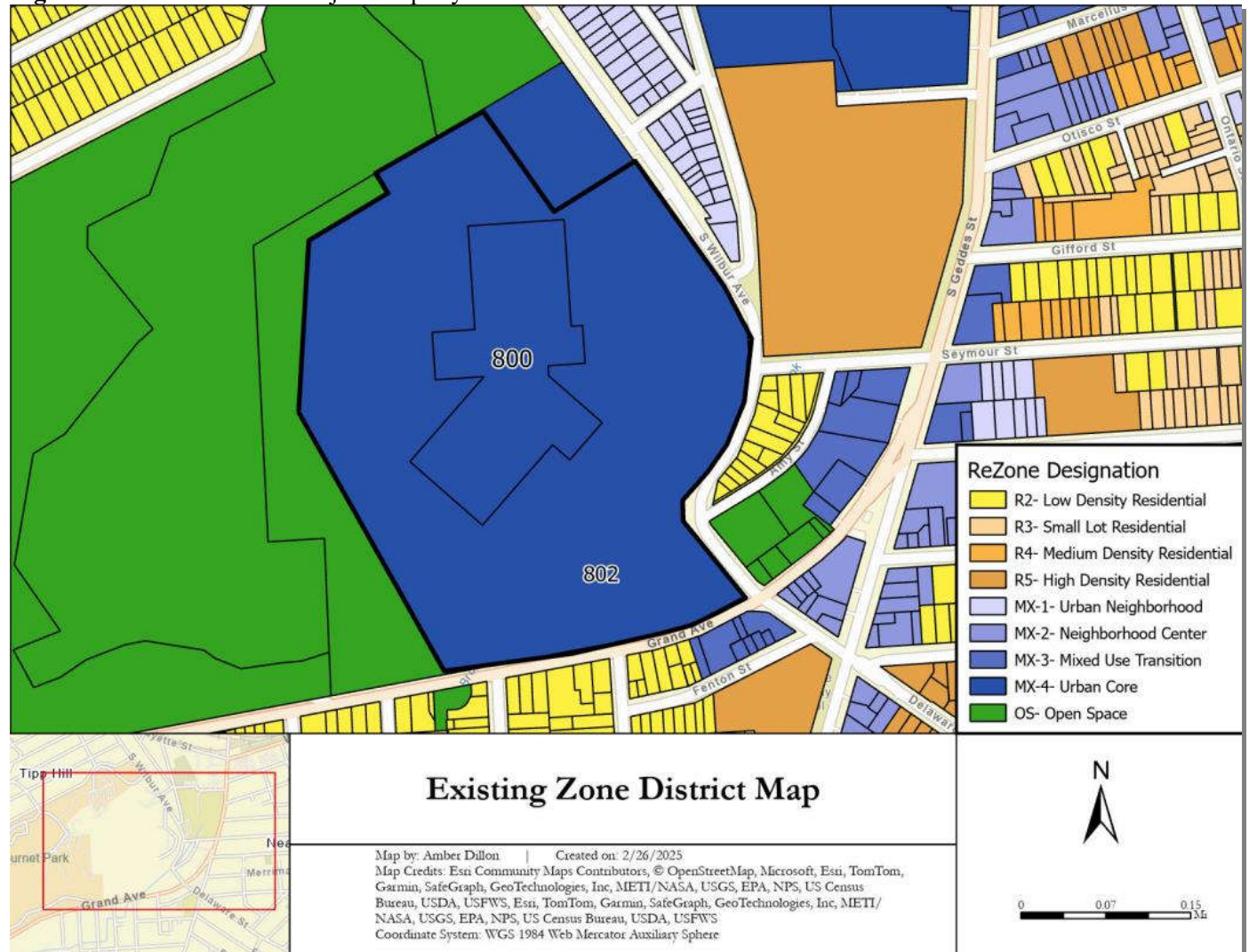
- Proposed District Plan for the Planned Development District Zone District
- Response Letter to city reviewing departments' comments

Attachments:

- Proposed District Plan for the Planned Development District Zone District
- Response Letter to city reviewing departments' comments
- IPS Comments from City Departments
- OCPB Comments

Context Maps:

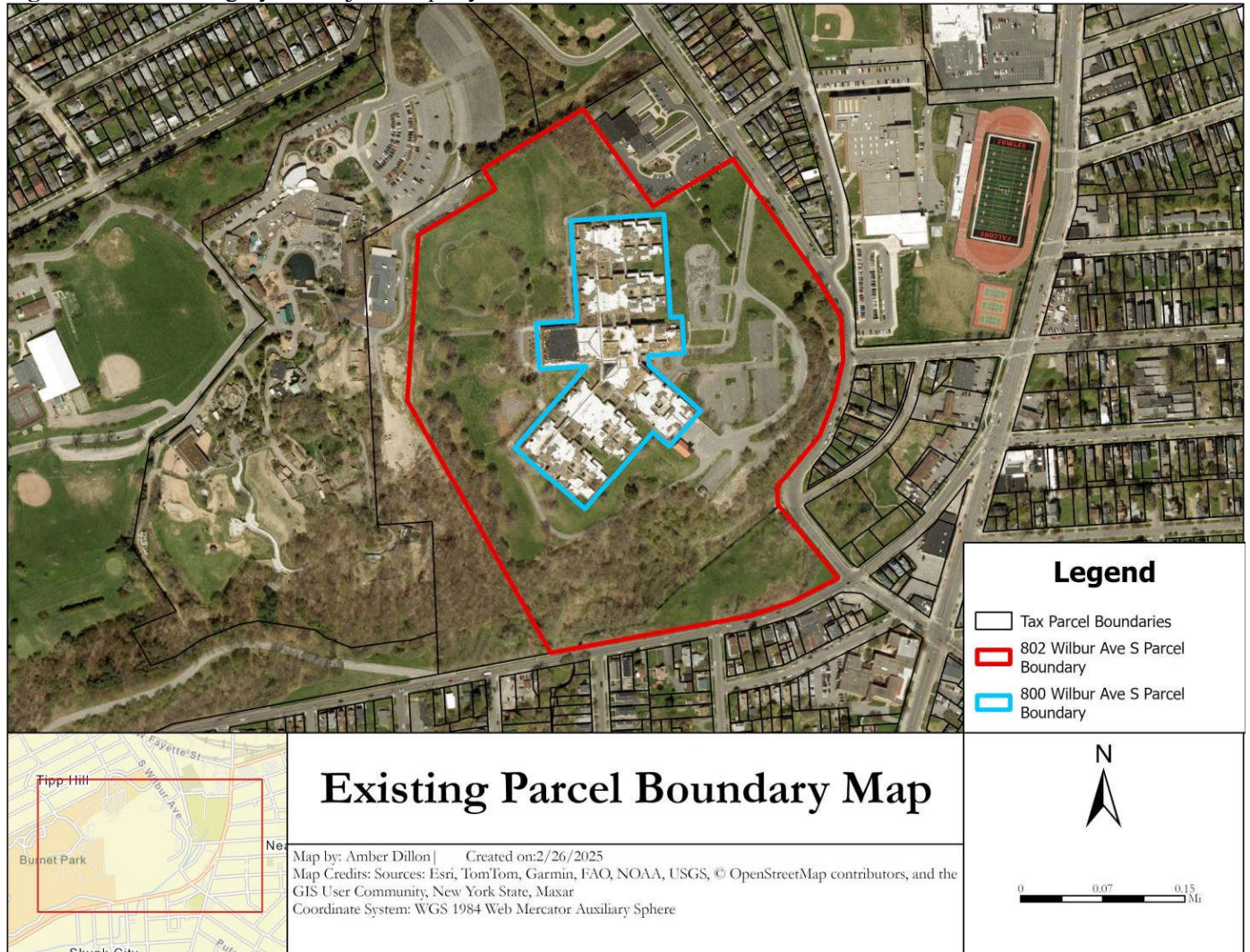
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

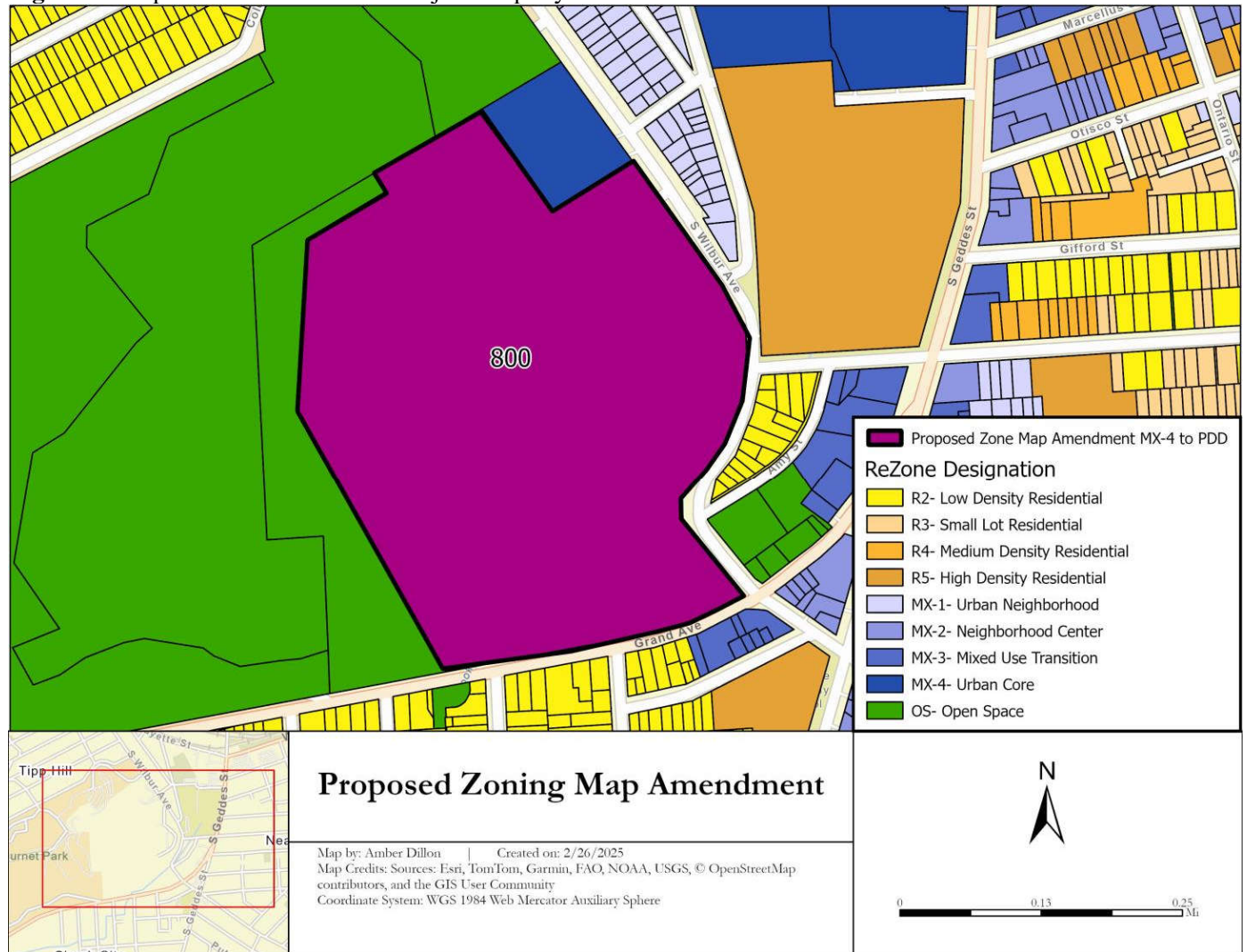
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

Figure 3: Proposed Zone District of Subject Property



Description: Figure 3 shows the proposed Zone District of the subject property.

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

APPLICATION FOR PLANNED DEVELOPMENT DISTRICT

**800 & 802 SOUTH WILBUR AVE.
City of Syracuse, Onondaga County, New York**

Prepared for:



1001 Franklin Avenue
Garden City, NY 11530
(516) 746-6000

Prepared by:



19 Genesee Street
Camillus, New York 13031
(315) 672-8726

TDK Project No.: 2022079

February 26, 2025
Revised: March 13, 2025

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INTRODUCTION

At the request of the City of Syracuse (City), the Albanese Organization, Inc. (AO) proposes to rezone the properties located at 800 and 802 South Wilbur Avenue in the City of Syracuse, Onondaga County, New York. The subject parcels are currently located within a *MX-4: Urban Core* district and occupy approximately 47.80 acres. AO proposes to change the zoning classification of the subject properties to a *Planned Development District* (PDD).

The proposed PDD application is made in support of a public-private partnership with the City of Syracuse (City) to redevelop the property that was formerly occupied by the Syracuse Developmental Center as a mixed-use, and mixed income, development that includes residential, commercial, manufacturing and light industrial uses. The proposed redevelopment also includes the re-subdivision of the subject properties.

EXISTING CONDITIONS

The following parcels that comprise the PDD have been owned by the City since 2019 and have a total area of approximately 47.80 acres:

- 800 South Wilbur Ave. (Tax ID No.: 098.2-01-05.2) – 8.58 acres
- 802 South Wilbur Ave. (Tax ID No.: 098.2-01-05.4) – 39.22 acres

The above-mentioned properties are currently zoned *MX-4: Urban Core*. Neighboring properties to the north and west are zoned *OS: Open Space* and occupied by the Rosamond Gifford Zoo. Properties to the east are located on the opposite side of S. Wilbur Ave. and are zoned *MX-1: Urban Neighborhood*, *R5: High Density Residential*, *R2: Low Density Residential* and *OS: Open Space* from north to south. The south side of the subject site is bordered by Grand Avenue and properties zoned *R2: Low Density Residential*.

PURPOSE

The proposed PDD will allow the redevelopment of the subject property as a mixed-use, mixed income, development to be constructed in several phases by multiple entities. The PDD will provide the opportunity to construct a variety of workforce and market rate housing options that include multi-family apartment buildings and single-family, owner-occupied townhomes. Additionally, the PDD will promote technological innovation and economic development by incorporating commercial, manufacturing and light industrial uses. The PDD will also promote compatible land uses that will enhance the existing and proposed residential and open space land uses.

DISTRICT PLAN

The proposed redevelopment of the Syracuse Developmental Center (SDC) includes the construction of a new City-owned street system located within a municipal right-of-way that includes underground

utilities, on-street parking, pedestrian and cycling facilities and tree lawns. The multi-phased project will include the construction of four (4) multi-story apartment buildings with approximately 461 total units, approximately 57 townhouses and a technology/light industrial facility, pending subsequent *Site Plan Reviews* by the City Planning Commission for future phases. At full build-out the SDC redevelopment will also include open green spaces connected by walkways and recreational trails.

The first phase of development will also include the construction of a secondary fire access road with an entrance onto South Wilbur Avenue opposite the Seymour Street intersection. The fire access road will remain under City ownership until future development of the technology/light industrial facility. It is anticipated that the construction of the industrial facility will include roadway improvements by the future owner/tenant to support the facility's operations, as/if needed.

For additional information please refer to the *Overall Master Plan* (Sheet PDD-2) provided in *Appendix 6* that includes the above-mentioned site features and proposed redevelopment. Additionally, the *District Plan* (Sheet PDD-1) provided in *Appendix 5* includes a summary of the following proposed PDD allowed uses and dimensional standards.

ALLOWED USES

Residential Living

- Single-unit attached dwelling
- Single-unit detached dwelling
- Two-unit dwelling
- Multi-unit dwelling
- Single-unit and two-unit owner occupied

Primary Public, Institutional and Civic

- Parks and Open Space:
 - Park and recreation facility

Commercial

- Day Care:
 - Day care center
 - Family day care

➤ **Food and Beverage:**

- Beverage café
- Restaurant ≤ 1,000 square feet

➤ **Mixed-Use:** Mixed Use Development

Industrial

➤ **Industrial Services:**

- Research and innovation

➤ **Manufacturing and Production:**

- Manufacturing – artisan
- Manufacturing – general

Accessory Uses and Structures

- Electric vehicle charging station
- Carport, garage, or utility shed
- Outdoor storage, accessory
- Parking structure

Temporary Uses and Structures

- Special event
- Farmer’s market
- Mobile vendor cart
- Office and equipment storage

DIMENSIONAL STANDARDS

Setbacks (Minimum)

- Front: Zero (0) feet
- Side: Zero (0) feet
- Side, corner lot: Zero (0) feet
- Rear: Zero (0) feet

Height and Number of Stories (Maximum)

- Height: Not applicable.
- No. of Stories: Eight (8) stories.

Lot Size (Minimum)

- Width: Not applicable.
- Area: 800 square feet

Coverage (Maximum)

- Per *Article 2.C.(3)*:

No more than 75 percent of any district or block bounded by public rights-of-way within a district may be covered by structures. Open parking areas and parking garages below grade shall not be considered structures for the purpose of maximum lot coverage.

Off-Street Parking

- Residential Dwelling: One (1) space per unit. Parking count reduction requires City Planning Commission approval.
- Parks and Open Space: Per City Planning Commission approval.
- Day Care: One (1) space per 500 square feet.
- Beverage Café: One (1) space per 300 square feet.
- Commercial Food Preparation Establishment: One (1) space per 1,000 square feet.
- Restaurant ($\leq 1,000$ square feet): One (1) space per 250 square feet.
- Business Service and Supply: One (1) space per 250 square feet.
- Office ($> 1,000$ sf): One (1) space per 500 square feet.
- Food and Beverage Retail: One (1) space per 300 square feet.
- Retail (General $< 1,000$ sf): None required.
- Research and Innovation Industrial Services: Per City Planning Commission approval.
- Manufacturing -Artisan: One (1) space per 500 square feet.
- Manufacturing -General: One (1) space per 2,000 square feet manufacturing area; plus one (1) space per 500 square feet of office and/or administrative area.

PROJECT PLAN REVIEW APPLICATION & SUPPORT DOCUMENTATION

Additional information regarding the proposed PDD and support documentation for the *Project Plan Review Application* are included in the attached appendices, including the following:

- *Project Plan Review Application* form
- City Planning Commission Resolution summarizing their SEQRA review and issuance of a *Negative Declaration* for the proposed project.
- Project site and streetscape images and photo sheets.
- As-Built property survey.
- *District Plan* (Sheet PDD-1), prepared by TDK Engineering Associates, P.C., dated 02-21-25.
- *Overall Master Plan* (Sheet PDD-2), prepared by TDK Engineering Associates, P.C., dated 02-21-25.
- Preliminary Subdivision Plans, prepared by Paul J. Olszewski, P.L.S., PLLC, dated February 18, 2025.
- Architectural Floor Plans, prepared by SWBR, dated February 26, 2025.
- Architectural Elevations, prepared by SWBR, dated February 26, 2025.

APPENDIX 1

***PROJECT PLAN REVIEW
APPLICATION***



For Office Use Only	
Zoning District	
Application Number Z	
Date	

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

Project 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: South Wilbur Phase I - Syracuse		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 800 and 802 South Wilbur Avenue		
Lot numbers: 098.2-01-05.2 & 05.4	Block number: 01	Lot size (sq. ft.): 8.58 & 39.22 ac.
Current use of property: Vacant / Institutional		Proposed: Residential / Light Industrial
Current number of dwelling units (if applicable): N/A		Proposed: 518
Current onsite parking (if applicable): N/A		Proposed: 796
Zoning (base and any overlay) of property: MX-4: Urban Core		
Companion zoning applications (if applicable, list any related zoning applications):		
Type of Project Plan: <input checked="" type="checkbox"/> New Application <input type="checkbox"/> Amendment		
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 checked="" type="checkbox"/> Site changes		
Nature and extent of Project Plan requested (attach additional pages if necessary): The proposed action includes rezoning the properties located at 800 and 802 South Wilbur Avenue from the current MX-4: Urban Core District to a Planned Development District (PDD). The proposed PDD application is made in support of a public-private partnership with the City of Syracuse (City) to redevelop the property that was formerly occupied by the Syracuse Developmental Center as a mixed-use, mixed income, development that includes residential, commercial, manufacturing and light industrial uses. The proposed PDD will allow the redevelopment of the subject property in several phases by multiple entities. The PDD will provide the opportunity to construct a variety of workforce and market rate housing options that include multi-family apartment buildings and single-family, owner-occupied townhouses. Additionally, the PDD will promote technological innovation and economic development by incorporating commercial, manufacturing and light industrial uses. The PDD will also promote compatible land uses that will enhance the existing and proposed residential and open space land uses.		



Project 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: City of Syracuse (Department of Assessment, Matthew D. Oja, Commissioner)

Signature:

Date: 2/26/2025

Mailing address: 233 East Washington Street, Syracuse, New York 13202

Print authorized agent's name: Russell Albanese

Signature:

Date: 2/27/25

Mailing address: 1001 Franklin Avenue, Garden City NY 11531

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 See attached Negative Declaration Resolution (Appendix 2)
- ☒ **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 project 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.

- ☒ **AS BUILT PROPERTY SURVEY(S)** limited to external work area 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) (when required for review)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage



Project 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

- 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:

APPENDIX 2

***STATE ENVIRONMENTAL QUALITY
REVIEW ACT***

RESOLUTION OF THE CITY OF SYRACUSE PLANNING COMMISSION

December 2, 2024

WHEREAS, 800 South Wilbur Avenue, Syracuse, LLC (“the applicant”) has submitted an application (“the application”) to the City of Syracuse Planning Commission (“the Commission”) in connection with a proposed project (“the project”) to construct townhouses, multi-unit apartment buildings and to establish tech/light industrial development located at 800 S Wilbur Ave. Rear and 802 S Wilbur Ave. (“the property”; Tax Map ID to be assigned upon project companion application approval) owned by City of Syracuse (“the owner”); and

WHEREAS, the Application seeks Sketch Plan Review referred to as Master Site Plan Review from the Commission; and

WHEREAS, the scope of work to be performed consists of: (i) resubdivision of 2 properties located at 800 S Wilbur Ave. Rear and 802 S Wilbur Ave. into multiple lots; (ii) demolition of the existing New York State medical care facility situated at 802 S Wilbur Ave. and demolition of on-site driveways and parking facilities located at 800 S Wilbur Ave. Rear; (iii) a 3-phase construction project to include: (a) Phase 1, construction of 27 single-unit townhouses, and 2 multi-unit apartment buildings (Building A and B) including 261 dwelling units; (b) Phase 2 & 3, construction of 30 single-unit townhouses, and 2 multi-unit apartment buildings (Building C and D) including 200 dwelling units; (c) 7.87 acres of land on the site will be assigned for future phase to establish tech/light industrial development; (iv) Improvement of the site including construction of parking lots include 638 parking spaces, driveways and sidewalks, parks and playgrounds, an outdoor amphitheater and stormwater management facilities; and (v) the potential Zoning Map Amendment to change the Urban Core, MX-4, Zone District to a Planned Development District, PDD, Zone District, or to obtain multiple area variances and special use permits; and

WHEREAS, the Project will require permits and/or approvals from several agencies, including the Commission, , City of Syracuse Central Permit Office, New York State Department of Health, New York State Empire State Development, Onondaga County Department of Planning, New York State Department of Environmental Conservation, New York State Historic Preservation Office, Syracuse Industrial Development Agency, and either from the City of Syracuse Board of Zoning Appeals or City of Syracuse Common Council; and

WHEREAS, the Project is an action (the “Action”) subject to review under the State Environmental Quality Review Act (“SEQRA”) set forth at Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Commission preliminarily classified the Action as a Type 1 Action under SEQRA and declared its intention to serve as “Lead Agency” for the purpose of conducting a coordinated environmental review of the Action pursuant to SEQRA; and

WHEREAS, the Commission distributed notice of its intent to act as Lead Agency (the “Notice of Intent”) along with materials related to the Action to all identified involved and interested agencies; and

WHEREAS, the Notice of Intent instructed all recipients to direct any comments or questions concerning the Action to the Commission; and

WHEREAS, none of the involved agencies objected to the Commission’s designation as Lead Agency within the statutory 30-day period under SEQRA; and

WHEREAS, the Commission has thoroughly reviewed all information provided in Part 1 of the Full Environmental Assessment Form (“FEAF”) and the additional materials submitted by the Applicant regarding the activities proposed in connection with the Project and the potential effects of the Action; and

WHEREAS, pursuant to the Regulations, the Commission has considered the significance of the potential environmental impacts of the Action by (1) using the criteria specified in Section 617.7(c) of the Regulations, and (2) examining the FEAF for the Action, including the information in Parts 1 of the FEAF and completing the analyses for Parts 2 and 3 of the FEAF, together with examining other available supporting information relevant to the Action, to identify the relevant areas of environmental concern, and (3) thoroughly analyzing the identified areas of relevant environmental concern;

NOW, THEREFORE, BE IT RESOLVED THAT the Commission confirms and adopts the following conclusions with respect to SEQRA:

1. The Action is subject to SEQRA.
2. The Action is a Type 1 Action under SEQRA, and the Commission hereby declares itself “Lead Agency” (as said quoted term is defined in SEQRA) for purposes of the coordinated SEQRA review of this Action.
3. The Commission has compared the impacts that that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance considering the standards under the same Section of the Regulations.
4. The Commission has not identified any significant adverse environmental impacts associated with the Action and none are known to the Commission. Based upon its review, and for the reasons set forth more fully in the FEAF and its supporting written elaboration, the Commission hereby determines that the

Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

- (A) The Action will not result in (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (B) The Action will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
- (C) The Action will not conflict with the community's current plans or goals as officially approved or adopted;
- (D) The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (E) The Action will not result in a major change in the use of either the quantity or type of energy;
- (F) The Action will not result in the creation of a hazard to human health;
- (G) The Action will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
- (H) The Action will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (I) The Action will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
- (J) The Action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and

(K) The Action will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

5. The information available concerning the Action was sufficient for the Commission to make its determination.
6. The Commission hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3) with its supporting written elaboration, issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Action.
7. The Commission hereby directs Zoning Staff to execute the FEAF and arrange for execution by its preparer, and to make any filing(s) and publication required by law of the Negative Declaration, including publishing notice of the Negative Declaration in the Environmental Notice Bulletin.
8. The Commission hereby authorizes Zoning Staff to take such other steps as may be necessary to carry out this Resolution.
9. This Resolution shall take effect immediately.

