



CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202

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

<u>MaSPR-2026-37</u>	<u>Staff Report –October13, 2026</u>		
Application Type:	Major Site Plan Review		
Project Address:	316 Delaware Street (Tax Map ID: 092.-09-25.1)		
Summary of Proposed Action:	The applicant proposes to construct a new three-story dwelling multi-units residential building containing 29 residential units, at 316 Delaware Street. The building footprint is 13,580 SF. The proposed unit distribution comprises 1-bedroom, 2-bedroom and 3-bedroom dwelling units across all three floors. <table> <tr> <td> First-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: One unit </td><td> Second-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five Units </td></tr> </table> Third Floor Distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five units Dwelling multi-units land use types are permitted by right under the regulations of the R-5 Zone District. Site changes include construction of 15 Parking spaces including 1 ADA parking spaces. Provision of new landscaping and screening. Proposed site area: 0.86 Acres / 37,395 SF.	First-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: One unit	Second-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five Units
First-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: One unit	Second-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five Units		
Owner/Applicant	Raul Russi/Spanish Action League of Onondaga County, Inc. (Owner) Christian Freeman (Applicant/Representative) Holmes-King Kallquist & Associates, Architects, LLP (Architect)		
Existing Zone District:	High Density Residential, R5 Zone District		
Surrounding Zone Districts:	The neighboring properties to the north lie within Low Density Residential, R2 zone district. The Neighboring properties to the south, east and west lie within High Density Residential, R5 Zone District.		
Companion Application(s)	V-2026-18 Applicant proposes a Transparency variance on the ground floor in the R-5 Zone District, which was approved by BZA on 10/8/2026.		
Scope of Work:	<u>Exterior work:</u> (1) Removal of existing site elements, asphalt/concrete pavement cutting, top-soil stripping, and tree protection. (2) Construction of a new three-story, 13,580 SF footprint multi-dwelling residential building containing 29 units. (3) Installation of an asphalt parking lot providing 15 spaces (including 1 ADA accessible space and 2 EV charging stalls), installation of concrete curb stops, and pavement striping. (4) Installation of new concrete sidewalks, drive-way curb cuts, and handicap-accessible ramps along street frontages. (5) Construction of a dedicated trash/recycling enclosure with evergreen shrub screening.		

	(6) Installation of 4-foot black vinyl-coated chain-link perimeter fencing, a 4-foot-wide swing gate, and 6 Dero bicycle racks at North side of the building. (7) Construction of an outdoor playground 2,200 SF located at the North side of the building featuring a Surface Play synthetic shock-absorbing carpet system, metal raised bed planters, and outdoor Damor bench seating. <u>Interior work:</u> (1) Construction of a new three-story building with a 13,580 SF footprint, housing 29 residential multi-family units (1-bedroom, 2-bedroom and 3-bedroom unit layouts across the upper floors and ground level). (2) Installation of an elevator serving all three floors, along with two enclosed stairwells for vertical egress and roof access. (3) Construction of ground-floor main entrance vestibule, reception/lobby area, package delivery room, visitor & conference room, break room, and four dedicated administrative offices. community playroom with an adjacent kitchenette, a centralized tenant laundry room, a bike storage room and a dog grooming station. (4) Construction of second-floor fitness areas, men's and women's. (5) Construct of mechanical room, electrical room, transformer room, maintenance storage spaces, trash compactor room that include 4 dumpsters (420 SF), and mail room on the ground floor.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - Vacant lot <u>Nonconformities</u> - No nonconformities exist or are proposed except for the deficient transparency on the ground floor. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the R-5 Zone District. - The proposed building footprint occupies 13,580 SF. The project successfully reduced structure site coverage from 40% to 39%, and reduced parking coverage from 40% to 17%. This distribution complies with R-5 development standards. The building transparency is a deficient but is approved by BZA via Area Variance (V-2026-18) on 10/8/2026. <u>Use Specific Standards</u> - Applicant proposes to designate 100% of the residential units (29 Units) as affordable housing. All units will be reserved for household earnings at or below 60% of the area median income. <u>Local Land Use and Residential Compatibility</u> - The subject site is located within the R5 High-Density Residential Zone District, where "Dwelling, Multi-Unit" land uses are permitted by right. The proposed three-story, 29-unit residential building directly supports the intent of the R5 district by introducing high-density residential housing that is physically and functionally compatible with the surrounding residential context. At the West side of the building is parcel 418 Delaware St two-story residential building, at the South of the building is 341-43 Delaware Street

two-story building (EI Buen Seventh-day Adventist Church), at the North side of the building parcels 221 Grace St & 320 Kellogg St. is two-story residential building. At the East of the building parcel 226 Delaware St & Kellogg St. is a two-story two-family residential building.

Off-Street Parking and Loading

- The proposed 29-unit multi-dwelling development provides 15 off-street parking spaces including 1 ADA-accessible and 2 EV charger spaces facilities to serve its residents and visitors.
- Alternative transportation is supported through dedicated outdoor bicycle racks adjacent to the site amenities, as well as an indoor ground-floor bike storage room.
- The parcel is directly adjacent to multiple Centro bus stops along Delaware Street, Grace Street, and Kellogg Street, facilitating transit access for residents.
- Vehicular access to the parking lot is provided via driveway curb cut along the Grace Street, West side of the building.

Landscaping, Buffering, and Screening

- Foundation plantings are provided at building entrances, along with streetscape plantings situated at walkway junctions and additional street trees planted along public frontages at North side of the building.
- The site features 3 shrubs set up linearly along the outside of site fencing. This screening is located along the northern property line to provide visual separation from adjacent residential properties.
- Dedicated evergreen shrub screening is installed around the exterior trash and recycling enclosure to obscure service views from public view and adjacent rights-of-way.
- Dedicated landscape plantings surround the synthetic surface playground area, complemented by metal raised bed planters and 6 FT DuMor bench seating to enhance site aesthetics and usability.

Site, Building Design, and Exterior Lighting

- The proposed three-story structure is oriented parallel to Delaware Street, anchoring the middle lot along Delaware Street, Grace Street, and Kellogg Street. The architectural design incorporates distinctive brick tower elements, varied exterior cladding materials, and modulated window fenestrations to provide visual articulation and break up the building mass along all three public rights-of-way.
- Primary residential access is provided via a clearly defined main entrance vestibule located along the primary south frontage facing Delaware Street. Secondary access points are integrated to connect internal corridors directly to the parking area and outdoor amenities, ensuring active pedestrian connectivity between the sidewalk, parking, and building facilities.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

	<u>Historic Preservation</u> - This property is not listed on the City’s Historic Properties registry. <u>Additional Standards, Building Placement, and Transparency</u> - Pursuant to the R5 High-Density Residential Zone District development standards, the proposed three-story structure adheres to applicable placement and dimensional criteria. The building footprint is positioned to maintain established front, side, and rear yard setback requirements relative to its three public street frontages along Delaware Street, Grace Street, and Kellogg Street, establishing a strong architectural anchor for the corner lot. - The subjected property is irregularly shape and yard setbacks comply with the R5 Zone District. <table><tr><td>Yard Setbacks</td><td>Required</td><td>Provided</td></tr><tr><td>Front</td><td>10 FT</td><td>10 FT</td></tr><tr><td>Side</td><td>4 FT</td><td>21 FT</td></tr><tr><td>Rear</td><td>20 FT</td><td>22 FT</td></tr></table> - The proposed deviations from the 30% transparency mandate across all three street elevations was approved by BZA (V-2026-18) on 10/8/2026.	Yard Setbacks	Required	Provided	Front	10 FT	10 FT	Side	4 FT	21 FT	Rear	20 FT	22 FT
Yard Setbacks	Required	Provided											
Front	10 FT	10 FT											
Side	4 FT	21 FT											
Rear	20 FT	22 FT											
<i>Staff Analysis:</i>	<u>Major Site Plan Approval Criteria</u> Consistency with the General Purpose and Intent of the Ordinance: The proposed three-story multi-dwelling residential building directly aligns with the intent and purpose of the R-5 High-Density Residential Zone District. By establishing 29 residential units on a currently vacant lot, the project reinforces high-density residential development while maintaining compatibility with the surrounding residential context. The inclusion of tenant amenities, outdoor green spaces, and transit-adjacent infrastructure further advances the city's housing and neighborhood development goals. Consistency with Dimensional and Design Development Standards: The project complies with the principal dimensional development standards of the R5 Zone District regarding lot coverage, height, setbacks and overall building placement. Applicant submitted a transparency variance for the ground-floor (V-2026-18) which was approved by Board of Zoning Appeals on 10/8/2026. Consistency with the Comprehensive Plan and City Policies: The proposed development is fully consistent with the City of Syracuse Comprehensive Plan and adopted municipal growth policies. The project transforms an underutilized vacant parcel into productive, modern housing stock, supporting urban infill development, enhancing pedestrian accessibility, and utilizing existing public infrastructure and mass transit networks (Centro bus lines) without creating negative physical or environmental impacts on the surrounding neighborhood.												
<i>Staff Recommendation:</i>	Staff recommend approving this project.												

<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the major site plan application. 2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 3. All site plantings, street trees, and evergreen screening surrounding the trash/recycling enclosure, must be maintained in good condition. Any dead or diseased vegetation must be replaced in kind. 4. Any proposed exterior site or building signage shall require separate building permits and review by the Zoning Administration and Central Permit Office.
<i>Summary of Zoning History:</i>	C-0167 Conditional Use for a funeral home, denied on 4/5/1944 R-23-53 Resubdivision to Merge 6 lots (304, 310-312, 316, 320, 322-326, Delaware St, and 223 Grace St) into one new lot, approved on 9/1/2023 <u>316 Delaware St:</u> (old lot before Resubdivision): No zoning history, vacant lot, house demolition finished 10/1/2021. There was a denied Conditional Use 4/5/1944 for Undertaking Establishment <u>322-26 Delaware St:</u> no zoning history, vacant lot, demolition completed on 6/24/2022 <u>223 Grace St:</u> no zoning history, vacant lot, demolition of a two-family house completed on 7/21/2022
<i>Code Enforcement History:</i>	No code enforcement history available.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 316 Delaware St. is an irregularly shaped parcel with a lot size of 37,395 SF (0.86 Acres). The property has three street frontages. To the North, the property line border parcel 221 Grace St & 320 Kellogg St., to the East, the property line border to Kellogg St., To the West , the property line border to Grace St., and To the South, the property line border to Delaware St.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2 (al), The project is a type Unlisted Action
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n.

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1; dated 8/10/2026
- Site Photographs
- Resubdivision Plat for lots 1, 2, 25 & 26 of City Block 325 (Kellogg Tract) Into New Lot 1A of City Block 325, (to be known as 316 Delaware Street,) prepared by C.T. Male Associates; dated: 06/26/2023; scaled as noted.
- Overall Plan and Neighborhood Plan (Sheet L1.0), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP;

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dated: 9/26/2023; scaled as noted.

- Site Preparation Plan (Sheet L1.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Layout Plan (Sheet L3.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Planting Plan (Sheet L4.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Floor Plans and Roof Plans (Sheet A1.0 through A1.2), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted.
- Exterior Elevations (Sheet A2.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted:

Attachments:

Major Site Plan Review Application

Comments from City Departments

Figure 1: Zone District of Subject Property

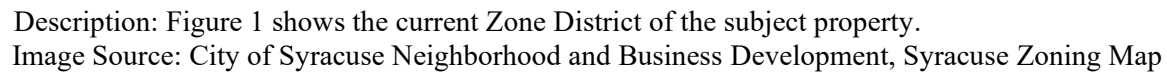
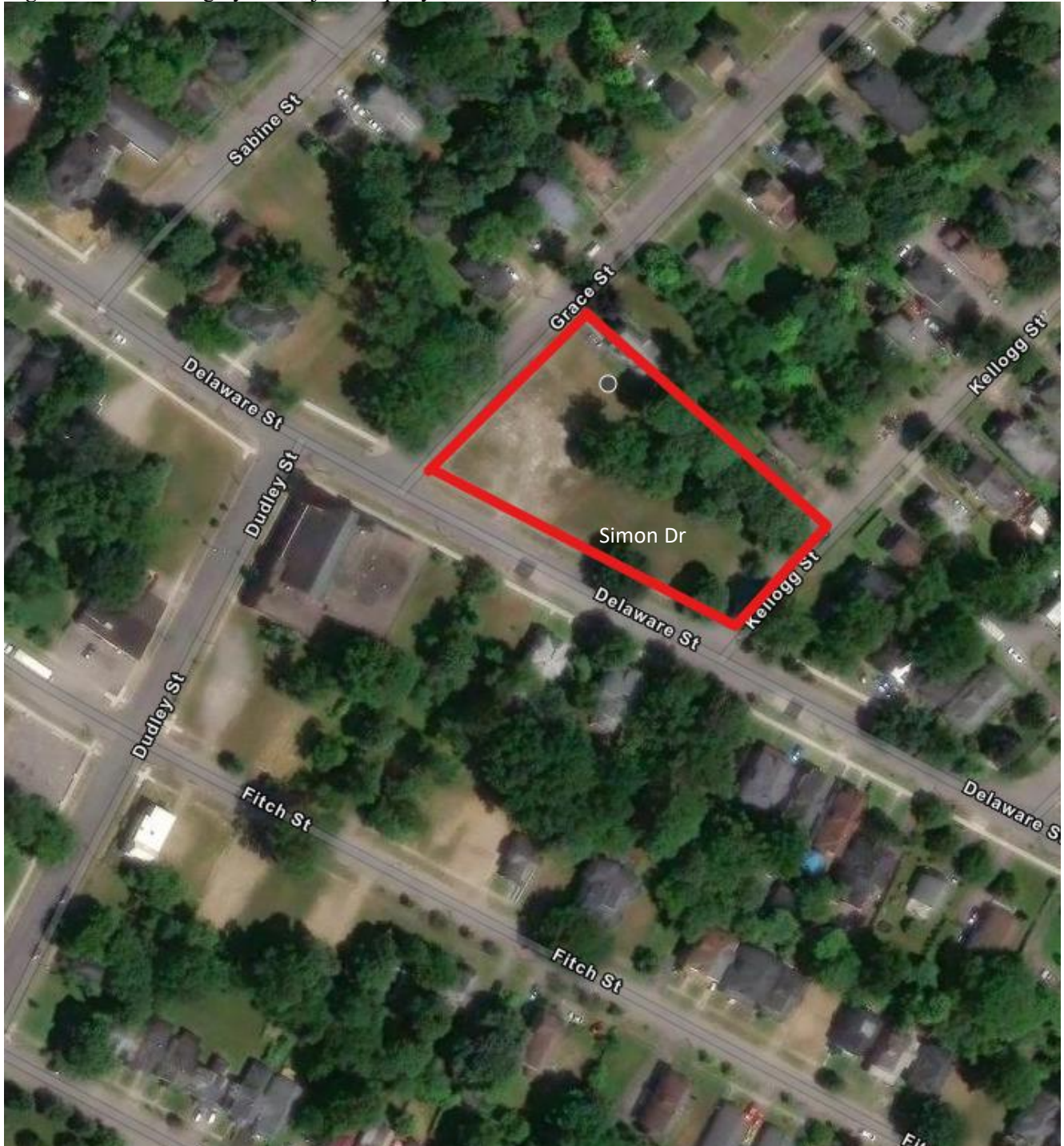


Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

ON THIS SITE, MASPR-2024-37 IS A MAJOR SITE
PLAN REVIEW APPLICATION TO ESTABLISH
THREE-STORY RESIDENTIAL BUILDING, "DOWTLING,
MULTI-UNITS" LAND USE TYPE AT 316 DELAWARE
STREET. THE PROPERTY IS OWNED BY SPANISH
ACTION LEAGUE OF ONONDAGA COUNTY INC. AND IS
IN THE HIGH DENSITY RESIDENTIAL (R-3) ZONE
DISTRICT. THIS MATTER WILL BE DISCUSSED AT A
PLANNING COMMISSION MEETING ON TUESDAY,
SEPTEMBER 22, 2026, AT 6 PM IN THE COMMON
COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW
YORK. FOR MORE INFORMATION VISIT SYR.DOW/PC



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of
Zoning

Conor Rourke
Land Use & Zoning
Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative
Specialist

Raul Russi
Spanish Action League of Onondaga County, Inc.
300 E 175th Street
Bronx, 10457
8/31/2026

Re: Application Completeness for City Planning Commission for 316 Delaware St.

Dear Christian Freeman,

On 8/31/2026, Masihullah Omary determined the proposed project MaSPR-2026-37 at 316 Delaware St. to be **complete** due to a lack of following materials.

The proposed project will be sent to all involved agencies for review.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Masihullah Omary at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Masihullah Omary at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

Your Submission Details

Submission Number:

MaSPR-2026-37

Status:

Staff Review

Message:

Applicant Name:

Christian Freeman

Applicant Email:

Primary Location:

316 DELAWARE ST & GRACE ST, 13204

Primary APN:

092.-09-25.1

Submission Type:

Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:

September 14, 2026

Submission URL:

<https://app.oncamino.com/syracuse/ny/dashboard/submissions/830805/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov zwu@syr.gov hpan@syr.gov



300 South State St.,
Syracuse

① Getting Started

○ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

✓ Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

Major Site Plan Review Process Summary

Group: Zoning

Step is Completed By: Applicant

Please review the attached document to review what a Site Plan Review process looks like for the City of Syracuse. Acknowledge your understanding of the process by clicking Mark as Complete above.

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

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

Required Information

Site Plan Review Details

Group: Zoning

Step is Completed By: Applicant

Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

Required Supplemental Documentation

Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs 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.



Upload As Built Property Surveys

Group: Zoning

Step is Completed By: Applicant

Please upload as built property surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).



Upload Site Plans

Group: Zoning

Step is Completed By: Applicant

Please upload site plans illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- 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



Upload Floor Plans

Group: Zoning

Step is Completed By: Applicant

Please upload floor plans for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land use.



Additional Optional Documents

Group: Zoning

Step is Completed By: Applicant

The following plans may be required by staff after review: Grading, utility, drainage, landscaping, lighting, sewer and water hook ups, location of fire and emergency zones, energy distribution facilities, demolition plans, and a stormwater management plan. If you have any of these documents available, please upload to this step.



5 Application Attestation & Signature



Owner/Owner's Agent Certification

Group: Zoning

Step is Completed By: Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.



6 Acknowledgement



Download, Complete, and Upload Power of Attorney

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.



7 Reviews



Zoning Review

Group: Zoning

Step is Completed By: Agency



DPW Traffic Control Review

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.



DPW Transportation Review

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.



DPW Sanitation and Sewers Review

Step is Completed By: Agency



Engineering- Design and Construction Review

Step is Completed By: Agency



Engineering- Mapping Review

Step is Completed By: Agency



Engineering- SWPPP Review

Step is Completed By: Agency



Parks and Forestry Review

Group: Parks

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

Questions and Answers

1 Are you the property owner?

Yes

No

Data Fields

General Project Information

1 Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change on Accessory Land Use Type

2 Proposed Number of Dwelling Units (if applicable)

29.0

3 Current Number of Dwelling Units (if applicable)

0.0

4 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Dwelling, Multi-unit

5 Will this project include site changes?

Yes

6 Will this project include exterior alterations?

No

7 Will this project include new construction?

Yes

8 Will this project include demolition (full or partial)?

Yes

9 Companion Zoning Applications (if applicable, list any related zoning applications)

Variance for this project (Windows on Kellogg) La Liga West Side Housing - 601 Geddes (Major Site Plan), Minor Site Plan / Administrative for 112-128 Delaware, 222-226 Delaware, 406-412 Delaware/411 Delaware

10 Proposed Onsite Parking

15

11 Current Onsite Parking

0

12 Proposed Hours of Operation

24/7

13 Current Hours of Operation

n/a

14 Proposed Use of the Property

Multi Unit Dwelling

15 Current Use of the Property

vacant

16 Lot Size (sq ft)

37802

17 Business/Project Name

La Liga West Side Housing

Project Details



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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Spanish Action League of Onondaga County, Inc.

Signature: *Raul Russi* Date: 08/11/2026

Mailing address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Print applicant's name: Spanish Action League of Onondaga County, Inc.

Signature: *Raul Russi* Date: 08/11/2026

Mailing address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Print authorized representative's name (if applicable):
Christian Freeman

Signature: *Christian Freeman* Date: 08/11/2026

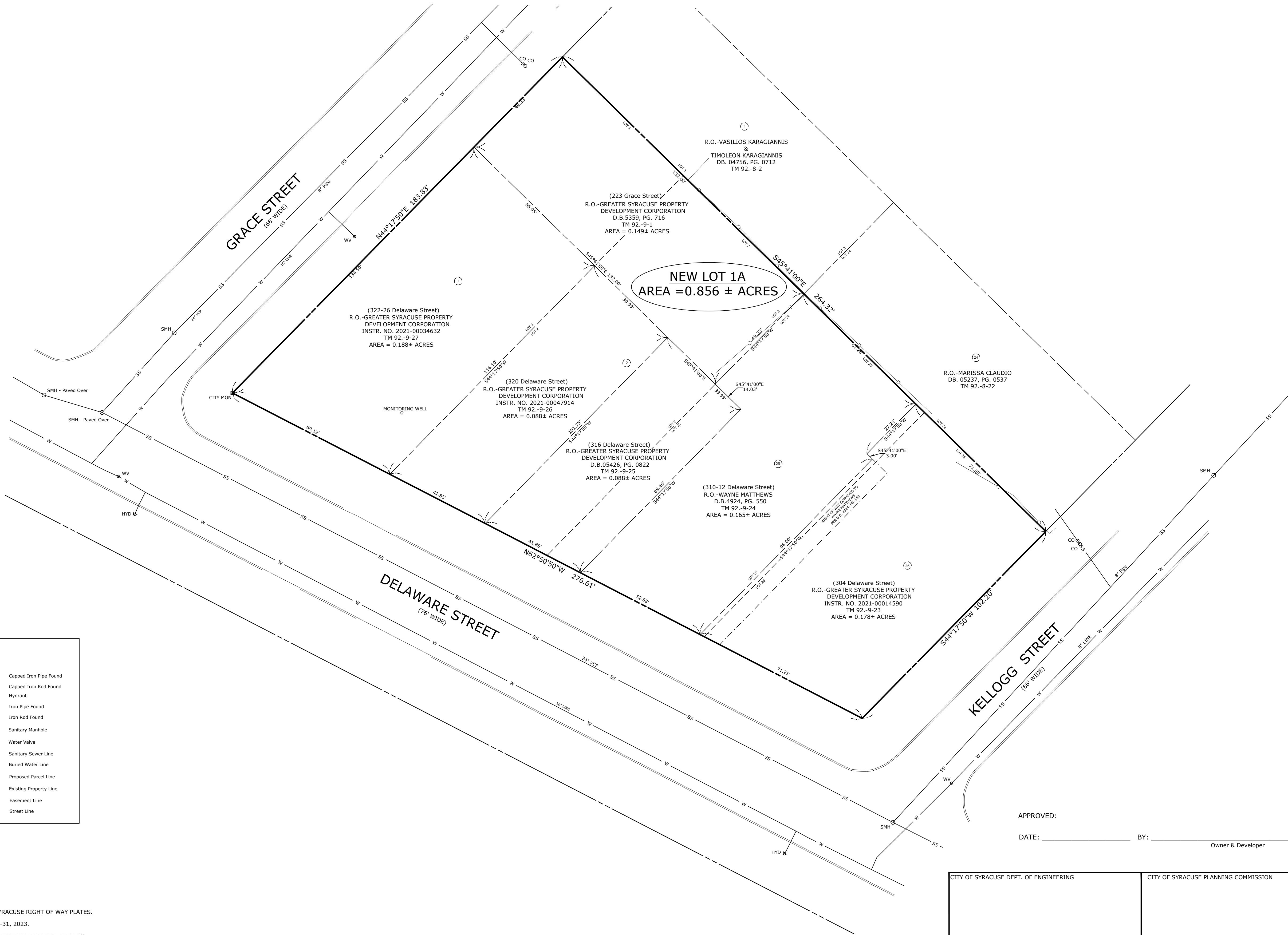
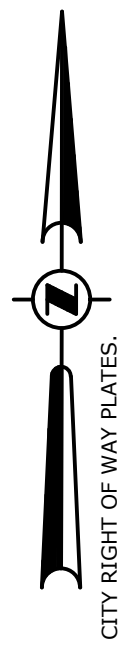
Mailing address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**



APPROVED: _____
DATE: _____ BY: _____
Owner & Developer

LEGEND	
	Capped Iron Pipe Found
	Capped Iron Rod Found
	Hydrant
	Iron Pipe Found
	Iron Rod Found
	Sanitary Manhole
	Water Valve
	Sanitary Sewer Line
	Buried Water Line
	Proposed Parcel Line
	Existing Property Line
	Easement Line
	Street Line

- MAP NOTES
- NORTH ORIENTATION BASED ON THE CITY OF SYRACUSE RIGHT OF WAY PLATES.
 - FIELD WORK PERFORMED BETWEEN JANUARY 15-31, 2023.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

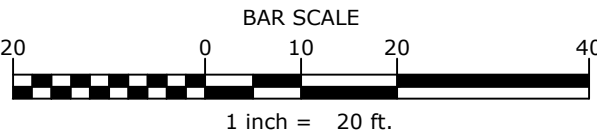
- MAP REFERENCES
- MAP OF THE KELLOGG TRACT AND THE DAVIS & WHITE TRACT - FILED MAP # 177.

I HEREBY CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT PREPARED BY US ON JUNE 26, 2023. THIS SUBDIVISION PLAT MEETS THE CURRENT STANDARDS STATED IN THE NYS&LS CODE OF PRACTICE FOR LAND SURVEYS PERTAINING TO BOUNDARY SURVEYS. THE SUBDIVISION BOUNDARY CLOSURE IS GREATER 1:10,000. THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR.

JULY 26, 2023

DAVID M. SLISKI PLS # 50105

DATE



CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPT.

