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

256 West Fayette Street (Atrium Garage)
MaSPR-2026-53
Elevated from MiSPR-2026-172

City Planning Commission review of demolition, November 23, 2026

Application Procedure:

1. Demolition Approval (MiSPR-2026-172, elevated to MaSPR-2026-53), CPC hearing on Monday 11/23/2023.
    - CPC will make a SEQR determination on the **entire** project (see SEAF Pt. 2 & 3) if they determine the materials provided are sufficient to make a declaration.
    - CPC will make a finding or hold (if denied applicant can appeal to BZA)
        - CPC approves; can condition the approval to require a redevelopment plan before the Demo permit can be issued. This could be accomplished through a variance or acquiring approval for a permitted land use.
        - CPC can hold the application, requiring additional information, i.e. Traffic Study, Work Zone Traffic Control plan (currently requested by DPW) outlining the impact of the work and new use.
2. Use Variance application (V-2026-28, currently unsubmitted), BZA hearing planned for 12/10/2026.
    - BZA will approve or deny (if denied, applicant can file an Article 78 Petition)
3. Area Variance applications for the dimensional standards not met in the redevelopment plans.
    - BZA will approve or deny (if denied, applicant can revise plans to meet standards)
4. Major Site Plan Review (MaSPR-2026-55) for the redevelopment and construction of the new parking lot (or alternate land use).
    - CPC will approve or deny (if denied, applicant can file an Article 78 Petition)
5. Once approved by CPC for the Demo and Redevelopment, applicant would then need to get the Demolition permit and construction permits.

SHP

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

MaSPR-2026-53	***Staff Report – November 23, 2026***
Application Type:	Major Site Plan Review (Elevated from Minor Site Plan Review MiSPR-2026-172)
Project Address:	256 W Fayette St (Tax ID: 104.-28-01.0)
Summary of Proposed Action:	The applicant is requesting a Major Site Plan Review for the demolition of the existing 4-level, 800-space parking garage structure, removing the current land use and creating a vacant lot. The applicant intends to seek a Use Variance to establish an interim 247-space surface parking lot on the site, which is a **prohibited** land use in the MX-5 Zone District. The current business operates 24/7 under the name 256 *West Fayette Street-Atrium Garage*. Total site area: 1.7 Acres / 74,165 SF. The "Parking Lot" land use type is not permitted in the MX-5 zone district, and the proposed 0% building coverage **will not meet** the 75% minimum building coverage requirement pursuant to SZO Art.2,Sec 2.1B. The proposed use type and building coverage would require variances to remedy.
Owner/Applicant	Atrium Associates LLC (Owner) John Funiciello, JF Real Estate / Atrium Associates LLC (Applicant) Corey A. Auerbach and Heather A. Lamendola, Barclay Damon LLP (Representatives)
Existing Zone District:	MX-5: Central Business District Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, east, and west are also within the MX-5 Zone District.
Companion Application(s)	• **MiSPR-2026-172** – Minor Site Plan Review which MaSPR-2026-53 was elevated from. The Zoning Administrator determined that the proposal presents potential issues that warrant further review and consideration by the City Planning Commission. Accordingly, pursuant to Syracuse Zoning Ordinance § 5.4A(2)(b)(ii), this application was referred to a Major Site Plan Review and a final decision by the City Planning Commission following a public hearing. • **Use Variance- to be reviewed by Board of Zoning Appeals(BZA)** • **Area Variances- to be reviewed by BZA** **<u>See attached page on procedure and flow for these applications</u>**
Scope of Work:	**Exterior work:** (1) Demolition of the existing 4-level, 800-space parking garage in its entirety. This Site Plan Review authorizes the demolition of the structure only. (2) Post-demolition, the applicant proposes installing an interim 247-space surface parking lot. Because surface parking lots are a **prohibited** land use in

	the MX-5 Zone District, a Use Variance from the Board of Zoning Appeals is required prior to establishment. (3) If the Use Variance is granted, a subsequent Major Site Plan Review and several Area Variances (addressing building coverage, parking bay maximums, and bicycle parking) will be required before the surface parking lot can be constructed (SZO Art.2,Sec 2.1B). **Interior Work:** N/A (Demolition of the entire structure)
Facts on Project:	**<u>Existing Conditions</u>** - The site currently features a 259,216+/- square foot 4-level concrete enclosed parking garage accommodating 800 spaces. - **In September 2026, the parking garage operators announced the garage would close due to structural conditions. Since closure announcements, staff observed that 1st floor parking is still open and vehicles are parked within.** **<u>Nonconformities</u>** - Staff did not identify any non-conformities of the current Parking Garage. - The demolition of the current structure will create a non-conforming vacant lot prior to redevelopment. - The proposed redevelopment of the lot would create non-conformities, including: o Non-conforming land use (Parking lot) o Structural Coverage requirements of the MX-5 Zone District (0%) **<u>Dimensional Standards</u>** (pursuant to SZO Art.2,Sec 2.1B) - The existing lot meets the area requirements of the MX-5 Zone District (No minimum area requirement for mixed-use/mixed-income); the lot is 74,165 SF. - The existing lot width is 279.58' (No minimum required). - The maximum lot coverage (all non-natural surface and structures) permitted is 100%; 100% is proposed. - The minimum building coverage required is 75%; 0% is proposed as there is no building, resulting in a nonconformity requiring an area variance. **<u>Use Specific Standards</u>** - Pursuant to Section 3.2E Table 3.1, the "Parking Lot" land use type is **prohibited** in the MX-5 Zone District. **<u>Local Land Use and Residential Compatibility</u>** - The proposed replacement of a parking structure with a surface parking lot introduces a **prohibited** land use into the MX-5 district. A Use Variance from the Board of Zoning Appeals will be required to establish the Parking Lot land use in this Zone District (SZO Art.3, Sec 3.2 E: Table of Allowed Uses). **<u>Off-Street Parking and Loading</u>** - The applicant proposes to replace the existing parking garage with a 247-

space surface lot. Pursuant to Sections 4.4F(5)b.ii and 4.5E(2)a, parking areas containing 20 or more spaces must be broken up into bays containing no more than 12 parking spaces. Pursuant to SZO 4.4H(1)a, at least 30 bicycle parking spaces are required for the proposed 247 vehicle parking spaces.

Landscaping, Buffering, and Screening

- The provided intermediary plans show parking lot islands with trees and landscaping. However, the bays currently **exceed the maximum number** of parking spaces permitted without an island break. Pursuant to 4.4F(6), no snow storage area is designated on the submitted site plan.

Site, Building Design, and Exterior Lighting

- The demolition of the parking garage and redevelopment of the site to a surface parking lot will require a separate Major Site Plan Review, at that time the design and external lighting shall be reviewed.

Signage

- No signage is proposed in this project.

Historic Preservation

This property is not listed on the City's Historic Properties list and does not require review by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

As this application is for the demolition only, no additional standards apply.

Staff Analysis:

Major Site Plan Approval Criteria

Consistency with the General Purpose and Intent of the Ordinance: The issue at hand is with the replacement of the Permitted Land Use of *Parking Structure* with a prohibited land use of *Parking Lot*.

The surface lot is a prohibited land use in the MX-5 Zone District which does not conform to the Syracuse Zoning Ordinance. When the property was purchased by the current owners in 2000 in a partnership with the Syracuse Industrial Development Agency (SIDA), the subject parcel was zoned *Central Business District Office and Service* (CDB-OS). Under the zoning ordinance in 2000 (which was last amended 4/14/1997), parking lots and public garages were restricted to be permitted only by Special Use Permit, requiring City Planning Commission review and Common Council approval. Since 2000, the Syracuse Zoning Ordinance has been amended several times, most notably in 2023 with ReZone. The passing of ReZone and the new Syracuse Zoning Ordinance in 2023 was the culmination of a six-year long community engagement and working group process, which ultimately decided to prohibit vacant lots and surface parking areas in the MX-5: Central Business Zone District.