The resolution was thereupon declared duly adopted.

Dated: December 2, 2024

APPENDIX 3

STREETSCAPE AND SITE PHOTOS



PHOTO: 1 - 800 SOUTH WILBUR AVENUE



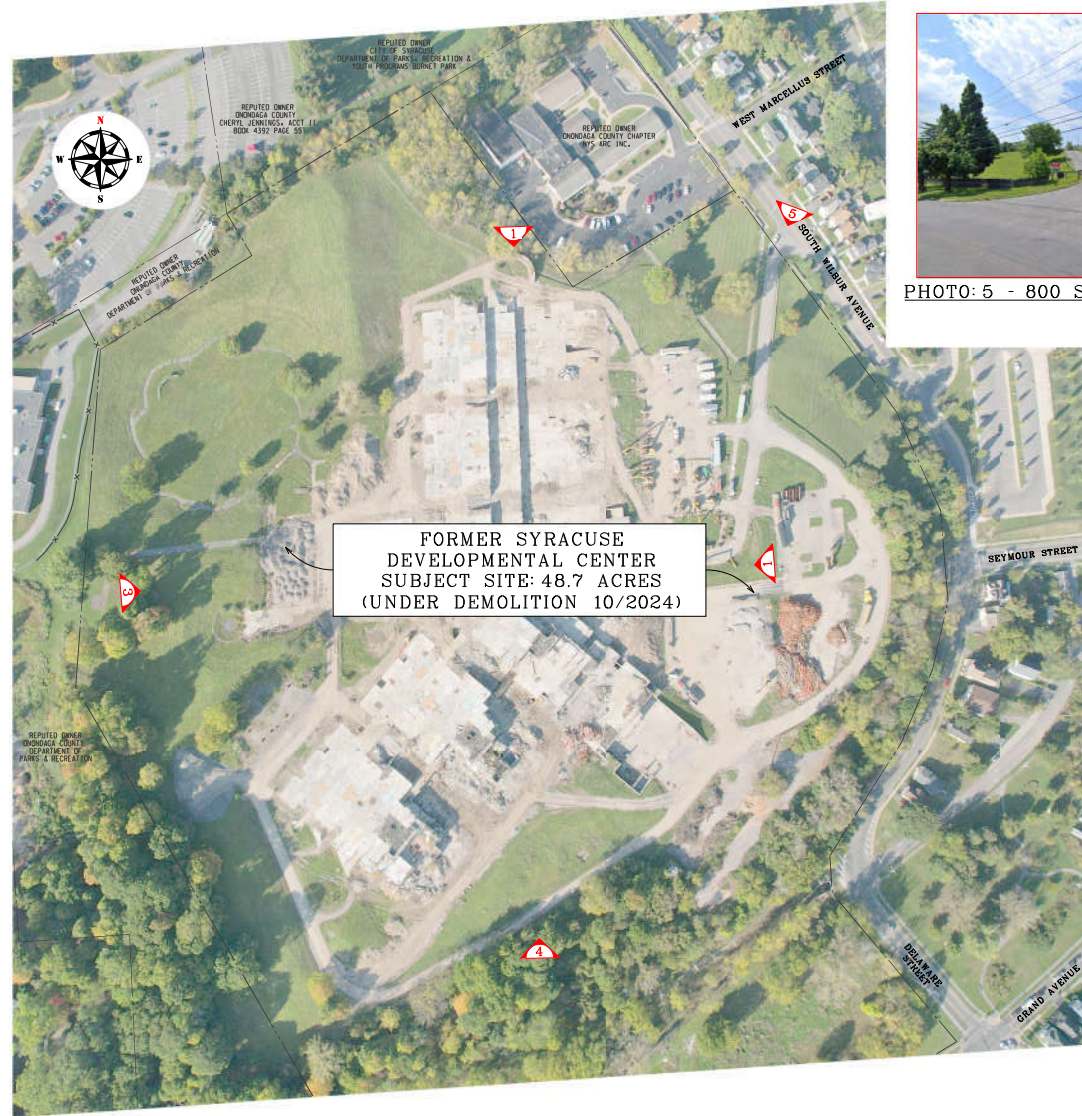
PHOTO: 2 - 800 SOUTH WILBUR AVENUE



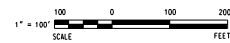
PHOTO: 3 - 800 SOUTH WILBUR AVENUE



PHOTO: 4 - 800 SOUTH WILBUR AVENUE



PROJECT SITE PHOTOS PLAN



BASE MAP REFERENCES:

1. "SYRACUSE DEVELOPMENTAL CENTER - 800 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH, REAR" AS PREPARED BY PAUL JAMES (JACKSONVILLE), P.L.C., PLLC. PROJECT NO. 5198-2-01-5-2 & 5-41 DATED MARCH 6, 2023.
2. "AERIAL PHOTOS TAKEN BY DRONE ON OCTOBER 4, 2024."

KEY

- EXISTING (solid line)
- R.O.W. (dashed line)
- JOHN SMITH R/O (dotted line)
- FENCE LINE (line with 'x' markers)

PHOTO KEY

- 5 (direction of representative project site photograph)

PRELIMINARY
10-14-24
NOT FOR
CONSTRUCTION



PHOTO: 1 - 600 S. WILBUR AVE



PHOTO: 2 - 601 S. WILBUR AVE



PHOTO: 3 - 613/617 S. WILBUR AVE

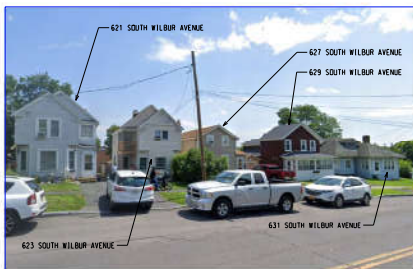
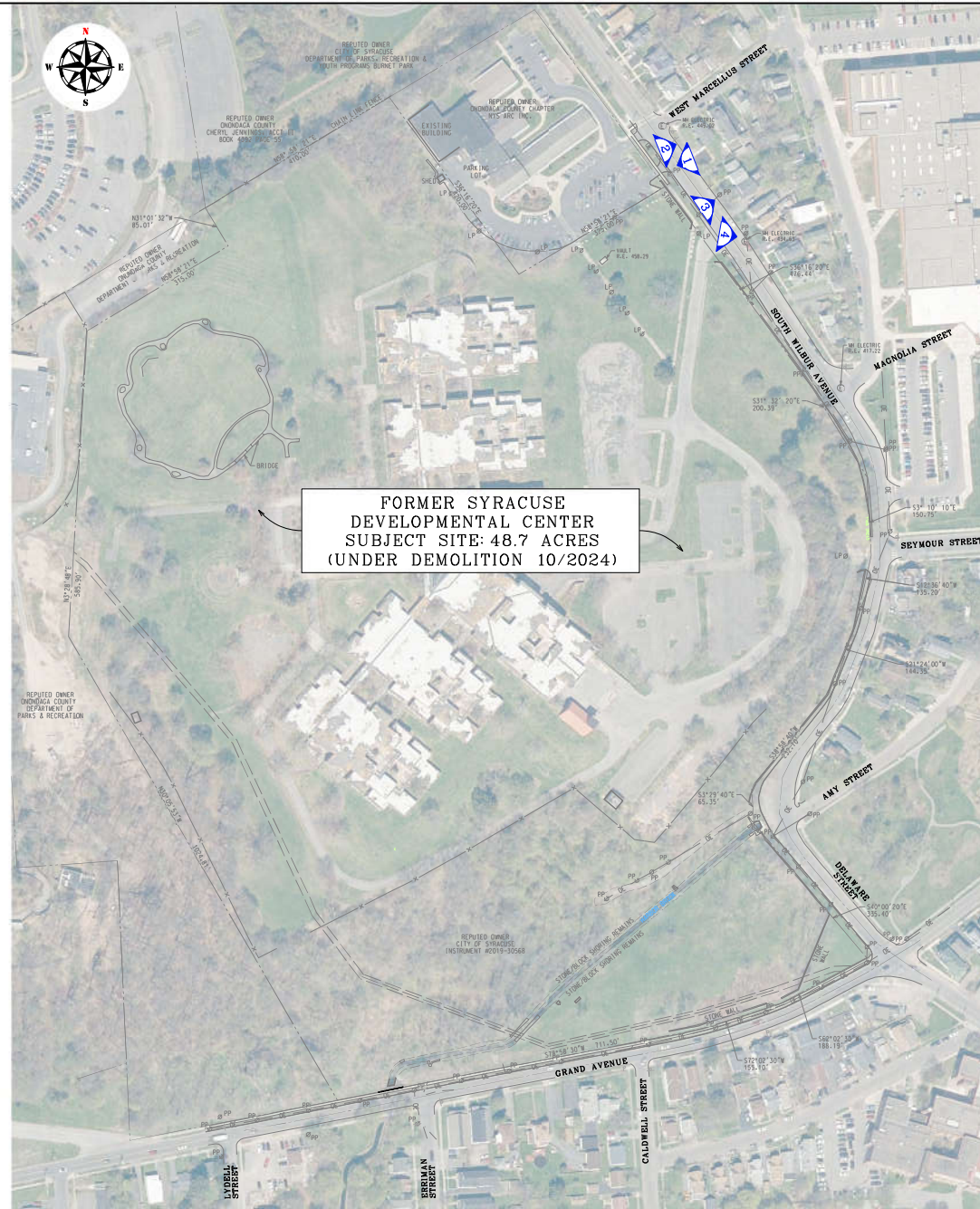


PHOTO: 4 - 621-631 S. WILBUR AVE



KEY

EXISTING

---	PROPERTY LINE
---	R.O.W. - RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	JOHN SMITH R/O
---	REPUTED OWNER
X	FENCE LINE
OE	OVERHEAD ELECTRIC
LP	LIGHT POLE

PHOTO KEY

4	DIRECTION OF REPRESENTATIVE SURROUNDING STREETSCAPE PHOTOGRAPH
---	--

SURROUNDING STREETSCAPE PHOTOS PLAN

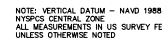


- BASE MAP REFERENCES:**
- "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH - REAR" AS PREPARED BY PAUL JAMES O'SHEA, P.L.L.C., PLCS PROJECT NO. SYR-2-01-2-2 & 2-4 DATED MARCH 4, 2005.
 - AERIAL PHOTO TAKEN BY NEW YORK STATE CLEARINGHOUSE, DATED APRIL 2022.

PRELIMINARY
10-14-24
NOT FOR CONSTRUCTION

APPENDIX 4

AS-BUILT PROPERTY SURVEY

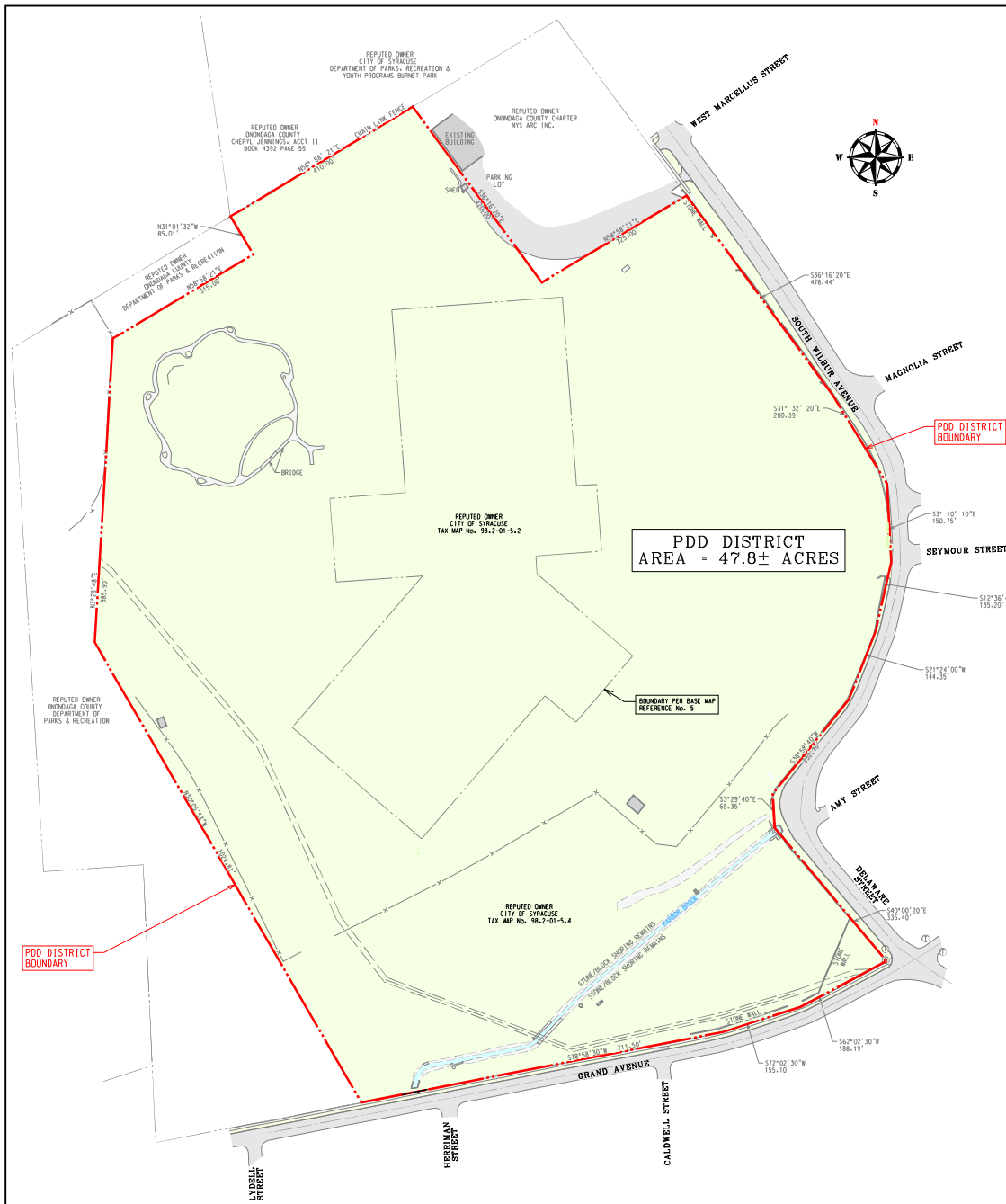


*COPIES OTHER THAN ORIGINAL OF THIS SURVEY MAY NOT BE BARRED WITH AN ORIGINAL OF THE LAWYER'S WRITTEN SEAL, OR HIS IMPRINTED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE.

SKANEATELES NEW YORK, 13152
315-488-5552 pjsurvey.com



APPENDIX 5
DISTRICT PLAN



SOUTH WILBUR PDD DIMENSIONAL STANDARDS		
SETBACKS MINIMUM		
FRONT		0 FEET
SIDE		0 FEET
SIDE - CORNER LOT		0 FEET
REAR		0 FEET
HEIGHT AND NO. OF STORIES - MAXIMUM		
BUILDING HEIGHT		N/A
NUMBER OF STORIES		8
LOT SIZE - MINIMUM		
WIDTH		N/A
AREA		800 SQUARE FEET
COVERAGE - MAXIMUM		
		75%
PDD - ARTICLE 2-6.13		

REQUIRED OFF-STREET PARKING SPACES		
RESIDENTIAL USES		
RESIDENTIAL DWELLING	1 SPACE PER UNIT	PARKING COUNT REDUCTION REQUIRES CITY PLANNING COMMISSION APPROVAL
PUBLIC, INSTITUTIONAL AND CIVIC USES		
PARK AND RECREATIONAL FACILITY	PER CITY PLANNING COMMISSION APPROVAL	
COMMERCIAL USES		
DAY CARE CENTER	1 SPACE PER 500 SQUARE FEET	
FAMILY DAY CARE	1 SPACE PER 500 SQUARE FEET	
BEVERAGE CAFE	1 SPACE PER 500 SQUARE FEET	
COMMERCIAL FOOD PREPARATION ESTABLISHMENT	1 SPACE PER 1,000 SQUARE FEET	
RESTAURANT 1,000 SQUARE FEET	1 SPACE PER 250 SQUARE FEET	
BUSINESS SERVICES AND SUPPLY	1 SPACE PER 250 SQUARE FEET	
OFFICE	1 SPACE PER 500 SQUARE FEET	
FOOD AND BEVERAGE RETAIL	1 SPACE PER 300 SQUARE FEET	
RETAIL, GENERAL 1,000 SQUARE FEET	N/A	
INDUSTRIAL USES		
RESEARCH AND INNOVATION INDUSTRIAL SERVICES	PER CITY PLANNING COMMISSION APPROVAL	
MANUFACTURING - ARTISAN	1 SPACE PER 500 SQUARE FEET	
MANUFACTURING - GENERAL	1 SPACE PER 2,000 SF OF MANUFACTURING, PLUS 1 SPACE PER 500 SF OF OFFICE & ADMINISTRATIVE AREA	

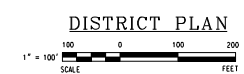
ALLOWED USES	
RESIDENTIAL	
SINGLE-UNIT ATTACHED DWELLING	
SINGLE-UNIT DETACHED DWELLING	
TWO-UNIT DETACHED DWELLING	
MULTI-UNIT DWELLING	
OWNER OCCUPIED SINGLE AND TWO-UNIT	
PRIMARY PUBLIC, INSTITUTIONAL AND CIVIC	
PARK AND RECREATIONAL FACILITY	
COMMERCIAL	
DAY CARE CENTER	
FAMILY DAY CARE	
BEVERAGE CAFE	
RESTAURANT 1,000 SQUARE FEET	
MIXED-USE DEVELOPMENT	
INDUSTRIAL	
RESEARCH AND INNOVATION INDUSTRIAL SERVICES	
MANUFACTURING - ARTISAN	
MANUFACTURING - GENERAL	
ACCESSORY	
ELECTRIC VEHICLE CHARGING STATION	
CARPORT, GARAGE OR UTILITY SHED	
PARKING STRUCTURE	TEMPORARY
SPECIAL EVENT	
FARMER'S MARKET	
MOBILE VENDOR CART	
OFFICE AND EQUIPMENT STORAGE	

KEY

EXISTING: PROPERTY LINE, R.O.D., EASEMENT LINE, JOHN SMITH R/O, 395, TOPOGRAPHIC CONTOUR, FENCE LINE

PROPOSED: PDD DISTRICT BOUNDARY

OWNERSHIP INFORMATION				
ADDRESS	TAX MAP NO.	CURRENT OWNERSHIP	PARCEL SIZE	EXISTING ZONING
800 SOUTH WILBUR AVENUE	98-2-01-5-2	CITY OF SYRACUSE	0.58	MM4: URBAN CODE
802 SOUTH WILBUR AVENUE	98-2-01-5-4	CITY OF SYRACUSE	39.22	MM4: URBAN CODE



- BASE MAP REFERENCES:
- "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH, REAR" AS PREPARED BY PAUL JAMES OLSEWICK, P.L.L.C., PROJECT NO. 598-2-01-5-2 & 5-41 DATED MARCH 6, 2023.
 - "FORMER SYRACUSE DEVELOPMENTAL CENTER PHASE 2 - SITE DEVELOPMENT" DRAWING PACKAGE AS PREPARED BY CAS ENGINEERS, INC., PROJECT NO. 119-431-0121 DATED AUGUST 24, 2024.
 - "SITE DEMOLITION PLAN" AS PREPARED BY CAS ENGINEERS, INC., PROJECT NO. 119-431-0121 SHEET NO. 01-1001 DATED JULY 3, 2024.
 - "PHASE 1 SCHEMATIC DESIGN - PROGRESS SITE PLAN" AS PREPARED BY SWH1 SHEET NO. 2-K11 DATED 08-23-24.
 - TAX MAP - SECTION MAP 98-02, CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK: DATE PREPARED JANUARY 1, 2024.

Engineering Associates, PC

95 Geneva Street, Canastota, NY 13317, PH: 315.437.9335, FAX: 315.437.9332

www.tpkengineering.com

1347 Anglin - 10th Development - 10th Development - 10th Development

PROJECT: SOUTH WILBUR PHASE I - SYRACUSE

CLIENT: ALBANESE ORGANIZATION, INC.

LOCATION: 800 S. WILBUR AVE, CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE: DISTRICT PLAN

PROJECT NO.: 202-2079

SCALE: 1" = 100'

DATE: 02-26-25

DESIGNED BY: SMO

DRAWN BY: DKC

CHECKED BY: JED

PDD-1

APPENDIX 6

OVERALL MASTER PLAN



KEY

EXISTING

- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY LINE
- EASEMENT LINE
- JOHN SMITH R/O
- 395
- TOPOGRAPHIC CONTOUR
- FENCE LINE

PROPOSED

- PDD DISTRICT BOUNDARY
- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY LINE

PROPOSED BUILDING KEY

- TECH / INDUSTRIAL
- APARTMENTS
- TOWNHOUSES

PROPOSED BUILDING PHASES

BUILDING ID	UNIT COUNT	CONSTRUCTION PHASE
BUILDING A	133	1
BUILDING B	128	1
BUILDING C	100	3
BUILDING D	100	2
TOWNHOUSES	50 - 60	1 - 3

OVERALL MASTER PLAN

1" = 100' SCALE

- BASE MAP REFERENCES:**
- "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & REAR" AS PREPARED BY PAUL JAMES OLSENBERG, P.L.L.C., PROJECT NO. 5198-2-01-5.2 & 5.41 DATED MARCH 8, 2023.
 - "FORMER SYRACUSE DEVELOPMENTAL CENTER PHASE 2 - SITE DEVELOPMENT" DRAWING PACKAGE AS PREPARED BY CAS ENGINEERS, INC., PROJECT NO. 119-431-0121 DATED AUGUST 24, 2024.
 - "SITE DEMOLITION PLAN" AS PREPARED BY CAS ENGINEERS, INC., PROJECT NO. 119-431-0121 SHEET NO. 01-1001 DATED JULY 3, 2024.
 - "PHASE 1 SCHEMATIC DESIGN - PROGRESS SITE PLAN" AS PREPARED BY SDBRI SHEET NO. 2-XX11 DATED 08-23-24.
 - "LAYOUT AND MATERIALS PLANS" AS PREPARED BY SDBRI PROJECT NUMBER: 22203-101 DRAWING NUMBERS: L-101 - L-1021 DATED JANUARY 20, 2025.