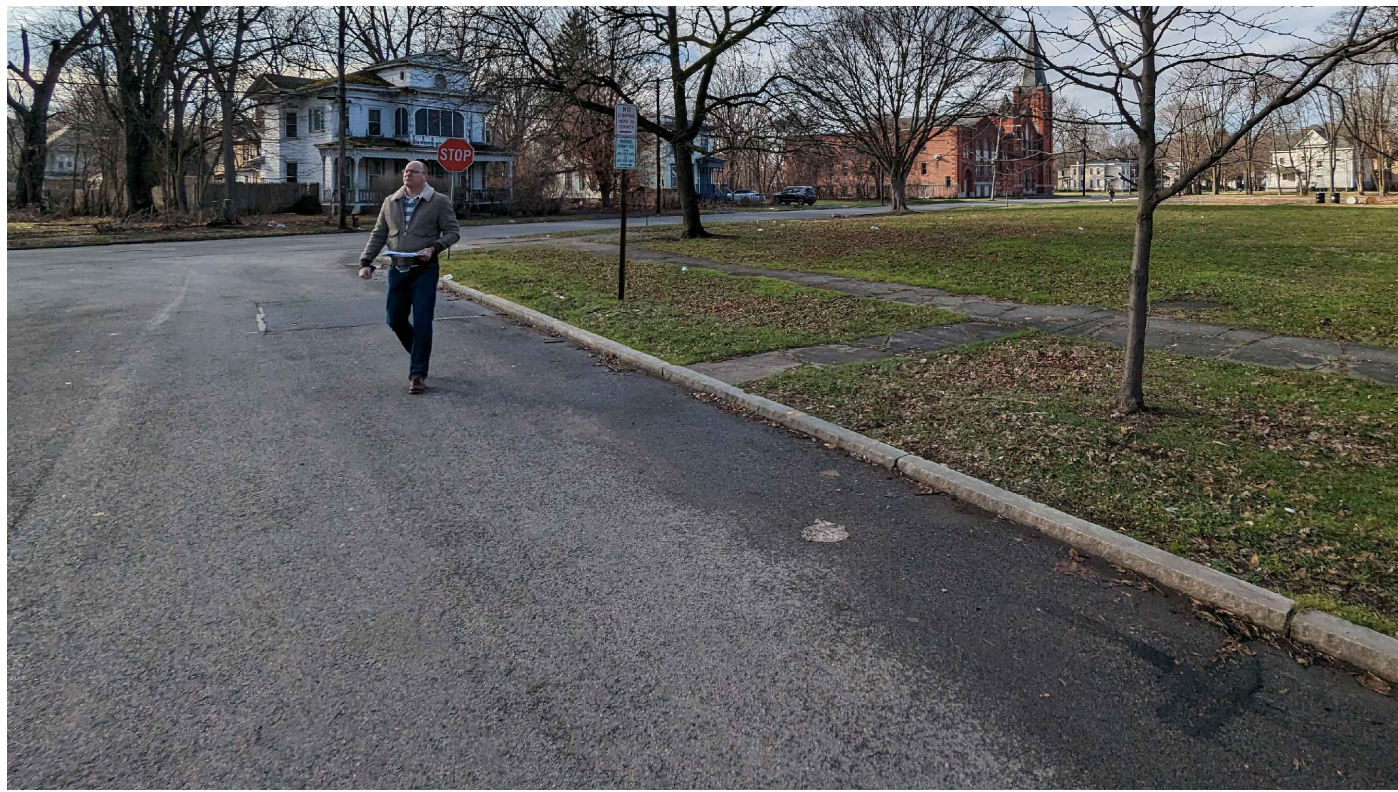
DAVID M. SLISKI P.L.S. NO. 050105	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2023 C.T. MALE ASSOCIATES	RESUBDIVISION PLAT FOR LOTS 1, 2, 25 & 26 OF CITY BLOCK 325 (KELLOGG TRACT) INTO NEW LOT 1A OF CITY BLOCK 325 (TO BE KNOWN AS 316 DELAWARE STREET) 304, 310-12, 316, 320 & 322-26 DELAWARE STREET & 223 GRACE STREET CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
	07/26/23	ADD PROPOSED ADDRESS	DMS	DMS	DMS			
						APPROVED:	C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY	SHEET 1 OF 1 DWG. NO: 23-0412
						DRAFTED : TOL		
						CHECKED : DMS		
						PROJ. NO : 23.3374 SCALE : 1" = 20 FT. DATE : JUNE 26, 2023		



1
PL-1
LOOKING WEST ALONG DELEWARE STREET FROM
SOUTHEAST CORNER OF SITE



2
PL-1
LOOKING WEST ALONG NORTH PROPERTY LINE OF
SITE FROM KELLOGG STREET



3
PL-1
LOOKING SOUTH TOWARDS INTER SECTION OF DELEWARE
AND KELLOGG STREETS



4
PL-1
LOOKING SOUTHEAST FROM NORTHWEST CORNER OF SITE



5
PL-1
LOOKING EAST FROM GRACE STREET ALONG NORTH
PROPERTY LINE OF SITE



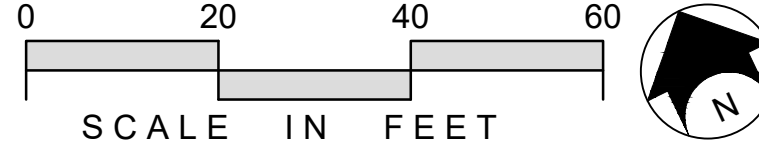
6
P1.4
LOOKING NORTH FROM DELAWARE ALONG GRACE STREET



7
P1.4
LOOKING EAST ALONG DELAWARE TOWARDS KELLOGG
STREET



LOCATION MAP



**KEPLINGER
FREEMAN
ASSOCIATES**
LANDSCAPE ARCHITECTURE & LAND PLANNING
4320 ELY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13207
PHONE: (315) 445-7980

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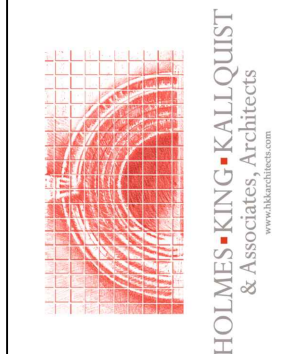
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JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

**SCHMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK**

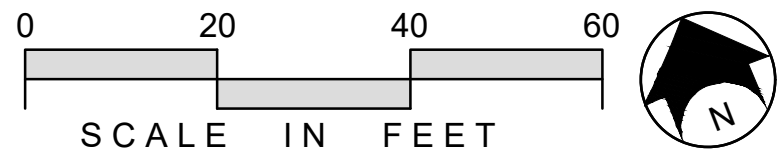
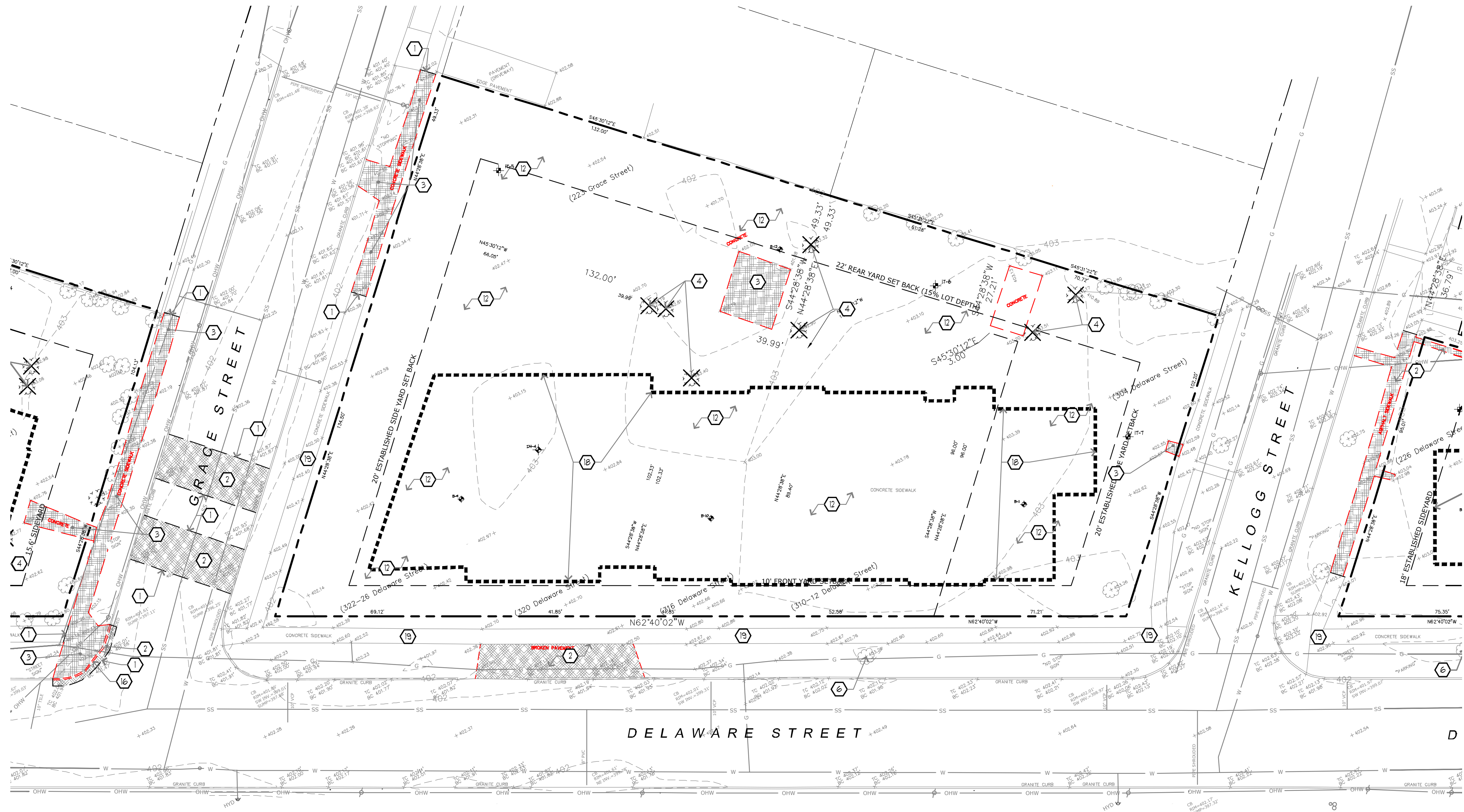
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P1.3

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EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

X-LI-SITE-PREP-NOTES

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE ASPHALT PAVEMENT AND DISPOSE OF MATERIALS OFF SITE. NYS DOT ITEM No. 209.02.
3. REMOVE EXISTING CONCRETE IN ITS ENTIRETY, LEGALLY DISPOSE OF OFF SITE. AT CONTRACTOR OPTION, EXISTING CONCRETE MAY BE CRUSHED TO MEET THE SPECIFICATION FOR OVERSIZE SUBBASE COURSE MATERIAL (3 INCH MINUS) AND USE IN LOWER LIFTS OF THE PARKING LOT FILL.
4. REMOVE EXISTING TREES AND VEGETATION, INCLUDING STUMPS AND ROOTS. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE. COORDINATE STOCKPILE LOCATIONS WITH CONSTRUCTION MANAGER. ALL CLEARING OF POTENTIAL SUMMER ROOSTING TREES 4-INCH DIAMETER OR GREATER MUST OCCUR FROM OCTOBER 31ST THROUGH MARCH 31ST. CLEARING OF VEGETATION AT ANY OTHER TIME OF THE YEAR MUST BE REVIEWED AND AUTHORIZED BY THE NEW YORK FIELD OFFICE OF THE U.S. FISH AND WILDLIFE SERVICE IN CORTLAND, NY. ALL CLEARING AND GRUBBING WITHIN NYS DOT RIGHT-OF-WAY TO BE PAID FOR UNDER ITEM No. 2010100008.
5. NOTE OMITTED.
6. EXISTING TREE TO REMAIN AND BE PROTECTED, DISTURBANCE UNDER DRIP LINE OF THE TREE SHALL BE LIMITED TO PROMOTE TREE HEALTH AND SAFETY.
7. CONTRACTOR TO COMPLETE AND SUBMIT PERM 33 AND SHALL OBTAIN HIGHWAY WORK PERMIT FROM NYS DOT PRIOR TO ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY.
8. SANITARY WORK WITHIN RIGHT-OF-WAY MUST BE PERMITTED BY NYS DOT REGIONAL UTILITY COORDINATOR JEREMY LAUTON @ (315) 428-4388 (jeremy.lauton@dot.ny.gov). COORDINATE CONNECTION TO EXISTING SANITARY SEWER WITH VILLAGE OF CAMILLUS ENGINEERS. EXISTING SANITARY MANHOLE TO REMAIN. PROTECT. CORE DRILL OPENING INTO EXISTING MANHOLE AND PROVIDE WATERTIGHT SEAL.
9. REMOVE EXISTING GRAVEL SURFACING IN ITS ENTIRETY TO PROPERTY LINE AND DISPOSE OF OFF SITE. RESTORE WITH TOPSOIL AND ESTABLISH LAWN.
10. REMOVE EXISTING FENCE IN ITS ENTIRETY, INCLUDING FABRIC, FOOTINGS, POSTS AND GATES, AND DISPOSE OF OFF SITE.
11. EXISTING GRANITE CURB TO REMAIN. PROTECT.
12. STRIP EXISTING TOPSOIL AND STOCKPILE FOR REUSE.
13. ALL WORK IN CITY RIGHT OF WAY MUST HAVE A WORK PERMIT FROM THE CITY. ANY ROAD AND PEDESTRIAN CLOSURES SHALL HAVE CORRECT SIGNAGE IN PLACE PER MUTCD.
14. REMOVE EXISTING BUILDING. REFER TO SPECIFICATIONS FOR ANY SPECIAL INSTRUCTIONS REGARDING BUILDING DEMOLITION. COMPLETELY REMOVE ALL BUILDING FOUNDATIONS AND SLABS IN THEIR ENTIRETY (WHERE FOUNDATION WALLS AND SLABS ARE LOCATED WITHIN THE PROPOSED BUILDING FOOTPRINT TO 5 FEET OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO SPECIFICATIONS FOR ANY SPECIAL INSTRUCTIONS REGARDING BACKFILLING OF VOIDS WITHIN THE BUILDING FOOTPRINT AREA.
15. EXISTING UTILITY POLE REMAINS. PROTECT.
16. REMOVE EXISTING GRANITE CURB, DISPOSE OF OFF SITE.
17. REMOVE EXISTING CONCRETE BLOCKS AND DISPOSE OF OFF SITE.
18. APPROXIMATE LOCATION OF PROPOSED BUILDING.
19. NEW SIDEWALK RECENTLY INSTALLED BY CITY OF SYRACUSE IS REPUTED (NOT SURVEYED). CONTRACTOR TO CONFIRM LIMITS OF NEW PAVEMENT & RECYCL SCOPE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

INFILTRATION TESTING SUMMARY

[12-INFILTRATION TESTING]

TEST	DEPTH	STABILIZED RATE	SOIL CONDITIONS ENCOUNTERED
-	(FT)	IN/HR	-
IT-1	3' - 0"	2.0"	POORLY GRADED SAND WITH SILT
IT-2	3' - 0"	0"	POORLY GRADED SAND WITH SILT
IT-3	3' - 0"	0"	DARK BROWN SILTY SAND
IT-4	3' - 0"	0"	DARK BROWN SILTY SAND
IT-5	3' - 0"	24.0"	BROWN WELL-GRADED SAND WITH GRAVEL AND COBBLES
IT-6	3' - 0"	0.3"	BROWN WELL-GRADED SAND WITH GRAVEL AND COBBLES
IT-7	3' - 0"	0"	BROWN SANDY SILTY CLAY
IT-8	3' - 0"	2.0"	BROWN SANDY SILTY CLAY
IT-9	3' - 0"	6.0"	BROWN WELL-GRADED SAND WITH SILT
IT-10	3' - 0"	0"	BROWN SANDY SILTY CLAY
IT-11	3' - 0"	24.0"	BROWN SANDY SILTY CLAY

*FOR BORING (B) AND DEEP HOLE (DH) INFORMATION SEE GEOTECHNICAL REPORT DATED 07/28/2013.



