# **Syracuse University**

# Waverly & Comstock Residence Hall Project

The applicant will introduce the Resubdivision applications and the Project Plan Review applications for the Waverly Residence Hall project and the Comstock Residence Hall project.

The Planning Commission has deliberated on the combined SEQR review for the two projects on the 3/24/2025 meeting. A negative declaration has been issued.

The Planning Commission will deliberate on the decision for the two projects.

Waverly Residence Hall

R-25-06 – Resubdivision

**Z-2887** – Project Plan Review

Comstock Residence Hall

R-25-07 – Resubdivision

**Z-2888** – Project Plan Review

**Applicant's responses to City Departments' comments** 



### 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

R-25-06	Staff Report – April 15, 2025		
Application Type:	Resubdivision		
Project Address:	305 Waverly Avenue and Walnut Avenue (Tax Parcel Number: 04912-04.0)		
Summary of Proposed Action:	Syracuse University is proposing to resubdivide the existing 305 Waverly Avenue and Walnut Avenue parcel into 2 new parcels. New Lot 4A would continue to be surface parking: $(19,776 \text{ SF})$ , $\pm 0.454$ acres. New Lot 4B would be the site of the proposed new residence hall: $(87,556 \text{ SF})$ , $\pm 2.01$ acres.		
Summary of Changes:	On 3/24/2025 CPC meeting, the Board has voted to issue a negative declaration on the combined SEQR review for the Waverly Residence Hall (Z-2887 & R-25-06) and Comstock Residence Hall (Z-2888 & R-25-07).		
Owner/Applicant	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)		
Existing Zone District:	Planned Institutional District – PID Zone District		
Surrounding Zone Districts:	The neighboring properties to the north, south, east and west are located in the Planned Institutional, PID Zone District.		
Companion Application(s)	Project Plan Review for Construction of a 719-bed (1-11 story) dormitory, located at proposed Lot 4B.		
Scope of Work:	Resubdivide existing Tax Parcel ID 04912-04.0 into 2 new lots: New Lot 4A would front on Waverly Avenue and Walnut Avenue. New Lot 4B would front on Waverly Avenue, Comstock Avenue and Marshall Street.		
Staff Analysis:	<ul> <li>Factors: <ul> <li>The property is owned by Syracuse University.</li> <li>New Lot 4A is currently surface parking. It will continue to be used as a surface parking lot (Wavery Ave. parking lot). The parking lot will consist of New Lot 4 A and another existing parcel (907 Walnut Ave.). The parking lot is not designed for the proposed residence hall's occupants.</li> <li>New Lot 4B is the site of the former Kimmel-Marion Residence Hall, including the Dining Hall. It is the site of a proposed 1-11 story new residence hall.</li> <li>New Lot 4A is located within the Walnut Park National Register Historic District but is not contributing.</li> <li>According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for Lot 4B will be 315 Waverly Avenue.</li> </ul> </li> <li>Staff recommend approving the subject project.</li> </ul>		
Zoning Procedural History:	MiSPR-24-99   Minor Site Plan Review to demolish Marion Hall and Kimmel Hall approved on 12/16/2024.  Z-2789   Project Plan Review to modify signage on Kimmel Gall, approved on 12/3/2015.  Z-2523M1   Project Plan Review Modification to the approved parking lot, approved on 6/8/2009  Z-2523   Project Plan Review to establish a parking area on site, approved on 10/16/1995.		

Summary of Zoning History:	The Kimmel Residence Hall, including the Dining Hall was constructed in 1962. The Marion Residence Hall was constructed in 1954. Both have been used by Syracuse University for student housing and accessory uses until 2024. Minor site plan review (MiSPR-24-99) was approved in December 2024 for the demolishment of two residence halls, and a demolition permit was obtained in January 2025 (Demo-2025-25).
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lots have no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	Existing property characteristics  The subject property at 305 Waverly Avenue and Walnut Avenue is an irregularly shaped parcel with a current lot size of 2.465 acres. It has ± 478 feet of frontage on Waverly Avenue, ± 330 feet of frontage on Comstock Avenue, ± 252 feet of frontage on Marshall Street and ± 100 feet of frontage on Walnut Avenue. It contains an existing surface parking lot fronting on Walnut Avenue and Waverly Avenue. The remainder of it was occupied by the former Kimmel/Marion Residence Hall.  Proposed property characteristics  The subject property is proposed to be resubdivided into 2 lots:  1. New Lot 4A would be the existing surface parking lot. It would be regularly shaped and have a lot size of 0.454 acres. The dimensions will generally be as follows: ± 100 ft along Walnut Ave, ± 198 ft along Waverly Avenue, ± 100 ft along the eastern boundary of new lot 4A and ± 198 ft along the northern boundary of new lot 4A.  2. Lot 4B would the project site. It would be regularly shaped and have a lot size of 2.01 acres. The dimensions will be as follows: ± 280 ft along Waverly Avenue, ± 330 ft along Comstock Avenue, ± 252 ft along Marshall Street and ± 330 ft along the western boundary of new lot 4B.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action
Onondaga County Planning Board Referral:	The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.

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

- Resubdivision and Project Plan Review applications
- Full Environmental Assessment Form Part 1 and proposed Part 2 Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 4A and 4B of City Block 414, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20"; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64"=1'0"; Dated February 28, 2025

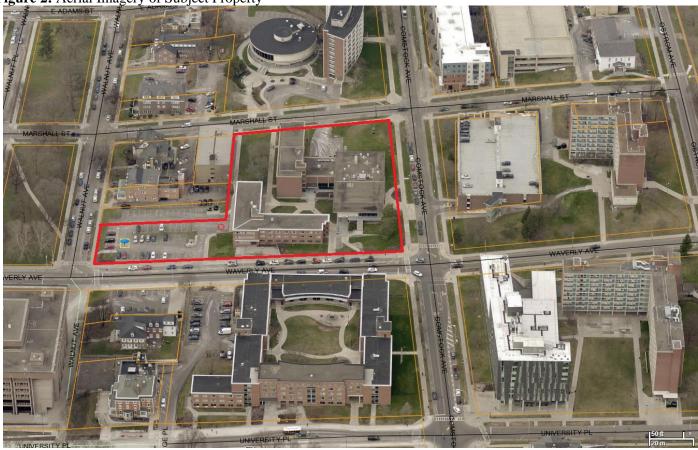
### **Context Maps:**



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

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





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

### 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	: Z	oning District:		
REQUESTED (Check ap	plicable and provid	le the subdivision name,	existing and pro	posed number of lots, c	and total area.)
	<b>Subdivision</b> I	Name		<b>Number of Lots</b>	<b>Total Area</b>
Resubdivision:	Waverly Res	sidence Hall		1 lot to be	+/-2.46 acres
Lot Alteration:				divided into 2 lots	(+/-2.01;+/-0.45)
TAX ASSESSMENT A		TAX MAP ID(S) (00000-00.0)	<u>ov</u>	VNER(S)	<u>DATE</u> <u>ACQUIRED</u>
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<b>COMPANION ZONIN</b>			ed City Zoning a	pplications, if applicab	ole, e.g.,
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		istruct Residence I	Hall - (see to	otnote below)	
	tterations:				
Site Changes.					
PROJECT INFORMA	TION (Briefly de	scribe, as applicable.)			
Project Name:	W	averlv Residence l	Hall		
Current Land Use(s):		acant - see footnote			
Proposed Land Use(s):	Re	esidence Hall			
Number of Onsite Parkir					
PROJECT DESCRIPT	ION (Provide a h	prief description of the pr	oiect, including	purpose or need, and i	ustification.)
Resubdivision Map att					
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As listed in the Department of  COMPANION ZONIN Resubdivision, Special Permi  1) Project Plan Revie  PROJECT CONSTRU  Demolition (full and New Construction: Façade (Exterior) Al Site Changes:  PROJECT INFORMA  Project Name: Current Land Use(s): Proposed Land Use(s): Number of Dwelling Uni Days and Hours of Operander Number of Onsite Parkir  PROJECT DESCRIPT See Project Narrative in the Department of Description of Descript	CTION (Briefly de lits: N/ation: 24 attached as Example of the literation of the lit	ION(S) (List any related when etc.)  all that apply and briefly estruct Residence Hall examples as applicable.)  averly Residence Hall examples as applicable.  A solution of the properties of	ed City Zoning and describe, as apposed Hall - (see for Hall below)	pplications, if applicab  3)  olicable.)  otnote below)  purpose or need, and j	ustification.)

### PROPERTY OWNER(S) (required)

Street Address

Street Address

First Name

Apt / Suite / Other

Apt / Suite / Other

Last Name

As listed in Department of Assessment property tax records (<a href="http://syrgov.net/Assessment.aspx">http://syrgov.net/Assessment.aspx</a> - 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.

	versity, by Jennifer C.	•			lanning
First Name	Last Name	Title	Com	pany	l ni
1320 Jamesvil		Syracuse	NY	13210	Phone: see email below
Street Address	Apt / Suite / Other	City	St	Zip	Email: jchampa@syr.edu
* Signature:	Junitor C. Bissel		Date	: March 1	1, 2025
First Name	Last Name	Title	Com	pany	
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date	:	
First Name	Last Name	Title	Com	рапу	
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Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:	1	,	Date	-	
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First Name	Last Name	Title	Com	pany	Phone:
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Street Address	Apt / Suite / Other	City	St	Zip	Email:
REPRESENTATI	VE(S)/CONTACT(S) (if	applicable)			
First Name	Last Name	Title	Com	pany	
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St

Company

Zip

Zip

City

Title

City

Email:

Phone:

Email:

# Resubdivision / Lot Alteration / Three Mile Limit APPLICATION PROCEDURES

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at https://www.syr.gov/Boards-and-Commissions/CPC.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, Engineering, Water for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and <a href="http://www.syrgov.net/Planning Commission.aspx">http://www.syrgov.net/Planning Commission.aspx</a>.

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.

# MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

# Resubdivision / Lot Alteration Application INSTRUCTIONS AND REQUIRED SUBMITTALS

### Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in <u>HARD COPY, SINGLE-SIDE</u> and <u>NOT BOUND</u>, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

### Please submit ONE (1) COPY 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 by preparer..
- **✓ APPLICATION FEE** \$0.

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, and a PDF File to hpan@syr.gov of the following:

- **RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011 No larger than 36"x 44"
  - The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ DanielSmith@ongov.net)
  - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
  - Tract name (cannot be Farm Lot or Military Lot)
  - Farm/Military Lot and/or block numbers
  - Municipality, Scale, Date, North arrow
  - Certificate of Licensed Land Surveyor: "We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor."
  - Each new lot will have a definite designation number or letter per the new map.
  - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
  - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
  - Each line or curve of all new or amended lots must clearly show all necessary geometry.
  - Shorelines will have a tie line with geometry for closure.
  - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
  - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

AS BUILT PROPERTY SURVEY(S) of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the

Resubdivision or Lot Alteration Map (signed and stamped by a licensed surveyor).

**SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

- 1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
- 2. **demolitions** and **post demolition** conditions
- 3. structures, facilities, utilities and drainage
- 4. parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- 5. **loading** dock and delivery areas
- 6. **dumpsters** and/or trash receptacles
- 7. **landscaping** including type, height, and number of plantings
- 8. **screening/fencing** including type and height for parking, dumpsters, and site
- 9. **lighting** including structure heights and luminaries wattage
- 10. ground signs
- 11. STREET rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- 12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

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# **Resubdivision / Lot Alteration MAP FILING PROCEDURES**

Within 62 days (	of City Planning Commission approval, the APPLICANT must get the Resubdivision
/ Lot Alteration Map SIGNED	by five endorsers, <b>FILE</b> the map, together with the Syracuse-Onondaga County
Planning Agency LETTER OF	COMPLIANCE, with the ONONDAGA COUNTY CLERK, and then REPORT the
ONONDAGA COUNTY CLER	<b>EX FILING DATE</b> and <b>NUMBER</b> to the Zoning Office, as follows.

### OBTAIN PRINTED MAPS FROM THE SURVEYOR

SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

### **OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)**

1. City Planning Commission / Syracuse Zoning Office – 315-448-8640

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

Contact the Syracuse Zoning Office to make an appointment.

- Bring the six PAPER MAPS to the appointment.
- The Zoning Office reviews and signs the FILING MAP if everything is in order.
- At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that MUST BE FILED WITH THE ONONDAGA COUNTY CLERK. Keep this letter in a safe place.
- 2. Onondaga County Bureau of Public Health Engineering (sewer and water) 315-435-6600 Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202 Contact the Onondaga County Division of Health to make an appointment.

• Bring the FILING MAP to the appointment.

- Public Health reviews and signs the FILING MAP if everything is in order.
- The signed FILING MAP will be returned to the applicant at the same appointment.

### **Syracuse City Hall**

233 East Washington St, Syracuse, NY 13202

- 3. Department of Assessment (ownership, boundaries, street access) 315-448-8280 Room 130
  - No appointment necessary.
  - Leave the FILING MAP together with your CONTACT INFORMATION.
  - Assessment reviews and signs the FILING MAP if everything is in order.
  - Assessment forwards the signed FILING MAP to the Department of Finance.
- 4. Department of Finance (unpaid taxes and fees) 315-448-8424 Room 128
  - Finance receives the FILING MAP.
  - Finance reviews and then signs the FILING MAP if everything is in order.
  - Finance forwards the FILING MAP to Engineering.
- 5. Department of Engineering (bearings, utilities, easements, etc.) 315-448-8424 Room 401
  - Engineering receives the FILING MAP.
  - Engineering reviews and signs the FILING MAP if everything is in order.
  - Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.

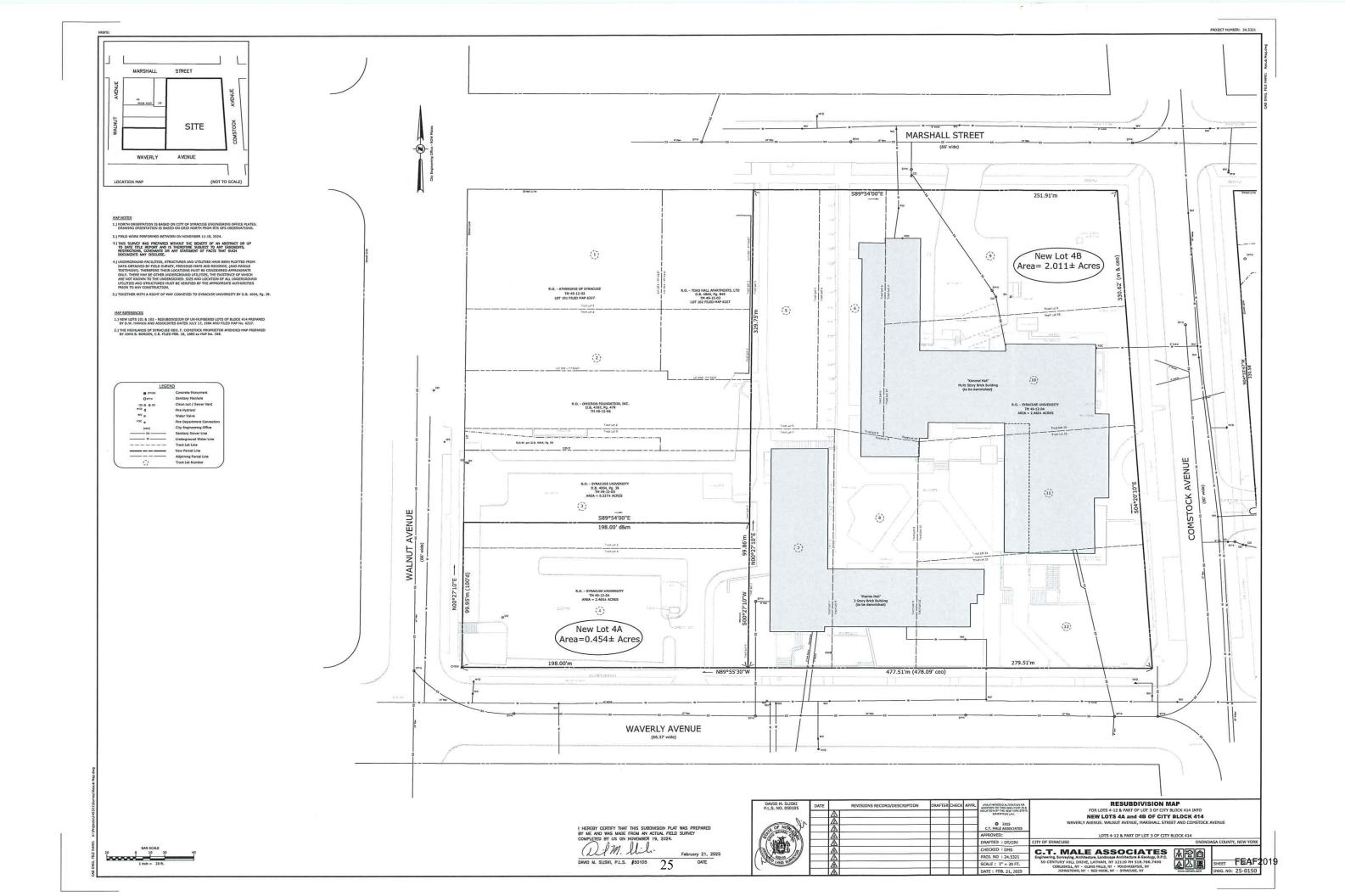
### FILE RESUBDIVISION / LOT ALTERATION MAP

1. Onondaga County Clerk (resubdivision filing) – 315-435-2226

Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202

- The signed **FILING MAP** together with the **LETTER OF COMPLIANCE provided by the Zoning Office** must be FILED with the ONONDAGA COUNTY CLERK (\$10.00 fee).
- The Clerk will provide a FILING DATE ( ) and NUMBER (
- 2. City Planning Commission / Syracuse Zoning Office 315-448-8640 / Zoning@syrgov.net Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
  - Call or email the Syracuse Zoning Office and provide the ONONDAGA COUNTY CLERK FILING DATE and NUMBER.
  - The Zoning Office will forward one of the six PAPER MAPS, together with the FILING DATE and NUMBER, to each endorser for their records.

