



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

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

<u>R-25-64</u>	<u>Staff Report – February 2nd, 2026</u>
Application Type:	Resubdivision
Project Address:	201 S Crouse Ave. (Tax ID: 030-23-01.3) 1010 E Washington St. (Tax ID: 030-23-02.0)
Summary of Proposed Action:	The applicant intends to combine two lots into one new lot to develop an apartment complex with an accessory office. The accessory office will be renovated from a Local Protected Site (Ignatius Fiesinger House). Total square footage of New Lot 33B: 25,254.47 SF
Owner/Applicant	700 Out Parcel LLC(Owner/Applicant) CHA Consulting (Representative)
Existing Zone District:	The two parcels involved in the resubdivision is located in the Urban Core (MX-4) Zone District.
Surrounding Zone Districts:	The neighboring properties to the east, west, south and north are located in the Urban Core. MX-4 Zone District.
Companion Application(s)	MaSPR-25-31 Major Site Plan Application to establish 88 dwelling units in new 5 story 45,200 square-foot building.
Scope of Work:	The applicant proposes combining two adjacent lots into one new lot to develop an 88 dwelling unit 5-story apartment complex with an accessory office building. The office building will be renovated from the Locally Protected Site located at 1010 E Washington St.
Facts on Project & Staff Analysis:	<p><u>Dimensional Standards</u></p> <ul style="list-style-type: none"> - The proposed resubdivided lots meet the Dimensional Standards of the MX-4 Zone District pursuant to Art. 2 Sec.2.10 B - The lot area requirement for the residential use type of “Multi-unit Dwelling” in the MX-4 Zone District is 3,200 SF, and the proposed lot is 25,254 SF, thus conforming. - The lot coverage maximum of mixed-income development for non-natural surfaces is 95% whereas the proposed coverage is 84%, thus conforming. - The proposed resubdivision will allow both parcels to have public street frontage, 1010 E Washington St. does not currently have any street frontage.
	<p><u>Facts on Project</u></p> <ul style="list-style-type: none"> - 1010 E Washington St. does not currently have any public street frontage. - The land use of “Multi-Unit Dwelling” is permitted by right in the MX-4 Zone District. - 201 S Crouse Ave. is currently a vacant lot while 1010 E Washington St. is the protected historic site of the Ignatius Fiesinger House. - The property will have two structures after resubdivision approval, the newly developed apartment complex, and the Local Protected Site which will be remodeled into an accessory office building. - The current property at 1010 E Washington St. is a vacant single-unit dwelling. - The new dimensions of the combined lots will be of average size in comparison to adjacent MX-4 designated properties. - E Washington St. is an abandoned public street which was previously part of the old railway system through the City. For the purposes of this project, the property will have one primary street frontage after resubdivision approval. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for the lot will be 201 S Crouse Ave.

Staff Recommendation:	Staff recommend approving this project.
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-25-64 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
Zoning Procedural History:	<ul style="list-style-type: none"> - PS-88-02 Designation of the former Ignatius Fiesinger House at 1010 E Washington St. as a Protected Site. - Z-2482 Zone Change from Residential Class B to Business Class A Approved - Z-2479 A public hearing in consideration of a contract for disposition of real property for private redevelopment between the Syracuse Urban Renewal Agency and Odiart Company for Urban Renewal Site 10W Approved - R-94-13 A resubdivision to combine 21 lots into 3 new lots at 1047-1049 E Fayette St., 200-298 University Ave., 201-215 S Crouse Ave., 1006 and 1012-1098 E Washington St. Approved - PR-22-19G A Project Plan Review to establish a surface parking lot to provide satellite parking for PR-22-19 (Coda Apartment Project) at 1001-19 E Genesee St. & S Crouse Ave. Approval expired, never completed
Summary of Zoning History:	In 1988 the Ignatius Fiesinger House was designated as a Protected Site. In 1992 the zone district was changed from Residential Class B to Business Class A and the site was approved to be sold as part of an urban renewal scheme along with several other nearby lots. In 1994 a resubdivision application was approved to alter 21 lots and combine them into 3 new lots. The subject lot 201 S Crouse Ave. was formerly 2 lots, 33 and 34, but became lot 33A. In 2022 the lot was proposed to be utilized as off-site parking for the nearby Coda Apartment Project, however this proposal was never completed and the approval expired in late 2023.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing Lots</u></p> <p>201 S Crouse Ave The subject property at 201 S Crouse Ave. is an irregularly shaped parcel with a lot size of 17,775 SF (0.31 Acres). The property has one street frontage with 133.41 FT of frontage along S Crouse Ave. The southern property line borders 1031-35 E Fayette St. for 406.2 FT. The eastern property line borders 1010 E Washington St. and 200 University Ave. for 233 FT. The northern property line borders E Washington St. for 182.44 FT. The property is currently vacant land.</p> <p>1010 E Washington St. The subject property at 1010 E Washington St. is a regularly shaped rectangle parcel with a lot size of 10,296 SF (0.22 Acres). The property has no street frontage. The northern property line borders 201 S Crouse Ave. for 78 FT. The western property line borders 201 S Crouse for 132 FT. The eastern property line borders 200 University Ave. for 132 FT. The southern property line borders 1031 E Fayette St. for 78 FT. The property is currently improved by a two-story masonry building measuring 1825.6 SF. It is also a Local Protected Site.</p> <p><u>Proposed Lot</u></p>