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SCALE: AS NOTED

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SYRACUSE, NEW YORK

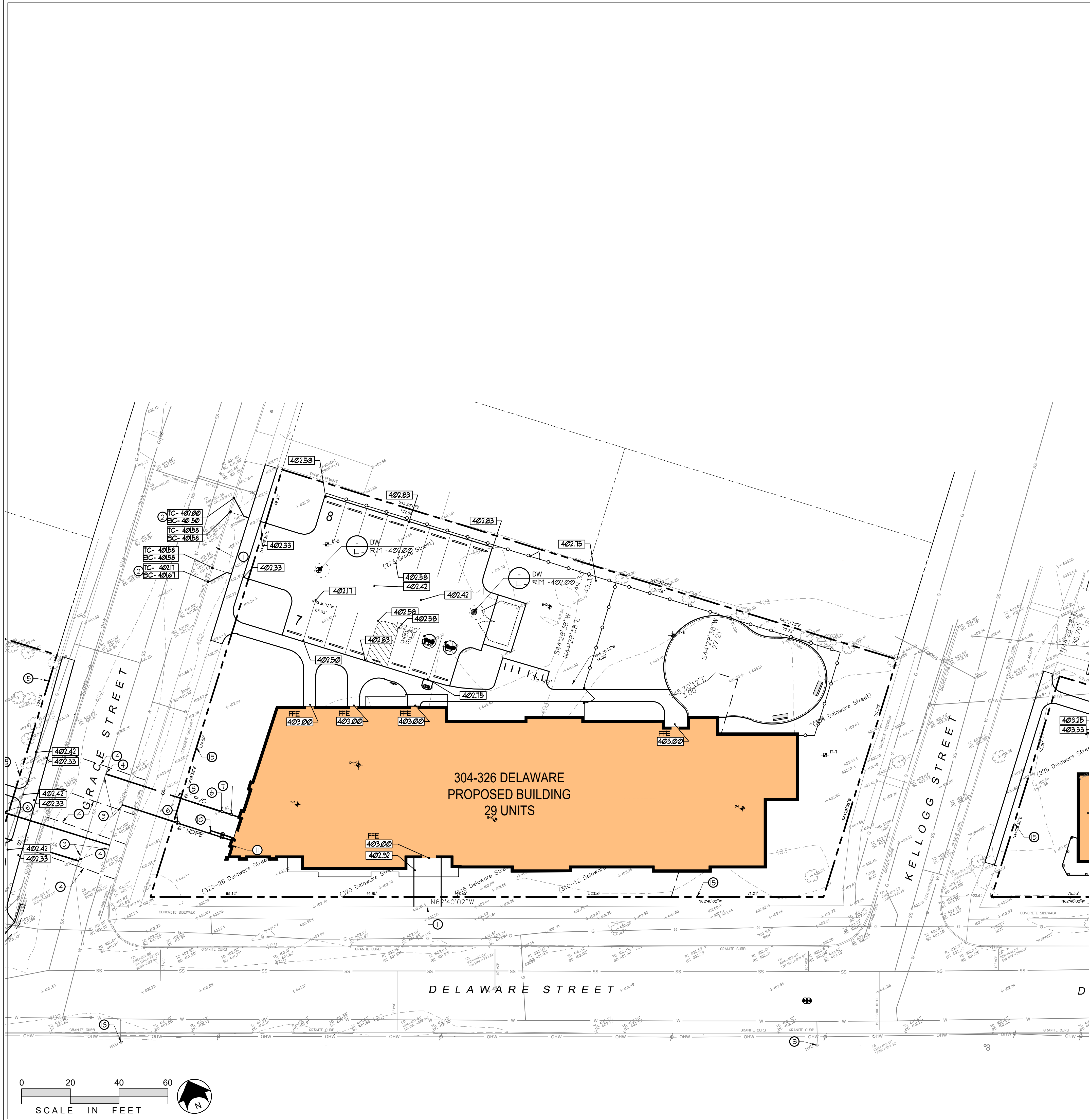
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SITE PREPARATION
PLAN - 304-326

L1.3

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GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOUELED TO FOUNDATION WALL PER DETAILS.
4. A GEOTECHNICAL EVALUATION REPORT WAS PREPARED BY KENNEY GEOTECHNICAL SERVICES DATED 8-22-2018 FOR THIS PROJECT SITE. IT IS ASSUMED THAT THE CONTRACTOR WILL REVIEW THIS REPORT AND ADHERE TO THE RECOMMENDATIONS AND CONCLUSIONS PROVIDED. COPIES OF THE REPORT CAN BE PROVIDED UPON REQUEST.
5. MINIMUM 6" CLEAR INSPECTION SPACE TO BE PROVIDED BETWEEN THE SURFACE OF THE PLANNED LANDSCAPE GRADE AND NON-MASONRY SIDING.
6. DISCHARGE FROM DOWNSPOUTS/SPASH PADS TO EXTEND A MINIMUM OF 24" FROM THE BUILDINGS.
7. EXISTING CITY SANITARY LINE

GRADING, DRAINAGE & UTILITY NOTES

NOTES REFER TO SHEETS L2.1 & L3.1

- ① MEET EXISTING LINE AND GRADE.
- ② MEET TOP AND FACE OF EXISTING GRANITE CURB.
- ③ FIELD VERIFY PIPE INVERTS AND SIZES FOR WATER AND SANITARY LINES PRIOR TO COMMENCEMENT OF INSTALLATION. REPORT RESULTS TO LANDSCAPE ARCHITECT.
- ④ WYE CONNECT SANITARY LATERAL TO EXISTING COMBINED SANITARY & STORM PIPE PER CITY OF SYRACUSE RECOMMENDATIONS. CONTRACTOR SHALL CUT IN A NEW WYE CONNECTION AT EXISTING SEWER MAIN.
- ⑤ INSTALL 6" PVC SANITARY LATERAL @ 1% MINIMUM SLOPE. REFER TO PLUMBING PLAN FOR SANITARY CONNECTION AT BUILDING BEFORE CONSTRUCTING LATERAL.
- ⑥ INSTALL SANITARY CLEANOUT PER DETAIL IIA/L1.4.
- ⑦ VENT AND TRAP PER DETAIL.
- ⑧ APPROXIMATE LOCATION OF ROOF DRAIN, REFER TO ARCHITECTURAL PLANS. INSTALL ROOF DRAIN SPLASH PAD PER DETAIL 1B/L1.2. TYPICAL.
- ⑨ INSTALL UNDERDRAIN PER DETAIL 6/L1.2.
- ⑩ INSTALL 6" WATER LINE TO WITHIN 5 FEET OF BUILDING, LINE SPLITS 10' FROM BUILDING FOR SEPARATE FIRE PROTECTION LINE ENTERING BUILDING. COORDINATE WATER CONNECTION WITH CITY OF SYRACUSE DEPARTMENT OF WATER (315-448-8340).
- ⑪ APPROXIMATE LOCATION OF STAND PIPE CONNECTION. SEE ARCHITECTURAL DRAWINGS FOR STAND PIPE CONNECTION AND KNOX BOX LOCATION.
- ⑫ INSTALL 45° BEND WITH THRUST BLOCK PER DETAIL 1B/L6.2
- ⑬ EXISTING HYDRANT TO REMAIN AND BE PROTECTED.
- ⑭ SEE LAYOUT PLAN FOR EXTENT OF PAVEMENT AND CURB REPLACEMENT. SAWCUT FOR TRENCHING OF UTILITY CONNECTIONS IN THE ROW. SHALL CROSS THE ROAD COMPLETELY CURB TO CURB AND BE REPLACED.
- ⑮ CONTRACTOR TO OBTAIN ALL NECESSARY CITY ROW PERMITS. PROVIDE CITY OF SYRACUSE APPROVED TRAFFIC CONTROL MEASURES AND FLAGGING FOR ALL RIGHT OF WAY WORK.
- ⑯ INSTALL CURB BOX AT PROPERTY LINE PER DETAIL.



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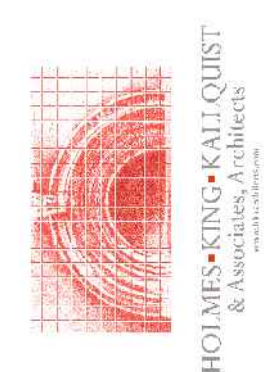
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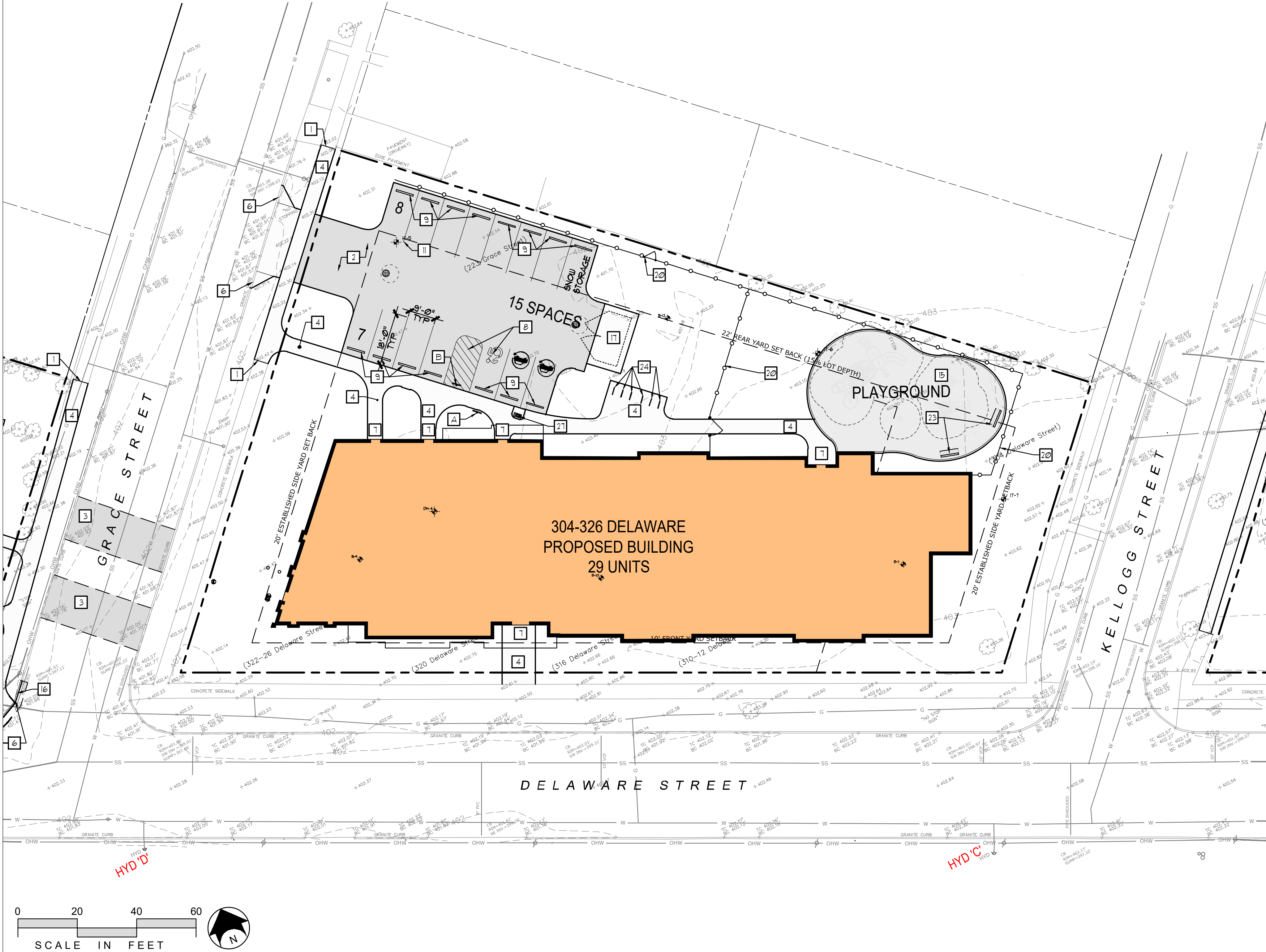
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SITE GRADING, DRAINAGE,
AND UTILITIES PLAN -
304-326