01/2024





### 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

Z-2887	Staff Report – April 15, 2025		
Application Type:	Project Plan Review		
Project Address:	315 Waverly Avenue (Tax ID: to be determined)		
Summary of Proposed Action:	Syracuse University proposes to construct an 11-story dormitory for Syracuse University students containing about 234 dwelling units (719 beds) and associated amenities.		
Summary of Changes:	On 3/24/2025 CPC meeting, the Board has voted to issue a negative declaration on the combined SEQR review for the Waverly Residence Hall (Z-2887 & R-25-06) and Comstock Residence Hall (Z-2888 & R-25-07).		
Owner/Applicant	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)		
Existing Zone District:	Planned Institutional District (PID) Zone District		
Surrounding Zone Districts:	The neighboring properties to the north, south and east are located in the Planned Institutional, PID Zone District; to the west are located in the Planned Institutional (PID) Zone District and Open Space (OS) Zone District.		
Companion Application(s)	R-25-06 Resubdivision to subdivide 1 lot into 2 new lots.		
Scope of Work:	The scope of work includes: (1) Site grading and foundation excavation to prepare the site for construction; (2) construction of a 1-to-11-story dormitory with approximately 234 dwelling units (719 beds), featuring associated amenities, designed with a stepped-down profile from north to south; (3) improvement of the site including bicycle parking, trash/recycling area and a loading area.		
Staff Analysis:	Factors:  The existing Kimmel/Marion Residence Halls and dining hall are being demolished. The Office of Zoning Administration has approved the demolition.  The proposed dormitory use for student housing and site layout conforms to the allowed land uses and setback standards set by the District Plan Z-2396 of Syracuse University PID sub-district 7.  The project will convert 0.55 acres of the subject property (2.01 acres in total after resubdivision) from meadows and grasslands into impervious surfaces. A subsurface stormwater pipe detention system will be installed to address increased stormwater runoff caused by the project.  The project will excavate most of the site to varying depths due to hilly topography. The average depth to water table is greater than 6 feet and to bedrock is greater than 10 feet, while the maximum depth of the proposed site excavation is 45 feet.  National Grid, the Syracuse Water Department, and the Onondaga County Department of Water Environment Protection (WEP) have confirmed that the electric, water, and sewer services have sufficient capacity to accommodate the project.  The surrounding properties are other Syracuse University-owned residence halls located north, south and east of the site and parking lots and an apartment building and Syracuse University-related Greek housing to the west.  There will be potential noise concerns because construction will last around 26		

months and heavy construction machinery, and diesel generators will be used during construction. Per the applicant, contractors will be obligated to comply with the City of Syracuse Noise Ordinance. The project will not provide any on-site parking spaces. Per the applicant, the university maintains sufficient off-street parking on and around the University campus. There are several parking lots and garages located within 1,000 feet from the project site. Per the applicant, Syracuse University practices currently require that second-year students park at the South Campus. Syracuse University will provide a comprehensive transportation system to accommodate commute needs. The proposed structure will be 1-to-11-story in height. The proposed dormitory building will be a stepped-down design considering the story of adjacent existing structures. The 11-story portion of the proposed dormitory matches the 11-story Haven Hall to the north, and the 1- and 2- story portions of the proposed dormitory match the 4-story Watson Hall to the south. The west portion of the dormitory steps down to mitigate the impact on nearby properties located in the Walnut Park Historic District. The east portion was designed to match the height of Comstock Residence Hall along Comstock Ave. After the resubdivision, the project site is not located on a historic property, but is located adjacent to the Walnut Park National Register Historic District (NR Listed), Watson Hall (NR Eligible), Haven Hall (NR Eligible), and a sorority house (NR Listed) at 905 Walnut Ave. The applicant retained a third-party consultant/architect to assess the project impacts on the above-identified historic structures and areas. The study concluded that the project is consistent with and will not detract from any defining historic features. Staff recommend approving the subject project. **Recommended conditions if approve:** The Owner/Applicant shall comply with the general conditions for approval on Project Plan Review application (see the attached sheet "General Conditions for Project Plan Approval"). The Owner/Applicant shall address all current concerns from City departments and address any concerns the City departments may have before obtaining the building permit. 1/28/1991 | Z-2396 | Establish District Plan for Syracuse University Subdistrict 7 and 8 | Approved 6/8/2009 | Z-2523M1 | Project Plan Review to modify existing parking lot | **Zoning Procedural** Approved History: 2/24/2016 | Z-2789 | Project Plan Review to modify an existing sign on Kimmel Hall | Approved 12/20/2024 | MiSPR-24-99 | Demolition of Kimmel Hall and Marion Hall including Kimmel Dinning Hall | Approved The Kimmel Residence Hall, including the Dining Hall, was constructed in 1962. The Marion Residence Hall was constructed in 1954. Both have been used by Syracuse Summary of Zoning University for student housing and accessory uses until 2024. A demolition permit was History: sought in Fall 2024 and obtained January 2025 (Demo-2025-5). Minor site plan review (MiSPR-24-99) was approved in December 2024. Code Enforcement See attached code enforcement history.

History:

Property Characteristics:	Existing property characteristics  The subject property at 305 Waverly Avenue and Walnut Avenue is an irregularly shaped parcel with a lot size of 107,507 SF (2.47 acres). It has 478.09 feet of frontage on Waverly Avenue, 330.62 feet of frontage on Comstock Avenue, 251.91 feet of frontage on Marshall Street and 99.95 feet of frontage on Walnut Avenue. It contains an existing surface parking lot fronting Walnut Avenue and Waverly Avenue. The remainder of it was occupied by the former Kimmel/Marion Residence Halls.  Proposed property characteristics  The subject property is proposed to be resubdivided into 2 lots:  1. New Lot 4A would be the existing surface parking lot. It would be regularly shaped and have a lot size of 0.454 acres. The dimensions will generally be as follows: 99.95 ft along Walnut Ave, 198.00 ft along Waverly Avenue, 99.86 ft along the eastern boundary and 198.00 ft along the northern boundary of new lot 4A.
	2. New Lot 4B would be the project site. It would be regularly shaped and have a lot size of 2.01 acres. The dimensions will be as follows: 279.51 ft along Waverly Avenue, 330.62 ft along Comstock Avenue, 251.91 ft along Marshall Street and 329.75 ft along the western boundary of new lot 4B.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action
Onondaga County Planning Board Referral:	The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.

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

- Project Plan Review and Resubdivision applications.
- Full Environmental Assessment Form Part 1 and proposed Part 2 Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 4A and 4B of City Block 414, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20"; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64"=1'0"; Dated February 28, 2025

### **Attachments:**

- Project Plan Review Application
- Code Enforcement History
- IPS Comments from City Departments

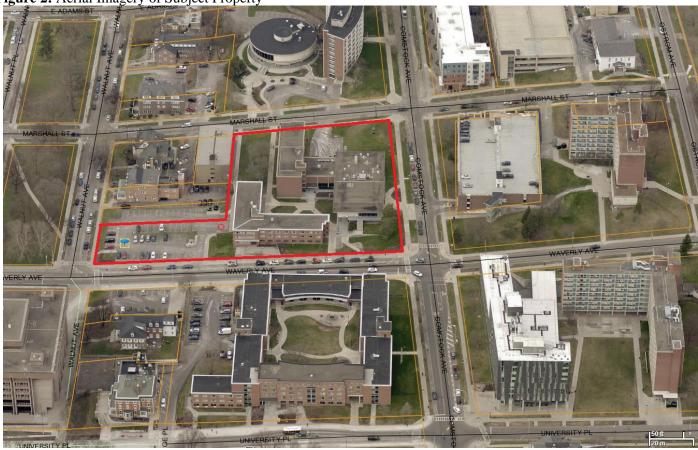
### **Context Maps:**



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

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





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



### **Project Plan Review Application**

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

For Office Use Only	
Zoning District:	
Application Number: Z	
Date:	

### **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 Inform	nation	
Business/project name: \	Vaverly Residence Hall	
Street address (as listed i 305 Waverly Avenue and Wa	n the Syracuse Department of Tax Inut Avenue	Assessment property tax records):
Lot numbers: 04912-	04.0 Block number:	Lot size (sq. ft.) +/-2.01 acres
Current use of property:	Vacant	Proposed: University Residence Hall
Current number of dwelli	ng units (if applicable): N/A	Proposed: <b>N/A</b>
Current onsite parking (if	applicable):	Proposed: <b>0</b>
Zoning (base and any over Syracuse University F	erlay) of property: Planned Institutional District - I	Main Campus, Subdistrict 7
Companion zoning application	cations (if applicable, list any relate	d zoning applications):
Type of Project Plan: ☐ N	lew Application ☑ Amendment	
-	tial) 🗹 New construction 🗆 Exterio	<u> </u>
All existing and proposed	d signs (sign plan may be required.	Attach additional pages if necessary):
Size: TBD	Type:	Location:
Size:	Туре:	Location:
Nature and extent of Pro	ject Plan requested (attach additio	nal pages if necessary):
See Project Narrative	attached as Exhibit W-A2.	
	e of the site proposed for the Wa on is removing +/-0.5 acres fror	averly Residence Hall. A companion n the existing tax parcel.

4

# Syracuse

### **Project Plan Review Application**

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

Email: zoning@syrgov.net

...

# Owner/Owner's Agent Certification

application.	ew give my endorsement of this
<b>Print owner's name</b> : Syracuse University - by Jennifer C. Bybee, Assistant Di	rector for Campus Planning
Signature: Jungo C. Bysee	Date: March 11, 2025
Mailing address:	
Print authorized agent's name:	Date:
Signature:	
Mailing address:	
The names, addresses, and signatures of all owners of the property are re-	quired. 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 Co	ommission, please attach an
executed power of attorney. Faxed or photocopied signatures will not b	e accepted.

. . .

### **Required Submittal Sheet**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate 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. Plans do not need to be stamped by a licensed professional unless noted below:

- 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)** (for external work) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

5

- 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

### Suracuse - Market - Mark

### **Project Plan Review Application**

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

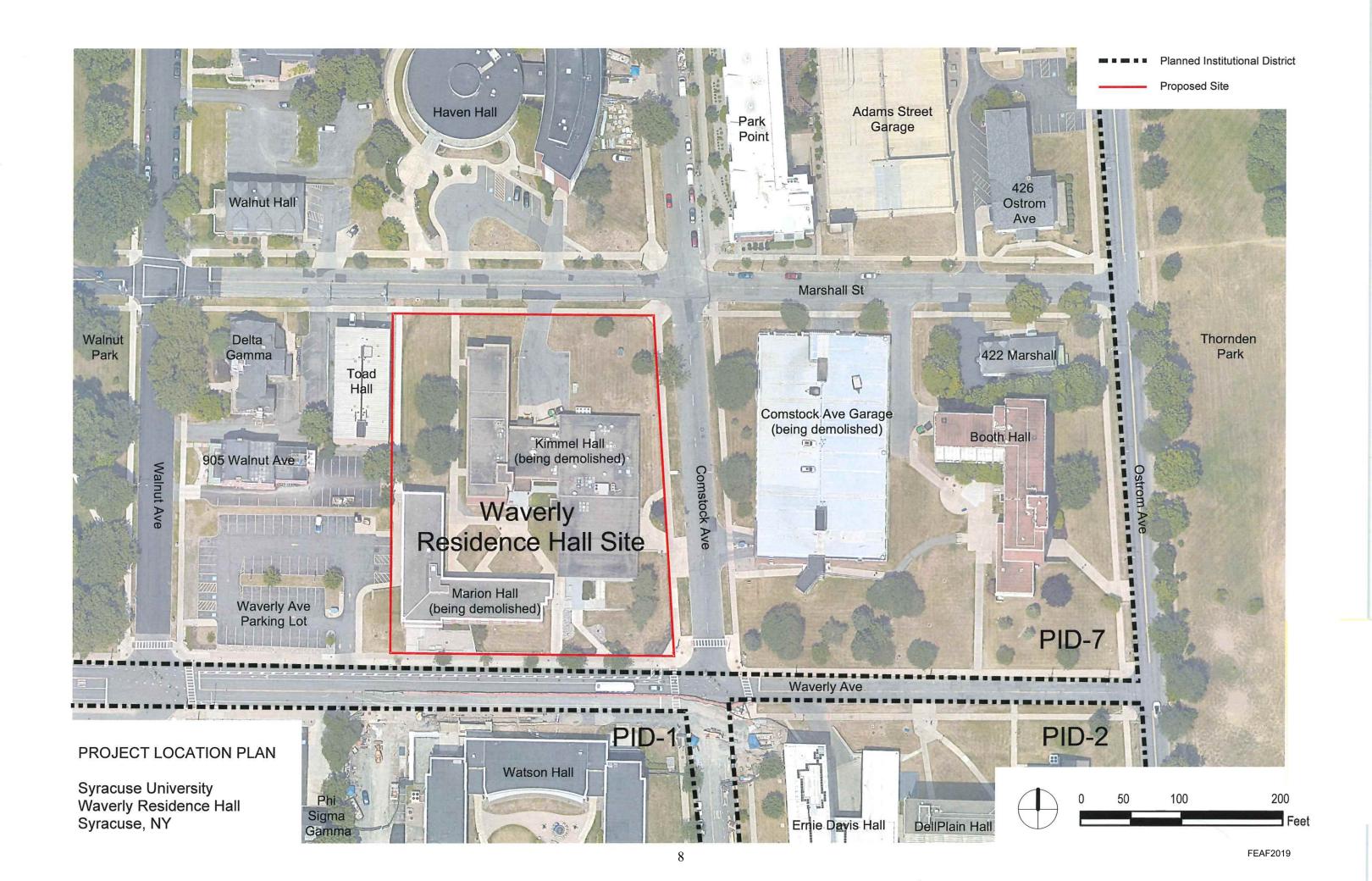
Phone: (315) 448-8640 Email: zoning@syrgov.net

- · Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- · Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- ☑ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- \* 

  EXTERIOR SIGNAGE DRAWINGS showing all of the following:
  - Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

6

<sup>\*</sup>To be submitted for review and approval at a later date.





Syracuse University Waverly/Comstock Combined Aerial View Syracuse, NY

NOTE 1: AREA OF EXISTING MARION HALL AS INDICATED IN HATCHED REGION TO BE REPLACED WITH SITE LANDSCAPE AND HARDSCAPE.

 $\underline{\text{NOTE 2:}}$  HEIGHT LISTED PER PROPOSED BUILDING ARE AT THE HIGHEST POINT.

GENERAL NOTES:
-TOPOGRAPHY / GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITES. PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

-PROPOSED BUILDING HEIGHTS ARE MEASURED FROM AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR  $\mathbf{W}$ AVERLY RESIDENCE HALL IS +547'-9". AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

-AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE

Proposed Site

FEAF2019 February 2025

### **EXHIBIT W-A2**

### Project Narrative

### Project Description:

Syracuse University ("SU") is proposing to construct a ±719-bed residence hall, including associated amenities, in a 1-11 story building located on the SU Campus ("Project").