	<p>201 S Crouse Ave The proposed new lot at 201 S Crouse Ave. will be an irregularly shaped parcel with a lot size of 25,254 SF (0.57 Acres). The property will have one street frontage with 168.78 FT of frontage along S Crouse Ave. The southern property line will border 1031-35 E Fayette St. for 193.04 FT. The eastern property line will border 200 University Ave. for 158 FT. The northern property line will border E Washington St. for 182.44 FT. The site will be improved by the five-story multi-unit dwelling structure, an accessory masonry building used as an office, and a concrete driveway and asphalt parking area, and non-natural surface area. The apartment complex will be a non-contributing site feature from a historic preservation perspective.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is a Type I Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal met the criteria to be reviewed by the Onondaga County Planning Board, who had no position regarding the resubdivision pursuant to project #S-25-43 Dated 11/25/25

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Final Plan, New Lot 33B Resubdivision of Block No. 210. Part of Block No. 210 of Syracuse, County of Onondaga, State of New York. Drawn by Ianuzi & Romans Land Surveying P.C. Dated 9/30/25.. Scale As Noted.
- Topographic Survey, No. 201 South Crouse Avenue & 1010 East Washington Street. New Lot 33A. Resubdivision of Block No. 210 & Additional Land Part of Block No. 210 City of Syracuse, County of Onondaga, State of New York. Drawn by Ianuzi & Romans Land Surveying P.C. Dated 3/4/25.. Scale As Noted.