Consistency with Dimensional & Design Development Standard of Zoning Ordinance:

The surface lot does not conform to the dimensional and design standards outlined in the Dimensional Analysis. Specifically, the minimum building coverage of 75% is

	unmet, parking bays exceed 12 spaces without physical separation, 30 bicycle parking spaces are not properly quantified/provided, and no snow storage area is designated. These issues must be addressed by changes in plans for the redevelopment or through Area Variances which must be obtained to waive any unmet applicable requirements. **Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:** The proposed redevelopment of the parcel into a surface parking lot does not align with the 2004 Syracuse Comprehensive Plan 2040, as a primary goal for the downtown area of the city is to "Facilitate the re-development of vacant parcels and surface parking lots into new, mixed use, urban-type buildings which fill holes in the urban fabric." Additionally, the new 2050 Comprehensive Plan is currently in Phase II and is focusing on reinforcing the urban aesthetic of the Downtown core, of which the proposed project is at the center. Redeveloping the current 4-level, 800-space parking garage into a 247-space parking lot deviates from the comprehensive plan which focuses on strengthening the urban core. *Owen Kerney, Deputy Commissioner of City Planning & Sustainability provided comments on this project which is available on the departmental comment page*.
Staff Recommendation:	**Staff recommend denying this project.**
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Site Plan application. 2. The applicant shall apply for and successfully obtain all applicable Use Variances, Area Variances, subsequent Major Site Plan approval, and required permits required to establish and construct the surface lot prior to commencing any demolition of the existing 4-level parking structure. 3. Applicant shall provide a Traffic Study and/or Work Zone Traffic Control plan (currently requested by DPW) outlining the impact of the work and new use.
Zoning Procedural History:	• PR-10-13 | Approved (09/02/2011) | Install new curbing & landscaping. • PR-10-13 | Approved (04/01/2010) | Façade alterations.
Summary of Zoning History:	Prior to the implementation of ReZone Syracuse in 2023, the property was zoned Central Business District Office and Service (CDB-OS). The property is currently zoned MX-5.
Code Enforcement History:	See attached code enforcement history.

MaSPR-2026-53

Zoning Violations:	The proposed interim surface lot violates SZO Section 3.2E Table 3.1 (prohibited land use). Furthermore, the design violates Sections 4.4F(5)b.ii and 4.5E(2)a (parking bays), 4.4H(1)a (bicycle parking), 2.11B (minimum building coverage), and 4.4F(6) (snow storage).
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject property at 256 W Fayette St is a 1.7-acre (74,165 SF) parcel bordered by W Washington St, S Franklin St, and W Fayette St. The parcel is currently occupied by a 4-level, 800-space enclosed concrete parking garage. The site adjoins the Armory Square Historic District (NR 90NR02123).
SEQR Determination:	Pursuant to the 6 NYCRR § 617.4(b) the proposal is an **Unlisted Action**.
Onondaga County Planning Board Referral:	The proposal meets the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n. The board's recommendation was: *No Position with Comment* **Onondaga County Planning Board's Comment: "**The Board holds no position regarding demolition of buildings for safety purposes or redevelopment. However, the granting of use and area variances for surface parking wtihin the MX-5 District in Downtown Syracuse is **contrary** to the land use and community character goals for the Downtown district. The applicant and City are encouraged to work together to identify a balanced approach to meet landowner, parking, and community needs for this site, prior to consideration of variances for the project."

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

- Major Site Plan Review Application
- Owner/Owner's Agent Certification, Signed October 6, 2026
- Durable Power of Attorney, John Funiciello, Dated October 6, 2026
- Short Environmental Assessment Form, John Funiciello, Dated October 15, 2026
- EAF Mapper Summary Report, Dated October 11, 2026
- Site Preparation Plan (Sheet L100), in-ARCHITECTS, PLLC / Keplinger Freeman Associates, Dated October 20, 2026
- Site Layout Plan (Sheet L300), in-ARCHITECTS, PLLC / Keplinger Freeman Associates, Dated October 20, 2026
- Intermediary Parking Plan Graphic, Keplinger Freeman Associates / in-ARCHITECTS, PLLC, Dated October 23, 2026
- Zoning Denial Letter for MaSPR-2026-55, Jacob R. Dishaw / Noah Garcia, Dated November 5, 2026

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

Attachments:

Major Site Plan Review Application
Application Completeness Letter
Posted Notice Images
Owner/Agent Certification
Power of Attorney
Short Environmental Form Pt 1,2,3
Property Survey
Site Plans, L100, L300, Parking Plans
Project site photos, garage & streetscape
Code Enforcement History
Camino Comments from City Department

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

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/

INTERNAL USE ONLY

Your Submission Details

Submission Number:
MiSPR-2026-172

Status:
Staff Review

Message:

Applicant Name:
Heather Lamendola

Applicant Email:
[redacted]

Primary Location:
256 FAYETTE ST W & FRANKLIN ST, 13202

Primary APN:
104.-28-01.0

Submission Type:
Zoning Applications > Site Plan Review > Minor Site Plan Review

Last Updated:
November 2, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/898814/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov ngarcia@syr.gov adillon@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

Minor Site Plan Review Process Summary

Group: Zoning

Step is Completed By: Applicant

INTERNAL USE ONLY

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)**

3 **Current Number of Dwelling Units (if applicable)**

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

Parking structure

5 **Will this project include site changes?**

Yes

6 **Will this project include exterior alterations?**

No

7 **Will this project include new construction?**

No

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

Yes

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

Use Variance

10 **Proposed Onsite Parking**

Approximately 247 spaces

11 **Current Onsite Parking**

800 spaces

12 **Proposed Hours of Operation**

24/7

13 **Current Hours of Operation**

24/7

14 **Proposed Use of the Property**

Open surface parking lot

15 **Current Use of the Property**

259,216+/- square foot 4-level concrete enclosed parking garage

16 **Lot Size (sq ft)**

1.7 acres

17 **Business/Project Name**

256 West Fayette Steet-Atrium Garage

Project Details

INTERNAL USE ONLY

Demolition of the existing 800-space enclosed parking garage and installation of an interim surface parking lot with landscaping, lighting, and controlled access. The proposed surface parking use is intended to accommodate existing parking needs while the property owner pursues opportunities for future redevelopment of the site consistent with the City's long-term planning objectives. NOTE:* The site plan submitted with this Minor Site Plan Review application is a draft plan of the interim parking lot. The engineered site plan with landscaping and additional site details is in progress of being developed and will be submitted with the Use Variance request accordingly.

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

John Funiciello
Atrium Associates, LLC
2 Clinton Square, Suite 120
Syracuse, NY 13202

CC: Corey Auerbach & Heather Lamendola
Barclay Damon LLP
200 Delaware Avenue
Buffalo, NY 14202

10/29/2026

Re: Application Completeness for Minor Site Plan Review at 256 West Fayette St

John Funiciello,

On October 29, 2026, Samuel Prescott determined the proposed project 256 West Fayette Street has all the required submittals for the application to be complete.

Any modifications to the project proposal or site plans after approval will require an amendment to that project proposal and may require a new application submittal, pursuant to the Syracuse Zoning Ordinance Article 5.4A(5)d.

Please do not hesitate to reach out during the process for any questions.

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

TO: Atrium Associates, LLC
JF Real Estate
2 Clinton Square, Suite 120
Syracuse, New York 13202

FROM: Jake Dishaw, Zoning Administrator
Office of Zoning Administration

RE: **MiSPR-2026-172 — Referral to Major Site Plan Review**
256 W Fayette St & Franklin St

Syracuse Zoning Ordinance § 5.4A(2)(b)(ii) authorizes the Zoning Administrator to refer Site Plan Review applications to the City Planning Commission for a final decision when an application presents potential issues warranting further consideration by the Commission. Such issues may include, but are not limited to:

- Whether the proposed project requires additional curb cuts or other modifications to the existing circulation network;
- Whether the project introduces a use or structure that is significantly different from existing surrounding conditions; and
- Potential traffic impacts associated with the proposed development.