No increase in student enrollment is being proposed. The Project is the next step in SU's long-range effort to relocate undergraduate students from South Campus housing to the Main Campus. Additionally, the Project would also be available to provide swing space as needed for SU students in the future.

The Project replaces the prior 261-bed Kimmel-Marion Residence Hall at the Project site, resulting in a net increase of ±458 beds. SU is demolishing this residence hall. The Project is generally located north of Waverly Avenue, west of Comstock Avenue, south of Marshall Street and east of Toad Hall/Walnut Avenue. The Project site is ±2.01 acres of land ("Site").

The primary pedestrian access points to the Project will be at Waverly Avenue. Loading facilities will be accessed from Marshall Street.

The Project site plan is attached as Exhibit W-A3. The Site is steeply sloped - the eastern portion is ±12 feet higher than the western portion. The Project is generally horseshoe shaped with the "open" end facing Waverly Avenue. The Project has multiple levels, creating a stepped-down appearance. It is 5-7 stories along the western side facing Walnut Avenue. It is 11 stories to the east of Toad Hall and along the northern side facing Marshall Street. It is 8-10 stories along the eastern side facing Comstock Avenue. It is 2-8 stories along the southern side facing Waverly Avenue.

The overall design features two prominent north-south wings connected by a shorter east-west wing. The main entrance is located along Waverly Avenue with pedestrian plaza at each entry point.

The massing steps down to the west toward the Walnut Park Historic District, maintaining respect for the smaller scale buildings in that area.

The building materials, scale and overall aesthetics of the Project are complementary with the surrounding SU residential halls context, including the 9-story Ernie Davis and Dell Plain Halls to the south, the 9-story Booth Hall to the east, and the 11-story Haven Hall and 5-story Park Point residential community building to the north.

The ground level exterior is primarily brick, with areas of glazing. On the upper floors, materials are proposed to consist of brick and a combination of metal panels and rainscreen consistent with the adjacent existing buildings along Comstock Avenue.

### Zoning Considerations:

The Project is located in the Planned Institutional District - Syracuse University Main Campus, Subdistrict 7 (PID-7). Pursuant to ReZone Syracuse, the PID-7 District Plan adopted in 1991 continues in effect, EXCEPT THAT the development standards set forth in Table 2.15 of ReZone Syracuse apply. See ReZone Syracuse §2.15(B)(3).

The PID-7 District Plan identifies the site to be used for "University Housing". Such use includes the accessory uses and amenities typical of a University-owned residence hall, including student gathering and meeting spaces, new dining and food service facilities, a café, an on-site convenience store, and/or the like. Such accessory uses are permitted as set forth in Rezone Syracuse §2.15(B). The Project is a permitted use at the Site.

Below is a table demonstrating compliance with Table 2.15 development standards. See also Exhibit W-A3.

Project Compliance with Table 2.15 Development Standards			
<u>Standard</u>	Required	<u>Provided</u>	
Front Setback	≥25 feet (Comstock Avenue)	≥25 feet. (Comstock Avenue)	
	≥10 feet (Waverly Avenue and Marshall Street)	≥10 feet. (Waverly Avenue and Marshall Street)	
Side Setback	None	≥10 feet.	
Rear Setback	None	≤20 feet.	
Maximum Building Height	None	±122 feet.	
Minimum Lot Width	None	≥250 feet.	
Minimum Lot Area	n/a - already zoning PID	±2.01 acres.	
Maximum Impervious Coverage	90%	±82%.	
Off-Street Loading	None	2	
Landscaping, Buffering and Screening	None	Per University typical standards.	
Exterior Lighting	No off-site spillover glare	Will meet required standard.	
Off-Street Parking	72 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site ±72 spaces - sufficient parking exists off-site to satisfy zoning requirement.	
Signs	TBD	Subject to later zoning review.	

As shown above, the Project complies with the governing development standards; and taking into account ample campus parking that is available, the proposed Project on-site parking spaces are sufficient.

SU has a comprehensive transportation system that allows for pedestrians, bikes, shuttles, and also cars. Parking is provided in in campus-wide facilities that are served by a free shuttle bus system. The University also currently practices a system of "shared parking," allocating parking spaces to serve two or more sets of users at different times.

The southerly 2/3 of the Site western boundary is located adjacent to, but outside of, the Walnut Park National Register District ("NRD"). The entire length of this adjacent area is currently parking lot, including the Surface Parking (defined below). The nearest structure within the NRD is 905 Walnut Avenue. It is located to the west of a parking lot AND is a "non-contributing" structure. The northerly 1/3 of the western Site boundary is located contiguous to Toad Hall, a privately-owned 4-story apartment building which itself is located outside the NRD and is located between the Project and the NRD. See Exhibit W-A3. The nearest "contributing" structure in the NRD is 901 Walnut Avenue, located to the west of Toad Hall. Toad Hall substantially shields the view of the Project Site from that structure.

Because of the proximity of the Project Site to the Walnut Park NRD, SU also retained a noted local architectural firm, King & King Architects LLP ("K&K") to assess potential impacts of the Project on the NRD. K&K concluded that due to "[t]he stepped down nature of the proposed building, along with the separation that will exist from Walnut Avenue, [the Project] minimizes any visual impacts and will not alter in any way land, structures, or integrity of the Walnut Park Historic District's defining characteristics". See K&K letter dated February 24, 2025 attached as Exhibit W-C2C.

### Resubdivision:

In connection with the Project, SU is proposing to resubdivide the Site. The existing tax parcel (049.-12-04.0) includes a surface parking lot located at the southeastern corner of Waverly Avenue and Walnut Avenue ("Surface Parking"). The Surface Parking is <u>not</u> part of the Project. The Surface Parking is  $\pm 0.45$  acres. SU is proposing to resubdivide the existing tax parcel (049.-12-04.0) to remove the Surface Parking from the Project Site. The Resubdivision application, including the proposed resubdivision map, is attached as Exhibit W-B.

### SEQRA:

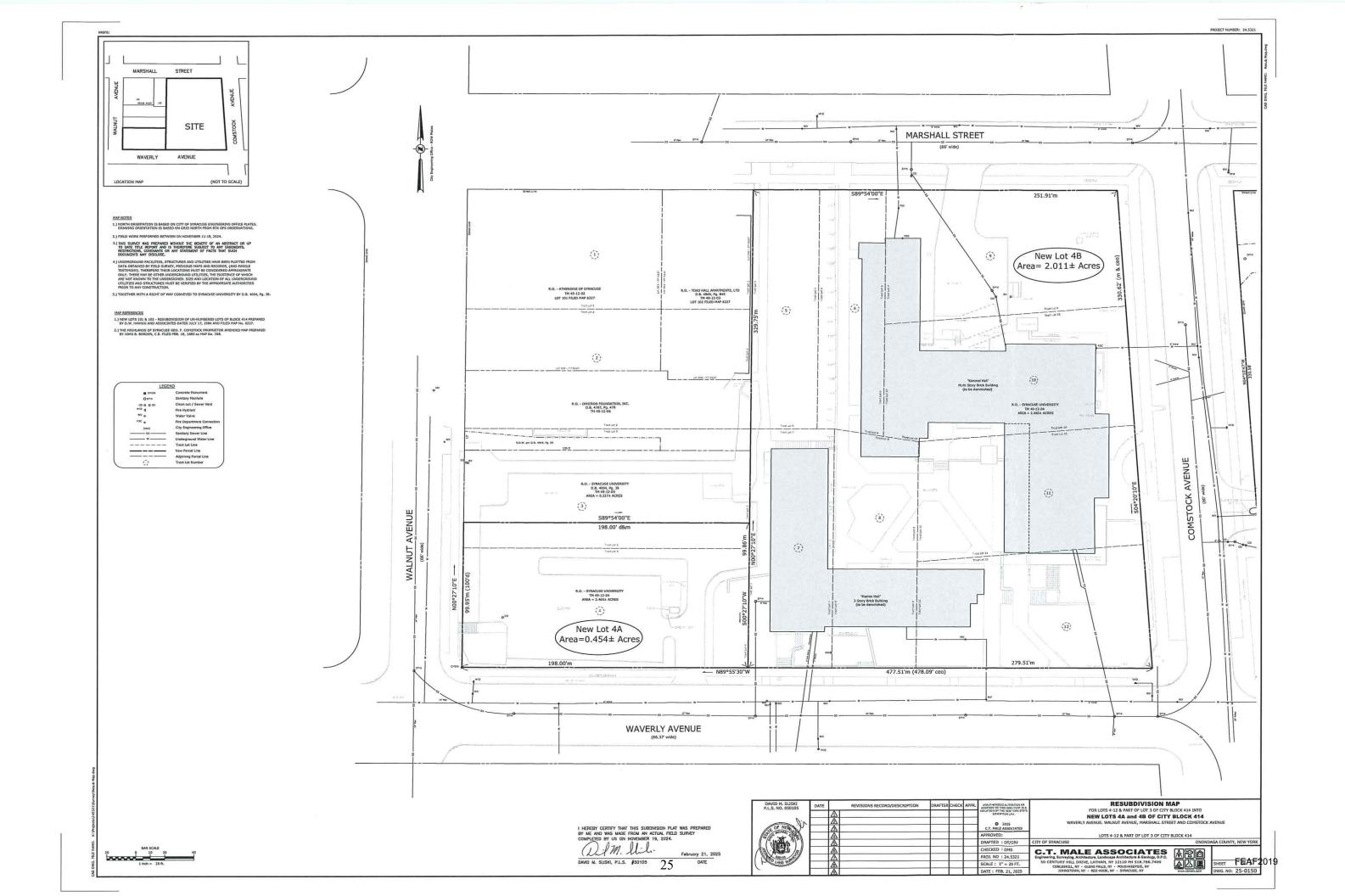
The Project constitutes a Type I action pursuant to the State Environmental Quality Review Act (SEQRA"). SU has prepared a full Environmental Assessment Form - Part I (EAF) attached as Exhibit W-C. As shown in the EAF, no other involved agencies have been identified, except for Common Council authorization to construct utilities within the City right-of-way and possible funding from the Onondaga Civic Development Corporation ("OCDC"). SU requests that the City Planning Commission ("CPC") act as lead agency pursuant to SEQRA.

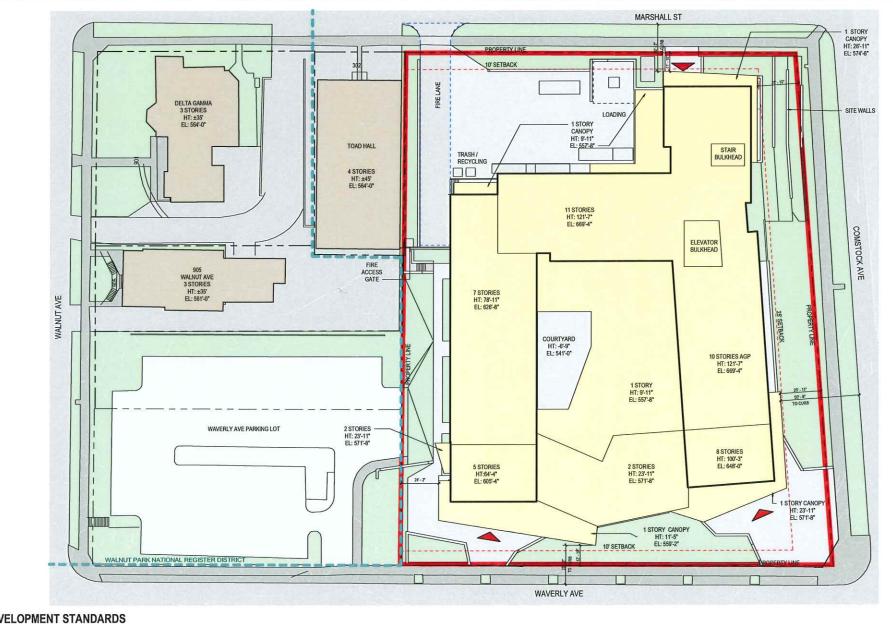
The Project is being proposed in the same general area and at the same time as the Comstock Residence Hall ("Other Project"). The Other Project is proposed to be located across Comstock Avenue to the east at the site of the former SU-owned Comstock Parking Garage at 501 Comstock Avenue (rear). The Project and the Other Project are functionally independent of each other. They do not rely on each other for their construction and each will be operated as stand-alone projects.

Notwithstanding the above, SU has as part of its SEQRA assessment, sought to identify those potential environmental impacts that could reasonably be viewed as cumulative in nature given the location and timing proximity of both. Those combined impacts are identified and evaluated in Exhibit W-C2 to this submittal. This approach is intended to assure a thorough identification and assessment of potential environmental impacts. Such approach permits CPC to identify impacts attributable to each and, to the extent applicable, overall impacts of both together. The combined impacts assessment approach is explained in Exhibit W-C. The Project

impacts assessment is provided in Exhibit W-C1. The combined impacts assessment is provided in Exhibit W-C2 and incorporated into the EAF as appropriate.

The EAF demonstrates that there will not be any significant adverse environmental impacts resulting from the Project or from the Project and the Other Project together.





### PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROVIDED - COMPLIES WITH ALL APPLICABLE DIMENSIONAL REGULATIONS
FRONT SETBACK	$\geq\!\!25$ FEET (COMSTOCK AVE), $\geq\!10$ FEET (WAVERLY AVE & MARSHALL ST), WALNUT AVE SETBACK - AVG SETBACK OF EXIST BUILDINGS	≥25 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST)
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≥ 20 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 121 FEET 7 IN*
MINIMUM LOT WIDTH	NONE	252 FEET 2 IN
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	±2.01 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	±82%
OFF STREET LOADING	NONE	2
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARD
OFF STREET PARKING	72 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	0 SPACES ON SITE. 72 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW

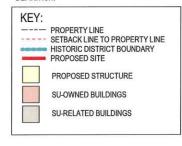
TOPOGRAPHY/GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.

PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

ON THE DRAWING, PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR WAVERLY RESIDENCE HALL IS +547'-9".

AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE.

\*FOR ZONING CHART, BUILDING HEIGHT IS DETERMINED AS PER CITY OF SYRACUSE ZONING ORDINANCE (AMENDED JULY 20204) DEFINITION.