TPK Engineering Associates, PC

95 Geneva Street, Canastota, New York 13617, PH: 315.637.9335, FX: 315.637.9333
www.tpkengineering.com

1347 Anglin • 18th Development • Sustained • Environment • Transited • 1.04%

DATE: _____

REVISIONS: _____

PROJECT: **SOUTH WILBUR PHASE I - SYRACUSE**

CLIENT: **ALBANESE ORGANIZATION, INC.**

LOCATION: **802 S. WILBUR AVE., CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK**

DRAWING TITLE: **OVERALL MASTER PLAN**

PROJECT NO.: **2022079**

SCALE: **1" = 100'**

DATE: **02-26-25**

DRAWN BY: **SAD**

CHECKED BY: **DKC**

DESIGNED BY: **JED**

PDD-2

APPENDIX 8

***ARCHITECTURAL FLOOR PLANS &
ELEVATIONS***

UNIT MATRIX

	STUDIO	1 BR	2 BR	3 BR
GROUND FLOOR	-	-	-	1*
1ST FLOOR	4	10	6	4
2ND FLOOR	5	10	12	4
3RD FLOOR	6	10	12	4
4TH FLOOR	6	10	12	4
SUBTOTAL	21	51	44	17
TOTAL 133 UNITS				

* SUPPLY UNIT

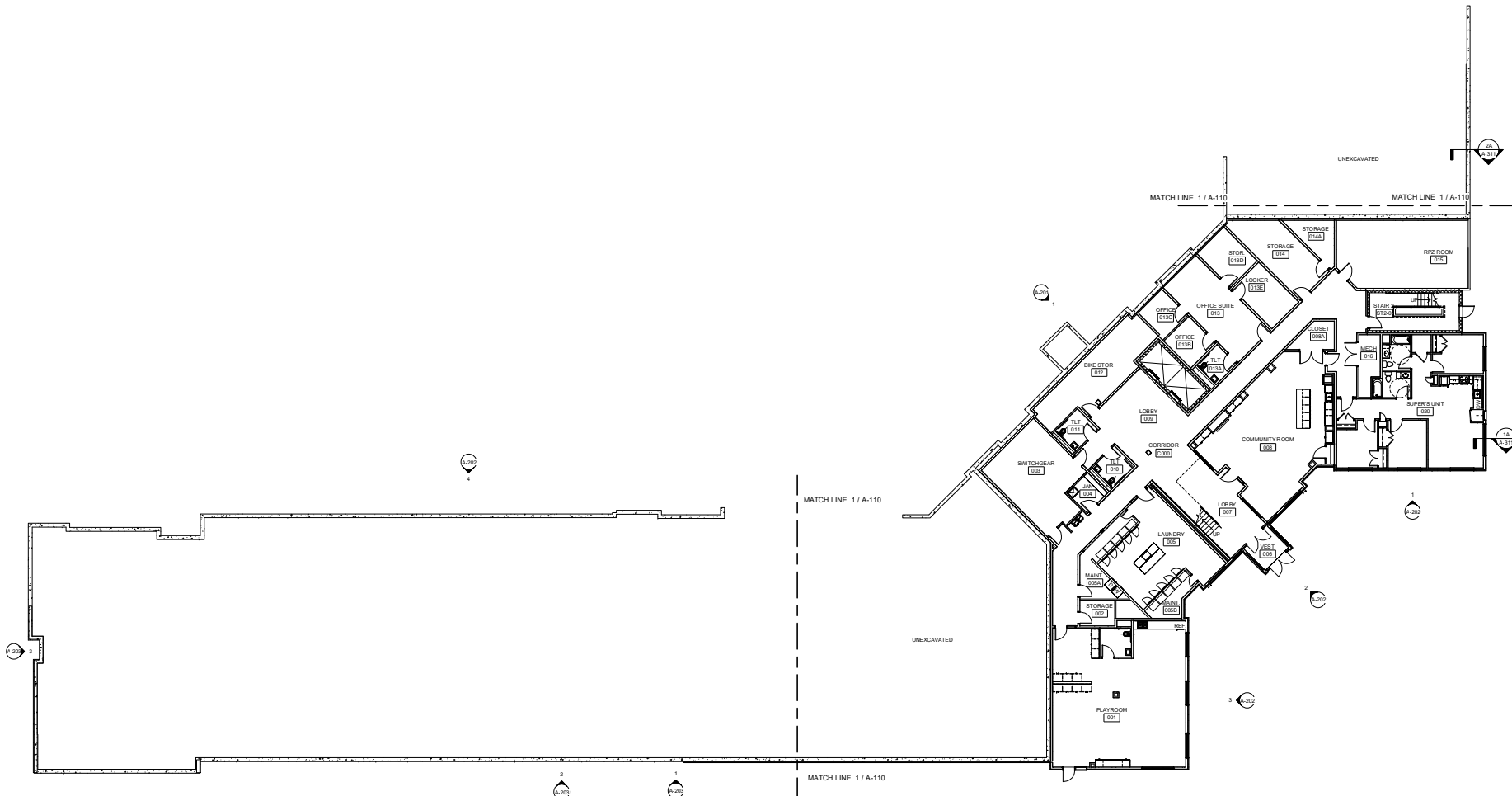
BUILDING AREA

	GROSS BUILDING AREA SF (NYS BUILDING CODE DEFINED)**	INTERIOR GROSS AREA (FOR DEFINED)**	GROSS BUILT AREA***
GROUND FLOOR	9,909	9,366	10,149
FIRST FLOOR	26,674	25,553	26,380
SECOND FLOOR	34,966	34,317	35,521
THIRD FLOOR	34,869	34,869	35,185
FOURTH FLOOR	34,892	34,892	35,193
ROOF	189	189	207
TOTALS	141,489	135,957	144,524

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM

UNIT WINDOW CALCULATIONS USING BASIS OF DESIGN WINDOW UNIT: 140 SF VS 80 SF

	NATURAL LIGHT REQUIRED (SF)	NATURAL LIGHT PROVIDED	NATURAL VENTILATION REQUIRED (FPM)	NATURAL VENTILATION PROVIDED
TYP 1 BR UNIT:				
LIVING RM/ KITCHEN (256 SF)	23.6 SF		11.8 SF	
BEDROOM (146 SF)	11.7 SF		5.8 SF	
TYP 2 BR UNIT:				
LIVING RM/ KITCHEN (215 SF)	20.2 SF		10.0 SF	
BEDROOM (143 SF)	11.4 SF		5.7 SF	
BEDROOM (108 SF)	13.4 SF		6.7 SF	
TYP 3 BR UNIT:				
LIVING RM/ KITCHEN (200 SF)	24 SF		12 SF	
BEDROOM (116 SF)	9.3 SF		4.8 SF	
BEDROOM (122 SF)	9.8 SF		4.8 SF	
BEDROOM (148 SF)	11.6 SF		5.9 SF	
STUDIO UNIT:				
LIVING RM/ KITCHEN/ BEDROOM (318 SF)	28.4 SF		12.7 SF	



1 OVERALL GROUND FLOOR PLAN
3/32" = 1'-0"

SWBR

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Babineux, NY 13004
SWBR is a subsidiary of Albanese Organization, Inc.

KEY PLAN

Drawn By: MCD
Checked By: SP
Project Manager: JH

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Revisions

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Babineux, NY 13004
SWBR Project Number 22203.10

Albanese Organization Inc.
1001 Franklin Ave., Suite 300
Garden City, NY 11530

A-101
OVERALL FLOOR PLAN

10/14/2024
Site Plan Application

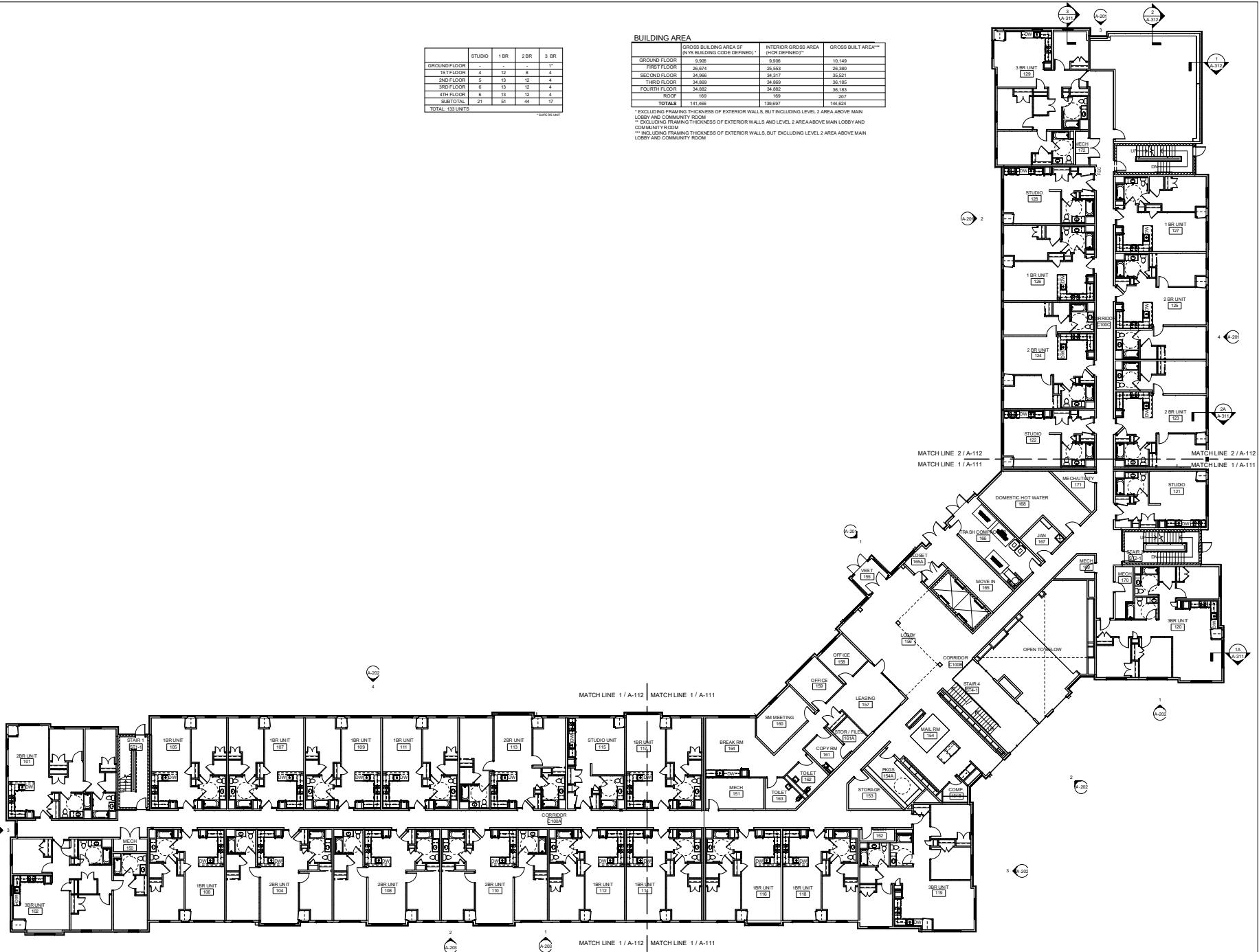
	STUDIO	1 BR	2 BR	3 BR
GROUND FLOOR	-	-	-	1*
1ST FLOOR	4	12	8	4
2ND FLOOR	5	13	12	4
3RD FLOOR	6	13	12	4
4TH FLOOR	6	13	12	4
SUBTOTAL	21	51	44	17
TOTAL 133 UNITS				

*BASED ON UNIT

BUILDING AREA

	GROSS BUILDING AREA SF (NYS BUILDING CODE DEFINED)*	INTERIOR GROSS AREA (HOB DEFINED)†	GROSS BUILT AREA**
GROUND FLOOR	9,998	9,908	10,149
FIRST FLOOR	26,874	26,553	26,980
SECOND FLOOR	34,969	34,317	35,521
THIRD FLOOR	34,989	34,889	35,189
FOURTH FLOOR	34,982	34,882	35,183
ROOF	169	169	207
TOTALS	141,489	139,697	146,124

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
† EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM



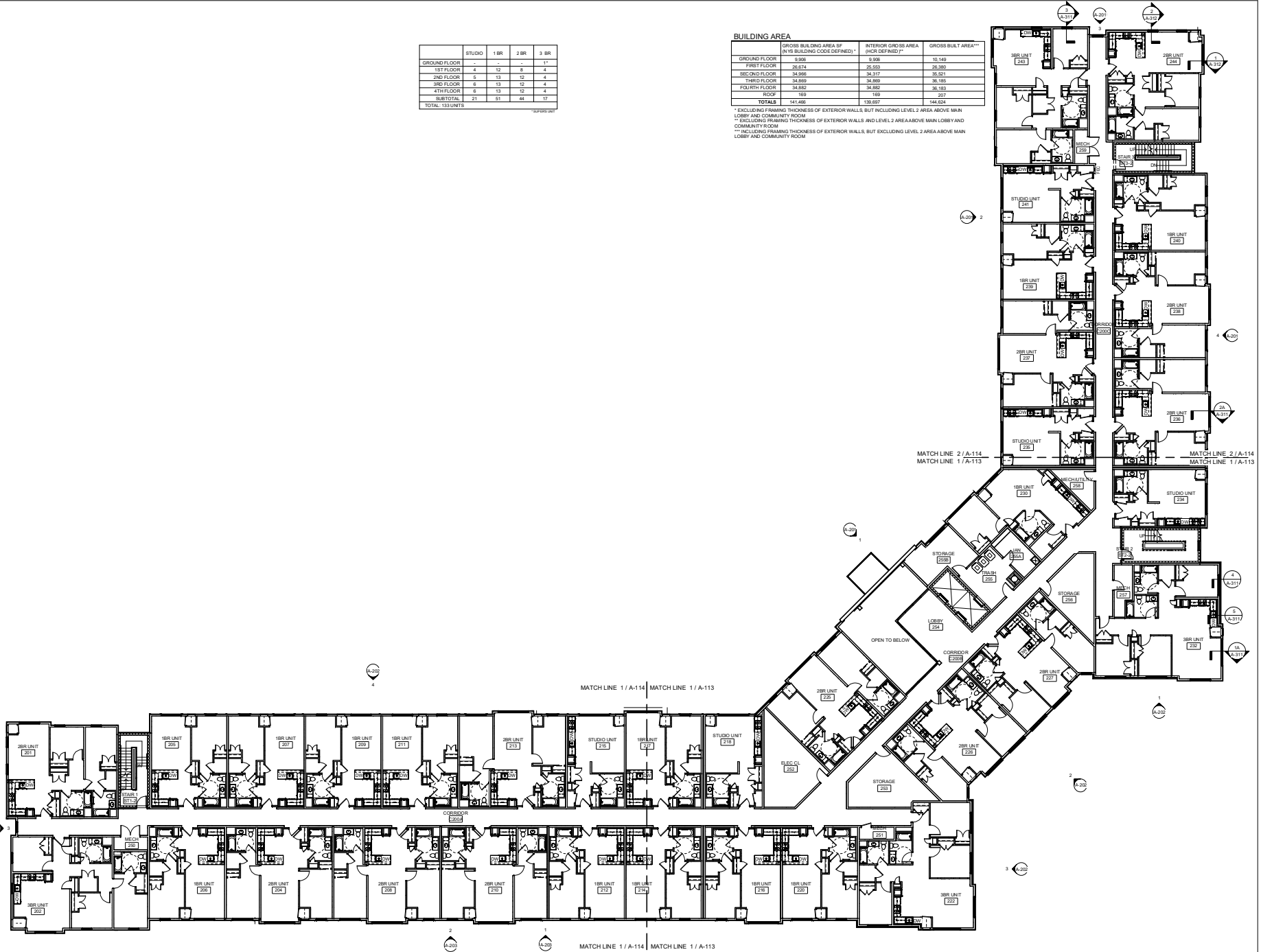
	STUDIO	1 BR	2 BR	3 BR
GROUND FLOOR	2	-	-	1*
1ST FLOOR	4	12	8	4
2ND FLOOR	5	13	12	4
3RD FLOOR	6	13	12	4
4TH FLOOR	6	13	12	4
SUBTOTAL	23	51	44	17
TOTAL: 133 UNITS				

10/20/2023

BUILDING AREA

	GROSS BUILDING AREA SF (NYS BUILDING CODE DEFINED) **	INTERIOR GROSS AREA (HOR DEFINED) **	GROSS BUILT AREA ***
GROUND FLOOR	9,926	9,926	10,149
FIRST FLOOR	26,874	26,593	26,386
SECOND FLOOR	34,966	34,317	35,521
THIRD FLOOR	34,889	34,889	35,189
FOURTH FLOOR	34,882	34,882	35,183
ROOF	169	169	207
TOTALS	141,486	136,667	142,434

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM



1 OVERALL SECOND FLOOR PLAN
3/32" = 1'-0"

SWBR

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Babylon, NY 11504
SWBR Project Number 22203.10

KEY PLAN

Drawn By: KSD
Checked By: SP
Project Manager: JM

Revisions

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Babylon, NY 11504
SWBR Project Number 22203.10

Albany Organization Inc.
1001 Frontenac Ave, Suite 300
Garden City, NY 11530

A-103
OVERALL SECOND FLOOR PLAN

10/14/2024
Site Plan Application

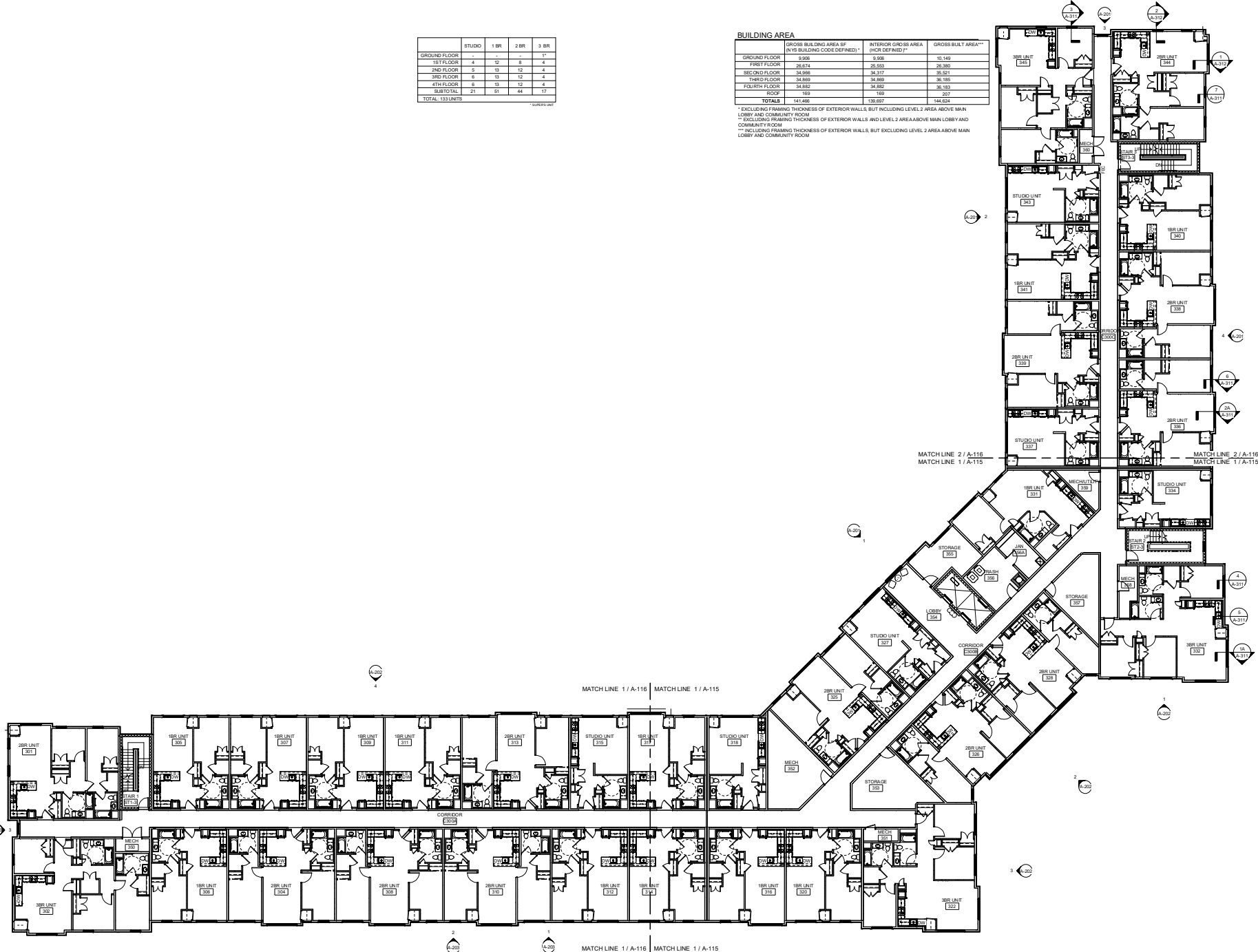
	STUDIO	1 BR	2 BR	3 BR
GROUND FLOOR				1
1ST FLOOR	4	12	8	4
2ND FLOOR	5	13	12	4
3RD FLOOR	6	13	12	4
4TH FLOOR	6	13	12	4
SUBTOTAL	21	51	44	17
TOTAL 133 UNITS				

* SQUARE FOOT

BUILDING AREA

	GROSS BUILDING AREA SF (NYS BUILDING CODE DEFINED) *	INTERIOR GROSS AREA (HOR DEFINED) **	GROSS BUILT AREA ***
GROUND FLOOR	9,995	9,926	10,149
FIRST FLOOR	26,874	26,593	26,886
SECOND FLOOR	34,966	34,317	35,521
THIRD FLOOR	34,889	34,889	35,189
FOURTH FLOOR	34,882	34,882	35,183
ROOF	169	169	207
TOTALS	141,485	136,697	142,634

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM



1 OVERALL THIRD FLOOR PLAN
3/32" = 1'-0"

SWBR

SWBR is a registered professional engineering firm
1001 Frontenac Ave., Suite 300
Garden City, NY 11530
SWBR is a subsidiary of
Albanese Organization Inc.

KEY PLAN

Drawn By: MCD
Checked By: SP
Project Manager: JH

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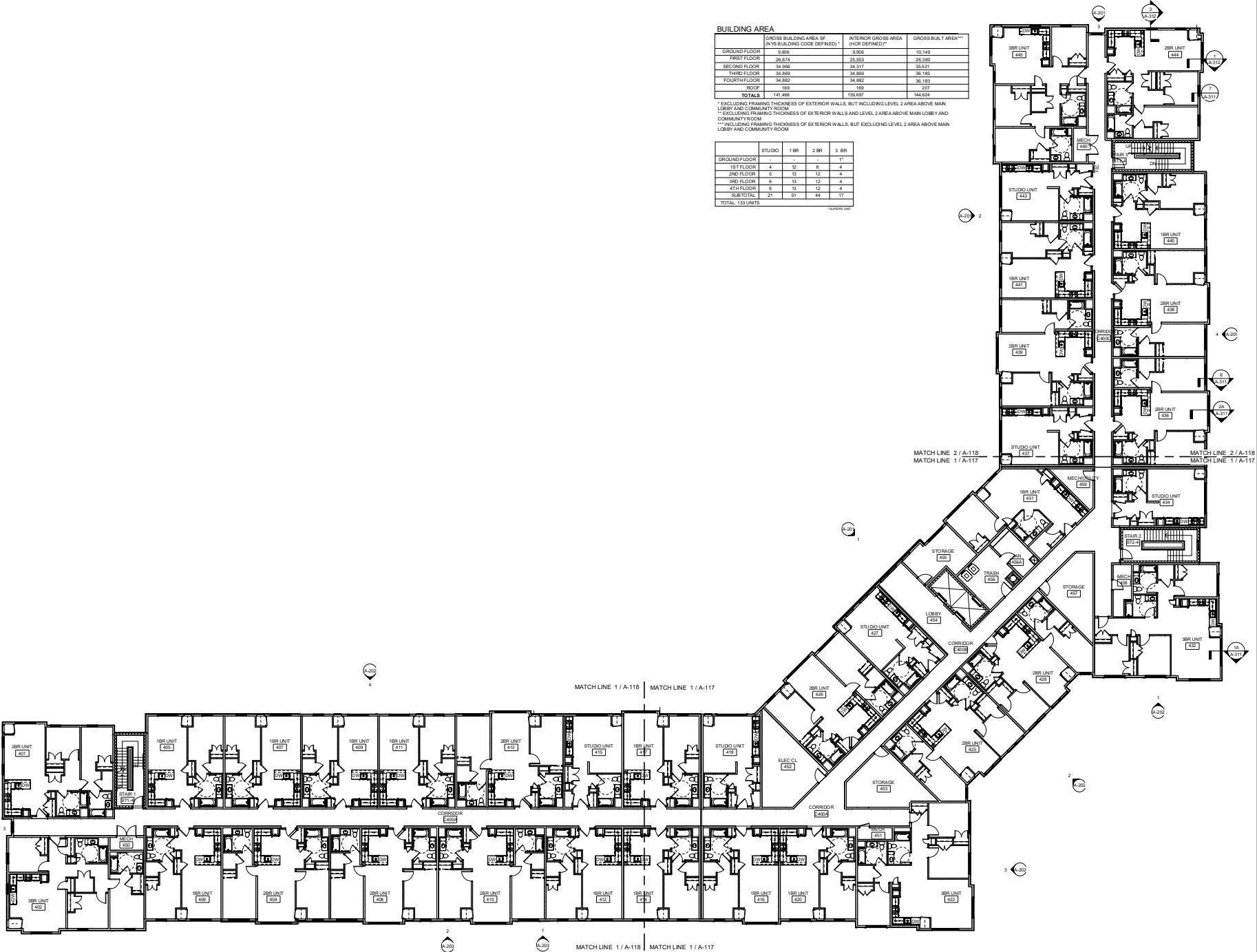
Revisions

800 South Wilbur Phase 1 -
Building A
800 South Wilbur Avenue
Babylon, NY 11504
SWBR Project Number: 22203.10

Albanese Organization Inc.
1001 Frontenac Ave., Suite 300
Garden City, NY 11530

A-104 OVERALL THIRD FLOOR PLAN

10/14/2024
Site Plan Application



BUILDING AREA			
	GROSS BUILDING AREA SF (NYS BUILDING CODE DEFINED)**	INTERIOR GROSS AREA (NYS DEFINED)**	GROSS BUILT AREA***
GROUND FLOOR	9,908	9,908	10,149
FIRST FLOOR	26,674	25,553	26,280
SECOND FLOOR	34,969	34,317	35,521
THIRD FLOOR	34,869	34,869	36,185
FOURTH FLOOR	34,882	34,882	36,183
ROOF	169	169	207
TOTALS	141,468	135,697	144,624

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM

	STUDIO	1 BR	2 BR	3 BR
GROUND FLOOR	-	-	-	1*
FIRST FLOOR	2	10	8	4
SECOND FLOOR	5	13	12	4
THIRD FLOOR	6	13	12	4
FOURTH FLOOR	9	13	12	4
SUB TOTAL	21	51	44	17
TOTAL 133 UNITS				

1 OVERALL FOURTH FLOOR PLAN
3/32" = 1'-0"

SWBR
800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Syosset, NY 11550
SWBR is a subsidiary of Albanese Organization Inc.