Upon review of application MiSPR-2026-172, I have determined that the proposal presents potential issues within the scope of the criteria identified above that warrant further review and consideration by the City Planning Commission. Accordingly, pursuant to Syracuse Zoning Ordinance § 5.4A(2)(b)(ii), this application is being referred for **Major Site Plan Review and a final decision by the City Planning Commission following a public hearing.** The application will be scheduled for consideration at an upcoming City Planning Commission meeting. Zoning staff will provide notice of the meeting date and time, along with any applicable procedural information.

Sincerely,

Jacob R. Dishaw
Zoning Administrator
City of Syracuse

POSTED NOTICE



Atrium Garage Public Notice
West Fayette Street Side

POSTED NOTICE



Atrium Garage Public Notice
South Franklin Street Side

POSTED NOTICE



Atrium Garage Public Notice
West Washington Street Side

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: Atrium Associates, LLC

Signature: [signature] Date: 10/06/26

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

Phone: [redacted] Email: [redacted]

Print applicant's name: John Funiciello c/o JF Real Estate and Atrium Associates, LLC

Signature: [signature] Date: 10/06/26

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

Phone: [redacted] Email: [redacted]

Print authorized representative's name (if applicable):
Corey A. Auerbach, Esq., Barclay Damon LLP

Signature: [signature] Date: 10/6/2026

Mailing address: The Avant Building, 200 Delaware Avenue, Suite 1200, Buffalo, NY 14202

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.**

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, **John Funiciello of JF Real Estate and Atrium Associates, LLC, authorize Corey A. Auerbach and Heather A. Lamendola of Barclay Damon LLP**, as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

__X___ (A) Real property : Zoning Approvals for

Site Plan Review, Use Variance, and any and all other necessary zoning and/or permitting applications and reviews necessary as part of this project.

at Address: **256 West Fayette Street, Syracuse, NY 13202**

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may **not** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

Signature of Principal

10/06/26
Date

John P. Funiciello, Atrium Associates, LLC
Name Printed

JF Real Estate, 2 Clinton Square, Suite 120, Syracuse, NY 13202
Address

[redacted]
Telephone Number

State/Commonwealth of **New York**
County of **Onondaga**

On this 6th day of October, 2026, before me, Denise Chase, personally appeared John Funiciello, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Signature of Notary

(Seal, if any)

My commission expires: 12/15/2027

DENISE D. CHASE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CH6102995
Qualified in Onondaga County
My Commission Expires 12/15/2027

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

Atrium Associates, LLC

Name of Action or Project:
Atrium Garage

Project Location (describe, and attach a location map):
256 West Fayette Street, Syracuse, NY 13202

Brief Description of Proposed Action:
Demolition of the existing 800-space enclosed parking garage and installation of an interim surface parking lot with landscaping, lighting, and controlled access. The proposed surface parking use is intended to accommodate existing parking needs while the property owner pursues opportunities for future redevelopment of the site consistent with the City's long-term planning objectives.

Name of Applicant or Sponsor:	Telephone: [redacted]
John Funiciello, JF Real Estate, c/o Atirum Associates, LLC	E-Mail: [redacted]

Address:
2 Clinton Square, Suite 120

City/PO:	State:	Zip Code:
Syracuse	NY	13202

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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? If Yes, list agency(s) name and permit or approval: City of Syracuse: Use Variance-Board of Zoning Appeals; Demolition Permit; Site Plan Review-City Planning Commission.	☐	☑

3. a. Total acreage of the site of the proposed action? 1.7 +/- acres
   b. Total acreage to be physically disturbed? 1.7 +/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.7 +/- 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations? The proposed surface parking use is intended to accommodate existing parking needs while the property owner pursues opportunities for future redevelopment of the site consistent with the City's long-term planning objectives.	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: Will not exceed requirements.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☑	☐

	NO	YES
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?	☐	☑
Site adjoins the Armory Square Historic District (NR 90NR02123). The proposed action will not affect the district or any listed building. 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?	☐	☑

	NO	YES
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?	☐	☑
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: No wetlands or waterbodies are on the site, and no previously mapped State freshwater wetlands are on or adjoining it. The EAF Mapper checks "yes" because Onondaga Creek (NWI riverine, R2UBH) is within its 500-foot screening radius, approximately 500 feet west of the site. The proposed action will not alter or encroach into any wetland, waterbody, or adjacent area.		

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

	NO	YES
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? Peregrine Falcon	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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: The parking lot will utilize sheet flow and surface grading into existing on-site storm structures.		
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:	☑	☐
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:	☑	☐
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: The EAF Mapper automatically checks "yes" if the site is within 2,000 feet of a remediation site. The site is not the subject of remediation, and the proposed action will not affect remediation efforts on any other property.	☐	☑
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): The proposed demolition and redevelopment may result in temporary construction-related impacts, including dust, noise, equipment emissions, truck traffic, and the generation and removal of demolition debris, including asbestos-containing materials if present. These impacts will be managed through appropriate dust suppression, regulated material abatement, waste disposal practices, and compliance with applicable environmental requirements. The completed project will operate as a surface parking lot, with potential impacts associated with vehicle emissions, lighting, and stormwater runoff.		

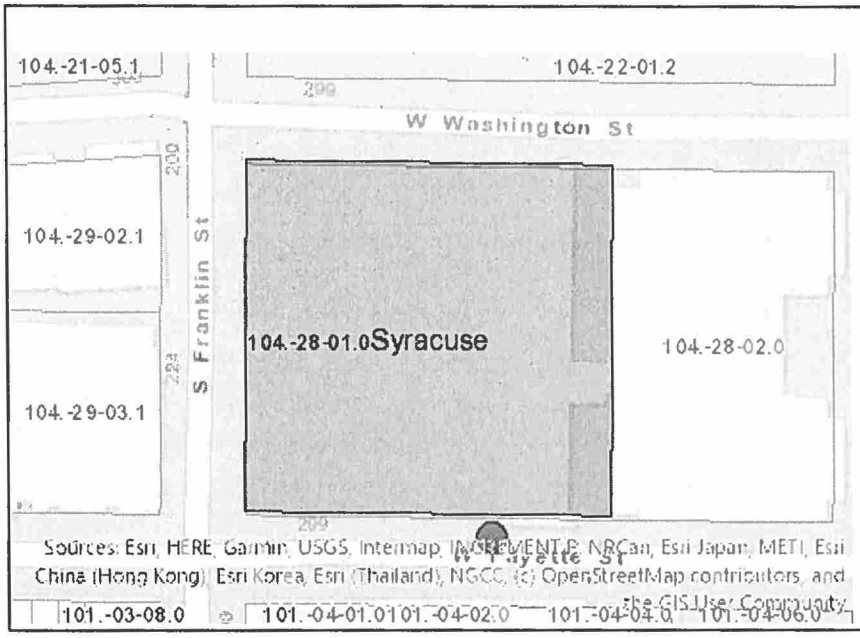
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John Funiciello, JF Real Estate c/o Atrium Associates, LLC Date: 10/15/2026

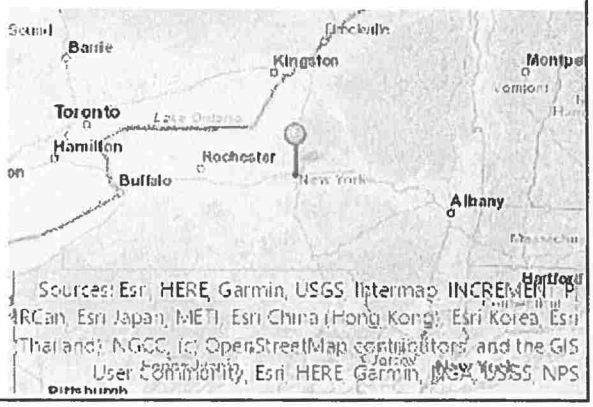
Signature: _____ Title: _____

EAF Mapper Summary Report

Sunday, October 11, 2026 7:38 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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Agency Use Only [If applicable]

Project:	MaSPR-2026-53 & MiSPR-2026-172
Date:	11/23/2026

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?	☐	☐

PRINT FORM

Agency Use Only [If applicable]

Project: MaSPR-2026-53 & MiSPR-2026-172

Date: 11/23/2026

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.