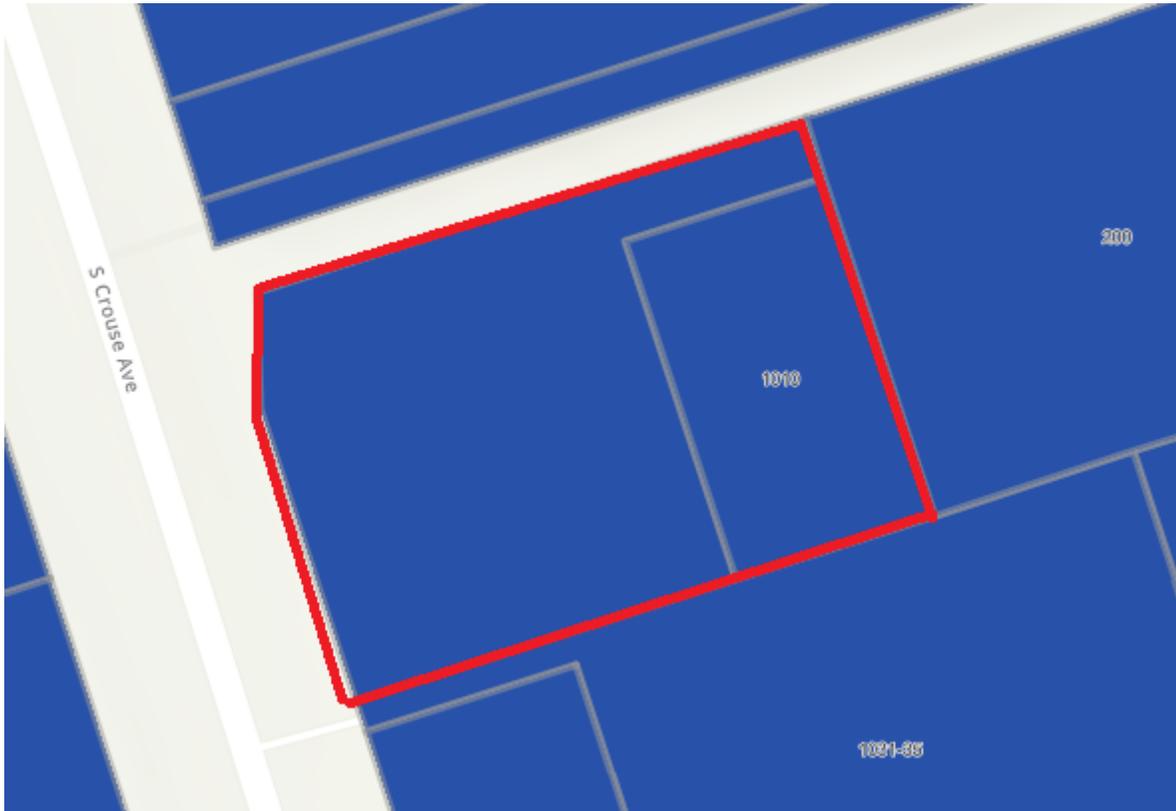
Attachments:

- Resubdivision Application
- Full Environmental Assessment Form Part 1
- Code Enforcement History
- IPS Comments from City Departments

R-25-64

Context Maps:

Figure 1: Zone District of Subject Property



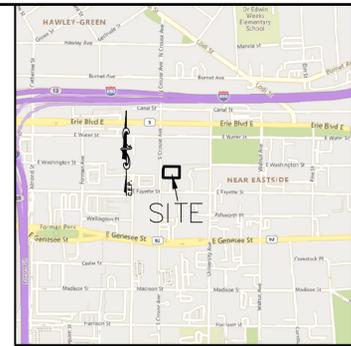
Description: Figure 1 shows the current Zone District of the subject property.