KEY PLAN

Drawn By:	MSD
Checked By:	SP
Project Manager:	JM

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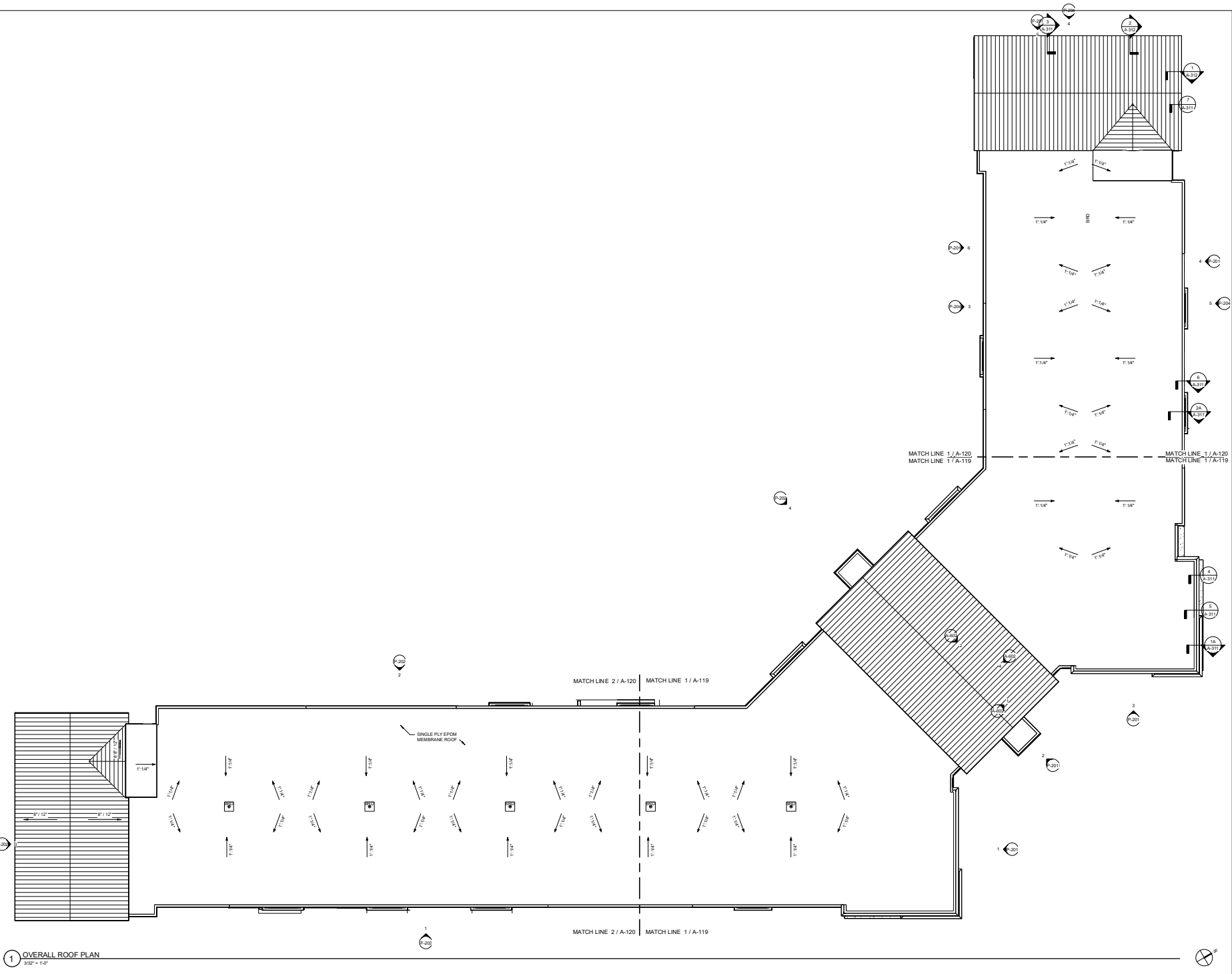
Revisions

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Syosset, NY 11550
SWBR Project Number 22203.10

Albanese Organization Inc.
1201 Frontier Ave, Suite 300
Garden City, NY 11530

A-105
OVERALL FOURTH FLOOR PLAN

10/14/2024
Site Plan Application



1 OVERALL ROOF PLAN
3/32" = 1'-0"

SWBR

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Babylon, NY 11554
SWBR Project Number 22203.10

KEY PLAN

Drawn By: KCD
Checked By: SP
Project Manager: JMI

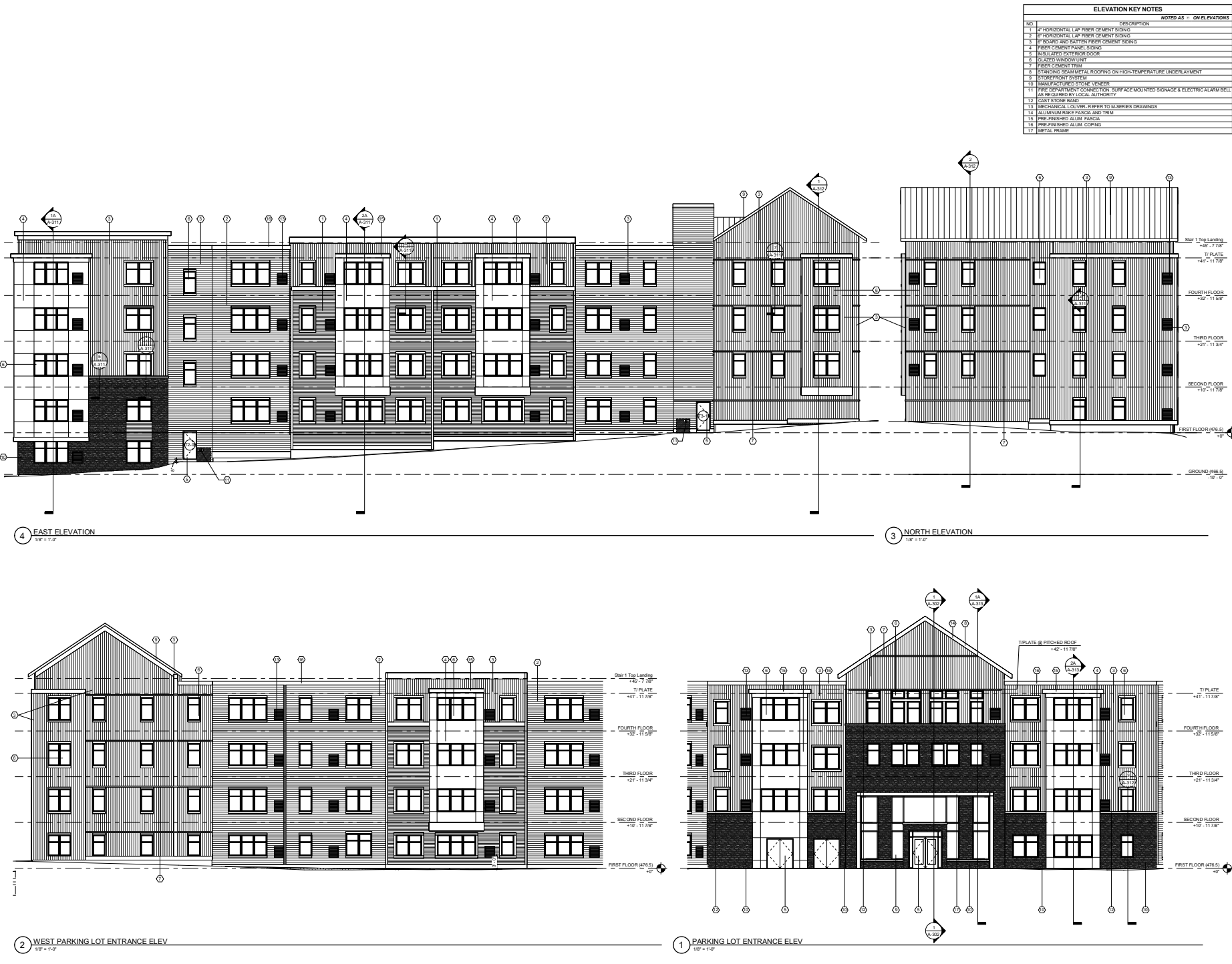
Revisions

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Babylon, NY 11554
SWBR Project Number 22203.10

Albany Organization Inc.
1001 Franklin Ave., Suite 300
Garden City, NY 11530

A-106
OVERALL ROOF
PLAN

10/14/2024
Site Plan Application



ELEVATION KEY NOTES	
NOTED AS	OR ELEVATIONS
1	4" HORIZONTAL LAP FIBER CEMENT SIDING
2	6" HORIZONTAL LAP FIBER CEMENT SIDING
3	1/2" BOARD AND BATTEN FIBER CEMENT SIDING
4	FIBER CEMENT PANEL SIDING
5	INSULATED EXTERIOR DOORS
6	GLAZED WINDOW UNIT
7	FIBER CEMENT TRIM
8	STANDING SEAM METAL ROOFING ON HIGH-TEMPERATURE UNDERLAYMENT
9	STOREFRONT SYSTEM
10	MANUFACTURED STONE VENEER
11	FIRE DEPARTMENT CONNECTION, SURFACE MOUNTED SIGNAGE & ELECTRIC ALARM BELL AS REQUIRED BY LOCAL AUTHORITY
12	CAST STONE BAND
13	MECHANICAL LOCKS REFER TO M-SERIES DRAWINGS
14	ALUMINUM RAKE FASCIA AND TRIM
15	PREFINISHED ALUM. FASCIA
16	PREFINISHED ALUM. CORING
17	METAL FRAMES

SWBR
800 S. State St. Suite 300 Albany, NY 12206
518.238.6000 | swbr@swbr.com

KEY PLAN

Revisions

Drawn By:	GH
Checked By:	GP
Project Manager:	JM

800 South Wilbur Phase 1 - Building A
800 South Wilbur Avenue
Albany, NY 12204
SWBR Project Number: 22203.10

Albanese Organization Inc.
101 Franklin Ave., Suite 300
Garden City, NY 11530

A-201
EXTERIOR ELEVATIONS

10/14/2024
Site Plan Application



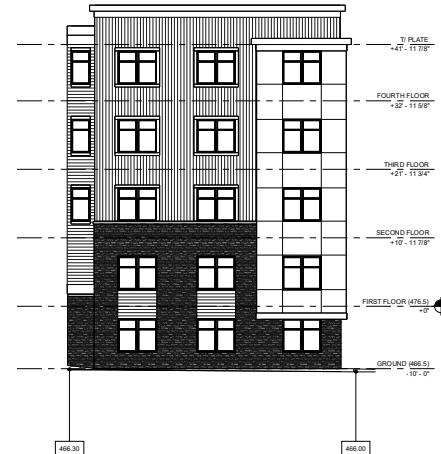
4 NORTH ELEVATION
1/8\"/>



3 EAST PLAZA ELEVATION
1/8\"/>



2 STREET ENTRANCE ELEVATION
1/8\"/>

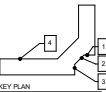


1 SOUTH PLAZA ELEVATION
1/8\"/>

ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	4\"/>
2	4\"/>
3	4\"/>
4	FIBER CEMENT PANEL SOUNDS
5	INSULATED EXTERIOR DOOR
6	MANUFACTURED STONE VENEER
7	GLAZED WINDOW UNIT
8	GLAZED CURTAIN WALL SYSTEM
9	STANDING SEAM METAL ROOFING ON HIGH-TEMPERATURE UNDERLAYMENT
10	METAL FRAME
11	ROOF OVER STAIR DOOR
12	FIRE DEPARTMENT CONNECTION, SURFACE MOUNTED SIGNAGE & ELECTRIC ALARM BELL AS REQUIRED BY LOCAL AUTHORITY

SWBR

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Drawn By: GH
Checked By: GP
Project Manager: JM

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Revisions

800 South Wilbur Phase 1 -
Building A
800 South Wilbur Avenue
Babineux, NY 13004
SWBR Project Number: 22203.10

Albanese Organization Inc.
1001 Franklin Ave., Suite 310
Garden City, NY 11530

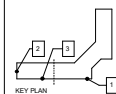
A-202
EXTERIOR ELEVATIONS

10/14/2024
Site Plan Application

SWBR

260 E. Main St Suite 4000 Rochester NY 14606
585.232.8300 | info@swbr.com

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Drawn By:	DH
Checked By:	SP
Project Manager:	JM

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Revisions

800 South Wilbur Phase 1 -
Building A
800 South Wilbur Avenue
Syracuse, NY 13204
SWBR Project Number 22203.10

Albanese Organization Inc.
1001 Franklin Ave, Suite 300
Garden City, NY 11530

A-203
EXTERIOR
ELEVATIONS

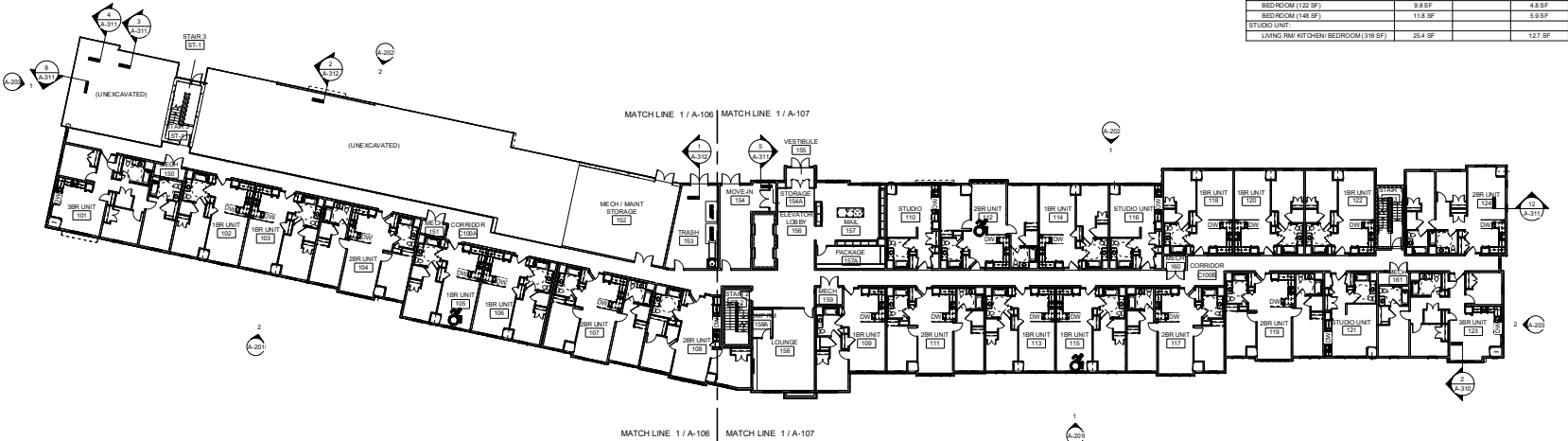
10/14/2024
Site Plan Application

UNIT MATRIX				
	STUDIO	1 BR	2 BR	3 BR
FIRST FLOOR	1	3	4	1
SECOND FLOOR	3	10	8	2
THIRD FLOOR	3	16	10	3
FOURTH FLOOR	3	16	10	3
FIFTH FLOOR	3	16	10	3
SUBTOTAL	15	61	32	10
TOTAL 128 UNITS				

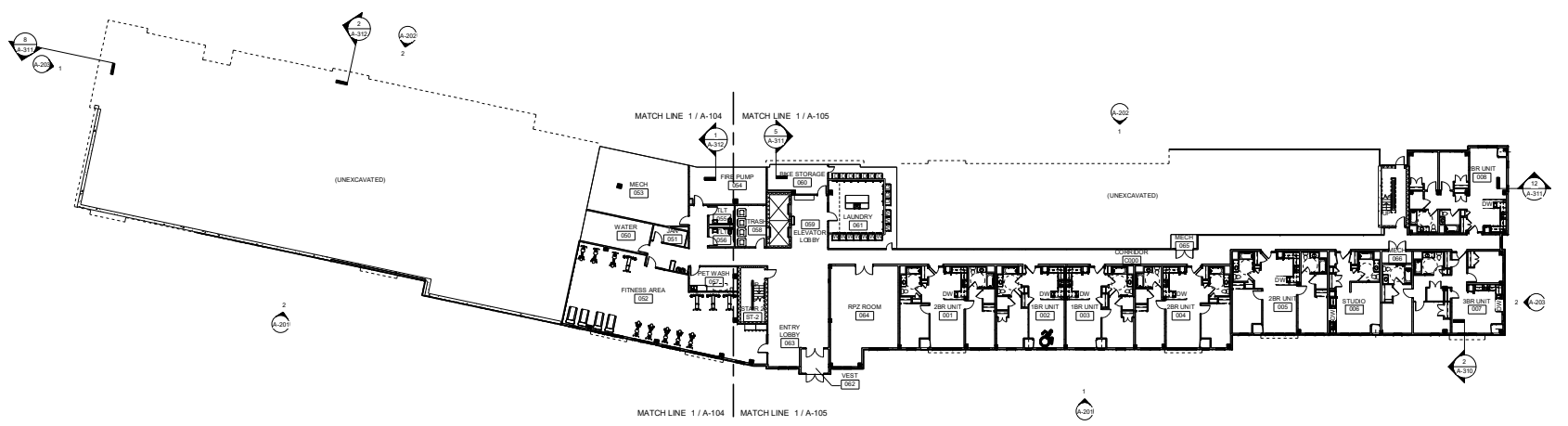
BUILDING AREA		
GROSS BUILDING AREA (SF)	INTERIOR GROSS AREA (HCR DEFINED)**	GROSS BUILT AREA**
FIRST FLOOR	15,366	15,620
SECOND FLOOR	26,809	27,300
THIRD FLOOR	31,634	31,638
FOURTH FLOOR	31,634	32,243
FIFTH FLOOR	31,636	32,244
ROOF	170	212
TOTALS	132,245	138,257

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM

UNIT WINDOW CALCULATIONS USING BASIS OF DESIGN WINDOW UNIT: VHD 301VS 6000			
	NATURAL LIGHT REQUIRED (SF)	NATURAL LIGHT PROVIDED	NATURAL VENTILATION REQUIRED (AFN)
TYP 1 BR UNIT:			
LIVING RM KITCHEN (205 SF)	23.6 SF	11.8 SF	
BEDROOM (146 SF)	11.7 SF	5.8 SF	
TYP 2 BR UNIT:			
LIVING RM KITCHEN (315 SF)	25.2 SF	12.8 SF	
BEDROOM (145 SF)	11.4 SF	5.7 SF	
BEDROOM (168 SF)	13.4 SF	6.7 SF	
TYP 3 BR UNIT:			
LIVING RM KITCHEN (300 SF)	24.5 SF	12.5 SF	
BEDROOM (116 SF)	9.3 SF	4.6 SF	
BEDROOM (122 SF)	9.8 SF	4.8 SF	
BEDROOM (148 SF)	11.8 SF	5.9 SF	
STUDIO UNIT:			
LIVING RM KITCHEN (BEDROOM) (318 SF)	25.4 SF	12.7 SF	



2 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"



1 OVERALL GROUND FLOOR PLAN
1/8" = 1'-0"

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM



2/26/2025
PDD Project Review Plan
Application

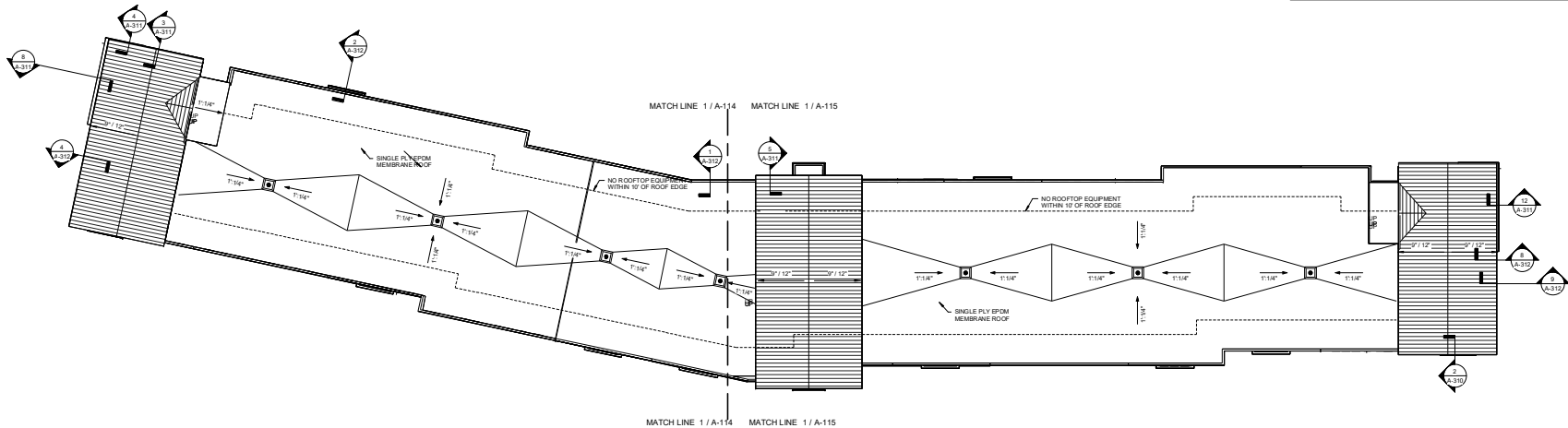
UNIT MATRIX

	STUDIO	1 BR	2 BR	3 BR
FIRST FLOOR	1	3	4	1
SECOND FLOOR	3	10	6	2
THIRD FLOOR	3	10	10	3
FOURTH FLOOR	3	10	10	3
FIFTH FLOOR	3	10	10	3
SUBTOTAL	13	43	32	12
TOTAL 128 UNITS				

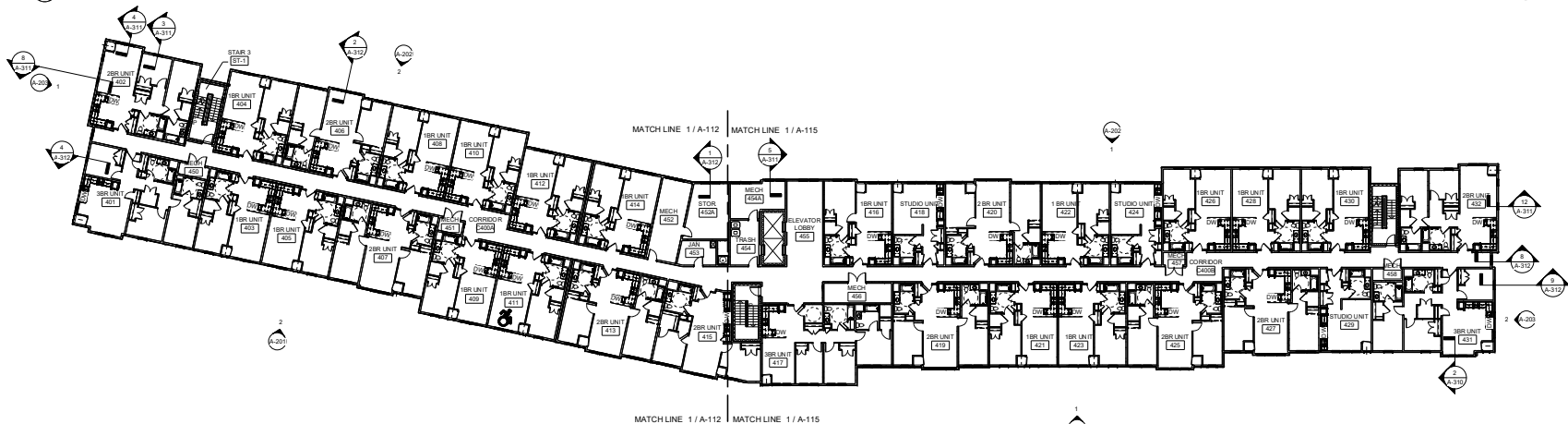
	GROSS BUILDING AREA SF (NYS BUILDING CODE DEFINED)*	INTERIOR GROSS AREA (NYS BUILDING CODE DEFINED)**	GROSS BUILT AREA**
FIRST FLOOR	15,309	15,309	15,620
SECOND FLOOR	26,809	26,809	27,300
THIRD FLOOR	31,634	31,634	31,638
FOURTH FLOOR	31,634	31,634	32,245
FIFTH FLOOR	31,626	31,626	32,244
ROOF	173	173	212
TOTALS	137,242	138,484	138,257

* EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT INCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
** EXCLUDING FRAMING THICKNESS OF EXTERIOR WALLS AND LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM
*** INCLUDING FRAMING THICKNESS OF EXTERIOR WALLS, BUT EXCLUDING LEVEL 2 AREA ABOVE MAIN LOBBY AND COMMUNITY ROOM

BUILDING AREA



2 OVERALL ROOF PLAN
1/16" = 1'-0"



1 OVERALL FOURTH FLOOR PLAN
1/16" = 1'-0"

KEY PLAN

Drawn By: JSM
Checked By: JSM
Project Manager: JSM

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Revisions

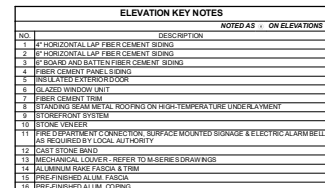
NO.	DESCRIPTION	DATE

800 South Willbur Phase 1 -
Building B
800 South Willbur Avenue
Babylon, NY 11504
SWBR Project Number: 22203.10

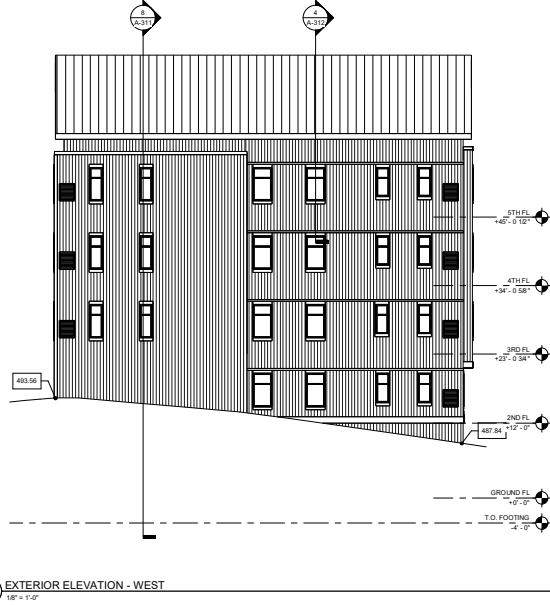
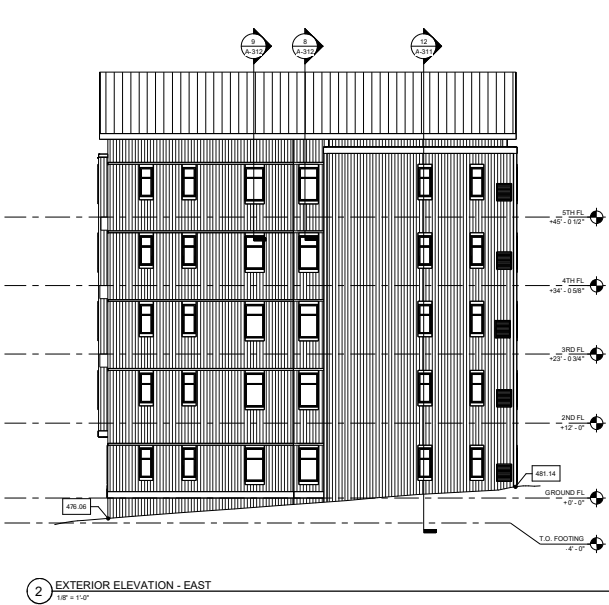
Albanese Organization Inc.
1201 Frontenac Ave, Suite 300
Garden City, NY 11530

A-103
OVERALL FOURTH
FLOOR AND ROOF
PLAN

2/26/2025
PDD Project Review Plan
Application







ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	NOTED AS : ON ELEVATIONS
1	4" HORIZONTAL LAP FIBER CEMENT SIDING
2	4" HORIZONTAL LAP FIBER CEMENT SIDING
3	4" HORIZONTAL LAP FIBER CEMENT SIDING
4	4" HORIZONTAL LAP FIBER CEMENT SIDING
5	4" HORIZONTAL LAP FIBER CEMENT SIDING
6	GLAZED WINDOW UNIT
7	FIBER CEMENT TRIM
8	STANDING SEAM METAL ROOFING ON HIGH-TEMPERATURE UNDERLAYMENT
9	STONEPINE SYSTEM
10	STONE VENTILATOR
11	FIRE DEPARTMENT CONNECTION, SURFACE MOUNTED SMOKE & ELECTRIC ALARM BELL, AS REQUIRED BY LOCAL AUTHORITY
12	CAST STONE BAND
13	MECHANICAL COVER - REFER TO M.B.E.R.E. DRAWINGS
14	ALUMINUM RAISE PAILSON & TRIM
15	PREFINISHED ALUM. FASCIA
16	PREFINISHED ALUM. COPING

SWBR

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518.232.8800 | info@swbr.com
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KEY PLAN

Drawn By: Author
Checked By: Checker
Project Manager: JBT

Revisions

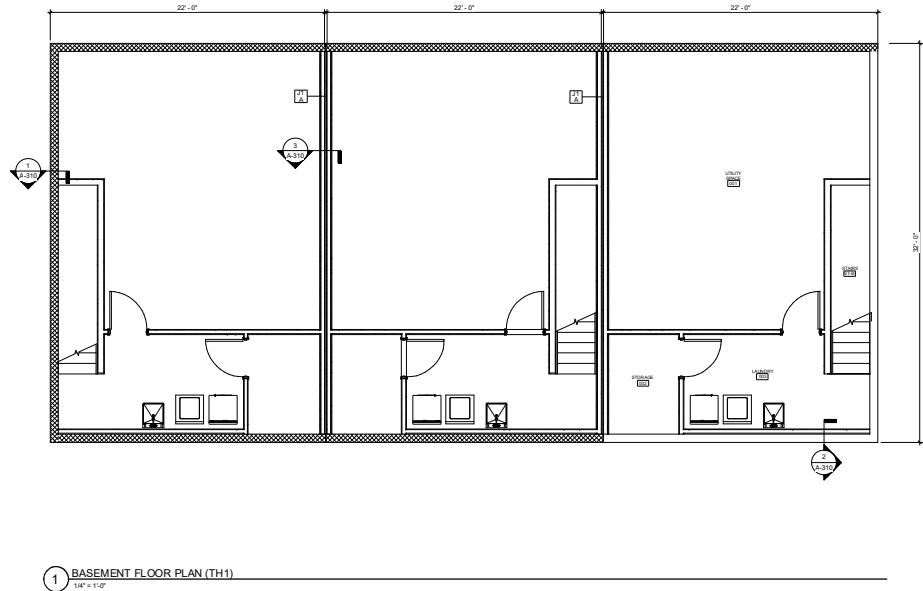
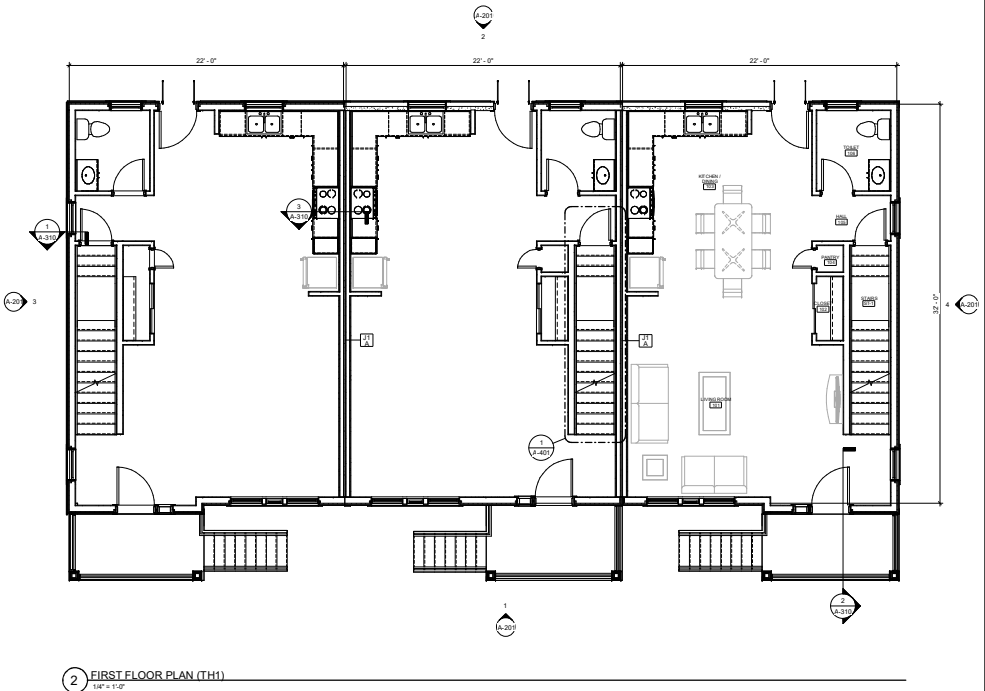
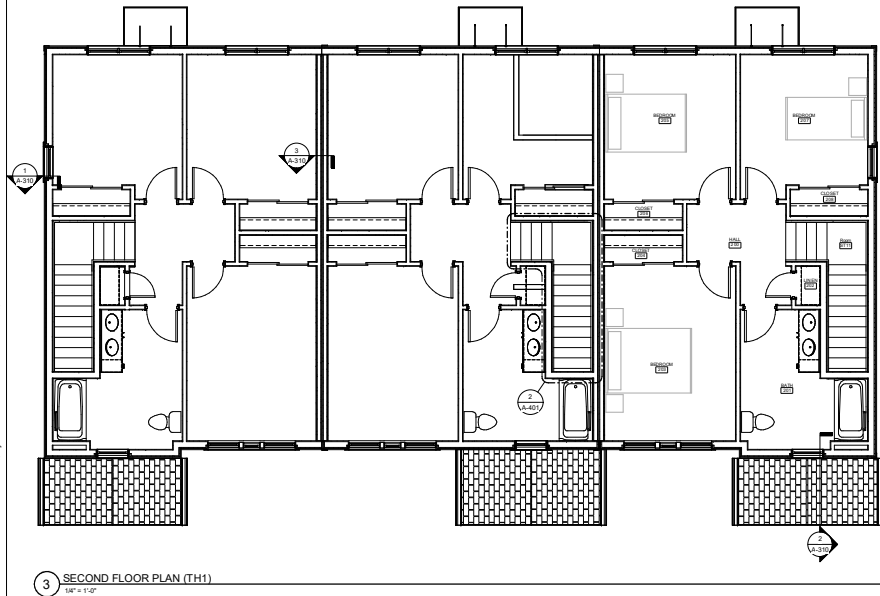
800 South Wilbur Phase 1 - Building B

800 South Wilbur Avenue
Albany, NY 12204
SWBR Project Number: 22203.10

Albany Organization Inc.
1200 Franklin Ave., Suite 300
Garden City, NY 11530

A-203
EXTERIOR ELEVATIONS

2/26/2025
PDD Project Review Plan Application



Drawn By: MFD
Checked By: JEM
Project Manager: JEM

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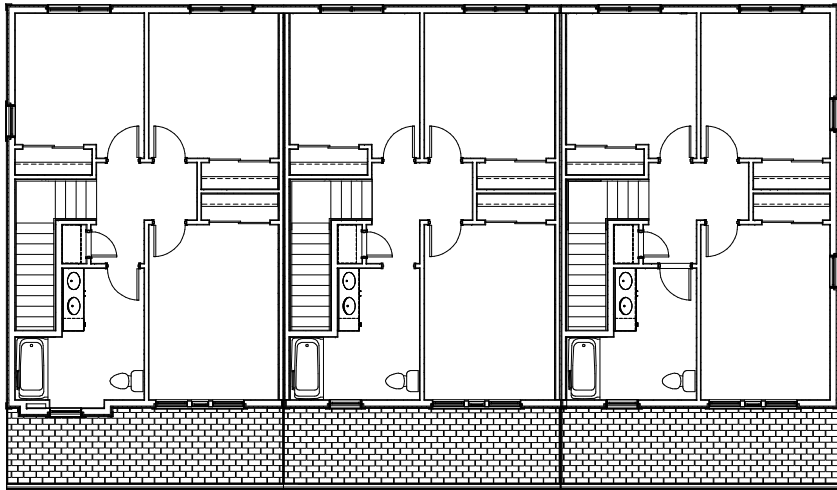
Revisions

Albanses Townhouses
800 South Wilbur
SWBR Project Number: 24178.00

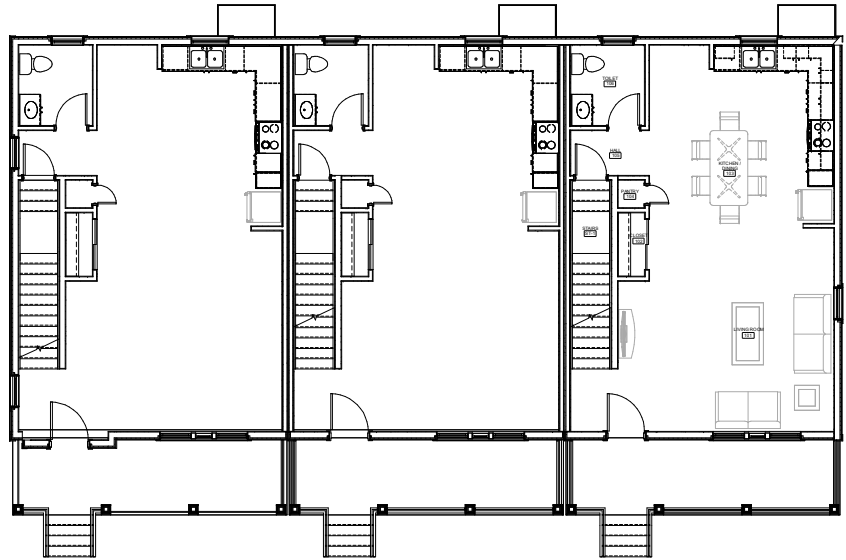
Albanses - HHQ Townhouses
1001 Frontline Ave, Suite 300
Garden City, NY 11530

A-101
OVERALL FLOOR
PLANS (TH1)

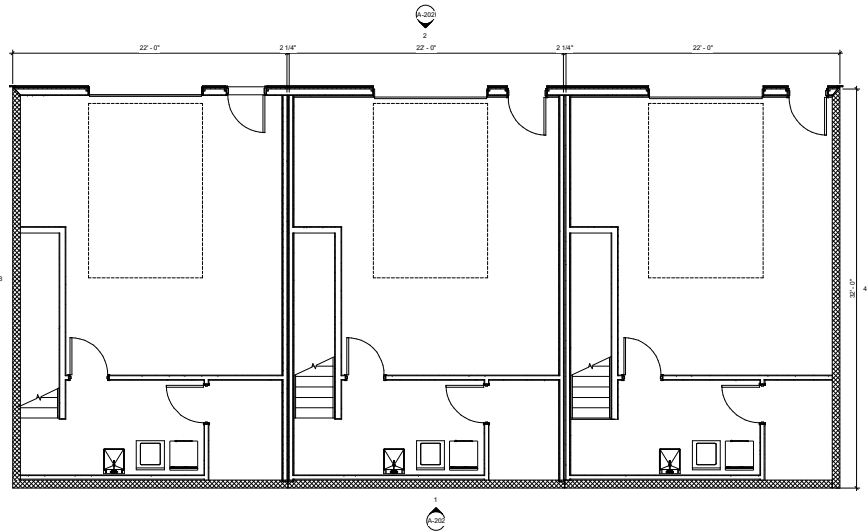
02/26/2025
PFD Project Review Plan
Application



3 SECOND FLOOR PLAN (TH2)
1/8" = 1'-0"



2 FIRST FLOOR PLAN (TH2)
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN (TH2)
1/8" = 1'-0"



Drawn By: Author
Checked By: Checker
Project Manager: JBI

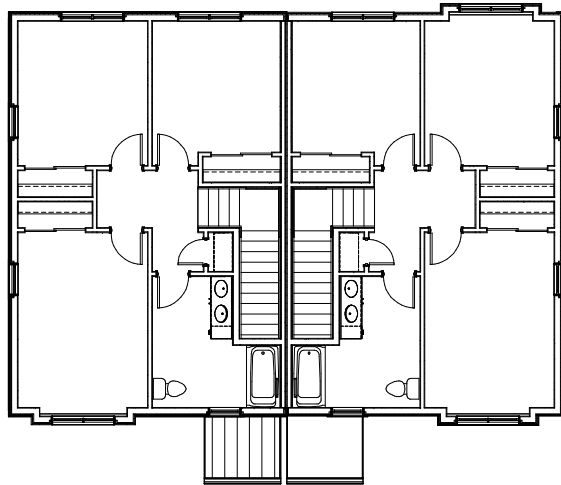
Revisions

Albany Townhouses
800 South Wilbur
SWBR Project Number: 24178.00

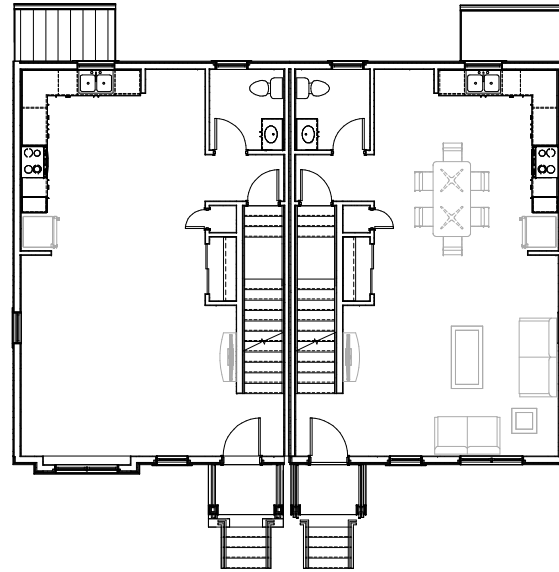
Albany - HHQ Townhouses
1201 Frontenac Ave., Suite 300
Garden City, NY 11530

A-102 OVERALL FLOOR PLANS (TH2)

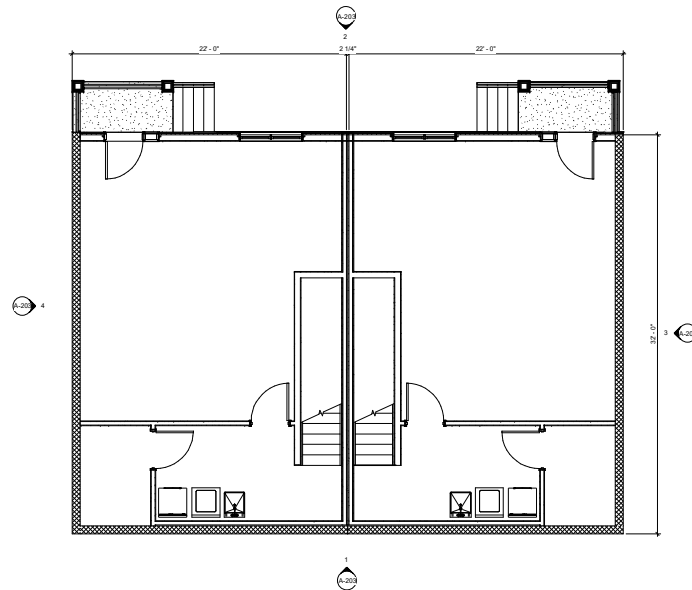
02/26/2025
PDD Project Review Plan
Application



3 SECOND FLOOR PLAN (TH3)
1/8" = 1'-0"



2 FIRST FLOOR PLAN (TH3)
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN (TH3)
1/8" = 1'-0"



Drawn By: Author
Checked By: Checker
Project Manager: JBT

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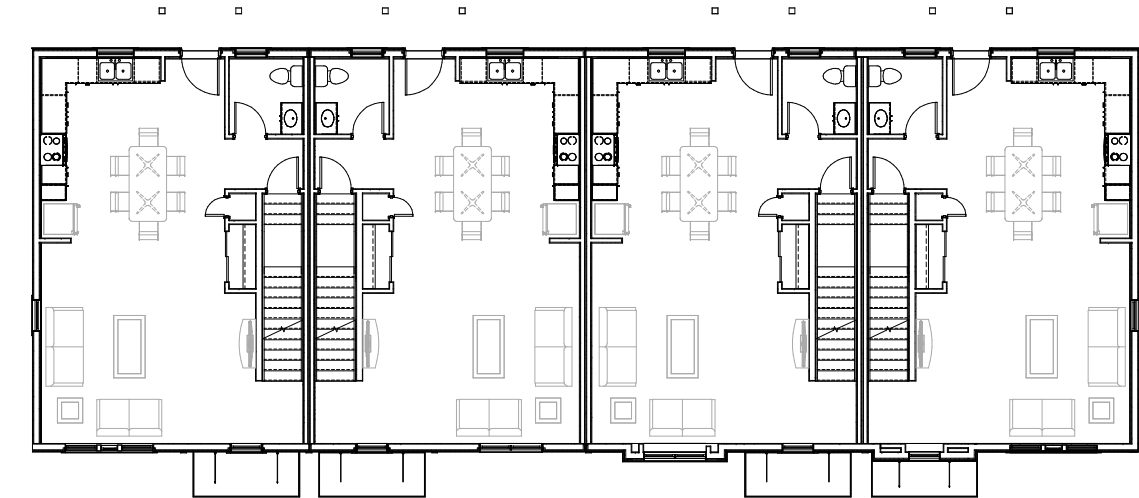
Revisions

Albanses Townhouses
800 South Wilbur
SWBR Project Number: 24178.00

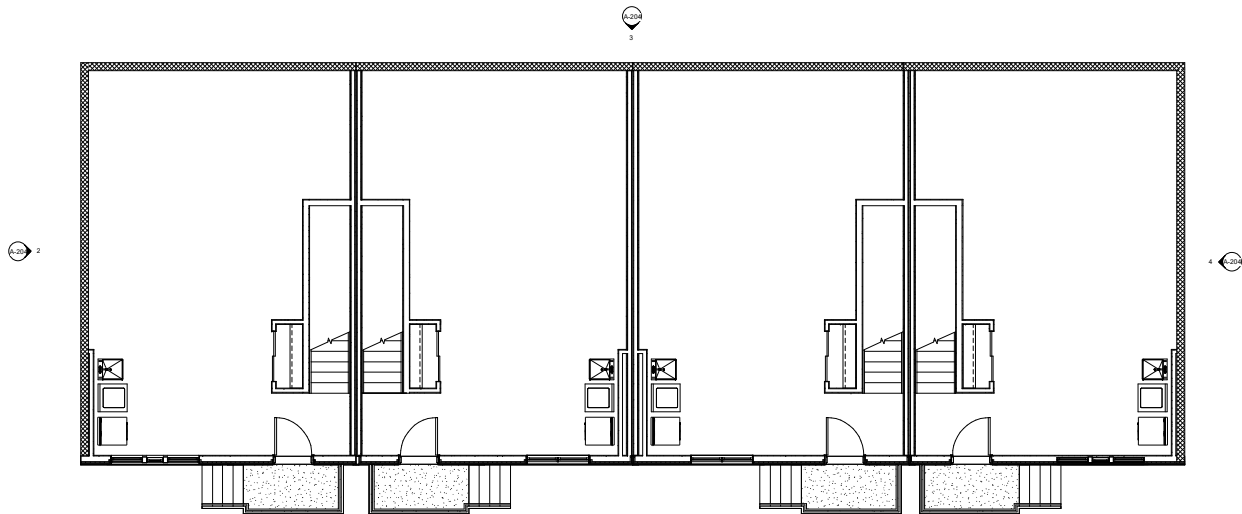
Albanses - HHQ Townhouses
1001 Franklin Ave., Suite 300
Garden City, NY 11530

A-103
OVERALL FLOOR
PLANS (TH3)

02/26/2025
PDD Project Review Plan
Application



1 FIRST FLOOR PLAN (TH4)
1/4" = 1'-0"



2 BASEMENT FLOOR PLAN (TH4)
1/4" = 1'-0"

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Checked By: Checker
Project Manager: JBI

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Revisions

Albany - HQ Townhouses

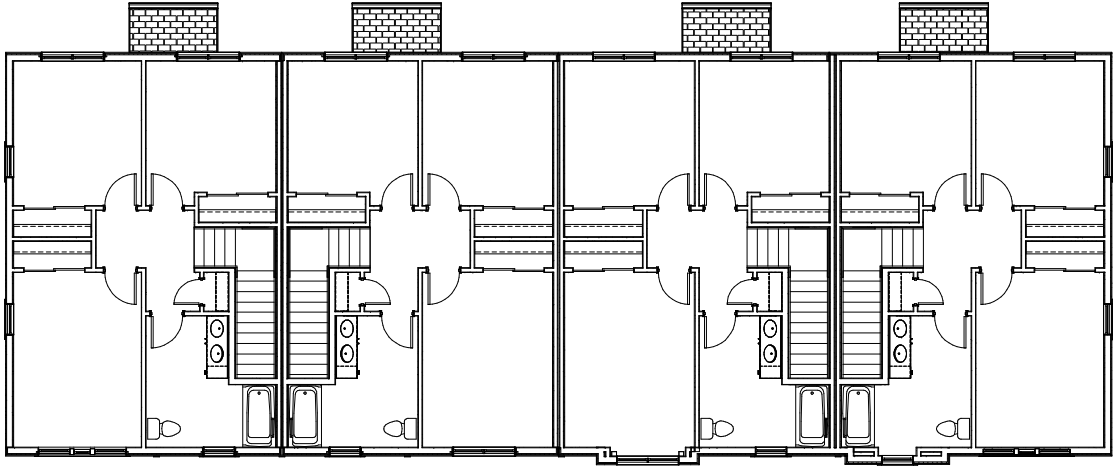
800 South Wilbur

SWBR Project Number: 24178.00

Albany Organization Inc.
1001 Franklin Ave., Suite 300
Garden City, NY 11530

A-104
OVERALL FLOOR
PLANS (TH4)

02/26/2025
PDD Project Review Plan
Application



1 SECOND FLOOR PLAN (TH4)
1/8" = 1'-0"



Drawn By: Author
Checked By: Checker
Project Manager: JBI

I have reviewed and approved the design, construction documents, and specifications for the project. I am responsible for the accuracy and completeness of the information provided in this document. I am not responsible for the accuracy or completeness of the information provided by others.