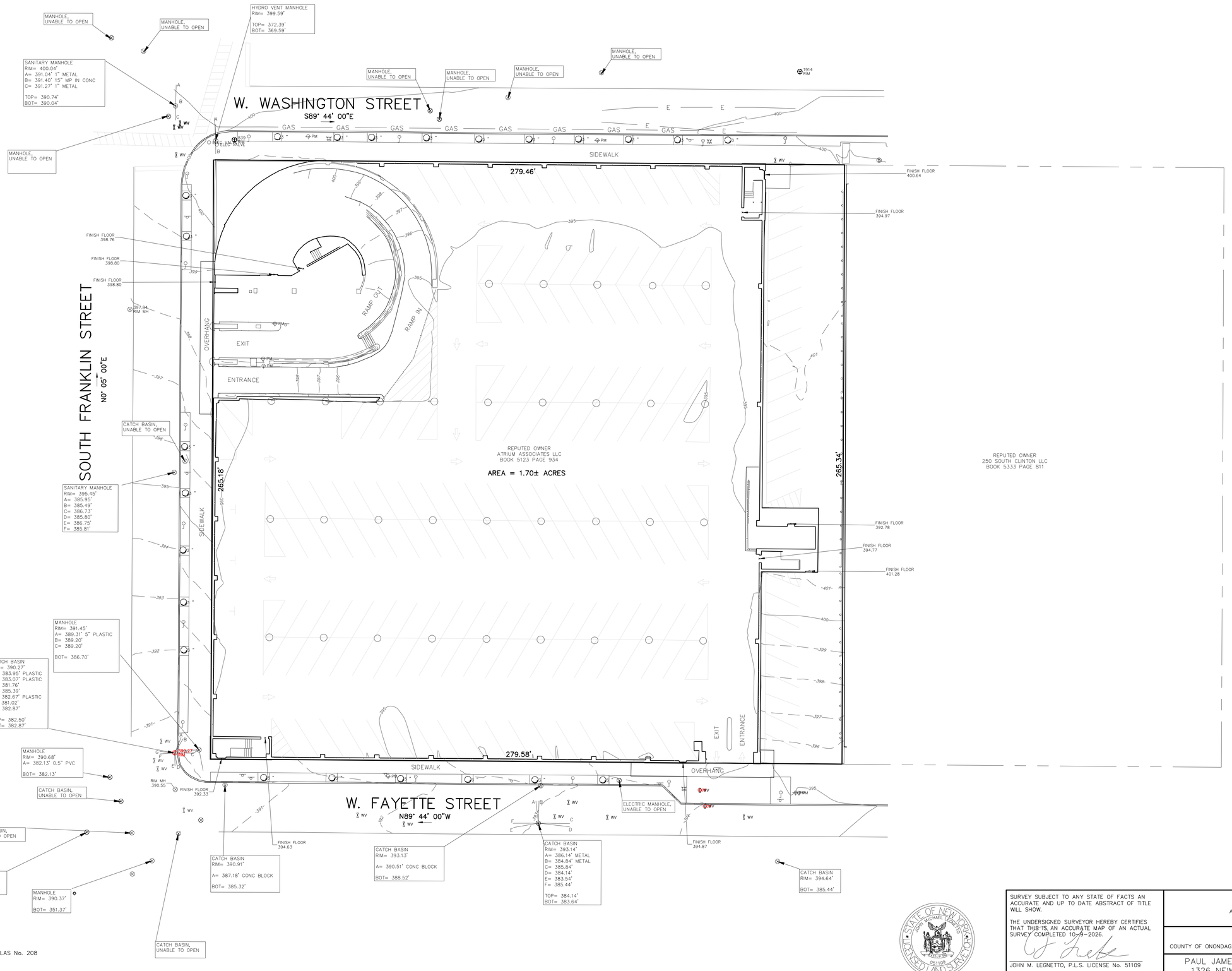
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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	11/23/2026
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)

PRINT FORM

SURVEY SUBMITTED WITH MiSPR-2026-172



LEGEND

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

REFERENCE
CITY OF SYRACUSE ATLAS No. 208

NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THERE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS UNKNOWN.

NOTE: VERTICAL DATUM – NAVD 1988

STATE OF NEW YORK · JOHN MICHAEL LEGNETTO · 051109 · LICENSED LAND SURVEYOR

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

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 10-9-2026.

JOHN M. LEGNETTO, P.L.S. LICENSE No. 51109

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID "TRUE COPY".