L2.3

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SITE CONSTRUCTION NOTES

- 1

MEET EXISTING LINE and GRADE.
- 2

INSTALL ASPHALT PARKING PAVEMENT PER DETAIL
- 3

INSTALL NYSDOT ASPHALT ROW PAVEMENT PER DETAIL
- 4

INSTALL CONCRETE SIDEWALK PAVEMENT PER DETAIL
- 5

INSTALL INTEGRAL CONCRETE SIDEWALK AND CURB PER DETAIL
- 6

INSTALL CURB ENDING/TAPER PER DETAIL 1/1.1.1. TYPICAL FOR ALL RAMPs AND CURB ENDINGS.
- 7

INSTALL CONCRETE DOUELING PER DETAIL 1/1.1.1. AT ALL BUILDING PADs - TYPICAL
- 8

PAINT RESERVED PARKING MARKINGS PER DETAIL
- 9

INSTALL CURB STOP PER DETAIL, ALL PARKING SPACES
- 10

PROVIDE 4" WIDE WHITE PAINT LINES AT 45" * 2' O.C. - TYPICAL
- 11

INSTALL BARK MULCH SURFACING PER DETAIL
- 12

INSTALL LA CASITA BUILDING TO BE SPECIFIED BY OWNER
- 13

LIGHT POLE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS.
- 14

APPROXIMATE LOCATION FOR CENTRO BUS STOP. DIMENSIONS PER CENTRO STANDARDS.
- 15

INSTALL SURFACEPLAY SYNTHETIC CARPET AND EPF SHOCK ABSORBING PERFORMANCE LAYER TIERED PLAYGROUND SAFETY SURFACING SYSTEM, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.
- 16

INSTALL CONCRETE CURB PER DETAIL
- 17

INSTALL WASTE / RECYCLING ENCLOSURE PER DETAIL
- 18

INSTALL ACCESSIBLE RAMP PER DETAIL
- 19

SNOW STORAGE AREA
- 20

INSTALL 4 FT. WIDE BLACK VINYL COATED CHAIN LINK SWING GATE PER DETAIL.
- 21

INSTALL 4 FT. HIGH BLACK VINYL COATED CHAIN LINK FENCE PER DETAIL. GRADING TO BE ADJUSTED ALONG BOTTOM OF FENCE TO ALLOW NO GREATER THAN A 4-INCH GAP. GATE FOR VEHICLE ENTRY PER DETAIL.
- 22

MECHANICAL UNITS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MEP DRAWINGS FOR SIZE AND EXACT LOCATION.
- 23

INSTALL 6 FT. LONG DUMOR BENCH 105-60PL PER DETAIL
- 24

INSTALL DERO BIKE RACK PER DETAIL
- 25

INSTALL (18) METAL RAISED BED PLANTERS PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- 26

INSTALL TRAFFIC CONTROL SIGN PER DETAIL
- 27

INSTALL (1) DOUBLE MOUNTED/DUAL PORT LEVEL 2 EV CHARGER PER DETAIL (ACROSS6 PROJECT, 4 EV CHARGER SPACES ARE SHOWN TO ADHERE TO HCR REQUIREMENTS OF 2 PER 20 SPACES, PROJECT HAS 4 PER 31 SPACES)

X-1.41-LAYOUT-NOTES

ZONING CHART - 304-326 DELAWARE & 223 GRACE

304 DELAWARE
13,520 SF 3-STORY APARTMENT BUILDING - 29 UNITS

092-09-23.0	304 DELAWARE ST
092-09-24.0	310-312 DELAWARE ST
092-09-25.0	316 DELAWARE ST
092-09-26.0	320 DELAWARE ST
092-09-27.0	322-26 DELAWARE ST
092-09-1.0	223 GRACE ST

TOTAL COMBINED PARCEL AREA: 37,802 SF / .861 ACRES
ZONE: R5 HIGH DENSITY RESIDENTIAL - REZONE SYRACUSE 3/23

YARD SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	10'	10'
SIDEYARD SETBACK	4'	21'
CORNER SIDE YARDs*	SEE BELOW	20' 420'
REAR YARD SETBACK	20' OR 15% LOT DEPTH	22'

*CORNER LOT SIDEYARD SHOULD NOT BE LESS THAN 15% OF TOTAL WIDTH (NARROWER FRONTAGE) OF THE LOT, BUT NEED NOT EXCEED ESTABLISHED FRONT SETBACK LINE FOR SIDE STREET.

LOT REQUIREMENTS	REQUIRED	PROVIDED
MIN. WIDTH	50'	264'
MAX. STRUCTURAL	40%	33%
MAX. PARKING	40%	17%

PARKING	REQUIRED	PROVIDED
5 SPACE / DU	15	15

ACCESS
BUS STOPS ON SY 64, SY 874, SY 921, SY 931, SY 926, SY 966, AND SY 942 ARE LOCATED ON THE CORNER OF GRACE STREET AND DELAWARE STREET DIRECTLY ADJACENT TO THE SITE. BUS STOPS ON KELLOGG STREET AND DELAWARE STREET, ALSO ADJACENT TO THE SITE, INCLUDE SY 921, SY 966, SY 912, SY 974, AND SY 926.



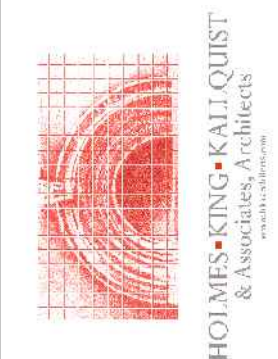
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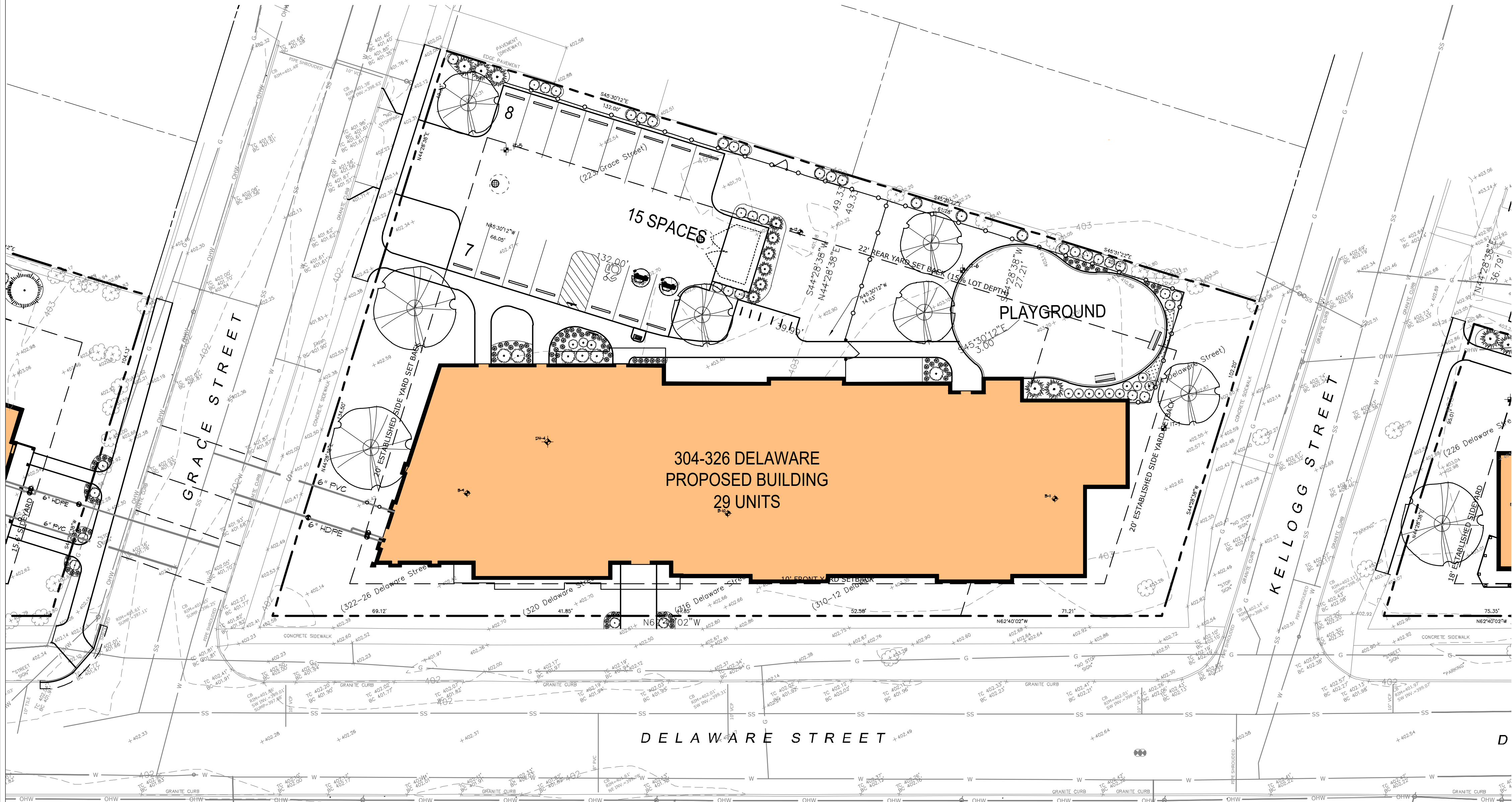
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SITE LAYOUT PLAN -
304-326

L3.3

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304-326 DELAWARE PLANTING

- EVERGREEN SHRUB SCREENING AT WASTE ENCLOSURE
- PLANTING AROUND PLAYGROUND
- (4) FOUNDATION PLANTINGS AT DOORWAYS
- (2) STREETSCAPE PLANTINGS AT WALK JUNCTIONS
- (5) FLOWERING TREES
- (2) STREET TREES
- (3) SHRUBS PER 25' OUTSIDE FENCING PER CODE

CONTRACTOR TO LEAVE 24" MINIMUM CLEAR SPACE BETWEEN FENCES/WALLS AND PLANTINGS



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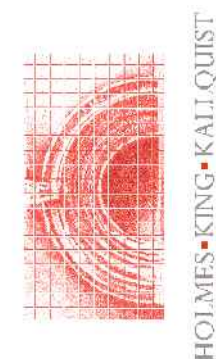
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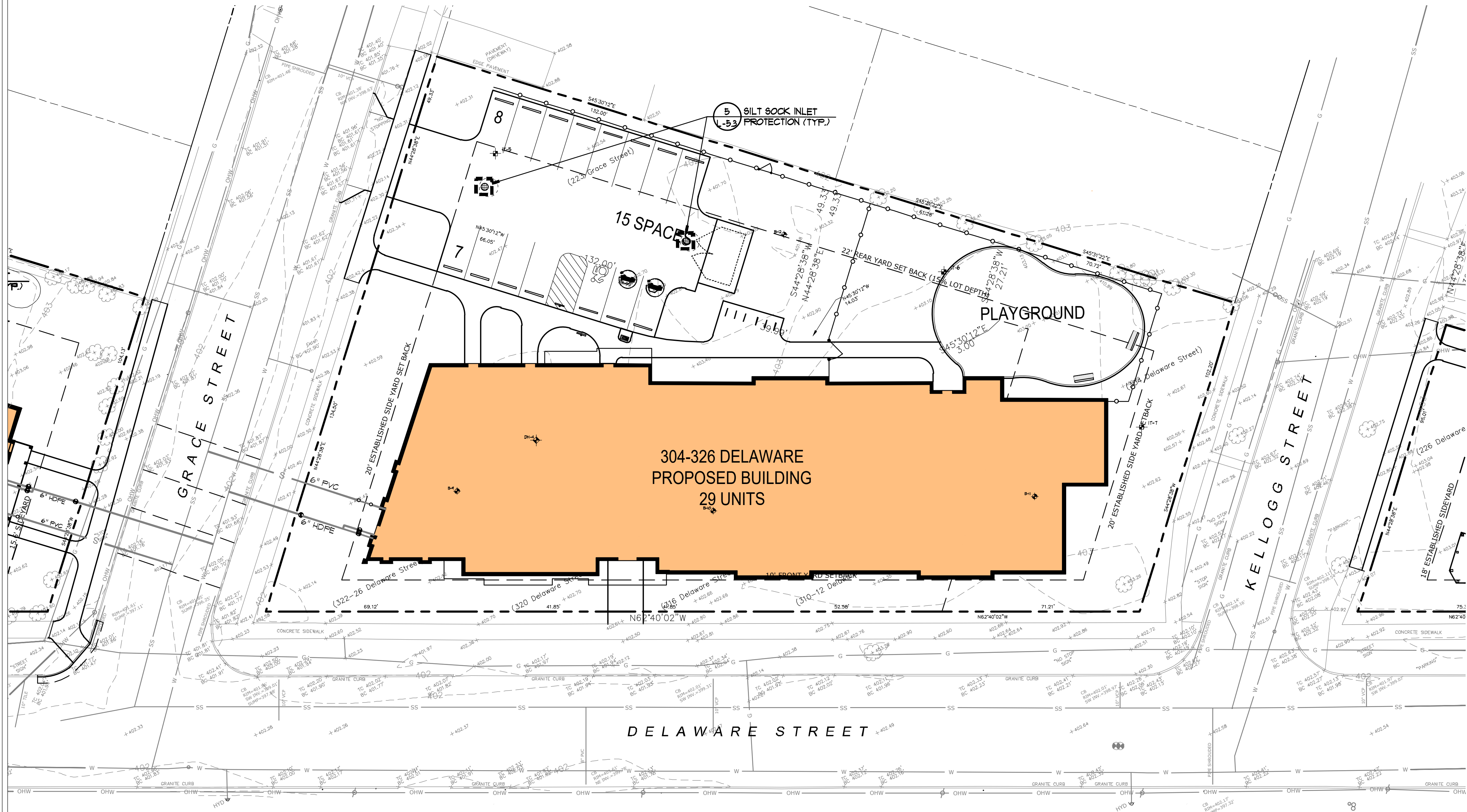
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SITE PLANTING
PLAN - 304-326