Revisions

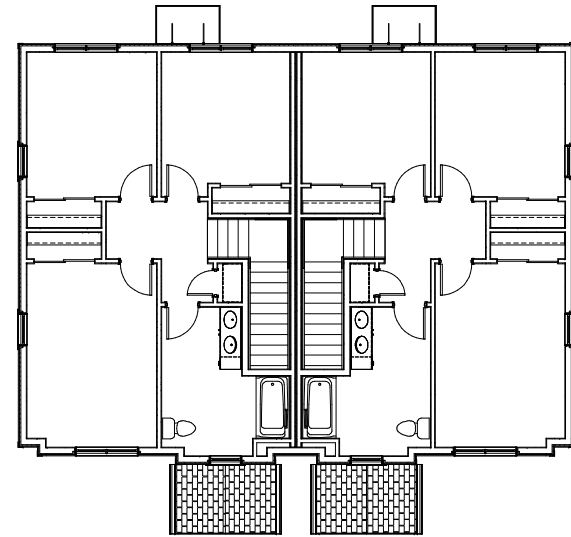
Albany - HQ Townhouses

800 South Wilbur
SWBR Project Number: 24178.00

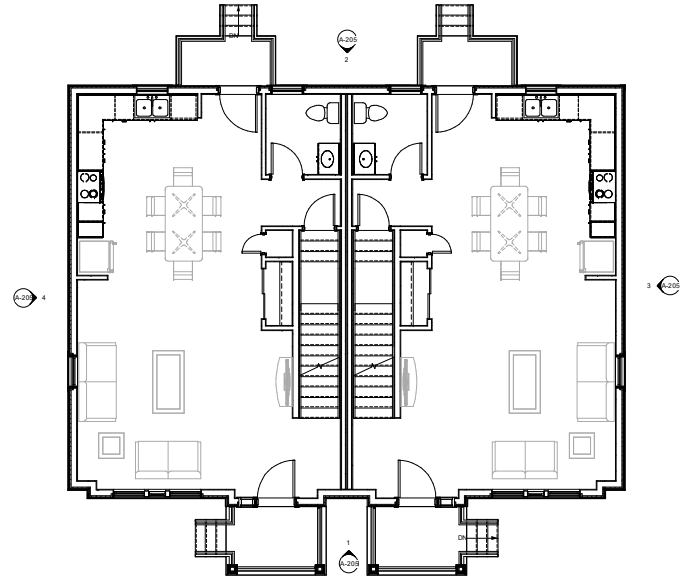
Albany Organization Inc.
100 Franklin Ave., Suite 300
Garden City, NY 11530

A-105
OVERALL FLOOR
PLANS (TH4)

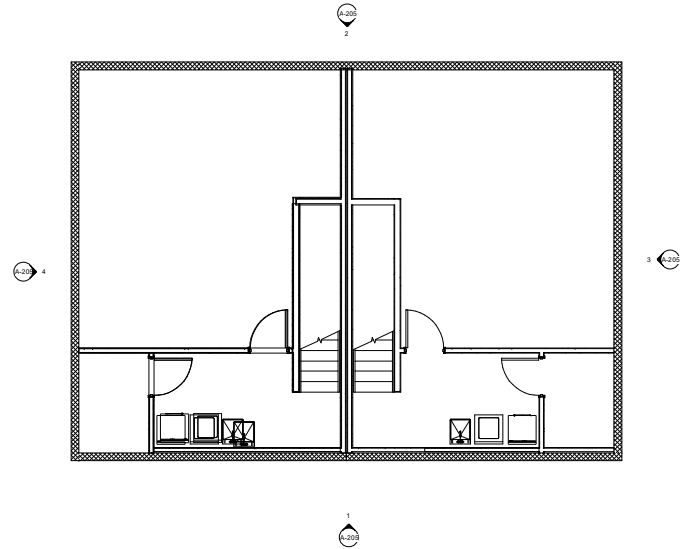
02/26/2025
PDD Project Review Plan
Application



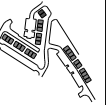
3 SECOND FLOOR PLAN (TH5)
1/8" = 1'-0"



2 FIRST FLOOR PLAN (TH5)
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN (TH5)
1/8" = 1'-0"



Drawn By: Author
Checked By: Checker
Project Manager: JBT

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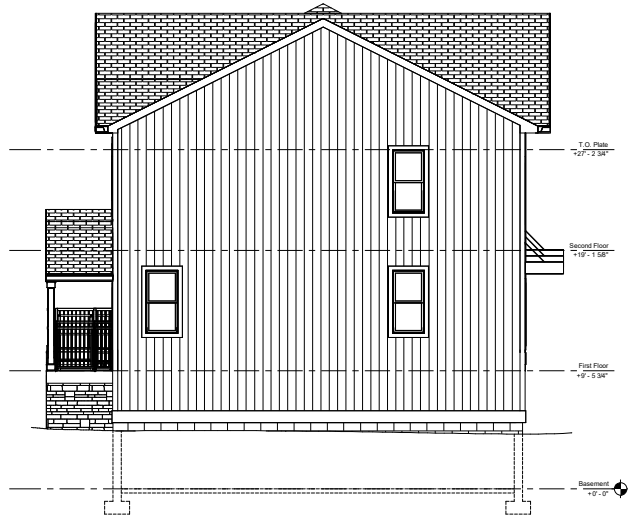
Rev	Description

Albany Townhouses
800 South Wilbur
SWBR Project Number: 24178.00

Albany - HHQ Townhouses
1001 Franklin Ave., Suite 300
Garden City, NY 11530

A-106
OVERALL FLOOR
PLANS (TH5)

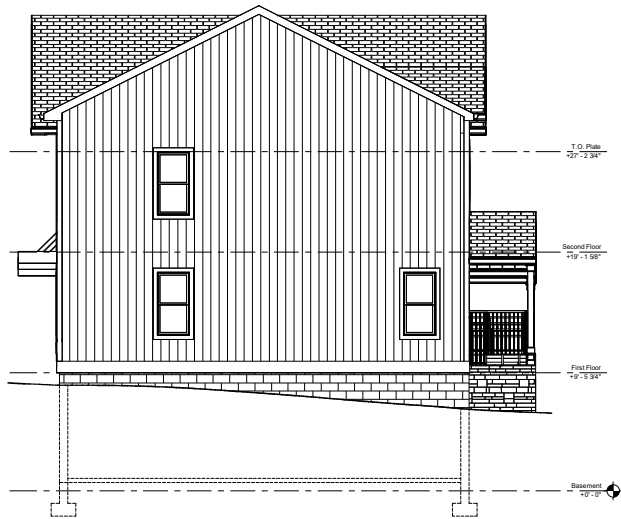
02/26/2025
PDD Project Review Plan
Application



4 SIDE ELEVATION 2 (TH1)
14'6" x 1'0"



2 BACK ELEVATION (TH1)
14'6" x 1'0"

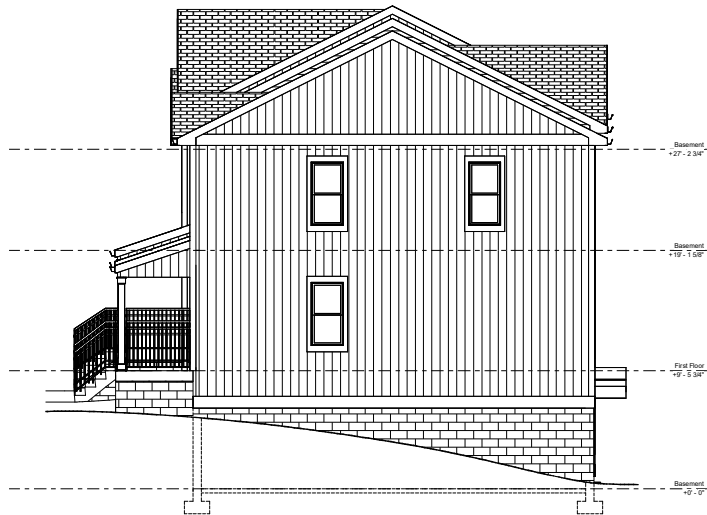


3 SIDE ELEVATION 1 (TH1)
14'6" x 1'0"



1 FRONT ELEVATION (TH1)
14'6" x 1'0"

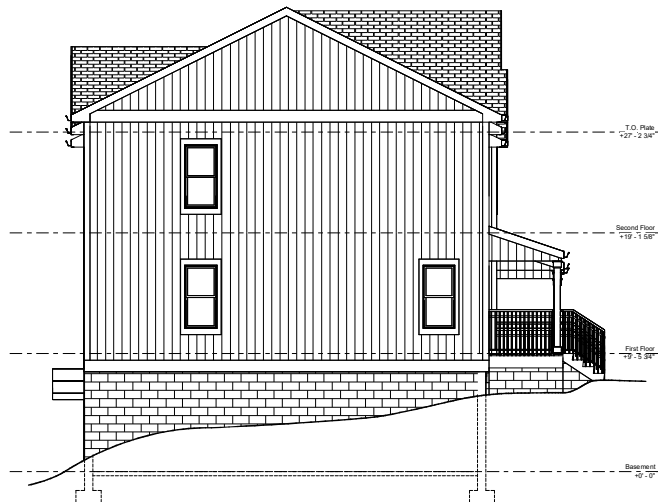
Revisions



④ SIDE ELEVATION 2 (TH2)
1/4" = 1'-0"



② BACK ELEVATION (TH2)
1/4" = 1'-0"



③ SIDE ELEVATION 1 (TH2)
1/4" = 1'-0"



① FRONT ELEVATION (TH2)
1/4" = 1'-0"

Drawn By: MFD
Checked By: JSD
Project Manager: JSD

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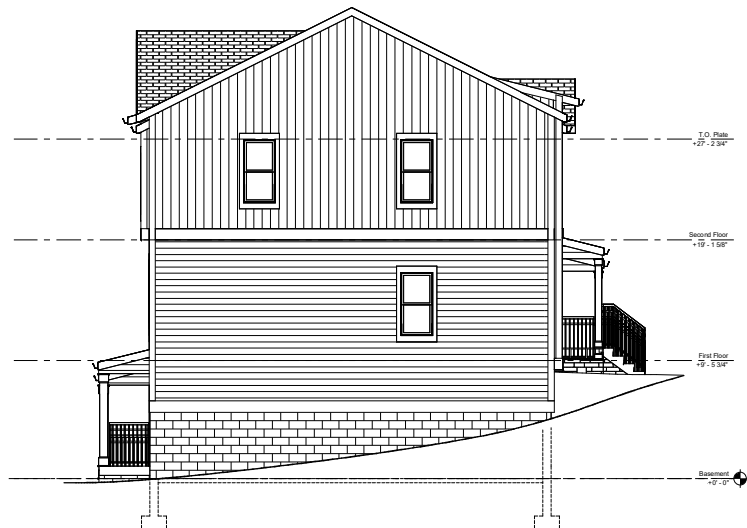
Revisions

Alabaska Townhouses
800 South Wilbur
SWBR Project Number: 24178.00

Alabaska - HHQ Townhouses
1001 Frontal Ave., Suite 300
Garden City, NY 11530

A-202
EXTERIOR
ELEVATIONS (TH2)

02/26/2025
PDD Project Review Plan
Application



4 Duplex Side Elevation 2
1/8" = 1'-0"



2 Duplex Back Elevation
1/8" = 1'-0"



3 Duplex Side Elevation 1
1/8" = 1'-0"



1 Duplex Front Elevation
1/8" = 1'-0"

Drawn By: MFD
Checked By: JMT
Project Manager: JMT

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Revisions

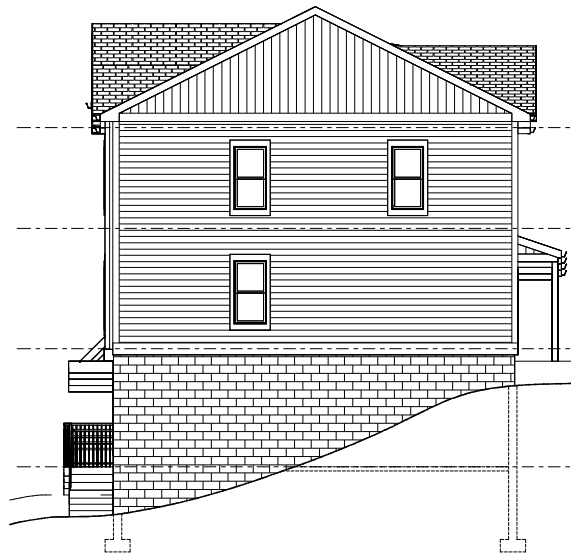
Albany - HQ Townhouses
800 South Wilbur
SWBR Project Number: 24178.00

Albany Organization Inc.
100 Frontal Ave, Suite 300
Garden City, NY 11530

A-203

EXTERIOR ELEVATIONS (TH3)

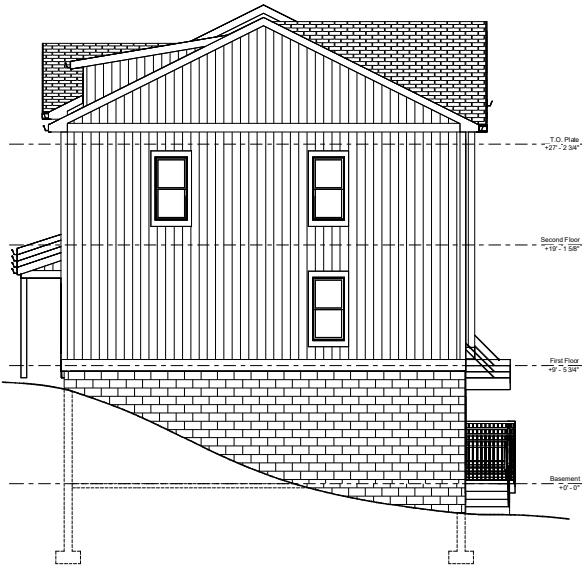
02/26/2025
PFD Project Review Plan
Application



④ SIDE ELEVATION 2 (TH4)
1/8\" = 1'-0"



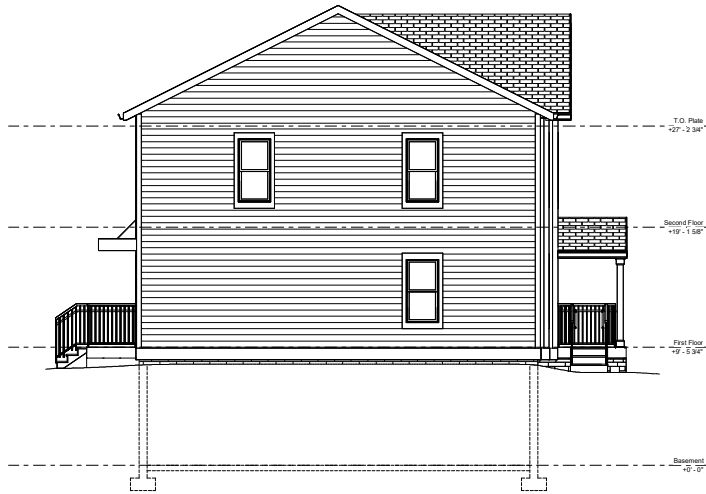
③ BACK ELEVATION (TH4)
1/8\" = 1'-0"



② SIDE ELEVATION 1 (TH4)
1/8\" = 1'-0"



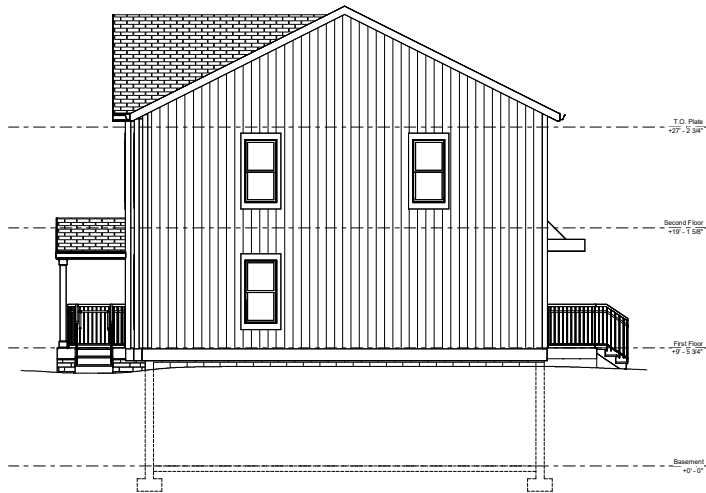
① FRONT ELEVATION (TH4)
1/8\" = 1'-0"



4 SIDE ELEVATION 2 (THS)
1/4" = 1'-0"



2 BACK ELEVATION (THS)
1/4" = 1'-0"



3 SIDE ELEVATION 1 (THS)
1/4" = 1'-0"



1 FRONT ELEVATION (THS)
1/4" = 1'-0"



March 13, 2025

Mr. Cristian Toellner, Director of Zoning Administration
City of Syracuse
300 South State Street
Syracuse, NY 13202

RE: 800 & 802 South Wilbur Avenue
City of Syracuse, Onondaga County
RESPONSE TO PPD PROJECT PLAN REVIEW
AND RESUBDIVISION PLAN COMMENTS
TDK Project No: 2022079

Dear Mr. Toellner:

On behalf of the Albanese Organization, Inc., and in response to the comments received from various City of Syracuse (City) departments on March 6, 2025, we offer the following:

PDD PROJECT PLAN REVIEW

City Planning – Zoning

Comments:

Here is my analysis on the land use currently being proposed that I believe should be redacted from the district plan. My approach is looking at the community character that the PDD would foster; having too many uses muddies the vision of what this PDD will be.

- 1. Food and beverage retail (permitted by SUP in MX-4) – This should be taken out. While it would be nice to have a local food and beverage retailer, that is something I believe would still require greater scrutiny and would compete with the Geddes Street corridor. I imagine this PDD is to support this corridor, not compete with it.*
- 2. Retail, general is another use I believe should be left out for similar reasons above.*
- 3. Commercial food preparation establishment – while I don't believe this would be a negative use type to allow, I think this should be left out because this use type suggests regular pick up and drop off from box trucks and I don't think residents would enjoy to loud burring of motors from box trucks.*
- 4. Single-unit and two-unit non-owner occupied residential use type – this should be taken out because I would hate to have a big property management company gobble up the townhomes and rent them out when we are trying to support home ownership. I have personally lived in a townhouse community*

where landlords did not upkeep the property maintenance and conditions were not the greatest. No saying this would be the case, but we should have a dialogue about the pros and cons of rental townhomes in this PDD and the surrounding neighborhood.

5. *Office and professional services – Normally these uses are compatible within residential zone districts, but it seems that introducing these use types would attract a different population base to a business park setting which is not what the current vision behind the mixed-income, workforce housing, planned development.*

[TDK Response] The following uses have been removed from the revised *PDD Project Plan Review* application:

- Non-owner occupied single and two-unit dwellings
- Commercial Food Preparation Establishment
- Business Services and Supply
- Financial Institutions
- Office
- Food and Beverage Retail
- Retail, General

Comments:

The PDD Zone District is established to provide a flexible but controlled alternative to conventional zoning districts for the development and expansion of beneficial, unobtrusive land uses. This proposal to amend the existing MX4 zoning to a PDD at 800-802 South Wilbur Street largely accomplishes that goal, which will facilitate development of this long underutilized site. It is worth noting the original plan to establish residential, manufacturing, light industrial, and Research and Innovation uses has expanded to include additional commercial uses. These include complimentary uses like parks, day-care, and offices, but the proposed PDD also includes retail and food and beverage retail uses, some of which typically require a special permit. Additionally the off-street parking requirements for residential dwellings in the PDD is one space per unit, which is double the City's current requirements for most residential units. The development of a PDD allows for this type of flexibility, but I encourage the Planning Commission to consider whether the proposed PDD's allowance to permit retail and food and beverage retail by-right (instead of via a special permit) and significantly increase onsite parking requirements are advisable and necessary to facilitate the proposed residential and light industrial development.

[TDK Response] The following uses have been removed from the revised *PDD Project Plan Review* application:

- Non-owner occupied single and two-unit dwellings
- Commercial Food Preparation Establishment
- Business Services and Supply

Mr. Cristian Toellner, Director of Zoning Administration
Response to PDD Project Plan Review & Resubdivision Comments
TDK Project No. 2022079
March 13, 2025

- Financial Institutions
- Office
- Food and Beverage Retail
- Retail, General

Onsite parking requirements have only been increased for residential uses. The increase from 0.5 to one (1) parking stall per residential dwelling unit is aligned with the applicants' design intent to ensure that all residents (owners and tenants) have access to parking within the immediate vicinity of their home. Additionally, the increased requirement protects owners and tenants from the possibility of future development creating an increased density that restricts access to parking for residents occupying Phase I dwelling units.

PRELIMINARY RESUBDIVISION PLAT REVIEW

Eng. Mapping – Zoning

***Comment:** The bearings for the existing streets do not agree with the City Plats for the area, If this preliminary review were the final version to circulate it could not be approved / signed. All resubdivision submittals for the City of Syracuse are to be on City Vertical and Horizontal Datum and must agree with City Plating for the area.*

***[TDK Response]** The revised Preliminary Resubdivision Plans have been updated to align with City Plat #218 and 277.*

Finance – Zoning

***Comment:** 802 S Wilbur Ave shows \$295,296.06 delinquent taxes. The previous screen states that street names and addresses TBD, so if there are other properties to check, please provide.*

***[TDK Response]** It is our understanding that the City owns both properties located at 800 and 802 South Wilbur Avenue. The entire project extents are located within the limits of these two (2) parcels.*

Eng. Stormwater (SWPPP) – Zoning

***Comment:** Development on these lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.*

***[TDK Response]** Understood. A master SWPPP for full build-out conditions of the subject properties was prepared by C&S Companies. Additionally, TDK prepared a draft SWPPP for Phase I development that was submitted to the City in support of a Major Site Plan Review application package on October 30, 2024. Subsequent site plan review submittals to the City and CPC will include an update of this document.*

Mr. Cristian Toellner, Director of Zoning Administration
Response to PDD Project Plan Review & Resubdivision Comments
TDK Project No. 2022079
March 13, 2025

Eng. Sewers – Zoning

[Comment] Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.

[TDK Response] Understood. The applicant will coordinate the offset plan with the City as the project design progresses.

Eng. Design & Cons. – Zoning

[Comment] Construction / development on the lots will be subject to the City plan review, approval and permitting process as applicable.

[TDK Response] Understood. A second *Major Site Plan Review* application will be submitted to the City and CPC upon the approval of the PDD rezone and Preliminary Plat applications.

Enclosed for your review is an electronic copy of the above-mentioned updated applications. Following your review, if you have any questions or require additional information, please contact our office.

Sincerely,

TDK ENGINEERING ASSOCIATES, P.C.



Shane K. O'Connor, P.E.

SKO/JED/rad

Enclosure(s)

Cc: Martin Dettling – Albanese Organization, Inc.
Jim Wansor – Albanese Organization, Inc.
Joe Durand, P.E. – TDK Engineering



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-89

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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 and 802 South Wilbur Avenue; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and

WHEREAS, the applicant is proposing to establish a Planned Development (PDD) zoning district to allow for the construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site; and

WHEREAS, the Board is concurrently reviewing a zone change referral for the site to this Planned Development District (PDD) and a subdivision referral to divide the site into 32 new lots (Z-25-90, S-25-9); the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and

WHEREAS, the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and

WHEREAS, per the Planned Development District Plan dated 2/26/25, the applicant is seeking to establish a PDD for the 47.80-acre site to allow the proposed

redevelopment; the allowed uses will include residential uses: single-unit attached and detached dwellings, two-unit and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

WHEREAS, per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

WHEREAS, per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

WHEREAS, the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the

EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; 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:

The Board offers the following requirements for the proposed development as a whole:

1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

The Board offers the following comments:

1. Long-term ownership, maintenance, and programming responsibilities, and a permanent source of financing thereof, should be identified and articulated for all shared spaces and remaining lands as part of the current development review process.
2. The applicant and municipality are encouraged to plan for the proposed industrial facility by ensuring it is appropriately screened and the adjacent residential buildings and neighborhood are buffered from any negative impacts from industrial uses including truck activity, noise, dust, etc.