TOPOGRAPHIC SURVEY
ATRIUM PARKING GARAGE

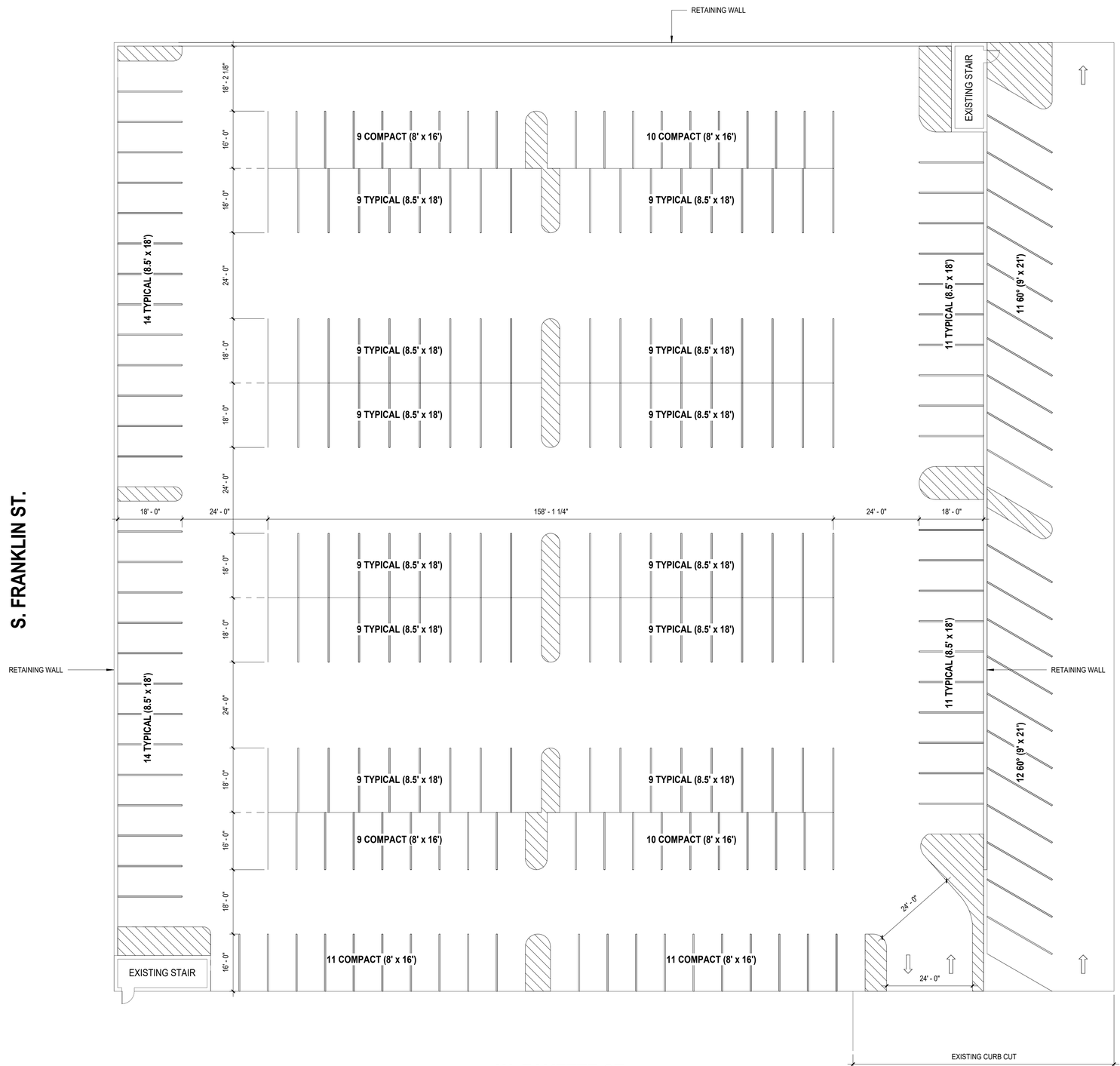
CITY OF SYRACUSE

COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

DATE: OCTOBER 11, 2026 SCALE: 1" = 20 FEET PROJECT No. SY104-28-01

PLANS SUBMITTED WITH MiSPR-2026-172



PARKING COUNT

TYPICAL PARKING:	**158 SPACES**
COMPACT PARKING:	**60 SPACES**
60° PARKING:	**23 SPACES**
TOTAL:	**241 SPACES**

C1	PARKING PLAN
A201A	SCALE: 1/16" = 1'-0"

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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ATRIUM PARKING

256 W FAYETTE ST, SYRACUSE, NY 13202

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

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

REVISIONS

NO.	DESCRIPTION	DATE

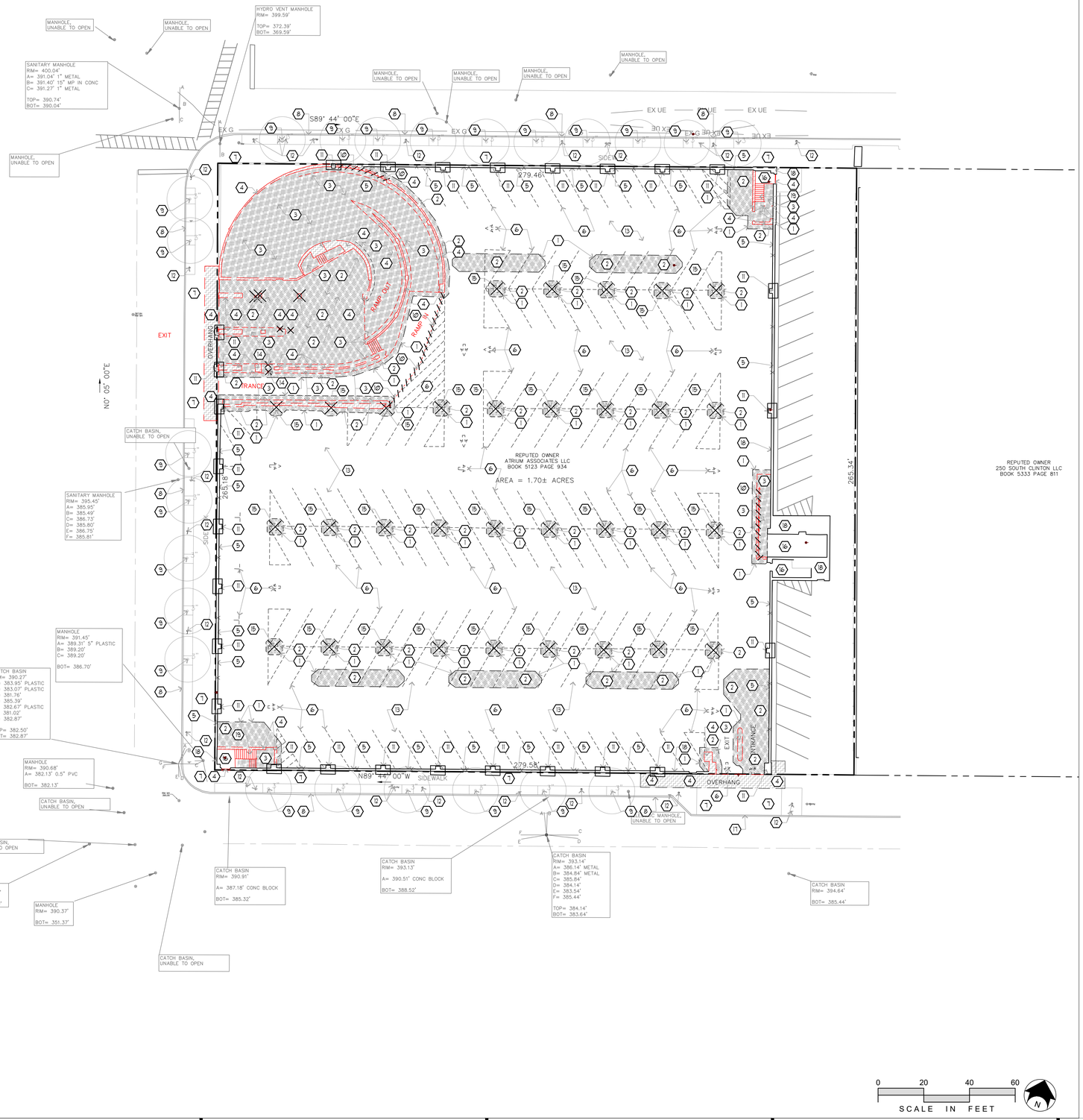
PARKING PLAN

Project Status	SCHEMATIC
Date	08/14/2026
Project Number	26110
Drawn By	SAS
Checked By	JRK

A201A

8/14/2026 8:51:08 AM
S:\26110 Atrium Parking\6 Models\26110_Atrium Parking_v26.rvt
© COPYRIGHT 2026, in-ARCHITECTS, PLLC

UPDATED PLANS SUBMITTED WITH MaSPR-2026-55 on November 16, 2026



GENERAL NOTES

LU-GEN-NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY JOHN M. LEGNETTO, SKANEATELES, NY 13152, DATED OCTOBER 6, 2026.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

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

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

4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.,) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.

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

8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.

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

10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOWED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

LEGEND

LU-KFA-LEGEND

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

EXISTING CONDITIONS & SITE PREPARATION NOTES

- CONTRACT LIMIT LINE
- REMOVE EXISTING ASPHALT - SEE NOTE BELOW.
- REMOVE EXISTING CONCRETE - SEE NOTE BELOW.
- REMOVE EXISTING BUILDING WALL OR FEATURE - SEE NOTE BELOW