1" = 60' PRINTED HALF SCALE ON 11X17

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
Sulie 2900
Philadelphia, PA 19109
v. 215.790.5900

Date

As indicated
SCALE

As indicated
SCALE

As indicated
SCALE

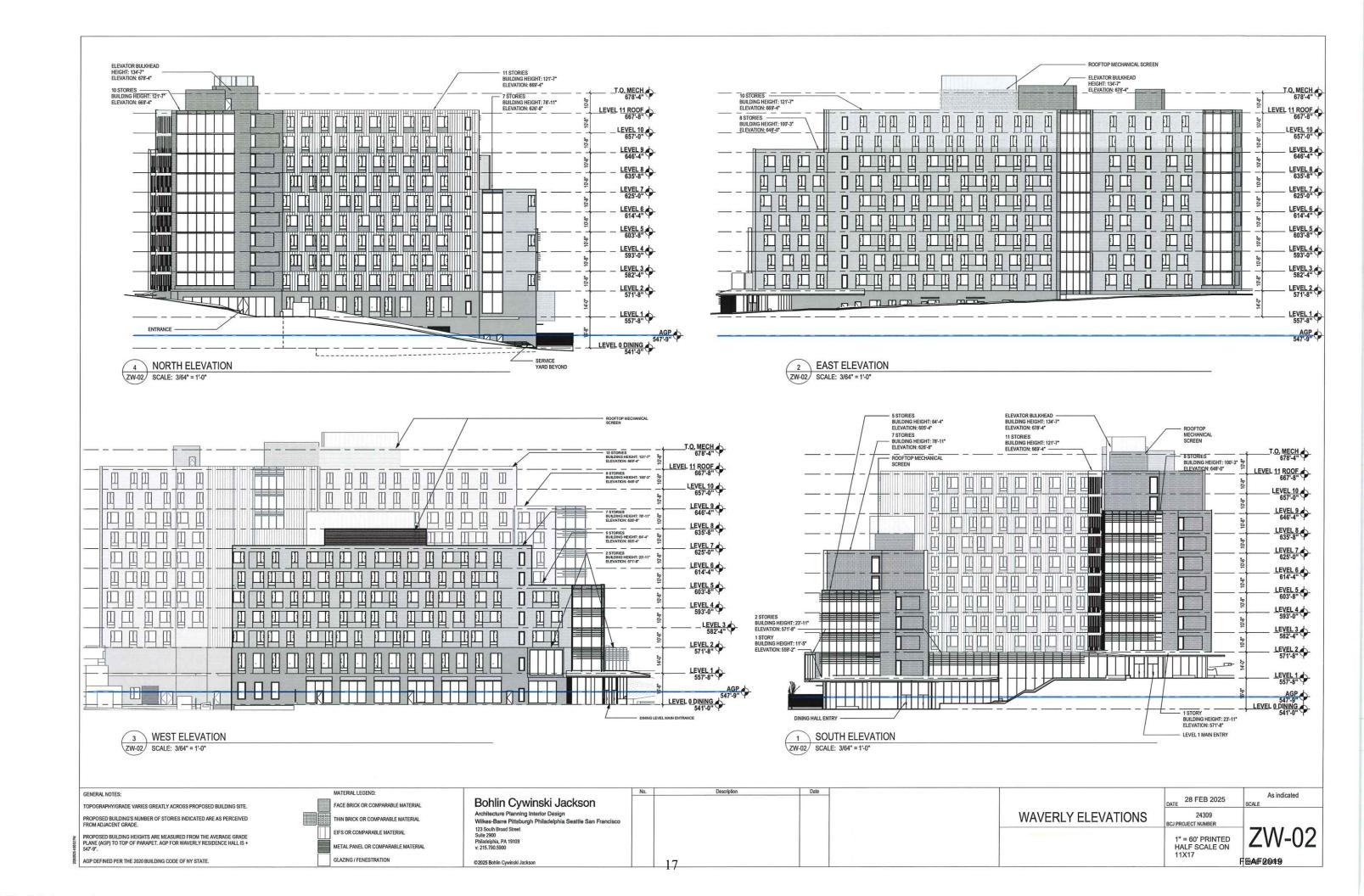
As indicated
SCALE

AS FEB 2025

PROJECT NUMBER

ZW-01

EBAFF 20159



# **Parcel History**

01/01/1900 - 03/20/2025 Tax Map #: 049.-12-04.0 Owners: Syracuse University

Zoning: I	PID
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Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/08/09	Project	Zoning (Converted)	Approved	Z-2523M1   PROJECT PLAN REVIEW MODIFICATION-PARKING LOT
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/17/12	Permit Application	Liability Waiver	Issued	PC-0395-12   Masonry Repair of Stone wall at Sidewalk location.
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/19/12	Permit	Liability Waiver	Open	PC-0395-12   Masonry Repair of Stone wall at Sidewalk location.   Expires 08/17/2012
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/30/12	Permit Application	Electric	Issued	07717   Electrical renovation for restaurants at Kimmel Dining Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/12	Permit Application	Sprinkler	Issued	07741
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/12	Inspection	Initial Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/01/12	Inspection	Fire Inspector Notification	<none></none>	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/03/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/07/12	Permit Application	Electric	Issued	07866   Low voltage work for renovations in Kimmel Hall Cafe
311 Waverly Ave (Kimmel Hall)	08/08/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/09/12	Permit Application	Sprinkler	Issued	07929   KIMMEL HALL
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/09/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/10/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/10/12	Inspection	Fire Inspector Notification	<none></none>	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/14/12	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/20/12	Inspection	Progress Inspection	In Progress	

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/22/12	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	08/22/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/23/12	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/23/12	Completed Permit	Electric	Certificate Issued	07717   Electrical renovation for restaurants at Kimmel Dining Hall   Certificate of Completion #07717
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/24/12	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/24/12	Completed Permit	Sprinkler	Certificate Issued	07741   Certificate of Completion #07741
311 Waverly Ave (Kimmel Hall)	08/27/12	Completed Permit	Sprinkler	Certificate Issued	07929   KIMMEL HALL   Certificate of Completion #07929
311 Waverly Ave (Kimmel Hall)	09/05/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/17/12	Permit Application	Sprinkler	Issued	08411
311 Waverly Ave (Kimmel Hall)	09/18/12	Inspection	Fire Inspector Notification	<none></none>	
311 Waverly Ave (Kimmel Hall)	09/19/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/19/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/21/12	Completed Permit	Sprinkler	Certificate Issued	08411   Certificate of Completion #08411
311 Waverly Ave (Kimmel Hall)	09/26/12	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	10/10/12	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	11/01/12	Completed Permit	Electric	Certificate Issued	07866   Low voltage work for renovations in Kimmel Hall Cafe   Certificate of Completion #07866
305 Waverly Ave (Marion Hall)	11/13/12	Permit Application	Electric	Issued	09136   New installation of Automatic Transfer Switch in Marion Hall
					Ted Woodruff
305 Waverly Ave (Marion Hall)	11/14/12	Inspection	Inspector Notification	In Progress	
305 Waverly Ave (Marion Hall)	11/28/12	Inspection	Progress Inspection	In Progress	

Address	Date	Transaction	Transaction Type	Status	Description
311 Waverly Ave (Kimmel Hall)	12/03/12	Permit Application	Electric	Issued	09137   New installation of an Automatic Transfer Switch at Kimmel Hall
					Ted Woodruff
311 Waverly Ave (Kimmel Hall)	12/04/12	Inspection	Inspector Notification	In Progress	
305 Waverly Ave (Marion Hall)	12/07/12	Inspection	Final Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	12/07/12	Inspection	Final Inspection	In Progress	
305 Waverly Ave (Marion Hall)	12/21/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	12/21/12	Inspection	Progress Inspection	In Progress	
305 Waverly Ave (Marion Hall)	01/04/13	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	01/04/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave (Marion Hall)	01/18/13	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	01/18/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave (Marion Hall)	01/22/13	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	01/22/13	Inspection	Final Inspection	Pass	
305 Waverly Ave (Marion Hall)	01/24/13	Completed Permit	Electric	Certificate Issued	09136   New installation of Automatic Transfer Switch in Marion Hall
					Ted Woodruff   Certificate of Completion #09136
311 Waverly Ave (Kimmel Hall)	01/24/13	Completed Permit	Electric	Certificate Issued	09137   New installation of an Automatic Transfer Switch at Kimmel Hall
					Ted Woodruff   Certificate of Completion #09137
311 Waverly Ave (Kimmel Hall)	06/10/13	Completed Complaint	Sprinkler System	Completed	2013-08236   broken sprinkler head in Rm 110. SU public safety and Fire Safety notified for repairs and restore.
311 Waverly Ave (Kimmel Hall)	06/10/13	Inspection	Complaint Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/12/13	Permit Application	Sprinkler	Issued	11470   Sprinkler for Kimmell Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/12/13	Completed Permit	Sprinkler	Certificate Issued	11470   Sprinkler for Kimmell Hall   Certificate of Completion #11470
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/17/13	Inspection	Inspector Notification	In Progress	

Address	Date	Transaction	<b>Transaction Type</b>	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/24/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/01/13	Inspection	Progress Inspection	Fail	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/09/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/16/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/23/13	Inspection	Progress Inspection	No Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/30/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/06/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/19/13	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	03/29/14	Completed Complaint	Sewer Dept/Special Reqst	Completed	2014-06521   ring in a cb referred to joe brandt
311 Waverly Ave (Kimmel Hall)	05/05/14	Permit Application	Fire Alarm	Issued	15114   Fire alarms for Kimmel Hall
311 Waverly Ave (Kimmel Hall)	06/02/14	Inspection	Fire Inspector Notification	Pass	
311 Waverly Ave (Kimmel Hall)	06/02/14	Inspection	Inspector Notification	Pass	
311 Waverly Ave (Kimmel Hall)	10/29/14	Permit Application	Sprinkler	Issued	17442   Sprinkler
311 Waverly Ave (Kimmel Hall)	10/29/14	Completed Permit	Sprinkler	Certificate Issued	17442   Sprinkler   Certificate of Completion #17442
311 Waverly Ave (Kimmel Hall)	11/05/14	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	11/12/14	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	11/19/14	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	11/26/14	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	04/16/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	04/30/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	05/15/15	Permit Application	Electric	Issued	19237   Electrical for1 light fixture,1 fan at Kimmel Hall
311 Waverly Ave (Kimmel Hall)	05/18/15	Inspection	Inspector Notification	In Progress	
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Address	Date	Transaction	Transaction Type	Status	Description
311 Waverly Ave (Kimmel Hall)	06/02/15	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	06/02/15	Inspection	Final Fire Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	06/03/15	Completed Permit	Fire Alarm	Certificate Issued	15114   Fire alarms for Kimmel Hall   Certificate of Completion #15114
311 Waverly Ave (Kimmel Hall)	06/15/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	07/02/15	Permit Application	Electric	Issued	19972   Extra Electrical Outlets in Dorm (H.B. #5213)
311 Waverly Ave (Kimmel Hall)	07/06/15	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	07/15/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/06/15	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	08/06/15	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	08/07/15	Completed Permit	Electric	Certificate Issued	19972   Extra Electrical Outlets in Dorm (H.B. #5213)   Certificate of Completion #19972
311 Waverly Ave (Kimmel Hall)	08/11/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/14/15	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	09/14/15	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	10/23/15	Completed Permit	Electric	Certificate Issued	19237   Electrical for1 light fixture,1 fan at Kimmel Hall   Certificate of Completion #19237
311 Waverly Ave (Kimmel Hall)	12/03/15	Project	Project Plan Review	Approved	Z-2789   Modify signage on Kimmel Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/16/15	Periodic Inspection	C of C	CC - Valid/Cert	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	02/16/16	Permit Application	Electric	Issued	22802   CCTV Marion Hall 1st Floor Laundry
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	02/17/16	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/04/16	Inspection	Final Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/05/16	Completed Permit	Electric	Certificate Issued	22802   CCTV Marion Hall 1st Floor Laundry   Certificate of Completion #22802
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/15/16	Periodic Inspection	Smoke Certification	SC - Issued	
311 Waverly Ave (Kimmel Hall)	08/30/16	Permit Application	Sprinkler	Issued	25170   Sprinkler for Kimmel Hall
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Address	Date	Transaction	Transaction Type	Status	Description
311 Waverly Ave (Kimmel Hall)	09/01/16	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	09/15/16	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/29/16	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	10/13/16	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	10/13/16	Completed Permit	Sprinkler	Certificate Issued	25170   Sprinkler for Kimmel Hall   Certificate of Completion #25170
311 Waverly Ave (Kimmel Hall)	10/26/16	Permit Application	Electric	Issued	25787   Kimmel Hall: Basement; Power Over Ethernet for CCTV Security Cameras.
311 Waverly Ave (Kimmel Hall)	10/27/16	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	12/21/16	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	02/02/17	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	02/02/17	Completed Permit	Electric	Certificate Issued	25787   Kimmel Hall: Basement; Power Over Ethernet for CCTV Security Cameras.   Certificate of Completion #25787
311 Waverly Ave (Kimmel Hall)	02/23/18	Permit Application	Sprinkler	Issued	31490   Sprinkler for Kimmel Dining Hall
311 Waverly Ave (Kimmel Hall)	03/06/18	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	03/19/18	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	04/02/18	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	04/12/18	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	04/12/18	Completed Permit	Sprinkler	Certificate Issued	31490   Sprinkler for Kimmel Dining Hall   Certificate of Completion #31490
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	02/21/19	Permit Application	Sign	Issued	36989   Sign
311 Waverly Ave (Kimmel Hall)	04/09/19	Permit Application	Sprinkler	Issued	37429   Sprinkler for Kimmel Hall
311 Waverly Ave (Kimmel Hall)	04/10/19	Inspection	Fire Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	04/15/19	Inspection	Plan Review Notification	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/10/19	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/22/19	Permit Application	Electric	Issued	38721   Electrical for Kimmel Dining Hall

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/24/19	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/19	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/08/19	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/21/19	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/23/19	Completed Permit	Electric	Certificate Issued	38721   Electrical for Kimmel Dining Hall   Certificate of Completion #38721
305 Waverly Ave (Marion Hall)	09/04/19	Permit Application	Sprinkler	Issued	39250   Sprinkler for Marion Hall
305 Waverly Ave (Marion Hall)	09/05/19	Inspection	Inspector Notification	In Progress	
305 Waverly Ave (Marion Hall)	09/24/19	Inspection	Sprinkler Inspection	Pass	
305 Waverly Ave (Marion Hall)	09/24/19	Completed Permit	Sprinkler	Certificate Issued	39250   Sprinkler for Marion Hall   Certificate of Completion #39250
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	10/31/19	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/23/19	Inspection	Final Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/27/19	Completed Permit	Sign	Certificate Issued	36989   Sign   Certificate of Completion #36989
311 Waverly Ave (Kimmel Hall)	04/02/20	Inspection	Sprinkler Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	04/02/20	Completed Permit	Sprinkler	Certificate Issued	37429   Sprinkler for Kimmel Hall   Certificate of Completion #37429
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/11/20	Permit Application	Electric	Issued	41737   Electric: Marion Hall
311 Waverly Ave (Kimmel Hall)	06/11/20	Permit Application	Electric	Issued	41738   Electric: Kimmel Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/12/20	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	06/12/20	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	07/15/20	Inspection	Inspector Notification	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/04/20	Inspection	Inspector Notification	Pass	

### **Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)			Certificate Issued	41737   Electric: Marion Hall   Certificate of Completion #41737	
311 Waverly Ave (Kimmel Hall) 08/17/20		Completed Permit	Electric	Certificate Issued	41738   Electric: Kimmel Hall   Certificate of Completion #41738
305 Waverly Ave (Marion Hall)	11/15/20	Completed Complaint	Sewer Dept/Special Reqst	Completed	2020-26633   DROPPED HIS KEYS IN THE CATH BASIN
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)			43971   Sprinkler Kimmel Hall		
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/22/21	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	11/30/21	Inspection	Sprinkler Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/02/21	Completed Permit	Sprinkler	Certificate Issued	43971   Sprinkler Kimmel Hall   Certificate of Completion #43971
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/16/24	Project	Minor Site Plan Review	Approved	MiSPR-24-99   Demolition of Marion Hall and Kimmel Hall. No future plans provided.
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	03/11/25	Project	Project Plan Review	Active	Z-2887   Construct a new dormitory on the property. The existing Kimmel and Marion Hall were approved to be demolished per MiSPR-24-99.
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	03/11/25	Project	Resubdivision	Active	R-25-06   Resubdivision to spilt one lot( 305 Waverly Ave) into two new lots New lot 4A: 19,776 SF (0.454 Acres); New Lot 4B: 87,167 SF (2.011 Acres) Syracuse Univeristy is proposing to construct a ±719-bed residence hall, including associated amenities, in a1-11 story building located on the New lot 4B.



# OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

To: Syracuse University

From: Haohui Pan, Zoning Planner

Date: 4/10/2025 8:30:35 AM

Re: Resubdivision R-25-06

305 Waverly Ave & Walnut Ave Marion and Kimmel Hall, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	03/21/2025	Zhitong Wu	No concern. Pending on CPC's decision.
Eng. Mapping - Zoning	Approved	03/21/2025	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements.  City Plat# 162
Finance - Zoning	Internal Review Complete	03/13/2025	Veronica Voss	305 Waverly Ave is current, due for April CO & CS.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	03/17/2025	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W.  A Stormwater Pollution Prevention Plan (SWPPP) is required for review.
Eng Sewers- Zoning	Internal Review Complete	03/17/2025	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.
Eng. Design & Cons Zoning	Conditionally Approved	03/17/2025	Romeo Kpolo	Future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	03/13/2025		



# OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

To: Syracuse University

From: Zhitong Wu, Zoning Planner

Date: 4/10/2025 8:23:57 AM

Re: Project Plan Review Z-2887

305 Waverly Ave & Walnut Ave Marion and Kimmel Hall, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW Sewers - Zoning	Internal Review Complete	03/14/2025	Vinny Esposito	Site and building plans with a full SWPPP will be required. Storm water run-off can not adversely impact the adjoining property or the City ROW. Existing sewer lateral must be cut and capped at the curb line. New lateral must be constructed to the main sewer.
Eng. Design & Cons Zoning	Conditionally Approved	04/09/2025	Mirza Malkoc	<ul> <li>All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>Stormwater Access &amp; Maintenance Agreements shall be submitted for review.</li> <li>Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.</li> <li>Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>

- Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
  All installation & restoration work to be done to City of Syracuse specifications & details.

				of Syracuse specifications & details.
Eng. Mapping - Zoning	Approved	03/21/2025	Ray Wills	Work should have no impact on Mapping Division assets as designed. The Office of the City Engineer reserves the right to install ROW monumentation on intersecting lines of ROW at its discretion.
DPW Traffic Control- Zoning	Conditionally Approved	03/19/2025	Charles Gafrancesco	3.19.25 Conditionally Approved.  - Contractor shall submit MUTCD compliant work zone traffic plan (WZTP) during permit process if the nature of this sitework is to affect pedestrian or vehicular traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local laws.
Planning Commission	Pending	03/11/2025		
Zoning Planner	On Hold	03/20/2025	Zhitong Wu	Proposed land use and site layout conforms to District Plan Z-2396 and zoning code. Hold pending CPC decision.
DPW - Transportation Planner	Conditionally Approved	03/31/2025	Neil Milcarek- Burke	Updated plans required.  Cross posted with associated Z-2888
				Waverly Avenue streetscape requires remediation as part of this project.  The FEAF notes the project as producing little to no new vehicle travel while correctly anticipating increased pedestrian flows. The existing narrow sidewalk will need to be improved and expanded through this project, to reflect the increased development intensity along Waverly Avenue, which is the likely travel path of the increased pedestrian flows. The associated hardscape snow storage area between the sidewalk and curb is in poor condition and may present trip hazards due to steepness, sinking pavers and other factors. DPW will review whether a full TIS is required and update the project team.  Fire lanes may not be combined with any additional uses and must include either gate control with locks and associated knox box, or mountable curb with no drop or flush curb/apron.  Secure interior bike parking is to be provided in readily accessible areas, such as bike storage rooms, that do not require stairs or traversing motor vehicle drive isles. Interior parking is a longer-term supplement to the short-term exterior bike parking options that should utilize individual staple-style racks (no wave racks) in conspicuous and well-lit areas near main entrances. Sidewalks are required across all driveways. Driveways to utilizes NYSDOT Type 3 opening, sidewalk shall not dip or require transition, apron to make up any grade change.