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

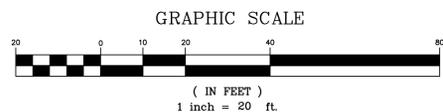
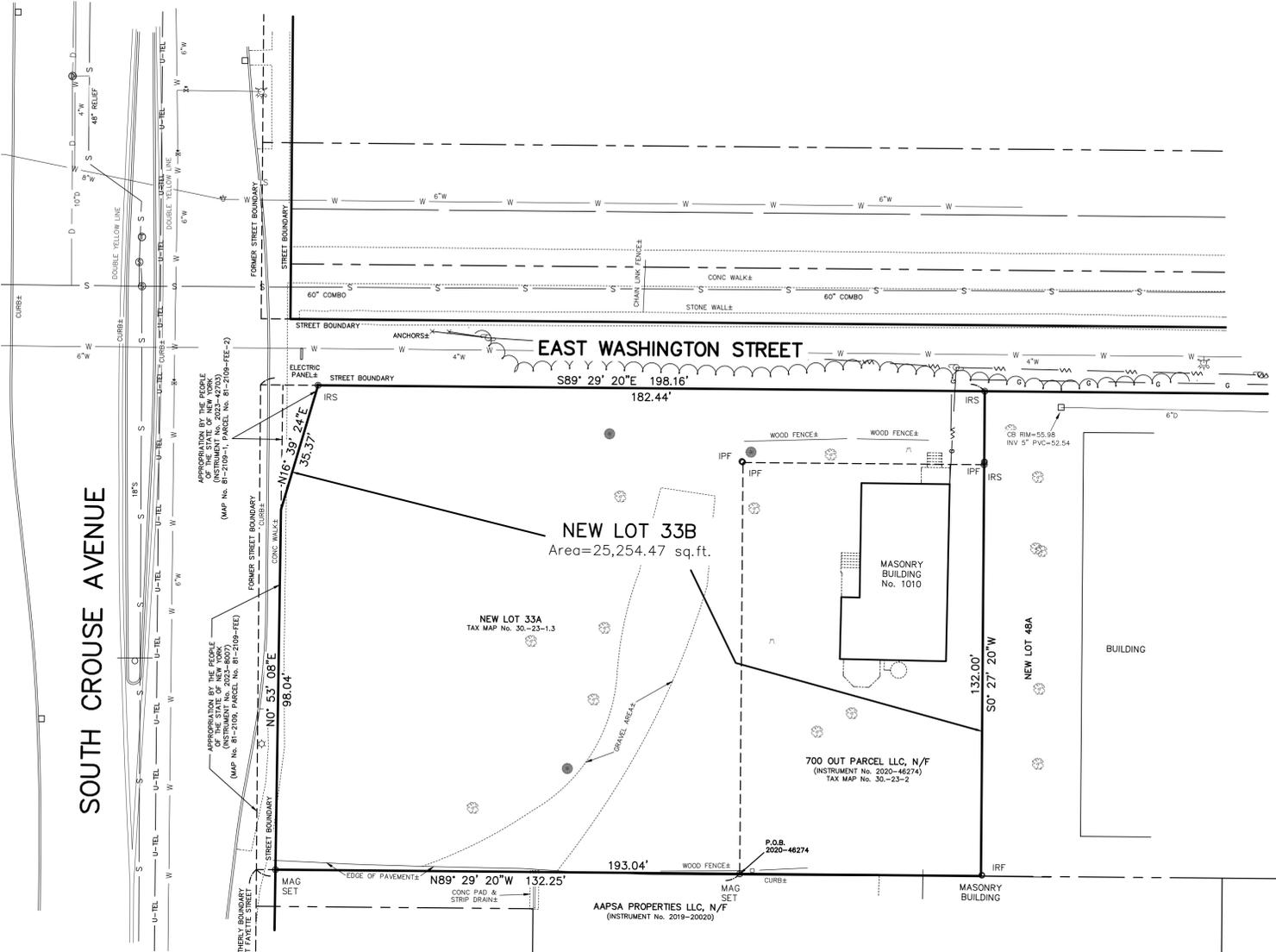
Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



LOCATION PLAN
Scale: 1" = 1000'



TRACT MAP:

By: Christopherson Land Surveyor
Date Filed: February 22, 1995
Map No.: 8095

NOTES:

Total area: 25,254.47± sq.ft.
Total number of lots: Two (2) existing, One (1) proposed.
Present Zone: MX-4 Urban Core
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F, Effective date: November 4, 2016.
Tax Map Nos. 30.-23-1.3 & 2

ABSTRACT:

By: Stewart Title Insurance Company
Dated: December 19, 2024
Order No.: 81315205

ABSTRACT:

By: Stewart Title Insurance Company
Dated: December 13, 2024
Order No.: 81315204

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates deciduous tree
- indicates evergreen tree
- indicates stump
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates edge of trees and brush
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

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.

CITY OF SYRACUSE DEPT. OF ASSESSMENT	CITY OF SYRACUSE DEPT. OF FINANCE	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPARTMENT	REVISIONS	FINAL PLAN NEW LOT 33B RESUBDIVISION OF BLOCK No. 210 PART OF BLOCK No. 210 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
					IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 700 OUT PARCEL, LLC
From: Amber Dillon, Zoning Planner
Date: 1/29/2026 4:28:04 PM
Re: Resubdivision R-25-64
201 Crouse Ave S & Washington, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Pending	12/02/2025		
City Engineer - Zoning	Pending	12/02/2025		
Eng. Mapping - Zoning	Approved	12/05/2025	Ray Wills	The bearings for the streets shown can not be confirmed or denied via the official City Plats as they have been directly impacted by NYS Appropriations that occurred after the creation of the City Plats, however existing drawings from other sources do agree.
Finance - Zoning	Internal Review Complete	12/04/2025	Veronica Voss	201 S Crouse owes \$10,820.68 on CS 25/26 and \$2126.26 on County 25. 1010 Washington St owes \$3,365.15 for C/S 25/26 and \$1,042.08 for County 25. FULL bills must be paid before map will be signed.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	12/03/2025	Romeo Kpolo	Development on these 2 lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.
Eng Sewers- Zoning	Internal Review Complete	12/03/2025	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	12/03/2025	Romeo Kpolo	Any future construction/development on the combined lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	12/02/2025		