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING ASPHALT IN ITS ENTIRETY AND LEGALLY DISPOSE OF OFF SITE. STONE BASE BENEATH ASPHALT PAVEMENT TO REMAIN AND BE REUSED.
3. REMOVE EXISTING CONCRETE IN ITS ENTIRETY AND LEGALLY DISPOSE OF OFF SITE. STONE BASE BENEATH CONCRETE PAVEMENT TO REMAIN AND BE REUSED.
4. REMOVE EXISTING BUILDING WALLS AND ELEMENTS IN ENTIRETY INCLUDING FOOTINGS TO A DEPTH OF 2'-0". SEE DEMOLITION CONTRACTOR DRAWINGS AND NOTES.
5. EXISTING FENCING SHALL BE REMOVED AND STOCKPILED FOR REINSTALLATION. SEE CHART FOR FENCE SECTIONS. EXISTING BUILDING WALL SECTIONS UNDER EXISTING FENCING TO REMAIN AND BE PROTECTED.
6. BLACKOUT EXISTING PARKING STALL MARKINGS IN ENTIRETY.
7. NO WORK SHALL OCCUR IN THE ROW. COORDINATE ANY STAGING OR DISTURBANCE TO SURROUNDING SIDEWALK CIRCULATION WITH PROJECT TEAM. PERMITTING MAY BE REQUIRED.
8. EXISTING CURB TO REMAIN, AND BE PROTECTED.
9. EXISTING TREES or VEGETATION TO REMAIN, PROTECT.
10. REMOVE EXISTING RAILINGS INCLUDING FOOTINGS TO A DEPTH OF 2'-0" AND DISPOSE OF OFF SITE.
11. EXISTING BUILDING FACADE COLUMN TO REMAIN AND BE PROTECTED.
12. EXISTING STREETSCAPE ELEMENTS TO REMAIN AND BE PROTECTED.
13. EXISTING ASPHALT PAVEMENT SHALL REMAIN AND BE PROTECTED. CONTRACTOR SHALL COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT ANY DAMAGED AREAS SHOWING CRACKING, SETTLING, DELAMINATING, OR INSTABILITY AFTER REMOVAL OF BUILDING SECTIONS ABOVE HAS BEEN COMPLETED.
14. REMOVE EXISTING SIGN AND POST AND LEGALLY DISPOSE OF OFFSITE.
15. REMOVE EXISTING CONCRETE COLUMNS INCLUDING FOOTINGS TO A DEPTH OF 2'-0" BELOW FINISH GRADE.
16. EXISTING CONCRETE PAVEMENT TO REMAIN AND BE PROTECTED.
17. EXISTING ROW ACCESS TO REMAIN AND BE PROTECTED.
18. EXISTING BUILDING TO REMAIN. COORDINATE EXTENT OF DEMOLITION OF ADJACENT BUILDING SECTIONS WITH DEMOLITION CONTRACTOR AND OWNER.
19. REMOVE EXISTING STAIRS AND STAIRWELL FEATURES. MAINTAIN TOP AND BOTTOM GRADES FOR INSTALLATION OF NEW STAIRWELL.

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

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE

JF REAL ESTATE

PLANS TO:

ATRIUM GARAGE

256 W FAYETTE ST
SYRACUSE, NEW YORK

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

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

REVISIONS

NO.	DESCRIPTION	DATE

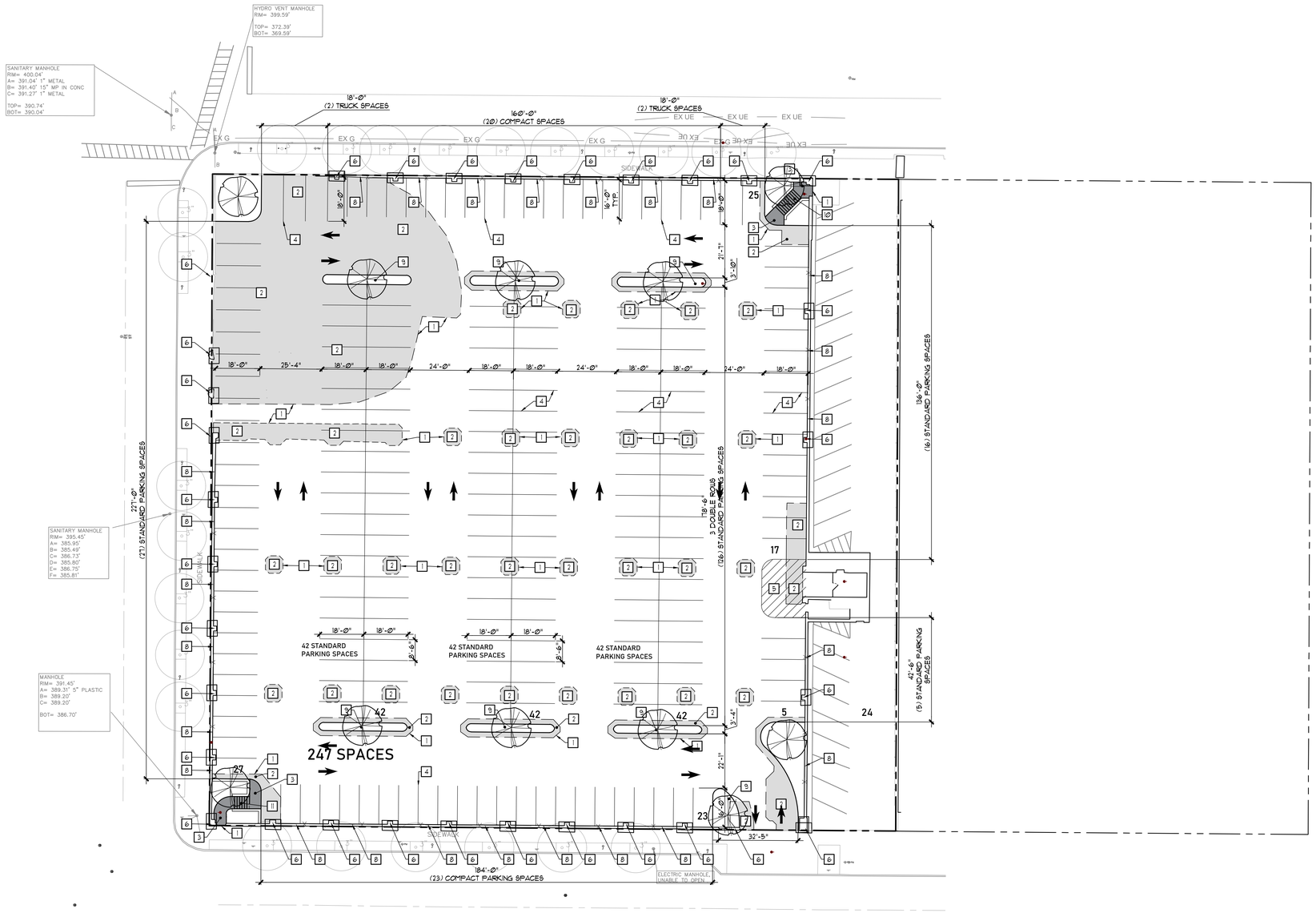
SITE PREPARATION PLAN

Project Status	CONCEPT
Date	10/20/2026
Project Number	4613
Drawn By	
Checked By	

L100

© COPYRIGHT 2023, in-ARCHITECTS, PLLC

UPDATED PLANS SUBMITTED WITH MaSPR-2026-55 on November 16, 2026



SITE LAYOUT NOTES

NOTES REFER TO SHTS. L3.0 X-L3.Ø-LAYOUT-NOTES

1. MEET EXISTING LINE and GRADE.
2. INSTALL ASPHALT PARKING PAVEMENT PER DETAIL X/LXX.
3. INSTALL CONCRETE PAVEMENT PER DETAIL X/LXX.
4. PROVIDE 4" WIDE WHITE PAINT LINES - TYPICAL
5. PROVIDE 4" WIDE WHITE PAINT LINES AT 45° @ 2' O.C. - TYPICAL
6. INSTALL PIER CAP AT EACH EXISTING BUILDING COLUMN TO REMAIN, XX TOTAL. SEE DETAIL X / LXX
7. INSTALL RETAINING WALL / ARCHITECTURAL WALL REPAIR TO MATCH EXISTING WALL CONDITION.
8. REINSTALL ALL STOCKPILED FENCING, SEE FENCING STAGING CHART.
9. INSTALL CU-STRUCTURAL SOIL FOR TREE PLANTING IN NEW LANDSCAPE ISLANDS.
10. INSTALL STAIR ¶ PER DETAIL X/LXX
11. INSTALL STAIR ¶ PER DETAIL X/LXX