L4.3

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NOTE:

REFER TO SHEET L5.1 FOR
EROSION CONTROL NOTES

**KEPLINGER
FREEMAN
ASSOCIATES**
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6320 RLY ROAD, SUITE 109, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980

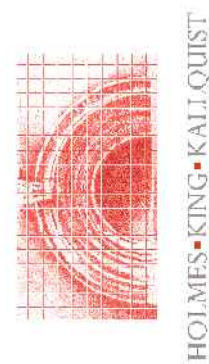
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EROSION CONTROL
PLAN - 304-326

L5.3



1
PL-1
LOOKING WEST ALONG DELEWARE STREET FROM
SOUTHEAST CORNER OF SITE



2
PL-1
LOOKING WEST ALONG NORTH PROPERTY LINE OF
SITE FROM KELLOGG STREET



3
PL-1
LOOKING SOUTH TOWARDS INTER SECTION OF DELEWARE
AND KELLOGG STREETS



4
PL-1
LOOKING SOUTHEAST FROM NORTHWEST CORNER OF SITE



5
PL-1
LOOKING EAST FROM GRACE STREET ALONG NORTH
PROPERTY LINE OF SITE



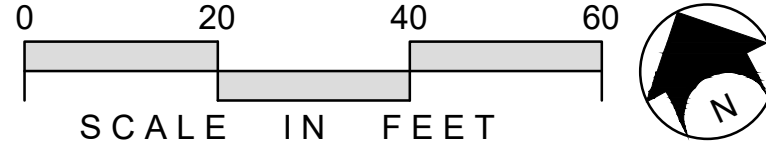
6
P1.4
LOOKING NORTH FROM DELAWARE ALONG GRACE STREET



7
P1.4
LOOKING EAST ALONG DELAWARE TOWARDS KELLOGG
STREET



LOCATION MAP



PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION
#1	10/12/2023	CRF	CITY COMMENTS
#2	7/24/2026	CRF	CPC RESUBMISSION

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JOB NO: 22071

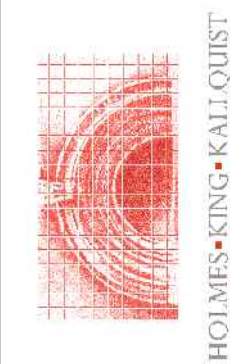
DATE: 08/17/23

DRAWN BY: CRF

SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES - KING - KALLOUST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
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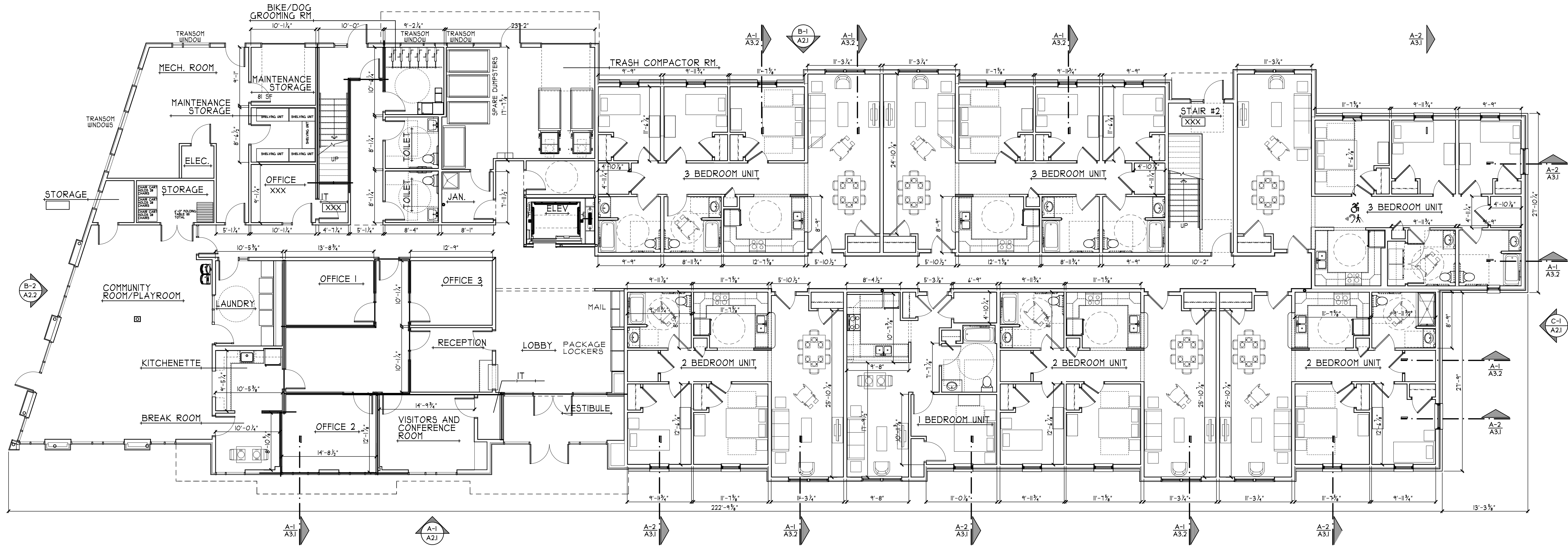


PART 85-0 OF THE TITLE VILLAGE EDITION OF THE NEW YORK STATE ARCHITECTURE AND DESIGN ACT, AS AMENDED, SHALL BE NOTED, SIGNED AND SAVED BY THE ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 85-0.

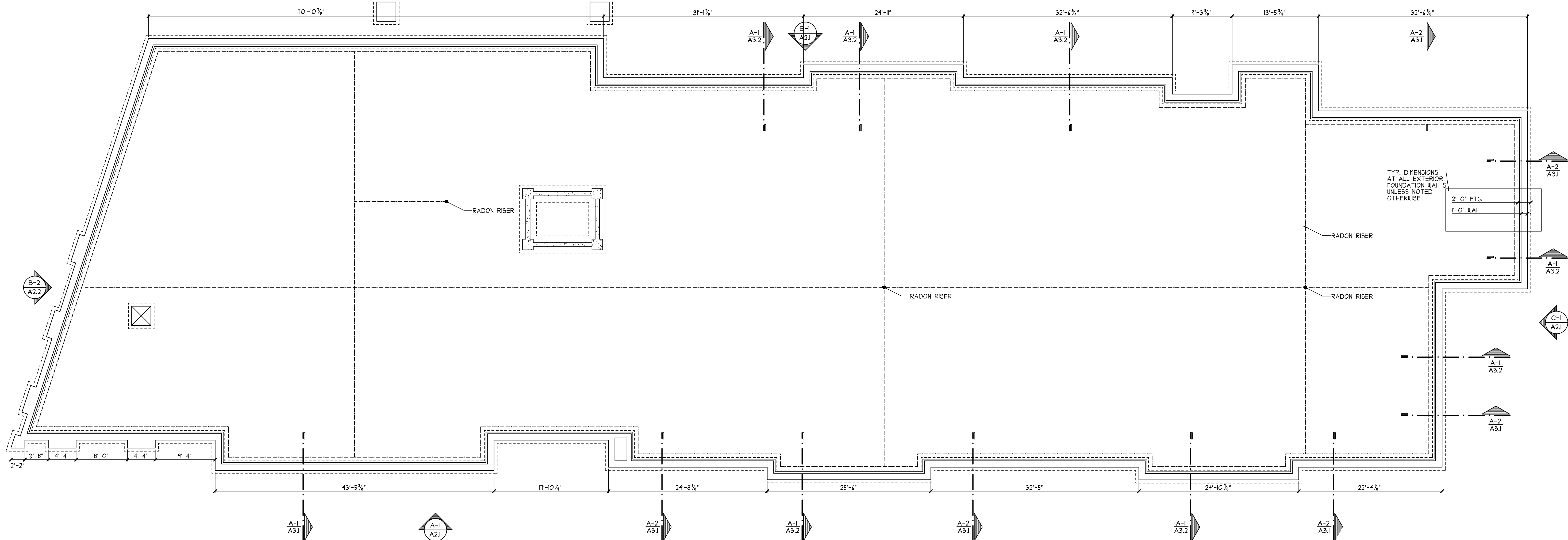
PHOTOBOARD

P1.3

7/24/2026 S:\JOB NUMBER 2022 22071 - La Liga Westside Village\Scheme\304-326 Delaware\Plot A1.0 304 Plans.scd



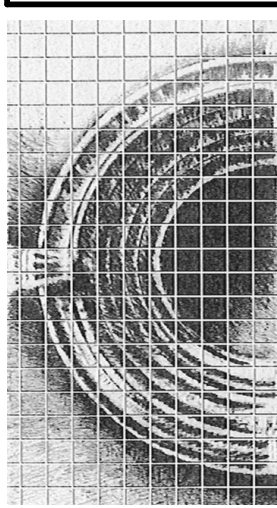
0' 4' 8' 12'
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" (A-1 A1.0)



0' 4' 8' 12'
FOUNDATION PLAN
SCALE: 1/8" = 1'-0" (A-1 A1.0)

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
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FLOOR PLANS

A1.0
SITE THREE OF SIX

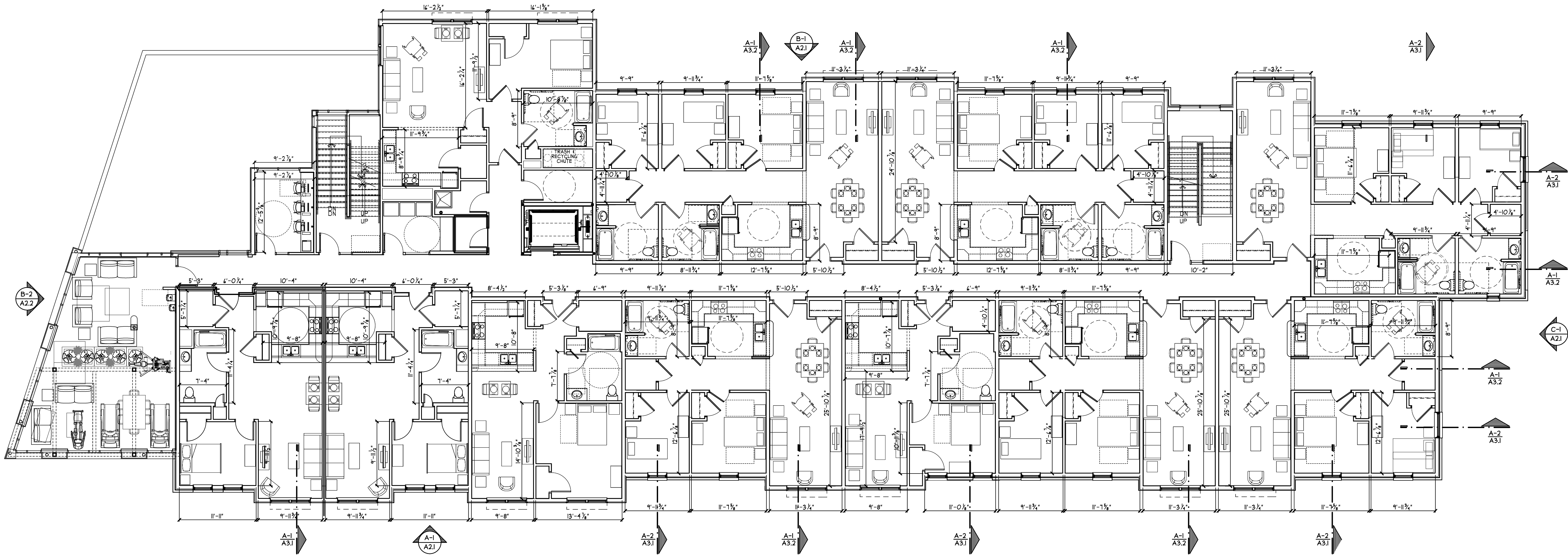
REV. NO.	DATE	DRAWN BY	DESCRIPTION
1	07/24/26	MCM	RESUBMISSION
2			
3			
4			
5			
6			
7			
8			
9			
10			

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PROJECT NORTH	JOB NO: 22071 DATE: 09/11/2025 DRAWN BY: MCM SCALE: AS NOTED
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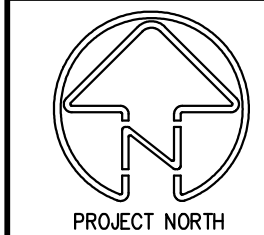
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7/24/2026 S:\JOB NUMBER (2022 22071) - La Liga Westside Village (Schem\304-326 Delaware)\Plot\A1.1 304 Plans.scd