3. The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

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

City of Syracuse
Parcel History
 01/01/1900 - 03/18/2025
 Tax Map #: 098.2-01-05.4
 Owners: City of Syracuse
 Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
802 Wilbur Ave S	05/26/16	Completed Complaint	Property Maintenance-Ext	Completed	2016-13227 Overgrown grass all along Grand Ave.
802 Wilbur Ave S	09/05/17	Completed Complaint	Complaint Reqst - General	Completed	2017-25770 Property has multiple major issues. One of the parking lots has become a trash dump. The copper roofing is being stolen on what appears to be a daily basis. Approximately 75% of the windows have been broken/smashed out. The grounds surrounding the building are being trashed. There is graffiti on and in the building. Sewer and ventilation grates around the building have been stolen or removed which has created dangerous areas (open pits of 10' depth or more). There are homeless people hanging around/living there. The list goes on and on.
802 Wilbur Ave S	10/31/24	Project	Major Site Plan Review	Approved	MaSPR-24-38 Master plan review of the redevelopment of Syracuse Developmental Center (800 & 802 S Wilbur ave) into three multi-family affordable housing buildngs, one market-rate apartment building, 57 townhomes, and a tech/light manufacturing facility totaling 149,400 SF. Project also incldes construction of access roadways, parking lots, drive aisles, sidewalks, stormwater management facilities, and utility extensions.
802 Wilbur Ave S	10/31/24	Project	Major Site Plan Review	On Hold	MaSPR-24-39 ** note: MaSPR-24-38 is the master plan review and is where SEQR will be conducted, this MaSPR-24-39 is specifically for Phase 1 of the development*** Phase 1 Site Plan Review for construction of two multi-family affordable housing buildings with 253 units and 27 townhome units, include access driveways, parking lot, drive aisles, sidewalks, stormwater management system abd utility extensions.

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
802 Wilbur Ave S	02/26/25	Project	Resubdivision	In Review	R-25-05 Resubdivision of two lots(800 & 802 Wilbur AveS) into 32 new lots. This is a PRELIMINARY PLATTING PLAN. After technical review then the Albanese Group will submit a Final Platting Plan/Resubdivision Map. Street names and addressing is underway.
802 Wilbur Ave S	02/26/25	Project	Planned Devel. District	In Review	Z-2884 Planned Development District Plan for into a mixed-use, mixed-income, development that includes residential, commercial, manufacturing and light industrial uses.
802 Wilbur Ave S	02/26/25	Project	Zone Change	In Review	Z-2885 Zoning Map Amendment for the 800 Wilbur Master Plan to change the Zone Districts of 800 & 802 S Wilbur Ave from the MX-4 District to the PDD Zone District.

City of Syracuse
Parcel History
 01/01/1900 - 03/18/2025
 Tax Map #: 098.2-01-05.2
 Owners: City of Syracuse
 Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
800 Wilbur Ave S Rear	03/27/13	Project	Pre-Development	Withdrawn	Former SDC site Also involves 802 S Wilbur.
800 Wilbur Ave S Rear	06/26/13	Inspection	Complaint Inspection	Fail	
800 Wilbur Ave S Rear	06/26/13	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
800 Wilbur Ave S Rear	06/26/13	Violation	2010 IMC - Section 302.7 - Accessory Structures	Closed	
800 Wilbur Ave S Rear	07/03/13	Inspection	Complaint Re-Inspection	In Progress	
800 Wilbur Ave S Rear	07/12/13	Inspection	Complaint Re-Inspection	In Progress	
800 Wilbur Ave S Rear	07/29/13	Inspection	Complaint Re-Inspection	In Progress	
800 Wilbur Ave S Rear	08/19/13	Inspection	Complaint Re-Inspection	N/A	
800 Wilbur Ave S Rear	03/01/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	04/06/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	05/19/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	05/20/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	05/26/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	06/02/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	06/24/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	07/22/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	08/25/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	10/12/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	11/21/16	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	01/31/17	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	03/13/17	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	05/17/17	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	07/28/17	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	08/23/17	Completed Complaint	Property Maintenance- Ext	Completed	2017-24015 grass is overgrown and garbage is overflowing on the side of the building -drawing in pests and wildlife

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
800 Wilbur Ave S Rear	09/22/17	Inspection	Complaint Re-Inspection	No Progress	2013-15449 O/G retaining wall
800 Wilbur Ave S Rear	10/23/17	Inspection	Complaint Re-Inspection	Fail	
800 Wilbur Ave S Rear	10/24/17	Completed Complaint	Property Maintenance-Ext	Completed	
800 Wilbur Ave S Rear	10/26/17	Inspection	Complaint Inspection	Fail	
800 Wilbur Ave S Rear	11/22/17	Inspection	Complaint Inspection	Fail	
800 Wilbur Ave S Rear	01/11/18	Inspection	Complaint Inspection	Fail	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.1.1 - Unsafe Conditions	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.10 - Stairways, Decks, Porches and Balconies	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.11 - Chimneys and Towers	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.12 - Handrails and Guards	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.13 - Window, Skylight and Door Frames	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.18 - Building Security	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.18.1 - Door Security	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.18.2 - Window Security	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.2 - Protective Treatment	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.4 - Structural Members	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.6 - Exterior Walls	Closed	
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.7 - Roofs and Drainage	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
800 Wilbur Ave S Rear	01/12/18	Violation	2015 IMPC - 304.9 - Overhang Extensions	Closed	
800 Wilbur Ave S Rear	01/12/18	Inspection	Complaint Re-Inspection	No Progress	
800 Wilbur Ave S Rear	01/12/18	Violation	Trash And Debris	Closed	
800 Wilbur Ave S Rear	01/31/18	Inspection	Complaint Re-Inspection	Fail	
800 Wilbur Ave S Rear	06/04/20	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2018-00869 opening exterior violations
800 Wilbur Ave S Rear	05/30/24	Completed Complaint	Vacant Structure Hazard	Admin-Closed	2017-30813 homeless Individuals living in the building Individuals going in and out I believe cooking drugs and scrappers stealing parts of the roof and things from inside
800 Wilbur Ave S Rear	03/03/25	Project	Resubdivision	Active	R-25-05B Resubdivision of two lots(800 & 802 Wilbur AveS) into 32 new lots. This is a PRELIMINARY PLATTING PLAN. After technical review then the Albanese Group will submit a Final Platting Plan/Resubdivision Map. Street names and addressing is underway.
800 Wilbur Ave S Rear	03/05/25	Project	Zone Change	On Hold	Z-2885B See Z-2885



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Zhitong Wu, Zoning Planner

Date: 3/21/2025 12:14:03 PM

Re: Planned Devel. District Z-2884
802 Wilbur Ave S, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	02/26/2025	Zhitong Wu	The District Plan should be revised to match off-street parking section with the allowed uses section. Other than that, no concerns. Pending on CPC decision.
Planning Commission	Pending	02/26/2025		
City Planning - Zoning	Internal Review Complete	03/05/2025	Owen Kerney	<p>The PDD Zone District is established to provide a flexible but controlled alternative to conventional zoning districts for the development and expansion of beneficial, unobtrusive land uses. This proposal to amend the existing MX4 zoning to a PDD at 800-802 South Wilbur Street largely accomplishes that goal, which will facilitate development of this long underutilized site.</p> <p>It is worth noting the the original plan to establish residential, manufacturing, light industrial, and Research and Innovation uses has expanded to include additional commercial uses. These include complimentary uses like parks, day-care, and offices, but the proposed PDD also includes retail and food and beverage retail uses, some of which typically require a special permit. Additional the off-street parking requirements for residential dwellings in the PDD is one space per unit, which is double the City's current requirements for most residential units.</p> <p>The development of a PDD allows for this type of flexibility, but I encourage the Planning Commission to consider whether the proposed PDD's allowance to permit retail and food and beverage retail by-right (instead of via a special permit) and significantly increase onsite parking requirements are advisable and</p>

necessary to facilitate the proposed residential and light industrial development.

Fire Prevention - Zoning	Conditionally Approved	03/07/2025	Matthew Craner	All work must comply with applicable sections of the NYS Uniform Code.
Onondaga Co Planning Board	Conditionally Approved	03/21/2025	Zhitong Wu	<p>1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.</p> <p>2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.</p> <p>3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.</p> <p>4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.</p>
Common Council	Pending	03/06/2025		



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


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

<i>R-25-05</i>	<i>Staff Report – March 24th, 2025</i>
<i>Application Type:</i>	Preliminary Platting Plan
<i>Project Address:</i>	800 South Wilbur Avenue Rear (Tax ID: 098.2-01-05.2) 802 South Wilbur Avenue (Tax ID: 098.2-01-05.4)
<i>Summary of Proposed Action:</i>	<p>The applicant is proposing a preliminary platting plan that will divide two existing lots (800 South Wilbur Avenue Rear & 802 South Wilbur Avenue) into 32 new lots, new streets, underground infrastructure connections, and phases 1 and 2 of the residential units as part of the proposed Planned Development District. Pursuant to General City Law § 32, the first step to Subdivision review is a preliminary plat approval after SEQR has been conducted. SEQR was conducted at the 12/02/24 CPC meeting and a negative declaration was issued. The intent of the preliminary plat plan is for technical review from City Departments on the future subdivision layout, including streets, street names, street addresses, infrastructure, drainage, the meters and bounds of each new lot, bearings, and other dimensional standards. The following street names have been submitted to the County 9-11 Street Naming Committee: Jensen Avenue, Hoosock Street, Seguin Street, and Highpoint Street. After and if the preliminary plat plan is approved, the applicant will then submit a final plat plan which will be reviewed as a Resubdivision application and include the street names approved by the 9-11 Street Naming Committee and street addresses.</p> <p>Based on the companion submitted district plan, the proposed project will be conducted in three (3) phases of residential development that includes 518 residential units divided into several multi-unit apartment and townhouse buildings. In addition, a light industrial facility will be developed on-site in the 4th phase. The light industrial building is estimated at 175,000 square feet in size. A new access driveway will be added across from Seymour Street that will utilize new internal roadways that service internal circulation within the project site. The proposed project also includes approximately 796 parking spaces (including parallel stalls along the proposed internal roadways). Additionally, required landscaping and internal green space will be provided and 7.6 acres of the project site will be retained by the City of Syracuse as perpetual open space.</p>
<i>Owner/Applicant</i>	City of Syracuse (Owner) Russell C. Albanese (Applicant)
<i>Existing Zone District:</i>	800 South Wilbur Avenue Rear: Urban Core, (MX-4) Zone District 802 South Wilbur Avenue: Urban Core, (MX-4) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and west are within the Open Space, (OS) Zone District. The neighboring properties to the south are within the Low Density Residential (R2) Zone District and Mixed-Use Transition (MX-3) Zone District. The neighboring properties to the east are within the High-Density Residential (R5) Zone District, Low Density Residential (R2) Zone District, Open Space, (OS) Zone District, and Urban Neighborhood (MX-1) Zone District.
<i>Companion Application(s)</i>	<p>MaSPR-24-39 (On Hold) – Major Site Plan Review for Phase 1 of the proposed project, includes 253 units and 27 townhomes, pending approval of the PDD Application.</p> <p>MaSPR-24-38 (Approved) – Major Site Plan Review of the master plan for the Syracuse Developmental Center Project. SEQRA Type I was decided through this item.</p> <p>Z-2884 (In Review)- District Plan for 802 S Wilbur Ave., which is required concurrent</p>

	with a PDD Zoning Map Amendment pursuant to Art. 5 Sec 5.6B(2b) Z-2885 (In Review)- Amend the Zone Districts of the subject properties of 800 South Wilbur Ave. Rear and 802 South Wilbur Ave. from the Urban Core (MX-4) Zone District to the Planned Development District (PDD) Zone District
<i>Scope of Work:</i>	<p>The scope of work to be performed consists of: (i) resubdivision of 2 properties located at 800 S Wilbur Ave. Rear and 802 S Wilbur Ave. into 32 lots. The new property addresses will be determined by the applicant and Onondaga County in the future.</p> <p>27 new lots for single-unit attached dwellings (townhouses): New Lot 5.10: 1,055.88 SF (0.024 Acres) New Lot 5.11: 1,055.88 SF (0.024 Acres) New Lot 5.12: 1,055.88 SF (0.024 Acres) New Lot 5.13: 1,055.88 SF (0.024 Acres) New Lot 5.14: 1,055.88 SF (0.024 Acres) New Lot 5.15: 1,055.88 SF (0.024 Acres) New Lot 5.16: 1,055.88 SF (0.024 Acres) New Lot 5.17: 1,055.88 SF (0.024 Acres) New Lot 5.18: 1,055.88 SF (0.024 Acres) New Lot 5.19: 1,003.05 SF (0.023 Acres) New Lot 5.20: 1,003.05 SF (0.023 Acres) New Lot 5.21: 1,003.05 SF (0.023 Acres) New Lot 5.22: 1,003.05 SF (0.023 Acres) New Lot 5.24: 1,003.05 SF (0.023 Acres) New Lot 5.25: 1,003.05 SF (0.023 Acres) New Lot 5.26: 1,003.05 SF (0.023 Acres) New Lot 5.27: 888 SF (0.023 Acres) New Lot 5.28: 888 SF (0.023 Acres) New Lot 5.29: 888 SF (0.023 Acres) New Lot 5.30: 888 SF (0.023 Acres) New Lot 5.31: 888 SF (0.023 Acres) New Lot 5.32: 888 SF (0.023 Acres) New Lot 5.33: 888 SF (0.023 Acres) New Lot 5.34: 888 SF (0.023 Acres) New Lot 5.35: 888 SF (0.023 Acres) New Lot 5.36: 888 SF (0.023 Acres)</p> <p>5 Lots for multiple uses: New Lot 5.5: 230,868 SF (5.3 Acres) New Lot 5.6: 222,156 SF (5.1 Acres) New Lot 5.7: 1,285,020 SF (29.5 Acres) New Lot 5.8: 52,272 SF (1.2 Acres) New Lot 5.9: 47,916 SF (1.1 Acres)</p>
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none">- The proposed 27 lots designated for “Single-Unit, attached” dwellings at a minimum have lot widths of 22 feet. While this width is narrower than the minimum lot width required in lower-density residential districts such as R1, R2, and R3 Zone districts, it exceeds the minimum lot width required in higher-density

	<p>residential districts like R4 and R5 Zone districts. Thus, the minimum lot width of 22 feet fits the intent of the zoning ordinance and is in align with the surrounding neighborhood.</p> <ul style="list-style-type: none"> - The proposed lot size is approximately one-third of the lot size requirement in R1- R3 Zone Districts and about half of the lot size requirement in R4 & R5 Zone Districts. According to the Overall Master Plan, each townhouse's building footprint will occupy approximately 90% of its respective lot to maximize land utilization. Although the pervious surfaces and open space are not significant amounts in these small lots, it appears the lack of green space in these lots are offset with the large amount of land dedicated for open space in the rear of the property and will be designed to connect to the open spaces of the Zoo and Burnet Park. - The PDD Zone District is more appropriate than the MX-4 Zone District because a PDD aligns more closely with SDC's vision for a mixed-income, workforce housing community than the MX-4 Zone District. The MX-4 Zone District is primarily intended to promote "an active streetscape and accommodate larger-scale commercial and retail uses in larger nodes and primary corridors", whereas the SDC project, although will have a complete streets and active streetscapes, will primarily be an affordable, mixed-income workforce housing community with a few commercial uses that will support the S Geddes Street commercial corridor. - According to ReZone Art. 2 Sec 2.15C, the district is specifically designed to: a) Ensure the compatible relationship between the land uses being developed or expanded and other land uses in proximity; b) Allow for flexibility and innovation that could not be predicted during a comprehensive rezoning effort for projects that further the goals of the City, and that will enhance neighborhoods and create value-oriented development; c) Ensure the compatible orientation of new and existing buildings to each other; and d) Accommodate efficient and safe circulation for both pedestrians and vehicles - The proposed PDD specifically supports the PDD's intent and introduces compatible development aligning with the surrounding neighborhood: a) enhance the connection between the low-density mix-used properties at S Wilbur Ave. and low-density residential properties at Grand Ave.; b) expand the local housing inventory with affordable options; c) create dedicated open spaces providing recreational opportunities for the neighborhood; d) encourage industrial and technological innovation that supports flexible work and living arrangements while accommodating for efficient traffic and vehicle flow.; and e) support the growth of the local workforce and encourage job opportunities in fields related to technological innovation. - The subject property being rezoned to the PDD Zone District will promote technological innovation and economic development by incorporating commercial, manufacturing and light industrial uses. The PDD will also promote compatible land uses that will enhance the existing and proposed residential and open space land uses. - 802 S Wilbur Ave. is located in a flood plain and the applicant must ensure any new development on the property will not raise flood elevations, adversely affecting neighboring properties.
<p><i>Zoning Procedural History:</i></p>	<p>802 South Wilbur Avenue MaSPR-24-38 Sketch Plan Review of planned development Approved MaSPR-24-39 Site Plan Review for Phase I of planned development On Hold</p>

	800 South Wilbur Avenue Rear No Zoning Procedural History
Summary of Zoning History:	In December of 2024, the City Planning Commission approved the Sketch Plan review of this project to continue the project through 3 phases of development. MaSPR-24-38 was the approval of the preliminary review and sketch plan while MaSPR-24-39 is on hold for the approval of Phase I of project development.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics</u> The subject property at 800 S Wilbur Ave. Rear is an irregularly shaped parcel with a lot size of 373,744.8 SF (8.58 acres). The property has no street frontage. The property is totally encompassed by the subject property of 802 S Wilbur Ave. The perimeter of the subject property totals 3,416.32 FT. The western property lines total 1,212.53 FT, the northern property line is a length of 329 FT, the eastern property lines total a length of 717.09 FT, and the southern property lines total a length of 936 FT.</p> <p>The subject property is at 802 Wilbur Ave. S is an irregularly shaped parcel with a lot size of 1,708,423.2 SF (39.22 acres). The property has three primary street frontages with 1338.41 FT of frontage along S Wilbur Ave. S, 335.40 FT of frontage along Delaware St., and 1,054.7 FT of frontage along Grand Ave. The western property line borders 2,595.15 FT along the property line of 410 Grand Ave, and the northern property line borders 234.53 FT along the property line of 201 Coleridge Ave., 173.66 FT along the property line of 520 S Wilbur Ave., and 748.05 FT along the property line of 600 S Wilbur Ave. The property is currently vacant.</p> <p><u>Proposed Planned Development Zone district characteristics</u> The proposed Planned Development Zone District possesses a land size of 2,082,168 SF (47.8 acres). The district has three primary street frontages with 1,405.18 FT of frontage along S Wilbur Ave.; 335.40 FT of frontage along Delaware St.; and 1,054.7 FT of frontage along Grand Ave. The western property line borders 2,010.72 FT along the property line of 410 Grand Ave, and the northern property line borders 410 FT along the property line of 201 Coleridge Ave. and 520 S Wilbur Ave., and 748.05 FT along the property line of 600 S Wilbur Ave.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action and a negative declaration was issued on December 2 nd , 2024.
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with the following comments:</p> <ol style="list-style-type: none"> 1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval. 2. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations.

- 
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans. The Board offers the following comment: The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

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

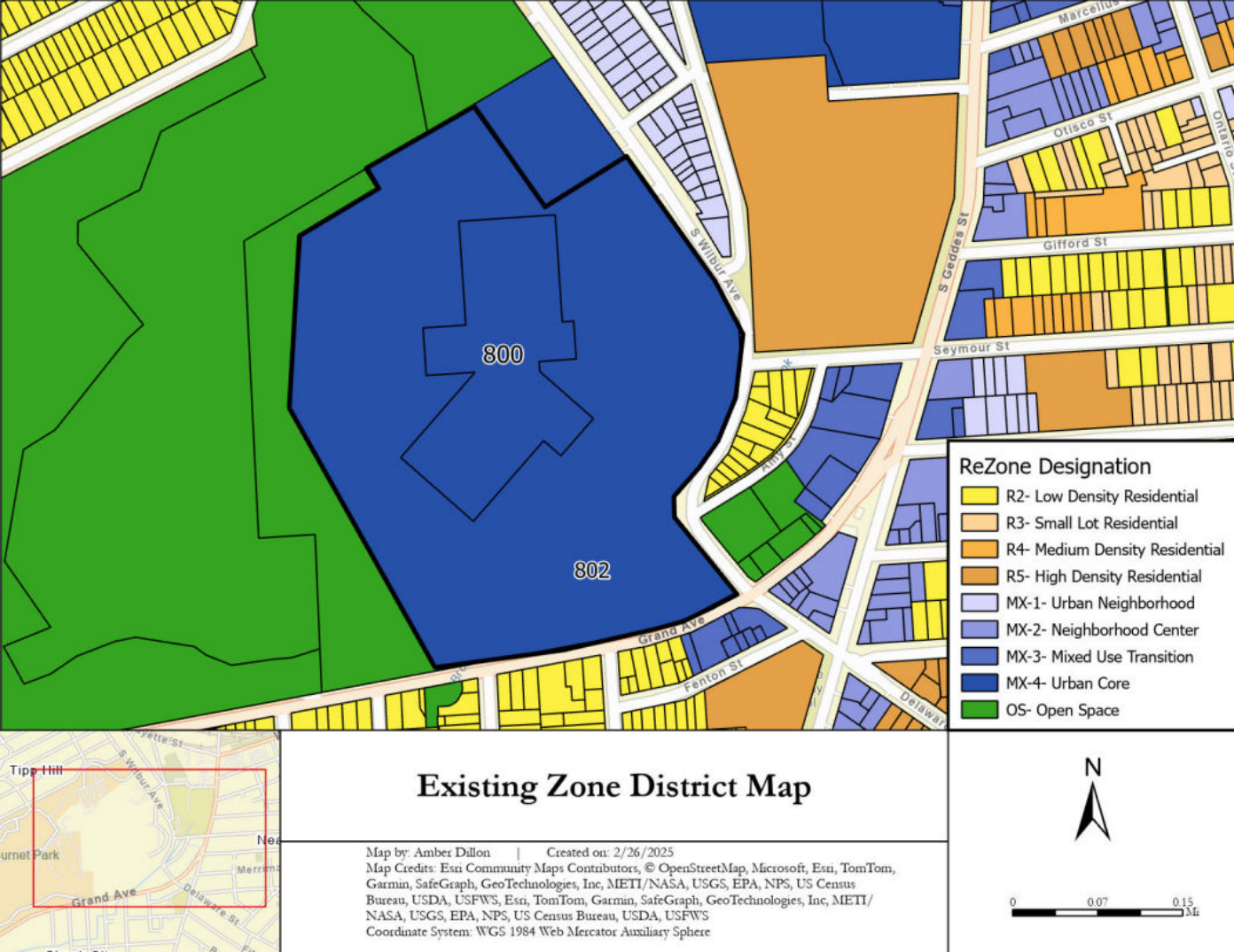
- Resubdivision application
- Full Environmental Assessment Form Part 1
- “Proposed Resubdivision on Part of Lot 87, 88 & 89, Block 132 of the Fitch & Putnam Tract. To be New Lot 87A. Known as No. 1031-33 South Geddes Street, City of Syracuse County of Onondaga, New York; New York State” Drawn by Licensed Land Surveyor Michael McCully of McCully Land Surveyors PLLC; Map Date: 11/13/2024; Scale: 1/20”=1’

Attachments:

- Resubdivision Application
- IPS Comments from City Departments
- Code Enforcement History
- Proposed changes of Zoning Map Amendment

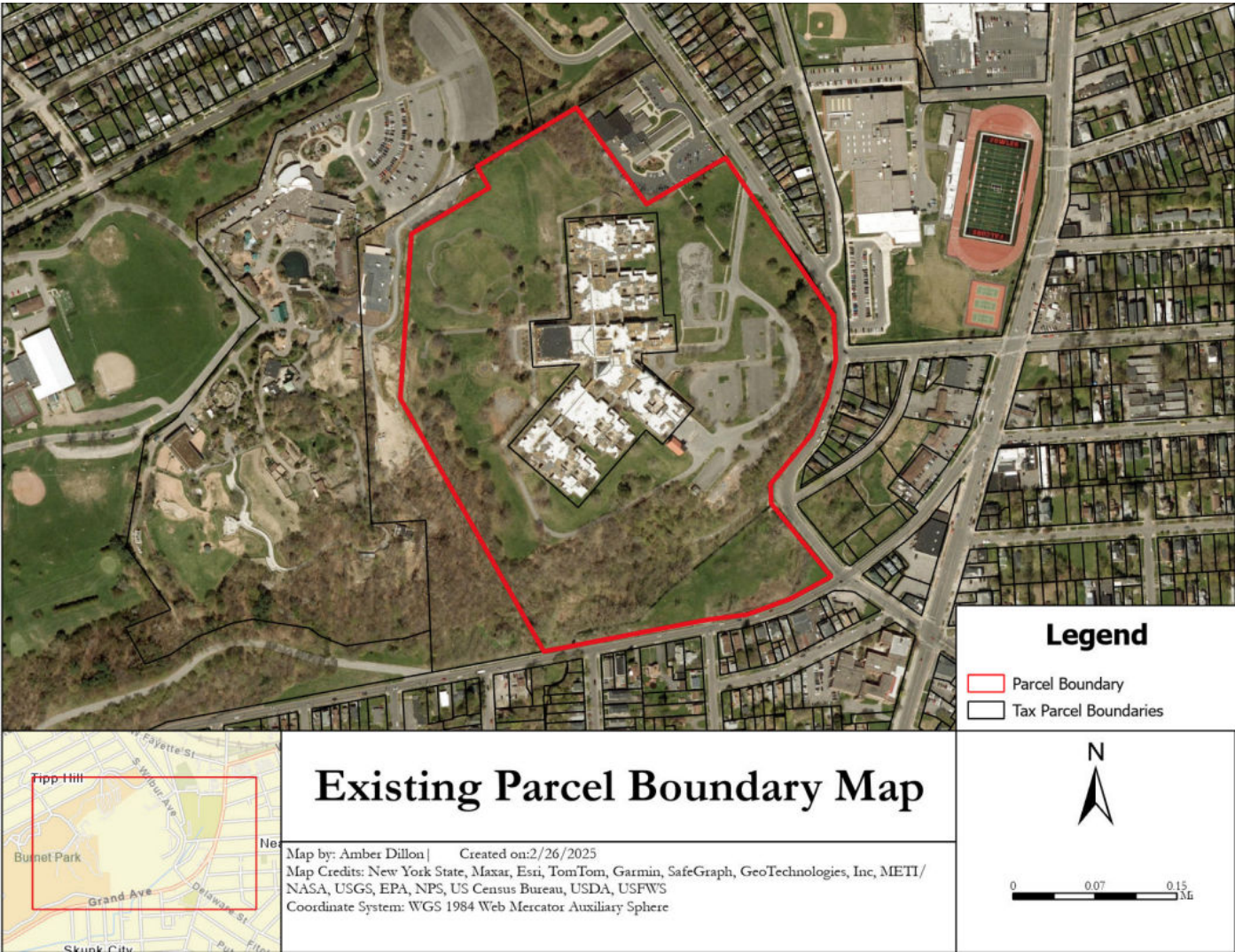
Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: Amber Dillion

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the boundary of the Planned Development Zone District.
Image Source: Amber Dillon

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

315-448-8640 * zoning@syr.gov *

www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: Zoning District:

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:		2 Ex. / 31 Prop.	47.80 Acres
<input type="checkbox"/> Lot Alteration:		32 SKO	

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 800 South Wilbur Avenue	098.2-01-05.2	City of Syracuse	2019
2) 802 South Wilbur Avenue	098.2-01-05.4	City of Syracuse	2019
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) Resubdivision 2) Project Plan Review 3) Site Plan Review

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

<input checked="" type="checkbox"/> Demolition (full and partial):	The former Syracuse Developmental Center is currently being fully demolished.
<input checked="" type="checkbox"/> New Construction:	Two (2) multi-story apartment buildings and 27 townhouses will be constructed.
<input type="checkbox"/> Façade (Exterior) Alterations:	_____
<input checked="" type="checkbox"/> Site Changes:	Road, building and retaining wall construction will modify the existing terrain.