0 20 40 60
SCALE IN FEET

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

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE

JF REAL ESTATE

PLANS TO:
ATRIUM GARAGE
256 W FAYETTE ST
SYRACUSE, NEW YORK

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

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

REVISIONS

NO.	DESCRIPTION	DATE

SITE LAYOUT PLAN

Project Status	CONCEPT
Date	10/20/2026
Project Number	46139
Drawn By	
Checked By	

L300

© COPYRIGHT 2023, in-ARCHITECTS, PLLC

UPDATED PLANS SUBMITTED WITH MaSPR-2026-55 on November 16, 2026



INTERMEDIARY PARKING PLAN

FORMER ATRIUM PARKING GARAGE | 256 W FAYETTE STREET

OCTOBER 23, 2026

SCALE IN FEET 0 20 40 60

KEPLINGER FREEMAN ASSOCIATES LANDSCAPE ARCHITECTURE

in ARCHITECTS

JF REAL ESTATE

256 W. FAYETTE STREET
CITY OF SYRACUSE, NEW YORK
SBL #104.28-01.0



PHOTOGRAPHS OF SUBJECT NEIGHBORHOOD

256 W. FAYETTE STREET
CITY OF SYRACUSE, NEW YORK

Viewing south along S. Franklin Street from W. Washington Street (subject on left)



Viewing north along S. Franklin Street from W. Fayette Street (subject on right)



Viewing west along W. Fayette Street (subject on right)



Viewing east along W. Fayette Street (subject on left)



Viewing east along W. Washington Street (subject on right)



Viewing west along W. Washington Street (subject on left)



City of Syracuse

Parcel History

01/01/1900 - 11/20/2026
Tax Map #: 104.-28-01.0
Owners: Atrium Associates LLC, Syracuse Parking % David Gross
Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
256 Fayette St W & Franklin St	04/01/10	Project	Project Site Review	Approved	PR-10-13 | FACADE ALTERATION
256 Fayette St W & Franklin St	09/02/11	Project	Project Site Review	Approved	PR-10-13M1 | INSTALL NEW CURBING AND LANDSCAPING
256 Fayette St W & Franklin St	10/10/13	Violation	Section 109 - Administration and Enforcement	Closed	
256 Fayette St W & Franklin St	10/10/13	Inspection	Complaint Inspection	Fail	
256 Fayette St W & Franklin St	10/17/13	Inspection	Complaint Inspection	No Progress	
256 Fayette St W & Franklin St	10/25/13	Inspection	Complaint Inspection	No Progress	
256 Fayette St W & Franklin St	10/31/13	Permit Application	Misc.(deck, fence,ramp)	Issued	13111 | Remove and replace a section of the roof deck slab as per the attached plans dated 10/18/2013.
256 Fayette St W & Franklin St	10/31/13	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	13111 | Remove and replace a section of the roof deck slab as per the attached plans dated 10/18/2013. | Certificate of Completion #13111
256 Fayette St W & Franklin St	11/06/13	Inspection	Complaint Inspection	No Progress	
256 Fayette St W & Franklin St	11/20/13	Inspection	Complaint Inspection	No Progress	
256 Fayette St W & Franklin St	12/05/13	Inspection	Complaint Inspection	No Progress	
256 Fayette St W & Franklin St	12/27/13	Inspection	Complaint Inspection	In Progress	
256 Fayette St W & Franklin St	07/07/14	Permit Application	Com. Reno/Rem/Chg Occ	Issued	15876 | Joist & rib repairs
256 Fayette St W & Franklin St	07/07/14	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	15876 | Joist & rib repairs | Certificate of Completion #15876
256 Fayette St W & Franklin St	07/08/14	Inspection	Inspector Notification	In Progress	
256 Fayette St W & Franklin St	07/22/14	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/11/14	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/26/14	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	09/15/14	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	10/01/14	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	10/08/14	Inspection	Progress Inspection	Pass	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
256 Fayette St W & Franklin St	10/22/14	Inspection	Progress Inspection	N/A	
256 Fayette St W & Franklin St	10/28/14	Completed Complaint	Building W/O Permit	Completed	2013-24878 | No Permit, Architects Plans, 3rd party inspections needed
256 Fayette St W & Franklin St	10/28/14	Inspection	Complaint Inspection	Pass	
256 Fayette St W & Franklin St	10/29/14	Inspection	Progress Inspection	Pass	
256 Fayette St W & Franklin St	11/12/14	Inspection	Progress Inspection	Pass	
256 Fayette St W & Franklin St	09/22/16	Inspection	Complaint Inspection	Pass	
256 Fayette St W & Franklin St	10/25/16	Permit Application	Com. Reno/Rem/Chg Occ	Issued	25758 | parking garage floor repairs
256 Fayette St W & Franklin St	10/28/16	Inspection	Inspector Notification	In Progress	
256 Fayette St W & Franklin St	11/03/16	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	11/15/16	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	12/01/16	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	12/23/16	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	02/07/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	02/27/17	Inspection	Complaint Inspection	In Progress	
256 Fayette St W & Franklin St	03/07/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	04/26/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/05/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/16/17	Completed Complaint	Property Maintenance-Ext	Completed	2016-27712 | Chunk of ceiling fell on complainant's truck. Area in garage farthest away S Franklin St.
256 Fayette St W & Franklin St	06/01/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	07/07/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/03/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/30/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	09/25/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	10/02/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	11/02/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	12/07/17	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	01/19/18	Inspection	Progress Inspection	In Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
256 Fayette St W & Franklin St	03/08/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/16/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/23/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/31/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	07/02/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	07/23/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/16/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	09/21/18	Completed Complaint	Lock Box	Completed	2016-31658 | inoperable lock box - no keys to electrical room
256 Fayette St W & Franklin St	09/21/18	Completed Complaint	Lock Box	Completed	2017-25632 | missing keys from lock box
256 Fayette St W & Franklin St	09/26/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	10/17/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	10/30/18	Complaint	Sanitation/Special Reqst	Needs Review	2018-32648 | There is a large pool of urine at ground level in the stairwell of the atrium garage (entrance facing Mr. Shop).
256 Fayette St W & Franklin St	10/30/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	11/30/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	12/19/18	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	02/11/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	04/02/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/28/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	06/27/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/28/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	11/12/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	12/05/19	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	01/07/20	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	01/30/20	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	02/13/20	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	03/04/20	Inspection	Final Inspection	No Progress	
256 Fayette St W & Franklin St	02/13/24	Complaint	Parking Garage	Open	2024-00767 | Parking garage