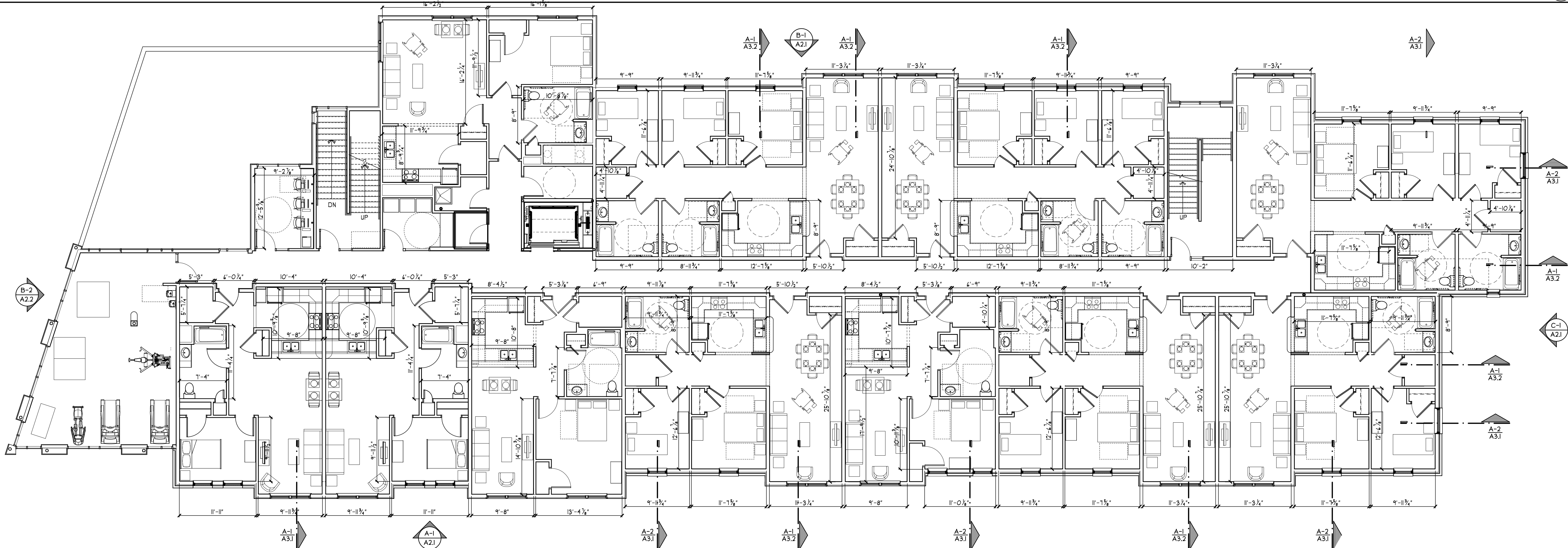


REV NO.	DATE	DRAWN BY	DESCRIPTION
	07/24/26		RESUBMISSION

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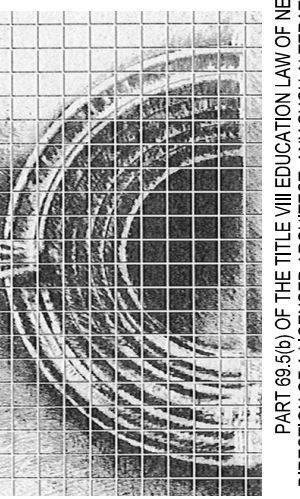


JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: MCM
SCALE: AS NOTED



SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304-326 DELAWARE STREET
SYRACUSE, NEW YORK

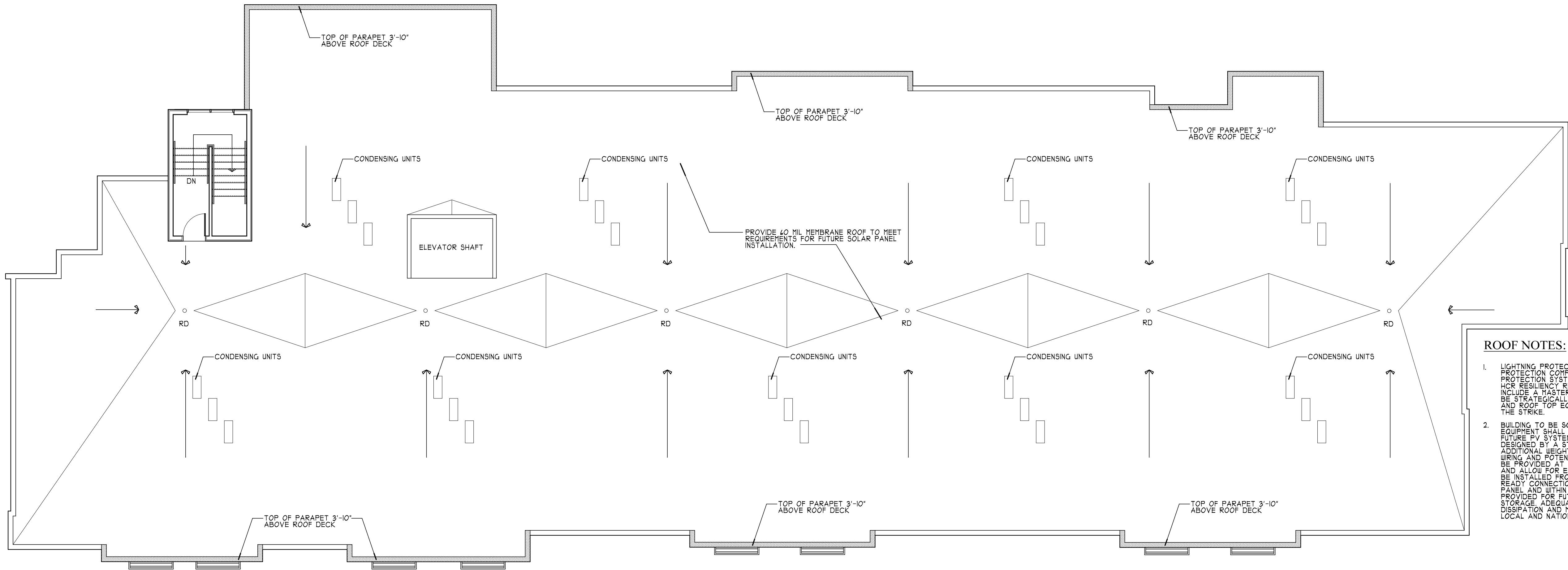
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FLOOR PLANS

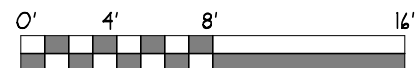
A1.1
SITE THREE OF SIX

7/24/2026 8:50 JOB NUMBER 22071 - La Liga Westside Village (Schem) 304-326 Delaware (Plot) A1.2 304 Rooflans.rvt



ROOF NOTES:

1. LIGHTNING PROTECTION SYSTEM BY CERTIFIED LIGHTNING PROTECTION COMPANY SHALL PROVIDE TURN-KEY LIGHTNING PROTECTION SYSTEM FOR THIS BUILDING IN ADHERENCE TO THE LOR RESILIENCY REQUIREMENTS. THE FINAL INSTALLATION SHALL INCLUDE A MASTER LABEL ON THE SYSTEM. AIR TERMINALS TO BE STRATEGICALLY PLACED ON ROOFTOPS/ELEVATED PORTS AND ROOF TOP EQUIPMENT OF THE STRUCTURE TO INTERCEPT THE STRIKE.
2. BUILDING TO BE SOLAR PV READY. SERVICE ENTRANCE EQUIPMENT SHALL PROVIDE PROVISIONS TO ACCOMMODATE A FUTURE PV SYSTEM BY OTHERS. BUILDING STRUCTURE TO BE DESIGNED BY A STRUCTURAL ENGINEER TO WITHSTAND ADDITIONAL WEIGHT OF SOLAR PANELS MOUNTING SYSTEMS, WIRING AND POTENTIAL SNOW AND WIND LOADS. WALK PADS TO BE PROVIDED AT INTERVALS TO PROTECT MEMBRANE ROOF AND ALLOW FOR EASIER MAINTENANCE. CONDUIT PATHWAYS WILL BE INSTALLED FROM ROOF TO THE ELECTRICAL PANEL. SOLAR READY CONNECTIONS WILL BE LABELED IN THE ELECTRICAL PANEL AND WITHIN THE CONDUIT PATHWAYS. SPACE TO BE PROVIDED FOR FUTURE INVERTER OR BATTERY SYSTEM STORAGE. ADEQUATE CLEARANCE WILL BE PROVIDED FOR HEAT DISSIPATION AND MAINTENANCE ACCESS. DESIGN WILL MEET LOCAL AND NATIONAL CODES.



ROOF PLAN
SCALE : 1/8" = 1'-0"

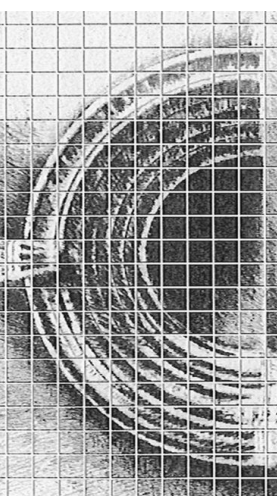
A-1
A1.2

NOT USED
SCALE : 1/8" = 1'-0"

A-2
A1.2

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304-326 DELAWARE STREET
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ROOF PLAN

A1.2
SITE THREE OF SIX

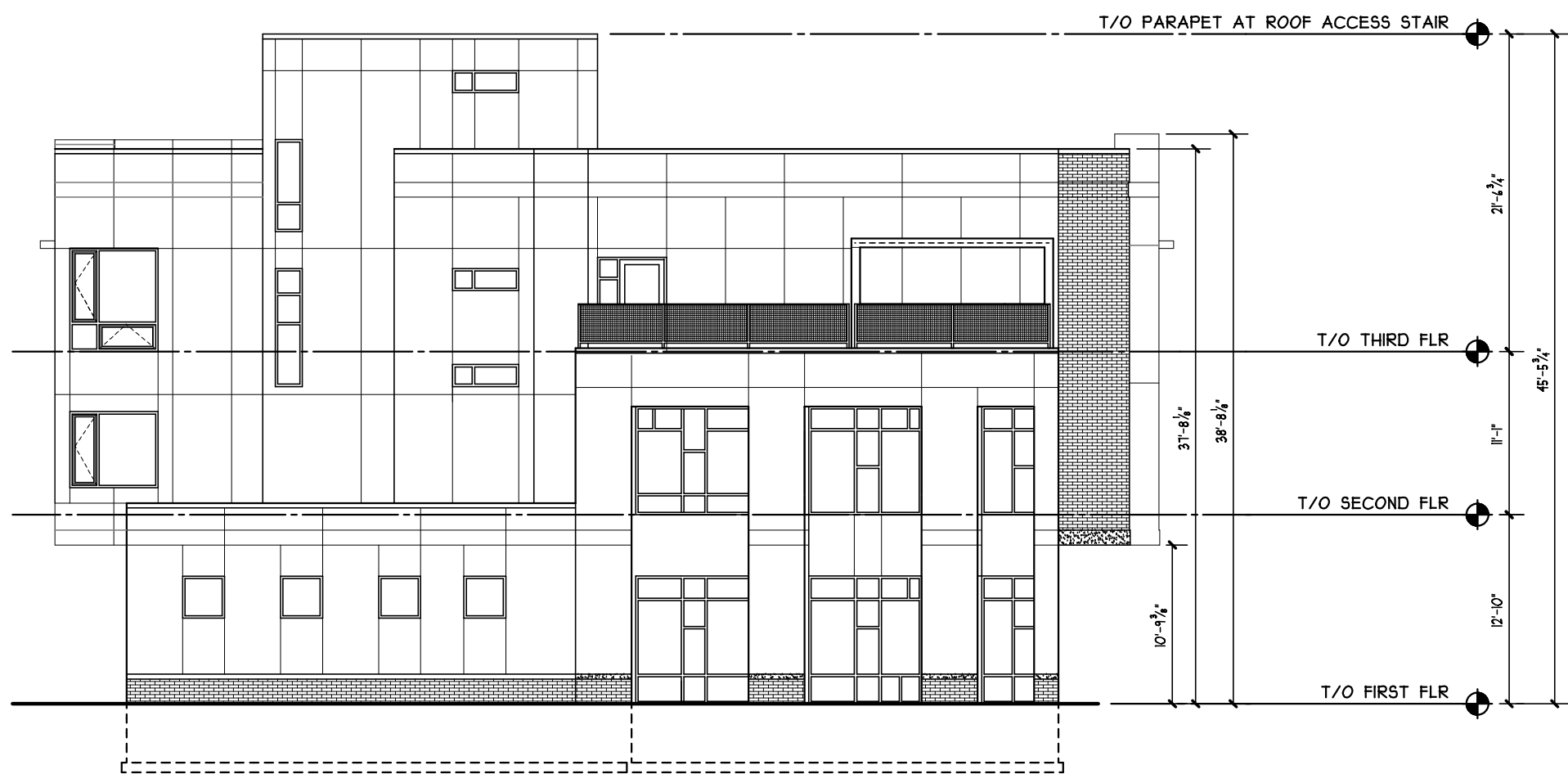
REV No.	DATE	DRAWN BY	DESCRIPTION
	07/24/26		RESUBMISSION