### 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

R-25-07	Staff Report – April 15, 2025				
Application Type:	Resubdivision				
Project Address:	501 Comstock Avenue, rear (Tax Parcel Number 04601-03.0) and 516 Comstock Avenue (Tax Parcel Number 04601-02.0)				
Summary of Proposed Action:	Syracuse University is proposing to resubdivide the existing 501 Comstock Avenue, rear and the 516 Ostrom Avenue & Waverly Avenue parcel into 2 new parcels by modifying the property line. New Lot 1B would continue to be Booth Hall, reduced to $(42,253 \text{ SF}) \pm 0.97$ -acres. New Lot 1A would be the site of the proposed new residence hall: $(67,954 \text{ SF})$ , $\pm 1.55$ -acres.				
Summary of Changes:	On 3/24/2025 CPC meeting, the Board has voted to issue a negative declaration on the combined SEQR review for the Waverly Residence Hall (Z-2887 & R-25-06) and Comstock Residence Hall (Z-2888 & R-25-07).				
Owner/Applicant	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)				
Existing Zone District:	Planned Institutional District – PID Zone District				
Surrounding Zone Districts:	The neighboring properties to the north, south, east and west are located in the Planned Institutional, PID Zone District.				
Companion Application(s)	Project Plan Review for Construction of a $\pm 582$ -bed (1-10 story) dormitory, located at proposed Lot 1A.				
Scope of Work:	Lot line adjustment between existing Tax Parcel ID 04601-03.0 and 04601-02.0 into 2 lots: New Lot 1A would front on 501 Comstock Avenue, Waverly Avenue and Marshall Street. New Lot 1B would front on 516 Ostrom Avenue, Waverly Avenue, and Marshall Street.				
Staff Analysis:	<ul> <li>Factors:         <ul> <li>The property is owned by Syracuse University.</li> <li>New Lot 1A is currently a 4-level parking garage. It is the site of a proposed 1-10 story new residence hall.</li> <li>New Lot 1B is the site of Booth Hall.</li> <li>According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for New 1A will be 501 Comstock Avenue; New Lot 1B will be 505 Comstock Avenue.</li> <li>Staff recommend approving the subject project.</li> </ul> </li> <li>Recommended conditions if approved:         <ul> <li>Applicant shall successfully file the resubdivision map of R-25-07 in the Onondaga County Clerk's office within 62 days of resubdivision approval.</li> </ul> </li> </ul>				
Zoning Procedural History:	MiSPR-25-17   Minor Site Plan Review to demolish the parking garage name "Comstock Ave. Parking Garage", approved on 12/16/2024.  V-65-25   Use Variance to establish a parking garage for nearby Syracuse University dormitories, approved on 9/16/1965.				

Summary of Zoning History:	The parking garage was constructed in 1970. A demolition permit was sought in January 2025 and obtained in March 2025 (Demo-2025-17) after the Minor site plan review (MiSPR-25-17) was approved in February 2025.			
Code Enforcement History:	See attached code enforcement history.			
Zoning Violations:	The proposed lots have no zoning violations.			
	Existing property characteristics The subject property at 501 Comstock Avenue and Waverly Avenue is a regularly shaped parcel with a current lot size of .67 acres. It has $\pm$ 225 feet of frontage on Comstock Avenue, $\pm$ 131 feet of frontage on Marshall Street. It contains an existing parking garage fronting on Comstock Avenue and Marshall Street. It also includes a portion of 516 Ostrom Avenue and Waverly Avenue (Tax Parcel Number 04601-02.0). That existing lot has a current lot size of $\pm$ 2.52 acres. It has $\pm$ 330 feet of frontage on Comstock Avenue, $\pm$ 221 of frontage on Marshall Street, $\pm$ 270 feet of frontage on Ostrom Avenue and $\pm$ 361 feet of frontage on Waverly Avenue.			
Property Characteristics:	<ol> <li>Proposed property characteristics</li> <li>The 2-lot subject property is proposed to be resubdivided into 2 lots:         <ol> <li>New Lot 1A will be the project site. It would be irregularly shaped and have a lot size of ± 1.55 acres. The dimensions will generally be as follows: ± 330 ft along Comstock Ave, ± 224 ft along Waverly Avenue, ± 330 ft along the eastern boundary of new Lot 1A and ± 181 ft along Marshall Street.</li> </ol> </li> <li>Lot 1B would be the Booth Hall property. It would be irregularly shaped and have a lot size of ± .97 acres. The dimensions will be as follows: ± 361 ft along Waverly Avenue, ± 271 ft along Ostrom Avenue, ± 140 ft along northern boundary of New Lot 1B, ± 70 ft along the western boundary of new lot 1B (Tax Parcel Number 04601-01) and ± 39 feet along Marshall Street.</li> </ol>			
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action			
Onondaga County Planning Board Referral:	The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.			

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

- Resubdivision and Project Plan Review applications
- Full Environmental Assessment Form Part 1 and proposed Part 2 Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 1A and 1B of City Block 550, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20"; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64"=1'0"; Dated February 28, 2025

#### **Context Maps:**



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

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



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

#### 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\*\*

Offic	e Use	Filing Date:	Case:	Z	oning District:		
RE(	QUES	TED (Check ap	plicable and provid	e the subdivision name,	existing and prop	posed number of lots, a	and total area.)
			<b>Subdivision N</b>	lame		<b>Number of Lots</b>	<b>Total Area</b>
	Resu	bdivsion:					
	Lot A	Alteration:	Comstock Re	esidence Hall		2	+/-2.52 acres
		-					(+/-1.55;+/-0.97)
TAX	X ASS	SESSMENT A	DDRESS(ES)	TAX MAP ID(S)	<u>OW</u>	VNER(S)	<b>DATE</b>
		_	_	(00000-00.0)	_		<u>ACQUIRED</u>
1)		Comstock Ave		04601-03.0	Syracuse L		unknown
2)	516 (	Ostrom Ave. 8	& Waverly Ave	04601-02.0	Syracuse L	Iniversity	unknown
3)							
4)							
As lis	sted in	the Department of	<sup>c</sup> Assessment proper	ty tax records at <u>http://s</u>	yrgov.net/Assessi	<u>ment.aspx</u> - 315-448-8.	280.
				(ON(S) (List any relate	ed City Zoning ap	oplications, if applicab	le, e.g.,
		-	t, Project Site Revie	w, etc.)		2)	
1)	Proje	ct Plan Revie	<u>w</u> 2)			3)	
DD (		m concept	CONTON				
PR(	<u>JJEC</u>	T CONSTRU	<u>CTION</u> (Check a	ll that apply and briefly	describe, as appl	licable.)	
	Demo	olition (full and	partial):				
		Construction:	·	nstock Residence	Hall (see foo	tnote below)	
		e (Exterior) Al			(00000		
_		Changes:					
		<u></u>					
PR(	<b>OJEC</b>	T INFORMA	TION (Briefly des	scribe, as applicable.)			
Proi	ect Na	ame:	Co	mstock Residence	· Hall		
		and Use(s):		cant - see footnote			
		Land Use(s):		iversity Residence			
		of Dwelling Un			, i idii		
		Hours of Operation	<del></del>				
		of Onsite Parkir		<u> </u>			
Null	iibei o	of Offsite Farkii	ig Spaces: 0				
<b>DD</b> (			TON.				
				rief description of the pr			
	•			hibit C-A2 to Proje	ct Application	n Package and p	roposed
Res	subdiv	vision Map att	ached as Exhil	oit C-B1.			
-							
-							

FOOTNOTE: The existing vacant Comstock Parking Garage has received demolition approval. For purposes of this submittal, we have assumed demolition is complete.

#### PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<a href="http://syrgov.net/Assessment.aspx">http://syrgov.net/Assessment.aspx</a> - 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.

Syracuse University, by Jennifer C. Bybee, Assistant Director for Campus Planning

First Name	Last Name	Title	Compai	ny	
1320 Jamesvil	le Avenue	Syracuse	NY <sup>2</sup>	13210	Phone: see email below
Street Address	Apt / Suite / Other	City	St	Zip	Email: jchampa@syr.edu
* Signature: 🛭 🥎	muter c. Bysee		Date:	March 1	11, 2025
First Name	Last Name	Title	Сотра	ny	
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		
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# Resubdivision / Lot Alteration / Three Mile Limit APPLICATION PROCEDURES

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at https://www.syr.gov/Boards-and-Commissions/CPC.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, Engineering, Water for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and <a href="http://www.syrgov.net/Planning Commission.aspx">http://www.syrgov.net/Planning Commission.aspx</a>.

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.

# MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

# Resubdivision / Lot Alteration Application INSTRUCTIONS AND REQUIRED SUBMITTALS

#### Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in <u>HARD COPY, SINGLE-SIDE</u> and <u>NOT BOUND</u>, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

#### Please submit ONE (1) COPY 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 by preparer..
- **✓ APPLICATION FEE** \$0.

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, and a PDF File to hpan@syr.gov of the following:

- **RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011 No larger than 36"x 44"
  - The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ DanielSmith@ongov.net)
  - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
  - Tract name (cannot be Farm Lot or Military Lot)
  - Farm/Military Lot and/or block numbers
  - Municipality, Scale, Date, North arrow
  - Certificate of Licensed Land Surveyor: "We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor."
  - Each new lot will have a definite designation number or letter per the new map.
  - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
  - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
  - Each line or curve of all new or amended lots must clearly show all necessary geometry.
  - Shorelines will have a tie line with geometry for closure.
  - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
  - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

AS BUILT PROPERTY SURVEY(S) of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the

Resubdivision or Lot Alteration Map (signed and stamped by a licensed surveyor).

**SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

- 1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
- 2. **demolitions** and **post demolition** conditions
- 3. structures, facilities, utilities and drainage
- 4. parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- 5. **loading** dock and delivery areas
- 6. **dumpsters** and/or trash receptacles
- 7. **landscaping** including type, height, and number of plantings
- 8. **screening/fencing** including type and height for parking, dumpsters, and site
- 9. **lighting** including structure heights and luminaries wattage
- 10. ground signs
- 11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings

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12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

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## **Resubdivision / Lot Alteration MAP FILING PROCEDURES**

Within 62 days (	of City Planning Commission approval, the APPLICANT must get the Resubdivision
/ Lot Alteration Map SIGNED	by five endorsers, <b>FILE</b> the map, together with the Syracuse-Onondaga County
Planning Agency LETTER OF	COMPLIANCE, with the ONONDAGA COUNTY CLERK, and then REPORT the
ONONDAGA COUNTY CLER	<b>EX FILING DATE</b> and <b>NUMBER</b> to the Zoning Office, as follows.

#### OBTAIN PRINTED MAPS FROM THE SURVEYOR

SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

#### **OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)**

1. City Planning Commission / Syracuse Zoning Office – 315-448-8640

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

Contact the Syracuse Zoning Office to make an appointment.

- Bring the six PAPER MAPS to the appointment.
- The Zoning Office reviews and signs the FILING MAP if everything is in order.
- At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that MUST BE FILED WITH THE ONONDAGA COUNTY CLERK. Keep this letter in a safe place.
- 2. Onondaga County Bureau of Public Health Engineering (sewer and water) 315-435-6600 Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202

Contact the Onondaga County Division of Health to make an appointment.

- Bring the FILING MAP to the appointment.
- Public Health reviews and signs the FILING MAP if everything is in order.
- The signed FILING MAP will be returned to the applicant at the same appointment.

#### **Syracuse City Hall**

233 East Washington St, Syracuse, NY 13202

- 3. Department of Assessment (ownership, boundaries, street access) 315-448-8280 Room 130
  - No appointment necessary.
  - Leave the FILING MAP together with your CONTACT INFORMATION.
  - Assessment reviews and signs the FILING MAP if everything is in order.
  - Assessment forwards the signed FILING MAP to the Department of Finance.
- 4. Department of Finance (unpaid taxes and fees) 315-448-8424 Room 128
  - Finance receives the FILING MAP.
  - Finance reviews and then signs the FILING MAP if everything is in order.
  - Finance forwards the FILING MAP to Engineering.
- 5. Department of Engineering (bearings, utilities, easements, etc.) 315-448-8424 Room 401
  - Engineering receives the FILING MAP.
  - Engineering reviews and signs the FILING MAP if everything is in order.
  - Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.

#### FILE RESUBDIVISION / LOT ALTERATION MAP

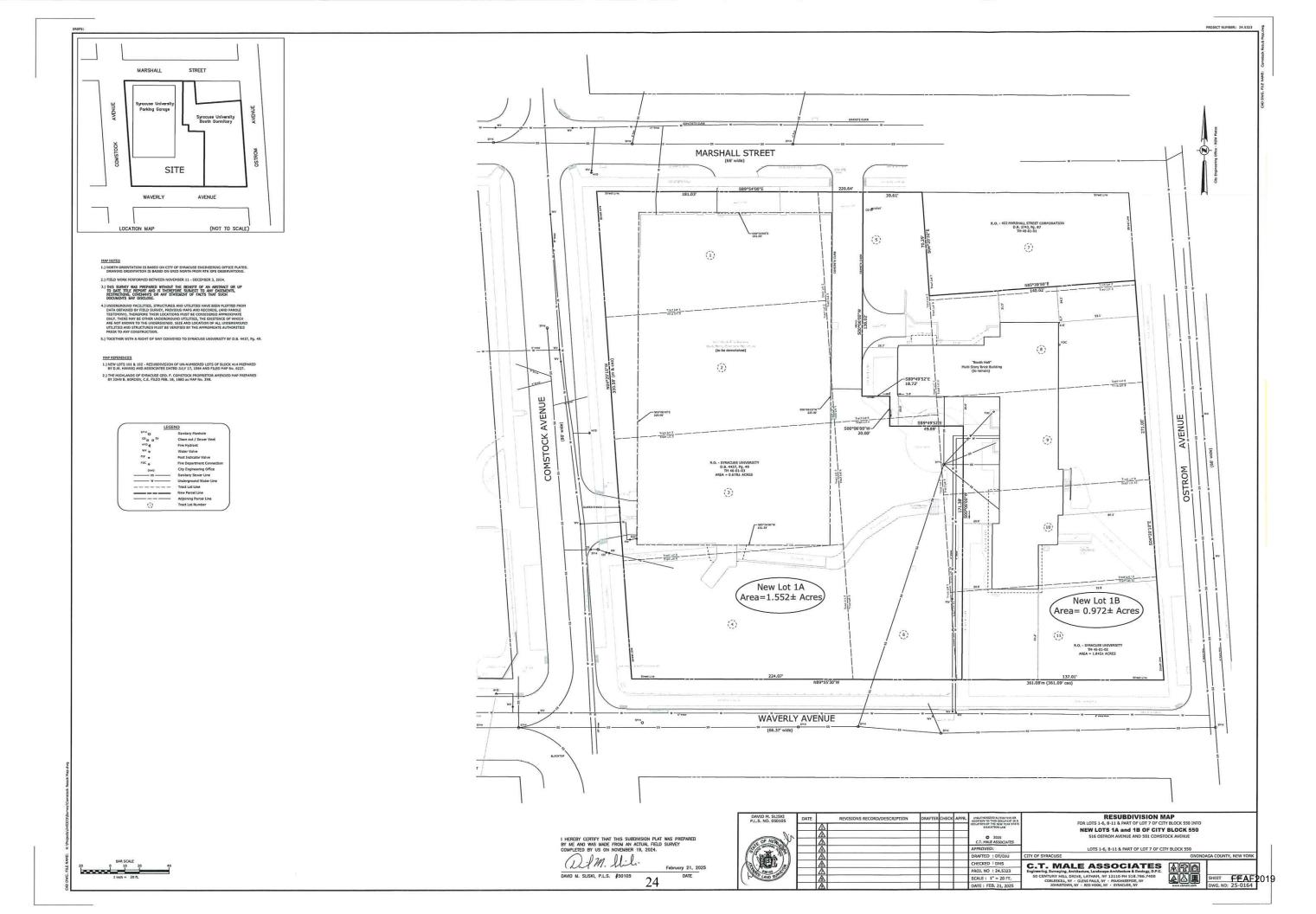
1. Onondaga County Clerk (resubdivision filing) – 315-435-2226

Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202

- The signed **FILING MAP** together with the **LETTER OF COMPLIANCE provided by the Zoning Office** must be FILED with the ONONDAGA COUNTY CLERK (\$10.00 fee).
- The Clerk will provide a FILING DATE ( ) and NUMBER ( )
- 2. City Planning Commission / Syracuse Zoning Office 315-448-8640 / Zoning@syrgov.net Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
  - Call or email the Syracuse Zoning Office and provide the ONONDAGA COUNTY CLERK FILING DATE and NUMBER.
  - The Zoning Office will forward one of the six PAPER MAPS, together with the FILING DATE and NUMBER, to each endorser for their records.