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
256 Fayette St W & Franklin St	02/13/24	Inspection	Complaint Inspection	Fail	
256 Fayette St W & Franklin St	02/13/24	Violation	SPCC Sec. 27-17 A1-Registration	Open	
256 Fayette St W & Franklin St	02/13/24	Violation	SPCC Sec 27-17 D-Operating certificate	Open	
256 Fayette St W & Franklin St	02/13/24	Violation	SPCC Sec 27-17 E2-Insurance requirements	Open	
256 Fayette St W & Franklin St	02/13/24	Violation	SPCC Sec 27-17 B-Structural condition assessment	Open	
256 Fayette St W & Franklin St	05/08/25	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	25758 | parking garage floor repairs
256 Fayette St W & Franklin St	06/18/25	Permit Application	Com. Reno/Rem/Chg Occ	Issued	54159 | Second level Deck Repairs (3rd Party CHA) A FINAL SPECIAL INSPECTIONS REPORT IS REQUIRED PRIOR TO THE ISSUANCE OF ANY COMPLETION CERTIFICATE.
256 Fayette St W & Franklin St	10/15/25	Complaint	Building W/O Permit	Open	2025-08866 | Obtain proper permits for garage repair
256 Fayette St W & Franklin St	10/15/25	Inspection	Progress Inspection	Fail	
256 Fayette St W & Franklin St	10/15/25	Violation	SPCC - Provide Required Permits	Open	
256 Fayette St W & Franklin St	10/15/25	Violation	2020 PMCNYS - Section 305.2 - Structural members	Open	
256 Fayette St W & Franklin St	11/05/25	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	11/20/25	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	11/24/25	Permit	Com. Reno/Rem/Chg Occ	Open	54159 | Second level Deck Repairs (3rd Party CHA) A FINAL SPECIAL INSPECTIONS REPORT IS REQUIRED PRIOR TO THE ISSUANCE OF ANY COMPLETION CERTIFICATE. | Expires 11/24/2026
256 Fayette St W & Franklin St	11/25/25	Inspection	Inspector Notification	In Progress	
256 Fayette St W & Franklin St	12/23/25	Inspection	Tickle Date (Follow Up)	In Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
256 Fayette St W & Franklin St	01/21/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	01/22/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	02/11/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	02/18/26	Violation	2025 PMCNYS - Section 305.1 - General	Open	
256 Fayette St W & Franklin St	02/18/26	Violation	SPCC Sec 27-17 F2-Security	Open	
256 Fayette St W & Franklin St	02/19/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	02/25/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	03/06/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	03/06/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	03/31/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	03/31/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	04/20/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	04/20/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	05/20/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	05/22/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	06/09/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	06/22/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	06/24/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	06/29/26	Inspection	Tickle Date (Follow Up)	Fail	
256 Fayette St W & Franklin St	06/29/26	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
256 Fayette St W & Franklin St	06/30/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	07/06/26	Inspection	Tickle Date (Follow Up)	No Progress	
256 Fayette St W & Franklin St	07/08/26	Completed Complaint	Property Maintenance-Ext	Completed	2026-04957 | Graffiti
256 Fayette St W & Franklin St	07/08/26	Inspection	Tickle Date (Follow Up)	Pass	
256 Fayette St W & Franklin St	07/16/26	Completed Complaint	Complaint Reqst - General	Admin-Closed	2018-19498 | Parts of roof falling onto cars, elevators not working properly
256 Fayette St W & Franklin St	07/16/26	Inspection	Progress Inspection	In Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
256 Fayette St W & Franklin St	07/21/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	07/27/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	07/28/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	07/28/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	08/10/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/20/26	Inspection	Progress Inspection	In Progress	
256 Fayette St W & Franklin St	08/28/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	09/14/26	Inspection	Tickle Date (Follow Up)	In Progress	
256 Fayette St W & Franklin St	09/17/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	09/23/26	Inspection	Tickle Date (Follow Up)	No Progress	
256 Fayette St W & Franklin St	10/01/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	11/02/26	Inspection	Tickle Date (Follow Up)	No Progress	
256 Fayette St W & Franklin St	11/02/26	Inspection	Progress Inspection	No Progress	
256 Fayette St W & Franklin St	11/13/26	Inspection	Tickle Date (Follow Up)	No Progress	
256 Fayette St W & Franklin St	11/13/26	Inspection	Progress Inspection	No Progress	

OFFICE OF ZONING ADMINISTRATION
Sharon F. Owens, Mayor

MiSPR-2026-172 & MaSPR-2026-53

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Samuel Prescott	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Galfrancesco	• MiSPR-2026-172 DPW Traffic Control Review complete 11-4-26 Conditionally Approved. • The proposed includes a major reduction of parking spaces. • This may have a negative effect to on street parking. • **A traffic study should be required.** • **A detailed WZTC plan will be required during the permitting process if this is approved.**
DPW Transportation	Conditionally Approved	Neil Burke	• Parking lot to incorporate durable fixed objects (no wheel stops) along all frontages, including angled parking area, to prevent errant parking or vehicle overhangs encroaching into the ROW/pedestrian zone. • Snow piling areas to properly labeled on plans and may not impact the ROW in any fashion. • Impacts/damages to the ROW, including sidewalks, are to be repaired in full as part of any demo work, not left to be completed at a later date as part of post-demo improvements.

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.
Engineering- Design and Construction Review	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.
Parks and Forestry	Approved	Jeff Romano	• It is paramount to protect existing street trees on all 3 frontages. The extensive frontage should allow developer the opportunity for multiple points of access to permit demolition without the need to remove existing street trees.

Engineering - Mapping Review	Approved	Ray Willis	• Work shown should have no impact on Mapping Division assets in the area.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	• A full drainage plan will be required.
Landmark Preservation	Not Required	Kate Auwaerter	Not NR Listed
City Planning		Owen Kerney	See comment on next page.

City Planning Comment:

I have reviewed the proposal to demolish the existing parking garage and replace it with a 247-space surface parking lot in the City's Central Business District at 256 West Fayette Street.

The proposal is specifically prohibited in the City's zoning ordinance, which was unanimously approved by the City Planning Commission and unanimously adopted into law by the Syracuse Common Council three years ago. The zoning ordinance states that the MX-5 Zoning District purpose is "*established to provide for areas of* ***highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses****. This zone district is intended to create an* ***attractive, pedestrian-focused streetscape****. This area of the City functions as the* ***vibrant, central downtown core of Syracuse."*** This proposal is inconsistent with the allowable uses in the zone district, and more generally, it is entirely inconsistent with the purpose of the MX-5 zone district, as noted above.

The proposal is inconsistent with the City's adopted Comprehensive Plan 2040, which states (page 19) that, "*the influx of vehicles into Downtown Syracuse has made parking a major land use issue within the City's core business district.* ***Large open lots dominate the urban landscape creating negative visual appeal and failing to maximize the potential (and the taxable value) of prime Downtown real estate."*** The plan continues and recommends (page 24), *"Facilitate the* ***re-development of vacant parcels and surface parking lots into new, mixed use, urban-type buildings which fill holes in the urban fabric****."* This proposal runs directly counter to Plan by proposing to create new, surface parking lots, instead of redeveloping them as is recommended in the Plan.

The proposal is also conflicts with the Downtown Committee's recent "existing conditions" report prepared as part of their Downtown Vision Plan, which states, "*The assessed value per acre map reveals that Downtown Syracuse's economic value is highly concentrated in a relatively small number of compact, intensely developed blocks rather than being evenly distributed across the district. While the median parcel value is approximately $1.8 million per acre, the highest-value properties— reaching more than $35 million per acre—are clustered in the urban core, particularly around the Clinton Square and Hanover Square areas, along portions of South Warren Street, South Salina Street, and East Genesee Street, and within several mixed-use and residential redevelopment blocks near Armory Square and along E. Fayette Street. These areas are characterized by historic multi-story commercial buildings, office towers, apartments, hotels, and entertainment uses that generate substantial value on relatively small parcels.* ***In contrast, lower value-per-acre areas tend to correspond with larger-footprint uses such as surface parking lots, institutional properties, and underutilized sites, particularly along the edges of downtown and near portions of the I-81 corridor****. Overall, the pattern demonstrates that Downtown Syracuse's greatest land productivity is concentrated in its most walkable, mixed-use, and urban blocks, underscoring the economic importance of preserving and expanding these compact development patterns."* Surface parking lots are low-value-per-acre land uses that do not positively contribute to "walkable, mixed-use development patterns" and consequently, they were prohibited in the City's recent zoning ordinance update.

In closing, the proposal is inconsistent with:

1. the City's recently adopted zoning ordinance,
2. the City's adopted Comprehensive Plan,
3. the Downtown Committee's recent planning work, and
4. the zoning ordinance's dimensional and design standards.

I encourage the City's Board of Zoning Appeals to consider the cumulative adverse impacts of this proposal, as it directly conflicts with every adopted City planning and zoning document.

Thank you,
Owen

Owen Kerney
Deputy Commissioner, City Planning & Sustainability
Dept. of Neighborhood & Business Development
City of Syracuse