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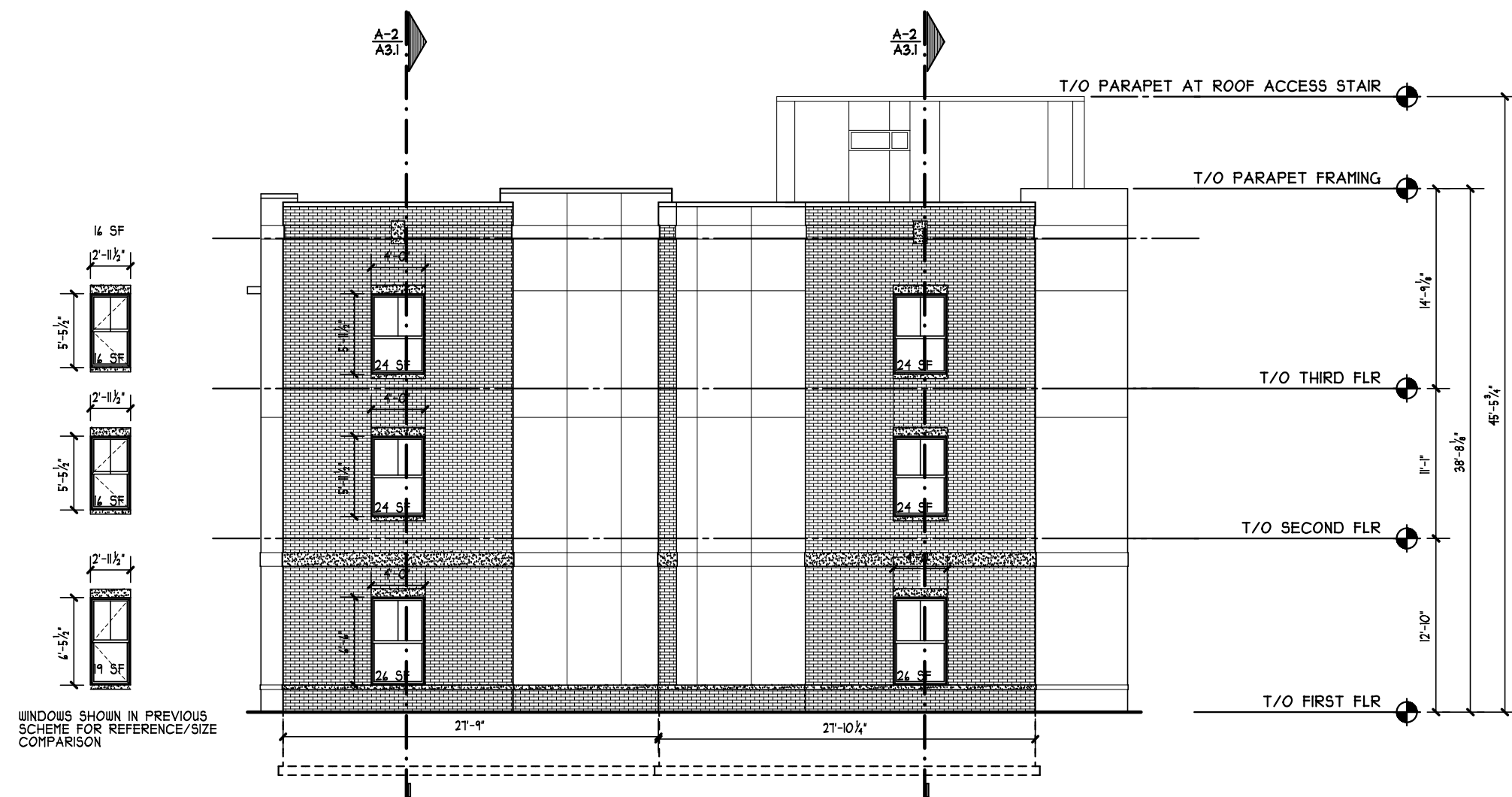


PROJECT NORTH

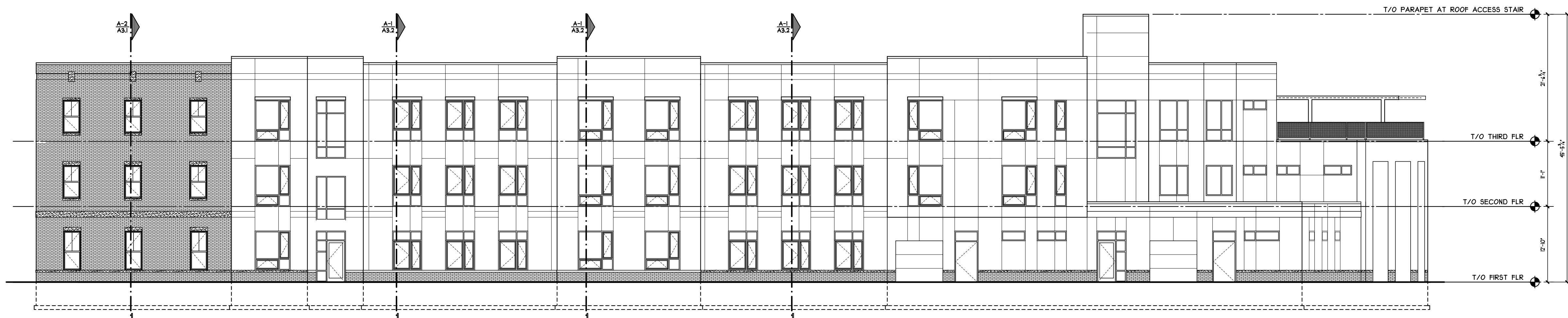
JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: XX
SCALE: AS NOTED



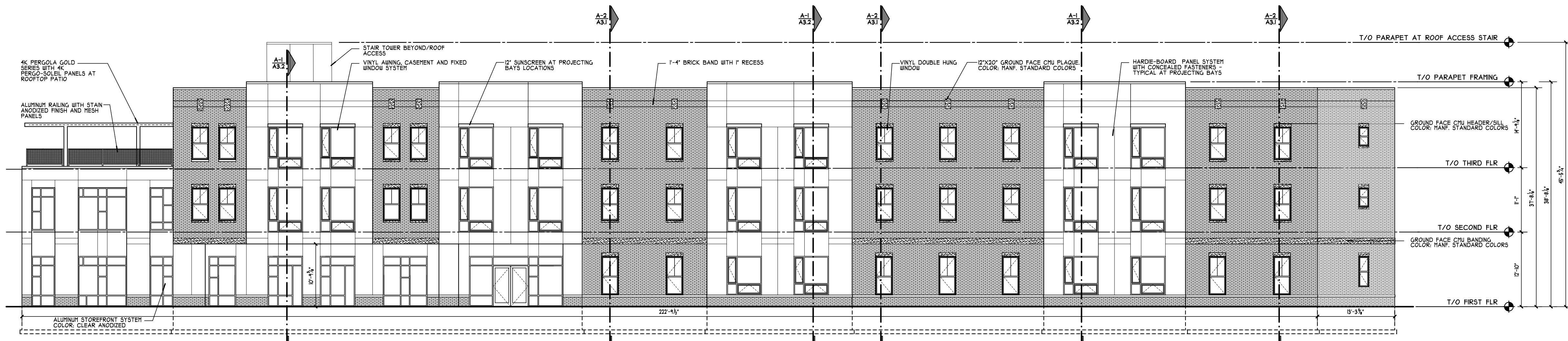
0' 4' 8' 16'
SIDE ELEVATION: (D-1)
SCALE : 1/8" = 1'-0" (A2.1)



0' 4' 8' 16'
SIDE ELEVATION: (C-1)
SCALE : 1/8" = 1'-0" (A2.1)



0' 4' 8' 16'
REAR ELEVATION (B-1)
SCALE : 1/8" = 1'-0" (A2.1)



0' 4' 8' 16'
FRONT ELEVATION (A-1)
SCALE : 1/8" = 1'-0" (A2.1)

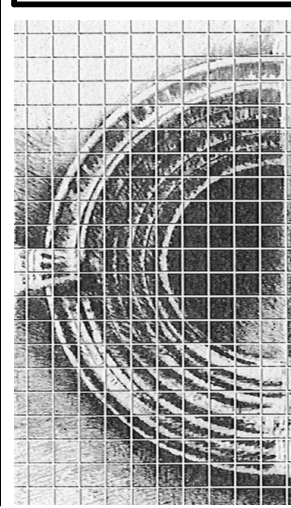
REV No.	DATE	DRAWN BY	DESCRIPTION
	07/24/26		RESUBMISSION

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JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: XX
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
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EXTERIOR ELEVATIONS

A2.1
SITE THREE OF SIX

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: La Liga Westside Village - 304-326 Delaware Street			
Project Location (describe, and attach a location map): Parcels 304, 310-312, 316, 320, 322-26 Delaware St and 223 Grace St combined. Between intersections of Grace St & Kellogg St with Delaware St.			
Brief Description of Proposed Action: Construction of a 37,395 sf, 3-story programmed apartment building (29 units) on the 0.87-acre lot. Site features include bike racks (12 spaces), off street parking (15 spaces), (1) dual-mounted EV charger, foundation plantings, & a screened waste enclosure. Connection from units will extend into Right-of-Way streetscape. Site is zoned as R5 High Density Residential.			
Name of Applicant or Sponsor: Raul Russi, Acacia Network		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Bronx		State: NY	Zip Code: 10457
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: BZA variance for fenestration.		☐	☒
3. a. Total acreage of the site of the proposed action?		0.87 acres	
b. Total acreage to be physically disturbed?		0.80 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.96 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Per NYS HCR requirements.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Drywells will be utilized to manage stormwater.	NO ☒ ☒ ☐	YES ☐ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Adjoining property (State Superfund Site - NYD982531956) is approximately 1,900 ft away from the proposed project site.	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): This project will adhere to NYS HCR standards which achieve high efficiency energy standards. Standard wastewater discharge and vehicular air emissions will occur. Project site has 29 residential units, & 15 parking spaces (including 2 EV spaces).	NO ☐ ☐	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Raul Russi</u> Date: <u>08/10/26</u> Signature: <u><i>Raul Russi</i></u> Title: <u>President</u>		

EAF Mapper Summary Report

Friday, July 24, 2026 12:47 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: MaSPR-2026-37

Date: 10/13/2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Planning Commission	9/11/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



The Spanish Action League of Onondaga County, Inc.

Date: September 24, 2026

Syracuse Zoning Administration
300 South State Street, Suite 700
Syracuse NY 13202

RE: 316 Delaware St. & Grace St. Project – Site Plan Review (316 Delaware St. & Grace St.)

Dear Sir or Madam,

The purpose of this letter is to inform you that, as part of the requested zoning application, the twenty-nine (29) residential apartment units contained in 316 Delaware St. & Grace St. Project will be designated as 100% affordable units. Those units will be reserved for households at or below 60% of the area median income, and that the units are not segregated or of different quality. The Spanish Action League of Onondaga County, Inc. will also commit to providing annual income verification to the Department of Neighborhood and Business Development for qualifying households.

Sincerely,

 *Raul Russi*
Raul Russi

09/30/26

President
Spanish Action League of Onondaga County, Inc.

City of Syracuse
Parcel History
01/01/1900 - 10/07/2026
Tax Map #: 092.-09-25.0
Owners: GSPDC
Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
316 Delaware St	04/05/44	Project	Conditional Use	Denied	C-0167 Cond. use to operate a funeral home in a Res. B zone.
316 Delaware St	08/23/19	Complaint	Demolition	Referred to	D2019-0137
316 Delaware St	10/01/21	Complaint	Demolition	Closed-	D2021-0102
316 Delaware St	09/01/23	Project	Resubdivision	Approved	R-23-53C Merge 6 lots (304.310-312,316, 320, 322-326, Delaware St, and 223 Grace St) into one new lot for the construction of 28-units building. Companion site plan review project--La Liga Westside Area:0.856 Acres (37287.36 sqft)

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-37

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Masihullah Omary	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Gafrance ssco	N/A
DPW Transportation	Conditionally Approved	Neil Burke	No major issue with proposed build out, however, there are deficiencies that require remedy as part of any permission or approval. • Driveway to be properly dimensioned and adhere to typical allowance of 24' max width including transitions, NYSDOT type 3 opening. • Existing curb-cuts/driveways/low curb from previous building/s are to be identified on plans and replaced with full-reveal granite curbing and restored to topsoil/grass. There are multiple along Grace St and others may also be present. • Parking area, including stalls, drive isles and driveway on private property, are to be curbed. Nose-in parking stalls along the pedestrian walkway are to incorporate durable fixed objects (conc. filled bollard or similar - no wheel stops) to prevent vehicle overhang into the pedestrian zone and to maintain ADA compliant facility in all conditions. • Main door egress points to include compliant pedestrian facilities (conc. sidewalk, etc) leading to/from ROW and/or proposed pedestrian circulation paths, plans show door/s opening to what is assumed to be grass (plans unclear) • Sidewalks are in poor condition and are to be replaced in full along Kellogg Street and any other areas that do not meet City of Syracuse spec/ADA. To be labeled on plans. City has recently reconstructed sidewalks along Delaware and portions of Grace Street which are to be repaired in kind if disturbed. • Bike parking area should include cover from

			weather and/or interior spaces for bike storage where applicable (tenant storage rooms, etc.) • Applicant is encouraged to evaluate potential design interventions associated with the main entrance along Delaware St that leads to a wide stretch of turf grass snow storage (between the sidewalk and curb), where it is presumed persons may be entering existing. This may require encroachment or other permission.
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	There are a number of City of Syracuse ROW markers in the area of this project. These markers are protected by law and not to be disturbed under any circumstances. There is a mandatory 5' buffer zone surrounding all City ROW markers, any excavation inside of this buffer zone is to be done exclusively by hand and under the direct supervision of the Office of the City Engineer- Mapping and Surveying Division. While it appears the building offset lines along Delaware, Kellogg and Grace Sts should place any construction outside of this zone, these monuments still require protection from site prep work, landscaping, etc. Any work that would fall inside of this buffer zone notify this office at least 72 hours in advance to allow us to coordinate 315-448-8211
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP

			Department before applying for the building permit. Department before applying for the building permit.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	New sewer lateral connection must be inspected by the City Sewer department. Street cuts must be inspected by the City DPW. Swppp must be approved by the City Engineer. Erosion and sediment controls must be in place prior to start of construction.
Parks and Forestry	Approved	Jeff Romano	Forestry requests; (4) trees to be planted along Delaware St. Along Kellogg St, assuming new walk to be installed (not shown) shall include CU soil for (2) new trees. Along Grace St, provide (2) street trees. Species recommendations; Celtis, Zelkova, Gleditsia. Existing large shade tree; minimize disturbance within the drip line. Protect root zone from storage of materials and compaction for the duration of construction.