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# **Booth Hall (Lot 1B in Resub Plan)**

### **Project Compliance with Table 2.15 Development Standards**

<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	≥25 feet (Ostrom Ave)	≥25 feet (Ostrom Ave)
	≥10 feet (Waverly Ave & Marshall St)	≥10 feet (Waverly Ave & Marshall St)
Side Setback	None	≥60 feet 10 inches
Rear Setback	None	≥5 feet
Maximum Building Height	None	≤104 feet 8 inches
Minimum Lot Width	None	≥39 feet 6 inches
Minimum Lot Area	n/a – already zoning PID	±0.972 acres
Maximum Impervious Coverage	90%	±35%
Off-Street Loading	None	1
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Meets standard.
Off-Street Parking	±29 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site  29 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.



### 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

Z-2888	Staff Report – April 15, 2025			
Application Type:	Project Plan Review			
Project Address:	501 Comstock Avenue (Tax ID: to be determined)			
Summary of Proposed Action:	Syracuse University proposes to construct a 10-story dormitory for Syracuse University students containing about 194 dwelling units (582 beds) and associated amenities.			
Summary of Changes:	On 3/24/2025 CPC meeting, the Board has voted to issue a negative declaration on the combined SEQR review for the Waverly Residence Hall (Z-2887 & R-25-06) and Comstock Residence Hall (Z-2888 & R-25-07).			
Owner/Applicant	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)			
Existing Zone District:	Planned Institutional District (PID) Zone District			
Surrounding Zone Districts:	The neighboring properties to the north, south, west, and east are located in the Planned Institutional, PID Zone District.			
Companion Application(s)	R-25-07 Resubdivision to resubdivide 2 lots into 2 new lots.			
Scope of Work:	The scope of work includes: (1) Site grading and foundation excavation to prepare the site for construction; (2) construction of a 1-to-10-story dormitory with approximately 194 dwelling units (582 beds), featuring associated amenities, designed with a stepped-down profile from north to south; (3) improvement of the site including bicycle parking, trash/recycling area and a loading area.			
Staff Analysis:	Factors:  The existing 4-level Comstock Avenue parking garage is being demolished. The Office of Zoning Administration has approved the demolition.  The proposed dormitory use for student housing and site layout conforms to the allowed land uses and setback standards set by the District Plan Z-2396 of Syracuse University PID sub-district 7.  The project will convert 0.29 acres of the subject property (1.55 acres in total after resubdivision) from meadows and grasslands into impervious surfaces. A subsurface stormwater pipe detention system will be installed to address increased stormwater runoff caused by the project.  The project will excavate most of the site to varying depths due to hilly topography. The average depth to the water table is greater than 6 feet and to bedrock is greater than 10 feet, while the maximum depth of the proposed site excavation is 40 feet.  National Grid, the Syracuse Water Department, and the Onondaga County Department of Water Environment Protection (WEP) have confirmed that the electric, water, and sewer services have sufficient capacity to accommodate the project.  The surrounding properties are other Syracuse University-owned residence halls located north, south and east of the site and parking garages.  There will be potential noise concerns because construction will last around 26 months and heavy construction machinery, and diesel generators will be used			

during construction. Per the applicant, contractors will be obligated to comply with the City of Syracuse Noise Ordinance. The project will not provide any on-site parking spaces. Per the applicant, the university maintains sufficient off-street parking on and around the University campus. There are several parking lots and garages located within 1,000 feet from the project site. Per the applicant, Syracuse University practices currently require that second-year students park at the South Campus. Syracuse University will provide a comprehensive transportation system to accommodate commute needs. The proposed structure will be 1-to-10-story in height. The proposed dormitory building will be a stepped-down design considering the story of adjacent existing structures. The 10-story portion of the proposed dormitory matches the 9-story Booth Hall to the east, and the south portions of the proposed dormitory steps down to match the 9-story Ernie Davis Hall and Dellplain Hall to the south. After the resubdivision, the project site is not located on a historic property but is located adjacent to the Booth Hall (NR Eligible), Dellplain Hall (NR Eligible), Watson Hall (NR Eligible), and Haven Hall (NR Eligible). The applicant retained a third-party consultant/architect to assess the project impacts on the aboveidentified historic structures and areas. The study concluded that the project is consistent with and will not detract from any defining historic features. Staff recommend approving the subject project. **Recommended conditions if approved:** The Owner/Applicant shall comply with the general conditions for approval on Project Plan Review application (see the attached sheet "General Conditions for Project Plan Approval"). The Owner/Applicant shall address all current concerns from City departments and address any concerns the City departments may have before obtaining the building permit. 9/14/1965 | V-65-25 | Variance to construct an off-street parking garage structure | Approved **Zoning Procedural** 1/28/1991 | Z-2396 | Establish District Plan for Syracuse University Subdistrict 7 History: and 8 | Approved 2/18/2025 | MiSPR-25-17 | Demolition of Comstock Avenue Parking Garage | Approved The parking garage was constructed in 1970 and has been used by Syracuse University Summary of **Zoning** from 2000 until 2024. A demolition permit was sought in January 2025 and obtained in History: March 2025 (Demo-2025-17). Minor site plan review (MiSPR-25-17) was approved in February 2025. Code Enforcement See attached code enforcement history. History: Existing property characteristics The subject property at 501 Comstock Avenue Rear is a regularly shaped parcel with a lot size of 29,550 SF (0.67 acres). The lot is landlocked by the property situated at 516 Ostrom **Property** Ave & Waverly Ave. The northern and southern property lines are 131.33 ft in length, and Characteristics: the western and eastern property lines are 225.00 ft in length. It contains an existing parking garage that can be accessed from Comstock Avenue and Marshall Street

**Proposed property characteristics** 

The subject property and the property situated at 516 Ostrom Ave & Waverly Ave is proposed to be resubdivided into 2 new lots:

- 1. New Lot 1A will be the project site. It would be irregularly shaped and have a lot size of 1.552 acres. The dimensions will generally be as follows: 330.58 ft along Comstock Avenue, 224.07 ft along Waverly Avenue, 398.01 ft along the eastern boundary of new Lot 1A and 181.03 ft along Marshall Street.
- 2. Lot 1B will be the Booth Hall property. It would be irregularly shaped and have a lot size of 0.972 acres. The dimensions will be as follows: 137.01 ft along Waverly Avenue, 271.00 ft along Ostrom Avenue, 249.92 ft along the northern boundary of New Lot 1B, 398.01 ft along the western boundary of new lot 1B.

#### SEQR Determination:

Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action

Onondaga County Planning Board Referral:

The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.

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

- Project Plan Review and Resubdivision applications.
- Full Environmental Assessment Form Part 1 and proposed Part 2 Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 1A and 1B of City Block 550, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20'; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64"=1'0"; Dated February 28, 2025

#### **Attachments:**

- Project Plan Review Application
- Code Enforcement History
- IPS Comments from City Departments

#### **Context Maps:**



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

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



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



#### **Project Plan Review Application**

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

For Office Use Only
Zoning District:
Application Number: Z
Date:

#### **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.

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sed: University Residence Hall
sed: <b>N</b> /A
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district 7
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# Syracuse Nor York

#### **Project Plan Review Application**

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

Email: zoning@syrgov.net

...

#### **Owner/Owner's Agent Certification**

application.	ew give my endorsement of this
<b>Print owner's name</b> : Syracuse University - by Jennifer C. Bybee, Assistant Di	rector for Campus Planning
Signature: Jungo C. Bysee	Date: March 11, 2025
Mailing address:	
Print authorized agent's name:	Date:
Signature:	
Mailing address:	
The names, addresses, and signatures of all owners of the property are re-	quired. 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 Co	ommission, please attach an
executed power of attorney. Faxed or photocopied signatures will not b	e accepted.

#### **Required Submittal Sheet**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate 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. Plans do not need to be stamped by a licensed professional unless noted below:

- 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)** (for external work) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

5

- 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

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#### **Project Plan Review Application**

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

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

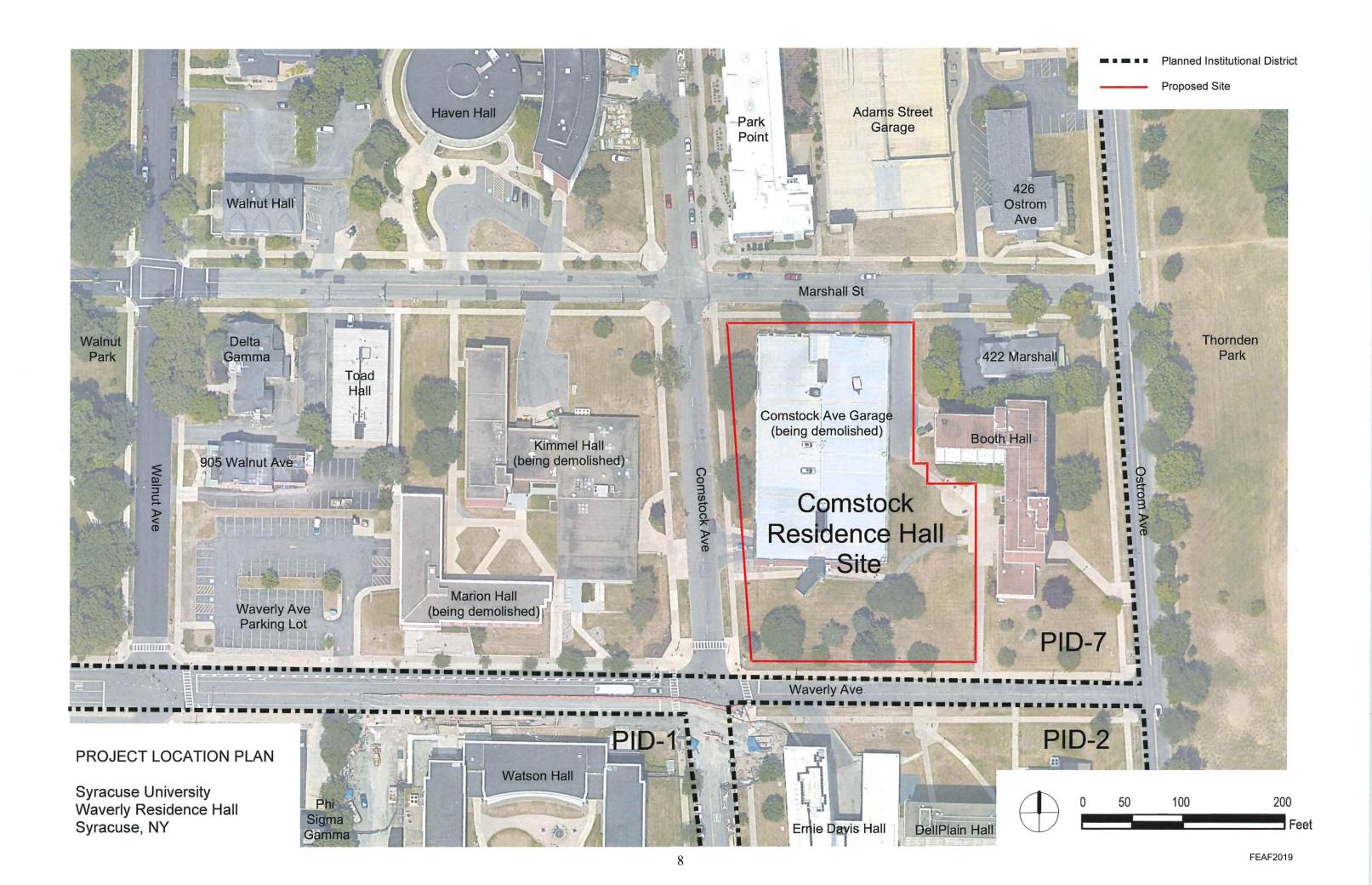
- · Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- · Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- ☑ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- \* 

  EXTERIOR SIGNAGE DRAWINGS showing all of the following:
  - Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

6

FEAF2019

<sup>\*</sup> To be submitted for review and approval at a later date.





Syracuse University Waverly/Comstock Combined Aerial View Syracuse, NY

 $\underline{\text{NOTE 1:}}$  AREA OF EXISTING MARION HALL AS INDICATED IN HATCHED REGION TO BE REPLACED WITH SITE LANDSCAPE AND HARDSCAPE.

 $\underline{\mathsf{NOTE}\ 2:}\ \mathsf{HEIGHT}\ \mathsf{LISTED}\ \mathsf{PER}\ \mathsf{PROPOSED}\ \mathsf{BUILDING}\ \mathsf{ARE}\ \mathsf{AT}$  THE HIGHEST POINT.

GENERAL NOTES: -TOPOGRAPHY / GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITES. PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

-PROPOSED BUILDING HEIGHTS ARE MEASURED FROM AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR  $\sqrt{W}$ AVERLY RESIDENCE HALL IS +547'-9". AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

-AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE

Proposed Site

FEAF2019 February 2025

#### **EXHIBIT C-A2**

#### PROJECT NARRATIVE

#### Project Description:

Syracuse University ("SU") is proposing to construct a ±582-bed residence hall, including associated amenities, in a 1-10 story building located generally north of Waverly Avenue, west of Ostrom Avenue/Booth Hall, south of Marshall Street and east of Comstock Avenue ("Project").

No increase in student enrollment is being proposed. The Project is the next step in SU's long-range effort to relocate undergraduate students from South Campus housing to the Main Campus. Additionally, the Project would also be available to provide swing space as needed for SU students in the future.

The Project site is  $\pm 1.55$  acres of land ("Site"). The primary pedestrian access point to the Project will be at the northeast corner of Comstock and Waverly Avenue. Loading facilities will be provided at Marshall Street.

The Project replaces the SU-owned Comstock Parking Garage. The Project will be 1-10 stories in height and have frontage on each of Comstock Avenue, Marshall Street and Waverly Avenue.

The Project site plan is attached as Exhibit C-A3. The Project is generally shaped like an "h" with the bottom of the "h" facing Waverly Avenue. The Project has multiple levels, creating a stepped-down appearance. It is 8-10 stories along the western side facing Comstock Avenue. It is 6-8 stories along the eastern side facing the 9-story Booth Hall/Ostrom Avenue. It is also 1-8 stories along the southern side facing Waverly Avenue.

The overall design features two prominent north-south wings connected by a shorter east-west wing. The main entrance is located along Waverly Avenue with pedestrian plaza at each entry point.

The massing steps down to the east to preserve views to and from Booth Hall.

The building materials, scale and overall aesthetics of the Project are complementary with the surrounding SU residential halls context, including the 9-story Ernie Davis and Dell Plain Halls to the south, the 9-story Booth Hall to the east, and the 11-story Haven Hall and 5-story Park Point residential community building to the north.

The ground level exterior is primarily brick, with areas of glazing. On the upper floors, materials are proposed to consist of brick and a combination of metal panels and rainscreen consistent with the adjacent existing buildings along Comstock Avenue.