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	South Wilbur Phase I - Syracuse
Current Land Use(s):	Vacant
Proposed Land Use(s):	Residential
Number of Dwelling Units:	288
Days and Hours of Operation:	24 hours a day
Number of Onsite Parking Spaces:	331

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

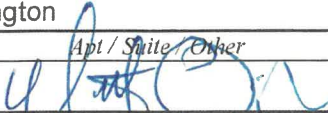
The proposed resubdivision creates 32 SKO ~~31~~ new parcels that will support the redevelopment of the former Syracuse Development Center as a mixed-income residential development that includes workforce and market rate housing options that include multi-family apartment buildings and single-family, owner-occupied townhouses.

01/2024

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syr.gov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Matthew	Oja	Comm. of Assessment	City of Syracuse		
First Name	Last Name	Title	Company		
233 E. Washington		Syracuse	NY	13202	Phone: 315.448.8270
Street Address	Apt / Suite / Other	City	St	Zip	Email: moja@syr.gov
* Signature: 			Date: 2/25/2025		

First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		

First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		


First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.


APPLICANT(S) (if applicable)

Russell	Albanese		800 South Wilbur Avenue, Syracuse, LLC		
First Name	Last Name	Title	Company		
1001 Franklin Avenue	Suite 300	Garden City	NY	11530	Phone: 516-746-6000
Street Address	Apt / Suite / Other	City	St	Zip	Email: rca@albaneseorg.com

					
First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Jim	Wansor	Vice President	Albanese Organization, Inc.		
First Name	Last Name	Title	Company		
1001 Franklin Avenue	Suite 300	Garden City	NY	11530	Phone: 516-746-6000
Street Address	Apt / Suite / Other	City	St	Zip	Email: jdw@albaneseorg.com

					
First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

08/2023



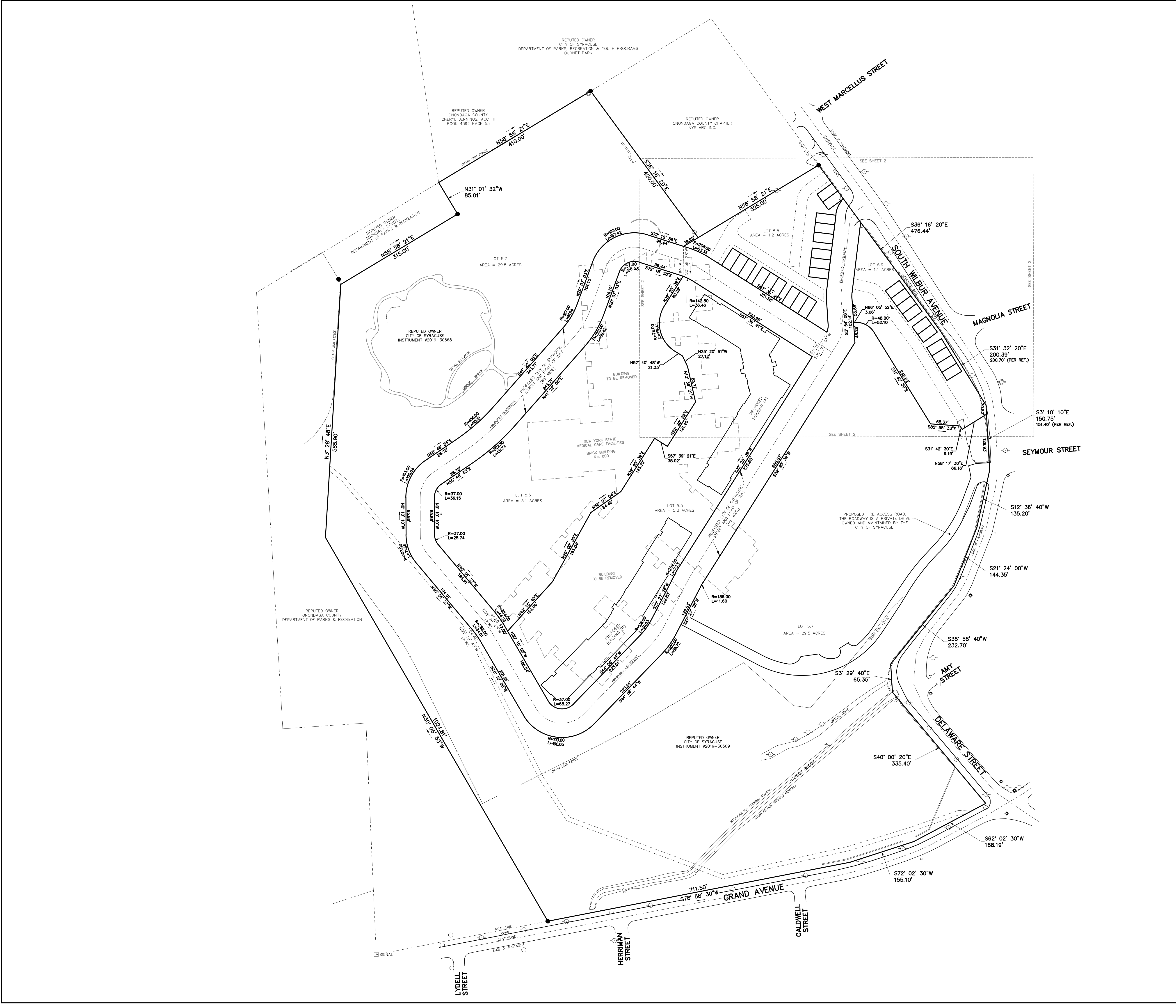
LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖
CATCH BASIN	⊗
LIGHT POLE	⊙
MANHOLE	⊗
WATER VALVE	⊕
SIGN	⊙
STORM SEWER PER RECORD PLAN	—S—S—S—
SANITARY SEWER PER RECORD PLAN	—SW—SW—SW—
GAS LINE PER RECORD PLAN	—GAS—GAS—GAS—
WATER LINE PER RECORD PLAN	—W—W—W—
ELECTRIC LINE PER RECORD PLAN	—E—E—E—
OVERHEAD WIRE	—O—O—O—
CONTOUR LINE	—475—



NOTE: VERTICAL DATUM - NAVD 1988
NAD83 CENTRAL ZONE
ALL MEASUREMENTS IN US SURVEY FEET
UNLESS OTHERWISE NOTED

SYRACUSE DEVELOPMENTAL CENTER 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH, REAR	
PART OF FARM LOTS 169, 172, 177, & 334 COUNTY OF ONONDAGA	CITY OF SYRACUSE STATE OF NEW YORK
PAUL J. OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE A SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com	
DATE: MARCH 6, 2023 SCALE: 1" = 100 FEET PROJECT No. SY98.2-01-5.2 & 5.4	



LEGEND	
CONCRETE MONUMENT FOUND	⊕
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖

APPROVED CITY PLANNING COMMISSION
DATE: _____ BY: _____

APPROVED ASSESSMENT
DATE: _____ BY: _____

APPROVED FINANCE
DATE: _____ BY: _____

APPROVED ENGINEERING
DATE: _____ BY: _____

NOTE: VERTICAL DATUM – NAVD 1988
NAD83 NYSPCS CENTRAL ZONE
ALL MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED

COUNTY HEALTH DEPARTMENT	
PRELIMINARY PLAT PLAN 800 SOUTH WILBUR SUBDIVISION PHASE I	
PART OF FARM LOTS 169, 172, 177, & 334 COUNTY OF ONONDAGA	CITY OF SYRACUSE STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE A SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com	

SHEET 1 OF 2

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

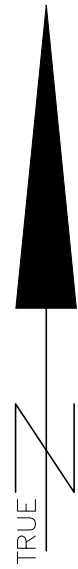
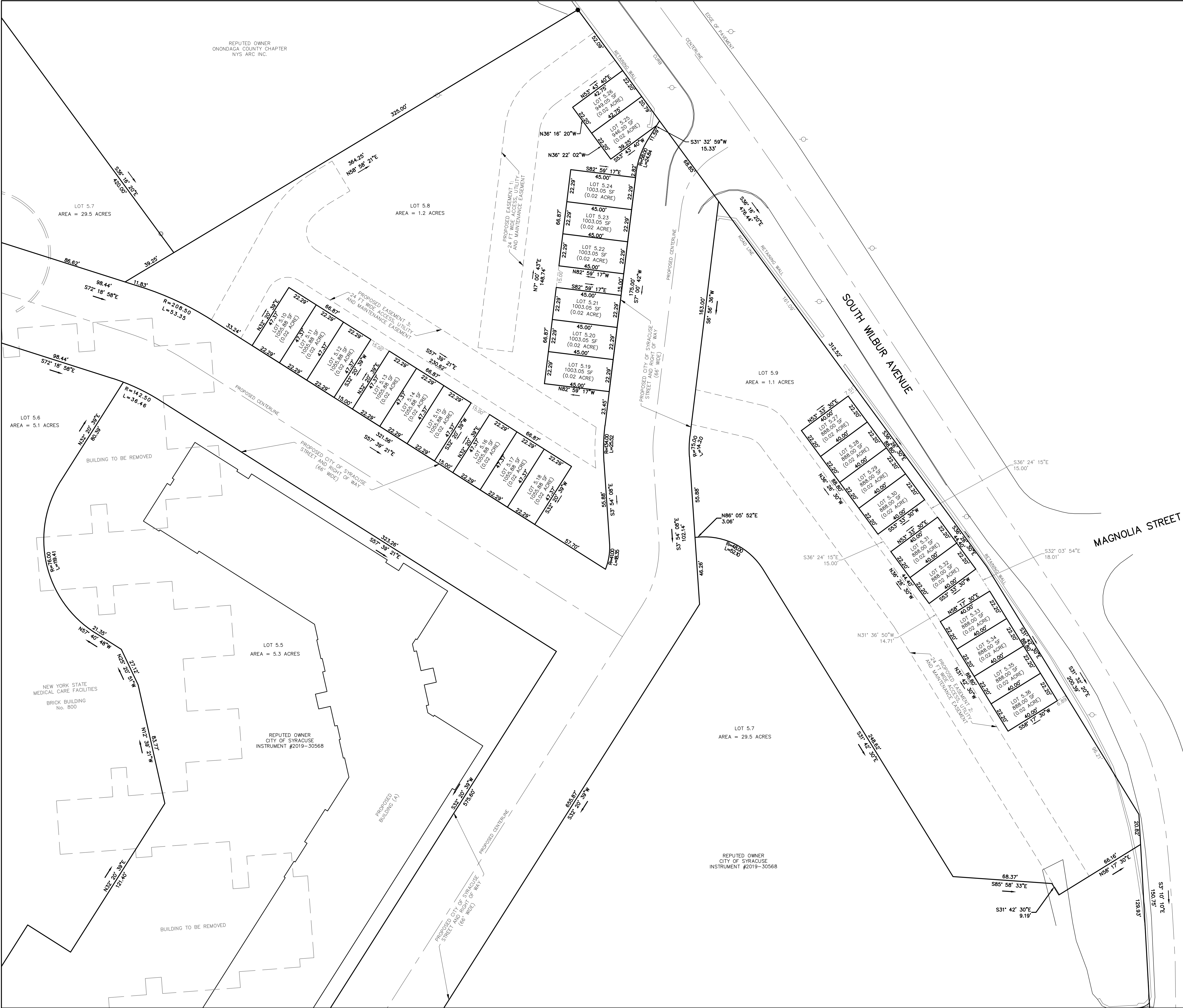
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-17-2023.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2009, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

DATE: MARCH 12, 2025

SCALE: 1" = 100 FEET PROJECT No. SY98.2-01-5.2 & 5.4



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

APPROVED CITY PLANNING COMMISSION

DATE: BY:

APPROVED ASSESSMENT

DATE: BY:

APPROVED FINANCE

DATE: BY:

APPROVED ENGINEERING

DATE: BY:

NOTE: VERTICAL DATUM – NAVD 1988
NAD83 NYSPCS CENTRAL ZONE
ALL MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED

COUNTY HEALTH DEPARTMENT

SEYMOUR STREET

SHEET 2 OF 2

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-17-2023.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

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DATE: MARCH 12, 2025

SCALE: 1" = 30' FEET

PROJECT No. SY98.2-01-5.2 & 5.4

PRELIMINARY PLAT PLAN
800 SOUTH WILBUR SUBDIVISION
PHASE I

PART OF FARM LOTS 169,

172, 177, & 334

COUNTY OF ONONDAGA

CITY OF SYRACUSE

STATE OF NEW YORK

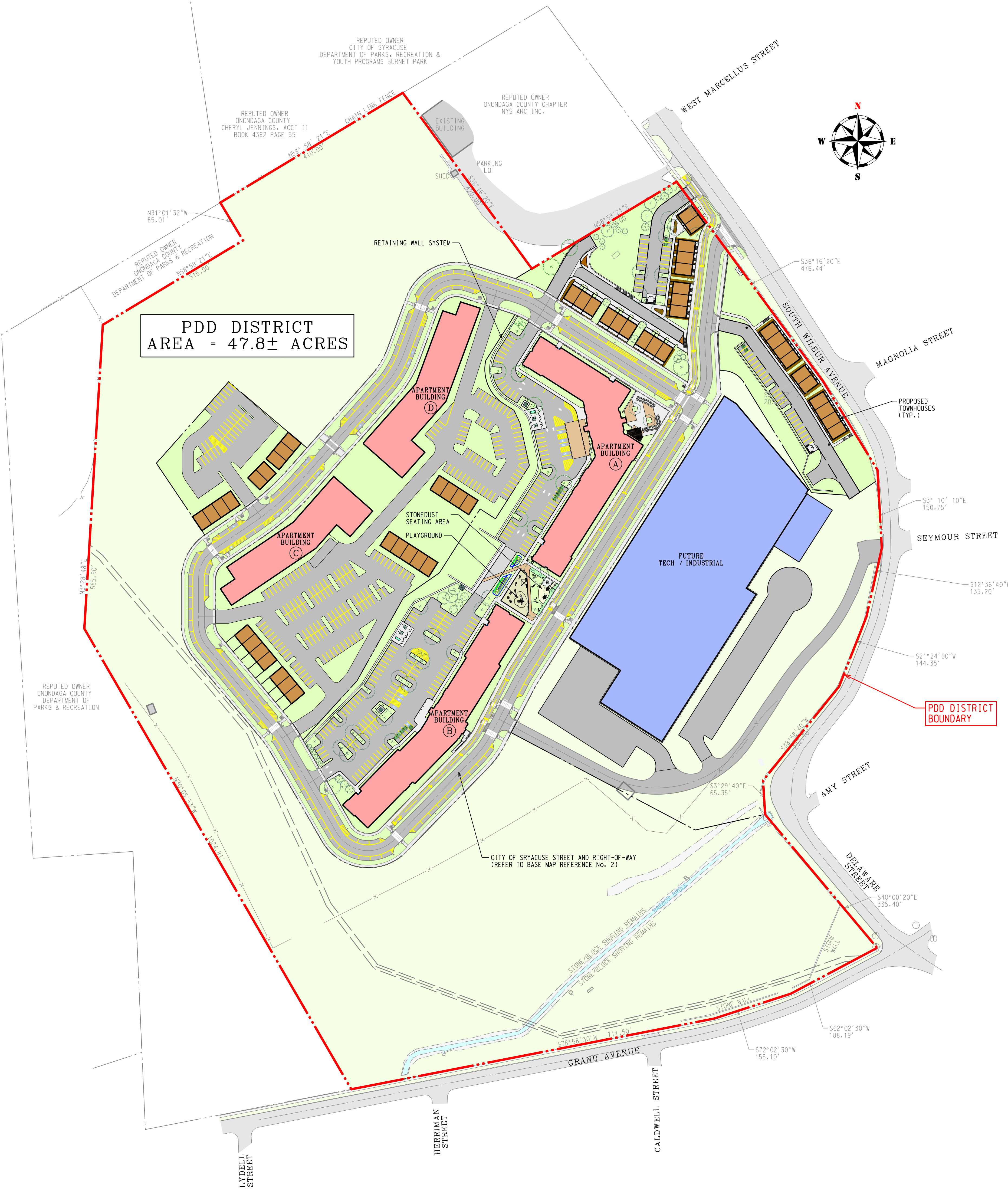
PAUL JAMES OLSZEWSKI, P.L.S., PLLC

1326 NEW SENECA TPKE, SUITE A

SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com



KEY

EXISTING

- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY LINE
- EASEMENT LINE
- JOHN SMITH R/O
- TOPOGRAPHIC CONTOUR
- FENCE LINE

PROPOSED

- PDD DISTRICT BOUNDARY
- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY LINE

PROPOSED BUILDING KEY

- TECH / INDUSTRIAL
- APARTMENTS
- TOWNHOUSES

PROPOSED BUILDING PHASES

BUILDING ID	UNIT COUNT	CONSTRUCTION PHASE
BUILDING A	133	1
BUILDING B	128	1
BUILDING C	100	3
BUILDING D	100	2
TOWNHOUSES	50 - 60	1 - 3

OVERALL MASTER PLAN

1" = 100'

SCALE

FEET

- BASE MAP REFERENCES:
- "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH, REAR" AS PREPARED BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC; PROJECT No. SY98-2-01-5.2 & 5.4; DATED MARCH 6, 2023.
 - "FORMER SYRACUSE DEVELOPMENTAL CENTER PHASE 2 - SITE DEVELOPMENT" DRAWING PACKAGE AS PREPARED BY C&S ENGINEERS, INC.; PROJECT No. 119.431.012; DATED AUGUST 24, 2024.
 - "SITE DEMOLITION PLAN" AS PREPARED BY C&S ENGINEERS, INC., PROJECT No. 119.431.012; SHEET No. CD-100; DATED JULY 3, 2024.
 - "PHASE 1 SCHEMATIC DESIGN - PROGRESS SITE PLAN" AS PREPARED BY SWBR; SHEET No. Z-XX1; DATED 08-23-24.
 - "LAYOUT AND MATERIALS PLANS" AS PREPARED BY SWBR; PROJECT NUMBER: 22203.10; DRAWING NUMBERS: L-102 - L-105; DATED JANUARY 20, 2025.

Engineering Associates, PC

TDK

19 Genesee Street, Camillus, New York 13031, Ph: (315) 672-8726 Fax: (315) 672-8722
www.tdkengineering.com

Civil • Marine • Site Development • Geotechnical • Structural • Environmental • Industrial • Lighting

REVISIONS:

DATE:

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

PROJECT: **SOUTH WILBUR PHASE I - SYRACUSE**

CLIENT: **ALBANESE ORGANIZATION, INC.**

LOCATION: **800 S. WILBUR AVE., CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK**

DRAWING TITLE:

OVERALL MASTER PLAN

PROJECT No: **2022079**

SCALE: **1" = 100'**

DATE: **02-26-25**

ENG'D BY: **SKD**

DRAWN BY: **DKC**

CHECKED BY: **JED**

SHEET NO:

PDD-2



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # S-25-9

- 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 PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 and 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to subdivide two parcels to create 32 new lots to facilitate construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site in a proposed Planned Development (PDD) zoning district which is currently zoned Urban Core (MX-4); and
- WHEREAS, the Board is concurrently reviewing an Other Authorization referral to establish the proposed Planned Development District (PDD) and a zone change referral (Z-25-89, Z-25-90) for the site to be changed to the PDD zoning designation; the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and
- WHEREAS, the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and
- WHEREAS, per the Planned Development District Plan dated 2/26/25, the applicant is

seeking to establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed uses will include residential uses: single-unit attached and detached dwellings, two-unit and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

WHEREAS, per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

WHEREAS, per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

WHEREAS, the Subdivision Plan depicts a channelized section of Harbor Brook crossing the

southeast corner of the site with the note “Stone/Block Shoring Remains”; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, “stormwater will be handled on-site in an on-site stormwater management facility”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental

Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; 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. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of subdivision.
2. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of subdivision plan.

The Board offers the following requirements for the proposed development as a whole:

1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Long-term ownership, maintenance, and programming responsibilities, and a permanent source of financing thereof, should be identified and articulated for all shared spaces and remaining lands as part of the current development review process.
2. The applicant and municipality are encouraged to plan for the proposed industrial facility by ensuring it is appropriately screened and the adjacent residential buildings and neighborhood are buffered from any negative impacts

from industrial uses including truck activity, noise, dust, etc.

3. The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

A handwritten signature in black ink, appearing to read 'M. E. Voss', with a long horizontal stroke extending to the right.

Martin E. Voss, Chairman
Onondaga County Planning Board



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Haohui Pan, Zoning Planner

Date: 3/21/2025 11:37:56 AM

Re: Resubdivision R-25-05
802 Wilbur Ave S, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	02/26/2025	Haohui Pan	Pending on 3/24/2025 CPC
Eng. Mapping - Zoning	Denied	03/11/2025	Ray Wills	***3/21/25*** Per Bill Perrine (C&S) " City SDC Project ROWs: Primary roadway adjacent to Buildings A & B is 67' wide. Secondary roadway (horse-shoe loop) is 66' wide. " The resubdivision should reflect this to ensure any assets installed are correctly located in the ROW. ***3/11/25*** The bearings for the existing streets do not agree with the City Plats for the area, If this preliminary review were the final version to circulate it could not be approved/signed. All resubdivision submittals for the City of Syracuse are to be on City Vertical and Horizontal Datum. and must agree with City Plating for the area. City Plat# 218 & 277
Finance - Zoning	Internal Review Complete	03/03/2025	Veronica Voss	802 S Wilbur Ave shows \$295,296.06 delinquent taxes. The previous screen states that street names and addresses TBD, so if there are other properties to check, please provide.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	03/04/2025	Romeo Kpolo	Development on these lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall

be required.

Eng Sewers- Zoning	Internal Review Complete	03/04/2025	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Planning Commission	Waiting on Board	03/03/2025	Haohui Pan	Pending on 3/24/2025 CPC
Eng. Design & Cons. - Zoning	Conditionally Approved	03/04/2025	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.