#### Zoning Considerations:

The Project is located in the Planned Institutional District - Syracuse University Main Campus, Subdistrict 7 (PID-7). Pursuant to ReZone Syracuse, the PID-7 District Plan adopted in

1991 continues in effect, EXCEPT THAT the development standards set forth in Table 2.15 of ReZone Syracuse apply. See ReZone Syracuse §2.15(B)(3).

The PID-7 District Plan identifies the site to be used for "University Housing". Such use includes the accessory uses and amenities typical of a University-owned residence hall, including student gathering and meeting spaces, food service facilities, a cafe, an on-site convenience store, and/or the like. Such accessory uses are permitted as set forth in Rezone Syracuse §2.15(B). The Project is a permitted use at the Site.

Below is a table demonstrating compliance with Table 2.15 development standards. See also Exhibit C-A3.

Project Compliance with Table 2.15 Development Standards					
<u>Standard</u>	<u>Required</u>	<u>Provided</u>			
Front Setback	≥5 feet (Comstock Ave)	≥5 feet (Comstock Ave)			
	≥10 feet (Waverly Ave & Marshall Street)	≥10 feet (Waverly Ave & Marshall Street).			
Side Setback	None	≥10 feet.			
Rear Setback	None	≥20 feet.			
Maximum Building Height	None	±116 feet			
Minimum Lot Width	None	±181 feet.			
Minimum Lot Area	n/a - already zoning PID	±1.55 acres.			
Maximum Impervious Coverage	90%	74%.			
Off-Street Loading	None	1			
Landscaping, Buffering and Screening	None	Per University typical standards.			
Exterior Lighting	No off-site spillover glare	Will meet required standard.			
Off-Street Parking	59 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site  59 spaces - sufficient parking exists off-site to satisfy zoning requirement.			
Signs	TBD	Subject to later zoning review.			

As shown above, the Project complies with the governing development standards; and taking into account ample campus parking that is available, the proposed Project on-site parking spaces are sufficient.

SU has a comprehensive transportation system that allows for pedestrians, bikes, shuttles, and also cars. Parking is provided in in campus-wide facilities that are served by a free shuttle bus system. The University also currently practices a system of "shared parking," allocating parking spaces to serve two or more sets of users at different times.

Booth Hall is located east of the Site. It is listed as eligible for the NYS State Register of Historic Buildings. Booth Hall is not on the City's Historic Properties List. Because of the Site's proximity to Booth Hall and the Thornden Park National Register District ("NRD"), SU retained a noted local architectural firm, King & King Architects LLP ("K&K") to assess potential impacts. See K&K letter dated February 24, 2025, attached as Exhibit C-C2C.

K&K concluded that the Project "has no impact on Booth Hall as it enhances the visual characteristics of that adjacency from what was a parking deck and garage structure".

K&K concluded that, with respect to the NRD: "[t]he stepped down nature of the proposed building, along with the separation that will exist from Ostrom Avenue with Booth Hall between, minimizes any visual impacts and will not alter in any way, land, structures or integrity of the [NRD's] defining characteristics.

#### Resubdivision:

In connection with the Project, SU is also proposing to resubdivide the Site. It includes a portion of existing tax parcel 046.-01-02.0. That parcel is currently occupied by SU-owned Booth Hall. No new lots will be created. Existing tax parcel 046.-01-02.0 will be reduced in size to  $\pm 0.97$  acres. Booth Hall will continue to comply with all applicable zoning standards. See Resubdivision Application, including the proposed resubdivision plat, attached as Exhibit C-B.

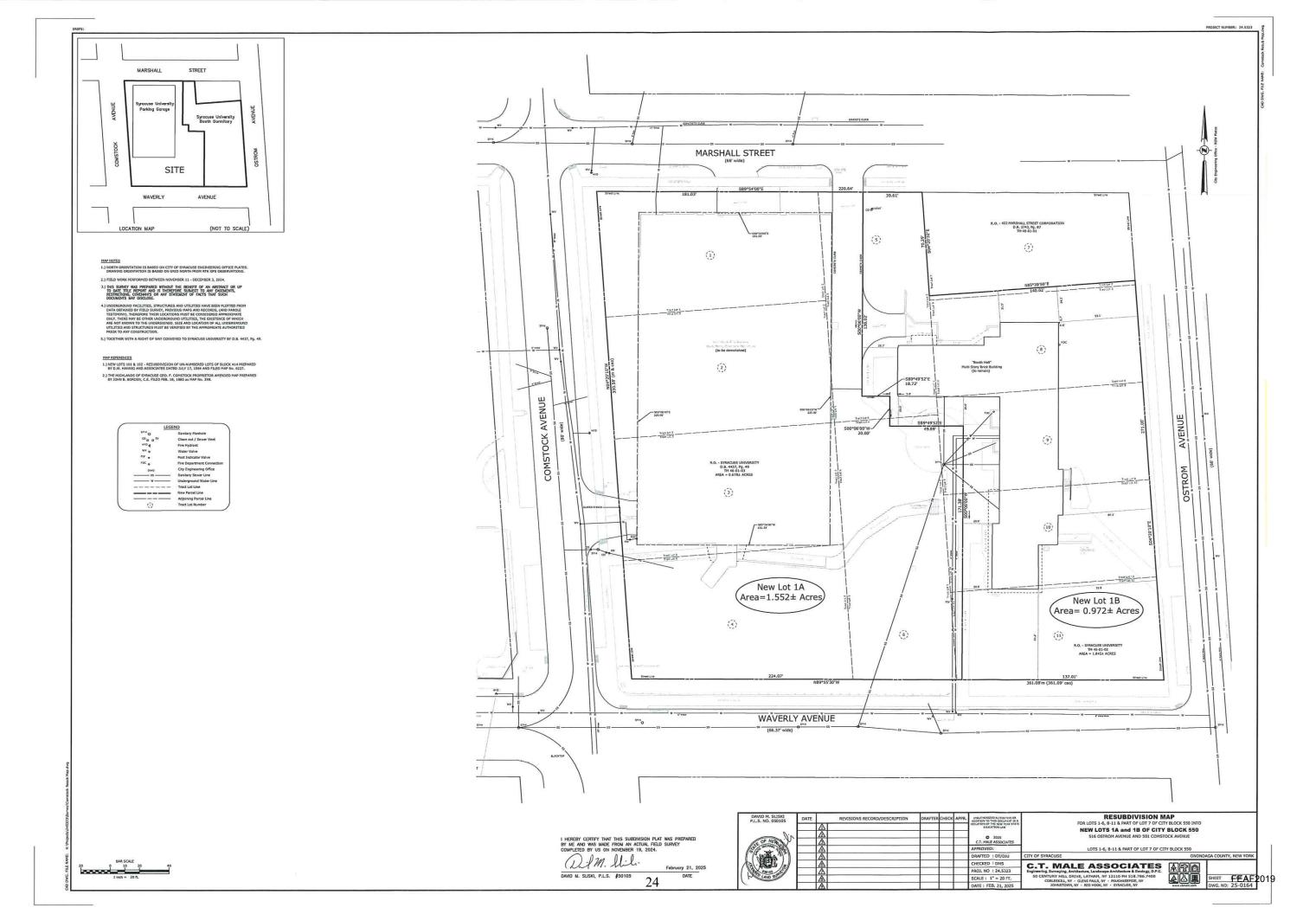
#### SEQRA:

The Project constitutes a Type I action pursuant to the State Environmental Quality Review Act (SEQRA"). SU has prepared a full Environmental Assessment Form - Part I (EAF) attached as Exhibit C-C. As shown in the EAF, no other involved agencies have been identified, except for Common Council authorization to construct utilities within the City right-of-way and possible funding from the Onondaga Civic Development Corporation ("OCDC"). SU requests that the CPC act as lead agency pursuant to SEQRA.

The Project is being proposed at the same time as the Waverly Residence Hall project ("Other Project"). The Other Project is proposed to be located across Comstock Avenue at the site of the former Kimmel-Marion Residence Hall. The Project and the Other Project are functionally independent of each other. They do not rely on each other for their construction and each will be operated as stand-alone projects.

Notwithstanding the above, SU has as part of its SEQRA assessment, sought to identify those potential environmental impacts that could be reasonably be viewed as cumulative in nature given the location and timing proximity of both. Those combined impacts are identified and evaluated in Exhibit C-2C to this submittal. This approach is intended to assure a thorough identification and assessment of potential environmental impacts. Such approach permits CPC to identify impacts attributable to each and, to the extent applicable, overall impacts of both together. The combined impacts assessment approach is explained in Exhibit C-C. The Project impacts assessment is provided in Exhibit C-C1. The combined impacts assessment is provided in Exhibit C-C2 and incorporated into the EAF as appropriate.

The EAF demonstrates that there will not be any significant adverse environmental impacts resulting from the Project or from the Project and the Other Project together.





PROVIDED - COMPLIES WITH ALL APPLICABLE DIMENSIONAL REGULATIONS

SUBJECT TO LATER ZONING REVIEW

#### PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

TBD

STANDARD

FRONT SETBACK	≥5 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST)	≥5 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST)
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≥ 20 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 116 FEET 0 INCH *
MINIMUM LOT WIDTH	NONE	181 FEET 1 INCHES
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	±1.55 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	±74%
OFF STREET LOADING	NONE	1
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARD
OFF STREET PARKING	59 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	0 SPACES ON SITE. 59 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.

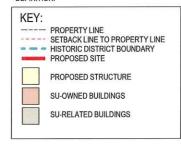
TOPOGRAPHY/GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.

PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

ON THE DRAWING, PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE.

\*FOR ZONING CHART, BUILDING HEIGHT IS DETERMINED AS PER CITY OF SYRACUSE ZONING ORDINANCE (AMENDED JULY 2024)



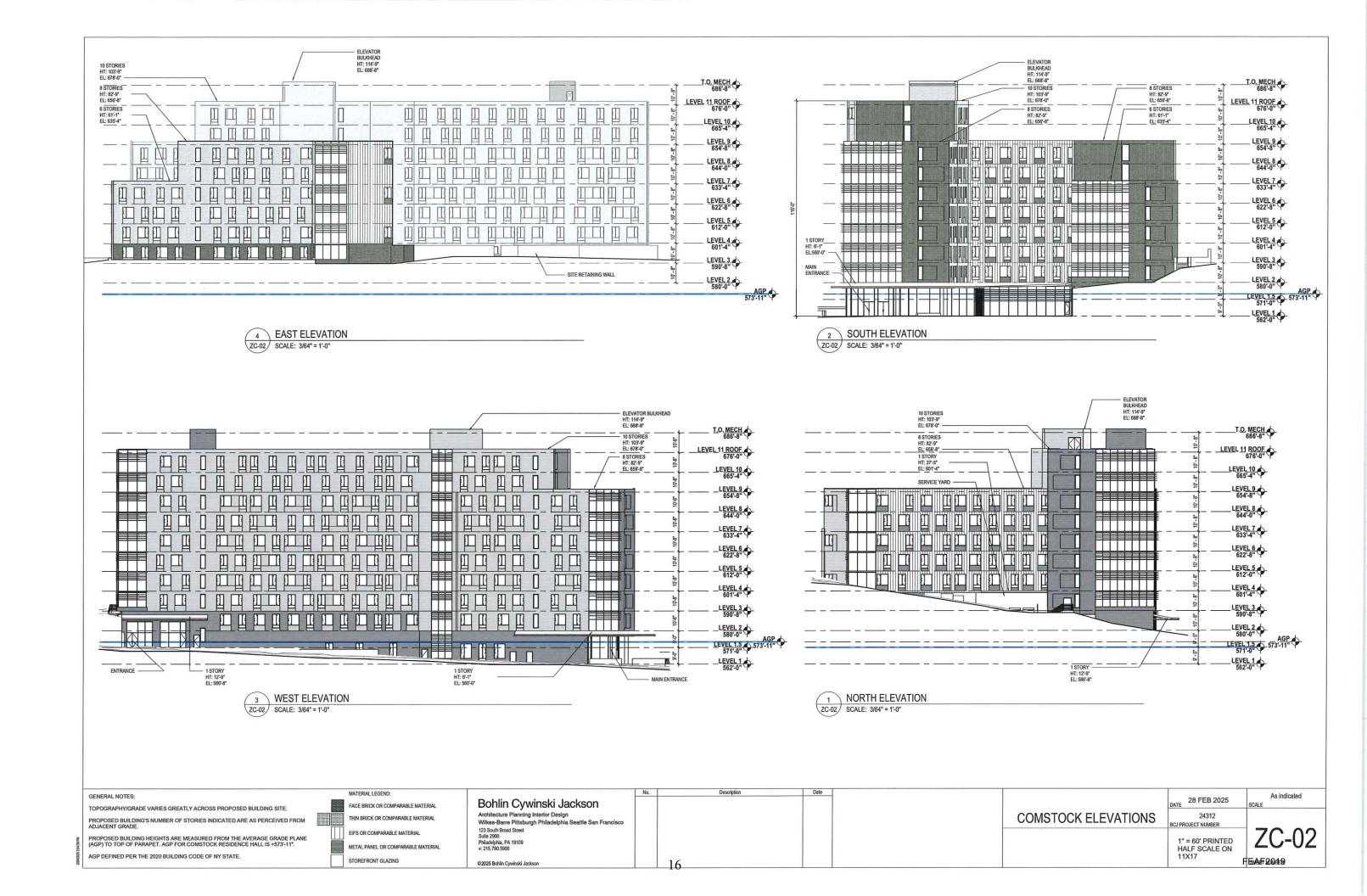




1" = 60' PRINTED HALF SCALE ON 11X17

As indicated 28 FEB 2025 Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco COMSTOCK SITE PLAN 123 South Broad Street Suile 2900 Philadelphia, PA 19109 v: 215.790.5900 FEAF2049 ©2025 Bohlin Cywinski Jackson

SIGNS



# **Booth Hall (Lot 1B in Resub Plan)**

### **Project Compliance with Table 2.15 Development Standards**

<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	≥25 feet (Ostrom Ave)	≥25 feet (Ostrom Ave)
	≥10 feet (Waverly Ave & Marshall St)	≥10 feet (Waverly Ave & Marshall St)
Side Setback	None	≥60 feet 10 inches
Rear Setback	None	≥5 feet
Maximum Building Height	None	≤104 feet 8 inches
Minimum Lot Width	None	≥39 feet 6 inches
Minimum Lot Area	n/a – already zoning PID	±0.972 acres
Maximum Impervious Coverage	90%	±35%
Off-Street Loading	None	1
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Meets standard.
Off-Street Parking	±29 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site  29 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.

### **Parcel History**

01/01/1900 - 03/20/2025 Tax Map #: 046.-01-03.0 Owners: Syracuse University Zoning: PID

Address	Date	Transaction	Transaction Type	Status	Description
501 Comstock Ave Rear (Booth Garage)	09/16/65	Project	Variance (Converted)	Approved	V-65-025   To erect a parking garage for nearby dormitories (SU). aka 400 Marshall St rear
501 Comstock Ave Rear (Booth	05/22/12	Permit Application	Electric	Issued	06598   Underground Boothe Parking Garage
Garage)					O'Connell Electric
501 Comstock Ave Rear (Booth Garage)	05/23/12	Inspection	Initial Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	06/06/12	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	09/21/12	Inspection	Final Inspection	Pass	
501 Comstock Ave Rear (Booth Garage)	09/27/12	Completed Permit	Electric	Certificate Issued	06598   Underground Boothe Parking Garage
Garage					O'Connell Electric   Certificate of Completion #06598
501 Comstock Ave Rear (Booth Garage)	07/07/15	Complaint	Transport Special Request	Needs Review	2015-18742   credit card stuck in 0158. Joe Dibello sending crew member.
501 Comstock Ave Rear (Booth Garage)	07/08/15	Complaint	Traffic Sign Req - General	Needs Review	2015-18937   credit card stuck in machine 156 Joe Dibello informed
501 Comstock Ave Rear (Booth Garage)	09/15/16	Completed Complaint	Traffic Signl Special Req	Completed	2016-26759   400 blk of Marshall street just had an odd/even sign put up and its gone already.
501 Comstock Ave Rear (Booth Garage)	02/03/17	Permit Application	Electric	Issued	27551   Electric - Booth Garage
501 Comstock Ave Rear (Booth Garage)	02/06/17	Inspection	Inspector Notification	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/17/17	Inspection	Progress Inspection	Pass	
501 Comstock Ave Rear (Booth Garage)	03/20/17	Completed Permit	Electric	Certificate Issued	27551   Electric - Booth Garage   Certificate of Completion #27551
501 Comstock Ave Rear (Booth Garage)	09/27/17	Permit Application	Sprinkler	Issued	30159   Sprinkler for Booth Garage
501 Comstock Ave Rear (Booth Garage)	09/28/17	Inspection	Inspector Notification	In Progress	

### **Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
501 Comstock Ave Rear (Booth Garage)	10/12/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	10/30/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	11/13/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	11/27/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	12/11/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	12/25/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	01/09/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	01/23/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	02/06/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	02/20/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/06/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/20/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	04/03/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	04/17/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	05/01/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	05/15/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	05/29/18	Inspection	Progress Inspection	In Progress	

### **Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
501 Comstock Ave Rear (Booth Garage)	06/12/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	06/26/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	07/10/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	07/24/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	08/07/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	08/21/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	09/04/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/05/19	Inspection	Sprinkler Inspection	Pass	
501 Comstock Ave Rear (Booth Garage)	03/05/19	Completed Permit	Sprinkler	Certificate Issued	30159   Sprinkler for Booth Garage   Certificate of Completion #30159
501 Comstock Ave Rear (Booth Garage)	01/31/25	Project	Minor Site Plan Review	Approved	MiSPR-25-17   Demolish the parking structure named "Comstock Ave. Parking Garage"
501 Comstock Ave Rear (Booth Garage)	03/11/25	Project	Resubdivision	Active	R-25-07   Resubdivision of 2 lots (501 Comstock Ave. Rear, 516 Ostrom Ave.) into 2 new lots. New Lot 1A: 67,605 (1.552 Acres) New Lot 1B: 42,340 (0.972 Arcres) Syracuse University ("SU") is proposing to construct a ±582-bed residence hall, including associated amenities, in a1-10 story building located on New Lot 1A.
501 Comstock Ave Rear (Booth Garage)	03/11/25	Project	Project Plan Review	Active	Z-2888   Project plan to establish a new dormitory on the property. The existing Comstock Ave garage was approved to be demolished per MiSPR-25-17



# OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

To: Syracuse University

From: Haohui Pan, Zoning Planner

Date: 4/10/2025 8:26:28 AM

Re: Resubdivision R-25-07

501 Comstock Ave Rear Booth Garage, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	03/21/2025	Zhitong Wu	No concern. Pending on CPC's decision.
Eng. Mapping - Zoning	Approved	03/24/2025	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 162
Finance - Zoning	Internal Review Complete	03/13/2025	Veronica Voss	501 Comstock Ave Rear and 516 Ostrom Ave are both current, both due for April CS& CO.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	03/17/2025	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W.  A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Eng Sewers- Zoning	Internal Review Complete	03/17/2025	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.
Eng. Design & Cons Zoning	Conditionally Approved	03/17/2025	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	03/13/2025		



# OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

To: Syracuse University

From: Zhitong Wu, Zoning Planner

Date: 4/10/2025 8:27:58 AM

Re: Project Plan Review Z-2888

501 Comstock Ave Rear Booth Garage, Syracuse, 13210

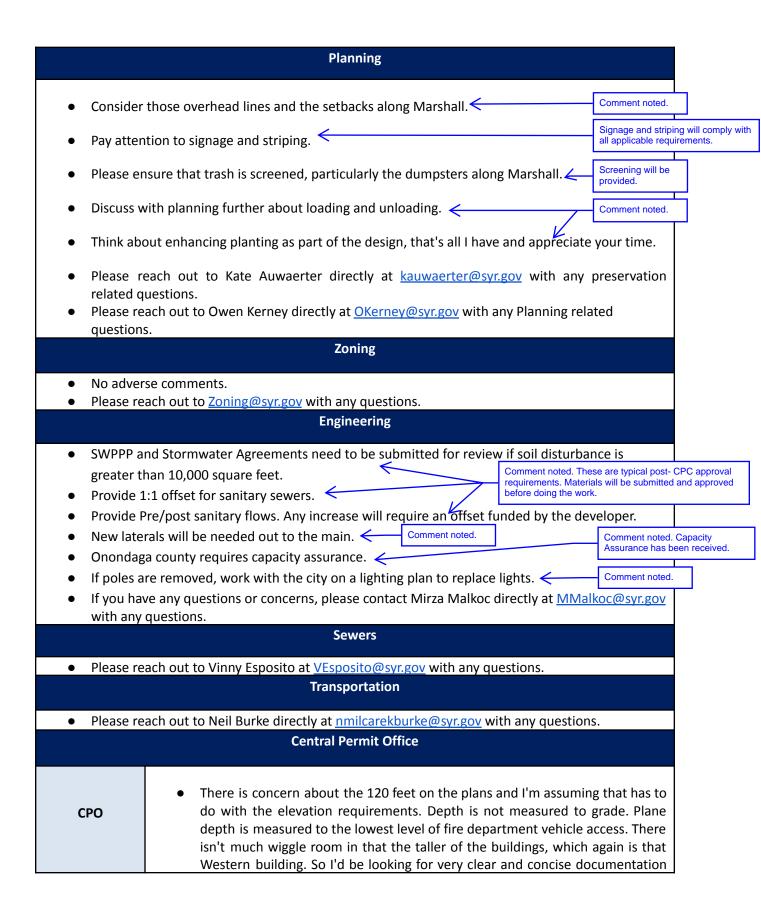
The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW Sewers - Zoning	Internal Review Complete	03/12/2025	Vinny Esposito	Site and building plans with a full SWPPP will be required.
Eng. Design & Cons Zoning	Conditionally Approved	04/09/2025	Mirza Malkoc	<ul> <li>All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>Stormwater Access &amp; Maintenance Agreements shall be submitted for review.</li> <li>Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.</li> <li>Onondaga County Plumbing Control shall review and approve the plans as well.</li> <li>Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.</li> <li>All installation &amp; restoration work to be done to City of Syracuse specifications &amp; details.</li> </ul>

Eng. Mapping - Zoning	Conditionally Approved	03/21/2025	Ray Wills	Work should have no impact on Mapping Division assets as designed. The Office of the City Engineer reserves the right to install ROW monumentation on intersecting lines of ROW at its discretion.
DPW Traffic Control- Zoning	Conditionally Approved	03/19/2025	Charles Gafrancesco	3.19.25 Conditionally Approved.  - Contractor shall submit MUTCD compliant work zone traffic plan (WZTP) during permit process if the nature of this sitework is to affect pedestrian or vehicular traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local laws.
DPW - Transportation Planner	Conditionally Approved	03/31/2025	Neil Milcarek-Burke	Updated plans required. Cross posted with associated Z-2887 Waverly Avenue streetscape requires remediation as part of this project. The FEAF notes the project as producing little to no new vehicle travel while correctly anticipating increased pedestrian flows. The existing narrow sidewalk will need to be improved and expanded through this project, to reflect the increased development intensity along Waverly Avenue, which is the likely travel path of the increased pedestrian flows. The associated hardscape snow storage area between the sidewalk and curb is in poor condition and may present trip hazards due to steepness, sinking pavers and other factors. DPW will review whether a full TIS is required and update the project team. Fire lanes may not be combined with any additional uses and must include either gate control with locks and associated knox box, or mountable curb with no drop or flush curb/apron. Secure interior bike parking is to be provided in readily accessible areas, such as bike storage rooms, that do not require stairs or traversing motor vehicle drive isles. Interior parking is a longer-term supplement to the short-term exterior bike parking options that should utilize individual staple-style racks (no wave racks) in conspicuous and well-lit areas near main entrances. Sidewalks are required across all driveways. Driveways to utilizes NYSDOT Type 3 opening, sidewalk shall not dip or require transition, apron to make up any grade change.
Planning Commission	Pending	03/20/2025		
Zoning Planner	On Hold	03/20/2025	Zhitong Wu	Proposed land use and site layout conforms to District Plan Z-2396 and zoning code. Hold pending CPC decision.



#### City of Syracuse | Pre-Development Meeting Notes Summary

120 feet dimension is measured to lowest level of Fire Department access. Please refer to BC1.04 in supporting documents.

	on that, because I do know Waverly does drop off, especially to the western end of that southwestern end of that site.
	<ul> <li>Schedule a follow up meaning with Teri to go over the floorplans.</li> <li>When you are ready to begin the submission process, please register to schedule an Intake Meeting <a href="here">here</a>.</li> <li>If you have Building/Codes questions, please reach out to Brian Thompson directly at BThompson@syr.gov</li> </ul>
ROW	<ul> <li>All work within the ROW will require separate permits and approvals; sidewalk plans can be included in Road Cut permits.</li> <li>Oversized Vehicle Permit is needed if there's large trucks.</li> <li>Please reach out to Bob Moore at <a href="mailto:bmoore@syr.gov">bmoore@syr.gov</a> with any questions.</li> </ul>

#### **Fire Prevention Bureau**

Fire lane shown do not exceed 150' (turnarounds are not required as such). Fire access will be coordinated with Syracuse Fire Department. SU/Design Team to meet with Syracuse Fire Department to review FD access.

Fire Department.

- Clarify the fire access coming off Marshall St. and then on the other building likewise I understand that there's a challenge because of the grade fact that you're going up the hill to an Ostrom and Marshall St. due to the power lines there, so I recognize the challenge with the grade. As far as fire lanes what we're looking for is something that is at least 30 feet from that building face and obviously we can use Comstock for the two buildings. We're going to need more and recognize the fall off point on Marshall, not so sure where it ends and where it stops. One has a turn around. The other does not.
- Coordinate a meeting with Curtis and Chief Craner later this month the schedule a meeting to talk though all the buildings
- Please follow up with Fire if any additional info is needed; Please reach out to Curtis Harris at <a href="mailto:CHarris@syr.gov">CHarris@syr.gov</a> with any questions.

#### **Assessment**

- No adverse comments.
- Please reach out to Matt Oja directly at MOja@syr.gov with any questions.

#### **Neighborhood and Business Development**

- Consider where will the entrance for each building be and how will this affect the traffic flow when loading and dropping off (Food delivery, visitors, etc).
- Please reach out to Cole King directly at CKing@syr.gov with any questions.

#### **National Grid**

No adverse comments.

#### **Parks**

Please refer to site utility plans included in the supporting documentation. Street trees will be provided along Waverly Ave and Comstock Ave consistent with utilities.

- Looking at the site plans all the utilities would be of high interest for us looking at the right of
  way for our street tree planting opportunities along all frontages on the two sites, we've got the
  four streets, 5 streets that that encompass the two sites, so I'd be interested in seeing that in
  more detail and understanding those relationships of underground power, and then obviously
  steam gas, along with water connections.
- Under all the sidewalks we would like to see CU soils placed to promote tree growth. We've been doing that across the city to promote tree growth and not buckling our new sidewalks.
- For the protection plan please be careful about setting a perimeter around those trees along Waverly and again, sea soils underneath the sidewalks that would promote healthy tree growth once we get trees in the ground.
- Please reach out to Jeff Romano directly at <u>iromano@syr.gov</u> with any questions.

#### Water

Will comply with applicable requirements.

- No adverse comments were provided.
- Please follow up with Robert Brandt at <u>robertbrandt@syr.gov</u> directly for feedback.

Comment noted.



# OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

\*SU Responses.

To: Syracuse University

From: Zhitong Wu, Zoning Planner

Date: 4/3/2025 1:35:05 PM

Re: Project Plan Review Z-2887

305 Waverly Ave & Walnut Ave Marion and Kimmel Hall, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Pending	03/11/2025		
DPW Sewers - Zoning	Internal Review Complete	03/14/2025	Vinny Esposito	required.
Comment noted. These are ty Materials will be submitted and	pical post- CPC a d approved before	oproval requirements. doing the work.		Storm water run-off can not adversely impact the adjoining property or the City ROW.  Existing sewer lateral must be cut and capped at the
		Comment noted.		curb line.  New lateral must be constructed to the main sewer.
DPW Sidewalks - Zoning	Pending	03/11/2025		
Eng. Design & Cons Zoning	Pending	03/11/2025		
City Engineer - Zoning	Pending	03/11/2025		
Eng. Mapping - Zoning	Approved	03/21/2025	Ray Wills	Work should have no impact on Mapping Division assets as designed. The Office of the City Engineer
		Comment noted.		reserves the right to install ROW monumentation on intersecting lines of ROW at its discretion.
City Planning - Zoning	Pending	03/11/2025		
DPW Traffic Control- Zoning	Conditionally Approved	03/19/2025	Charles Gafrancesco	J 11
Comment noted. These are typical post- CPC approval requirements. Materials will be submitted and approved before doing the work.				of this sitework is to affect pedestrian or vehicular traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone
				traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local laws.
Planning Commission	Pending	03/11/2025		
Zoning Planner	On Hold	03/20/2025	Zhitong Wu	Proposed land use and site layout conforms to District
		Comment noted.		

decision. DPW - Transportation Planner Conditionally 03/31/2025 Neil Milcarek-Updated plans required. Approved Burke Cross posted with associated Z-2888 Waverly Avenue streetscape requires remediation as part Comment noted. of this project. The FEAF notes the project as producing little to no Sidewalks will comply with all new vehicle travel while correctly anticipating increased applicable requirements. pedestrian flows. The existing narrow sidewalk will need to be improved and expanded through this project, A Traffic Impact Analysis has been prepared by to reflect the increased development intensity along Passero Associates and submitted as part of Waverly Avenue, which is the likely travel path of the the overall project submittals. It concludes that increased pedestrian flows. The associated hardscape traffic impacts are minor. snow storage area between the sidewalk and curb is in poor condition and may present trip hazards due to steepness, sinking pavers and other factors. DPW will review whether a full TIS is required and update the Fire lane is a shared service access to building project team. service yard. Fire lane will be marked to remain Fire lanes may not be combined with any additional unobstructed and SU DPS will enforce parking luses and must include either gate control with locks and restrictions. This is a typical post CPC approval associated knox box, or mountable curb with no drop or requirement. SU/Design Team to meet with flush curb/apron. Syracuse Fire Department to review FD access. Secure interior bike parking is to be provided in readily accessible areas, such as bike storage rooms, that do not Exterior short-term storage will be provided at require stairs or traversing motor vehicle drive isles. pedestrian plazas at Waverly Ave adjacent to main building entries, and will be staple-style Interior parking is a longer-term supplement to the racks. short-term exterior bike parking options that should utilize individual staple-style racks (no wave racks) in conspicuous and well-lit areas near main entrances. Sidewalks and driveways will comply with all applicable requirements. Sidewalks are required across all driveways. Driveways to utilizes NYSDOT Type 3 opening, sidewalk shall not dip or require transition, apron to make up any grade change.

Plan Z-2396 and zoning code. Hold pending CPC



# OFFICE OF ZONING ADMINISTRATION Ben Walsh, Mayor

\*SU Responses.

To: Syracuse University

From: Zhitong Wu, Zoning Planner

Date: 4/3/2025 1:39:12 PM

Re: Project Plan Review Z-2888

501 Comstock Ave Rear Booth Garage, Syracuse, 13210

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

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

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

Comment noted. These are typical post- CPC approval requirements. Materials will be submitted and approved before doing the work. Approval Status Status Date Reviewer Comments DPW Street Repair - Zoning 03/11/2025 Pending 03/12/2025 DPW Sewers - Zoning Internal Review Vinny Esposito Site and building plans with a full SWPPP will be Complete DPW Sidewalks - Zoning Pending 03/11/2025 Eng. Design & Cons. - Zoning Pending 03/11/2025 03/11/2025 City Engineer - Zoning Pending Ray Wills Eng. Mapping - Zoning Conditionally 03/21/2025 Work should have no impact on Mapping Division Approved assets as designed. The Office of the City Engineer reserves the right to install ROW monumentation on Comment noted. intersecting lines of ROW at its discretion. 03/11/2025 City Planning - Zoning Pending 03/19/2025 DPW Traffic Control- Zoning Conditionally Charles 3.19.25 Conditionally Approved. Contractor shall submit MUTCD compliant work zone Approved Gafrancesco traffic plan (WZTP) during permit process if the nature Comment noted. These are typical post- CPC approval requirements. of this sitework is to affect pedestrian or vehicular Materials will be submitted and approved before doing the work. traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local DPW - Transportation Planner Conditionally 03/31/2025 Neil Milcarek-Updated plans required. Approved Burke Cross posted with associated Z-2887 Waverly Avenue streetscape requires remediation as part Comment noted. The FEAF notes the project as producing little to no new vehicle travel while correctly anticipating increased pedestrian flows. The existing narrow sidewalk will

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Planning Commission	Pending	03/20/2025	
Zoning Planner	On Hold	03/20/2025	Proposed land use and site layout conforms to District Plan Z-2396 and zoning code. Hold pending CPC decision.