Onondaga Co Planning Board	Approved	12/02/2025	Amber Dillon	no position with comment
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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-25-31</u>	<u>Staff Report – February 2, 2025</u>
Application Type:	Major Site Plan Review
Project Address:	201 S Crouse Ave. & E Washington St. (Tax Map ID: 030.-23-01.3) and 1010 E Washington St. (Tax Map ID: 030.-23-02.0)
Summary of Proposed Action:	<p>This Major Site Plan Review is to renovate an existing historic protected structure at 1010 E Washington St. including interior modifications, and to perform site work to construct a 5-story apartment building and establish a “Dwelling, Multi-Unit” land use type to consist of 88 studio apartment dwelling units from the 1st to the 5th floor in the proposed apartment building.</p> <p>The proposed “Dwelling, Multi-Unit” use is permitted by right under the regulations of the MX-4 Zone District.</p> <p>Total site area: 0.58 Acres / 25,167 SF</p>
Owner/Applicant	Norm Swanson, 700 Out Parcel LLC (Owner/Applicant) Brian Bouchard, Project Engineer, CHA Consulting Inc. (Representative)
Existing Zone District:	Urban Core, MX-4 Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, east, and west are all in the Urban Core MX-4 Zone District
Companion Application(s)	<p>R-25-64 A Resubdivision application to combine 201 S Crouse Ave. & Washington St. and 1010 E Washington St. into one new lot. In Review</p> <p>CA-25-44 Exterior alterations and rehabilitation to the historic protected site at 1010 E Washington St. Approved w/ Conditions</p>
Scope of Work:	<p><u>Exterior work:</u></p> <ol style="list-style-type: none"> (1) Construct a new 5-story apartment building and 17 space parking lot along S Crouse Ave. (2) Establish a “Dwelling, Multi-Unit” land use type for 88 studio style dwelling units from the 1st to the 5th floor. (3) Remove solarium addition and construct a new accessibility lift on the rear façade of at 1010 E Washington St. <p><u>Interior work:</u></p> <ol style="list-style-type: none"> (1) Renovate and modify the interior of the historic structure at 1010 E Washington St. to be utilized as meeting spaces for tenant use and as a leasing office for the new apartments.
Facts on Project:	<p><u>Current Conditions</u></p> <ul style="list-style-type: none"> - Currently the lot is vacant, the proposed resubdivided lot would also include 1010 E Washington St. which has one historic structure on it and has been vacant since at least 2008. - The nearby E Washington St. has been discontinued for use as a vehicle road for several decades, DOT and DPW both have no plans to reopen this ROW

for vehicle traffic.

Nonconformities

- No nonconformities exist at the 201 S Crouse site.
- The structure at 1010 E Washington St. was constructed in the early 1800s as a two-story structure and does not conform to the minimum 3 story requirements of the MX-4 Zone District.

Compliance with Dimensional Standards

- The proposed structure will be a maximum of 62’ tall, 45,200 sqft, 5 stories which conforms to the 3-story minimum and 8 story maximum for 70% of the building footprint requirements in the MX-4 Zone District.
- The total nonnatural coverage is less than 95% which conforms with the requirements of the MX-4 Zone District for buildings with mixed income set aside.
- All dimensional standards of the Syracuse Zoning Ordinance are complied with in the submitted plan, except for those listed as nonconformities.

Uses Permitted and Use-Specific Standards

- The new structure contains 88 studio apartment dwelling units and establishes a “Dwelling, Multi-Unit land use type.
- All proposed land uses are permitted by right within the MX-4 zone district.
- 12% of dwelling units must be designated as affordable dwelling units by the Department of Neighborhood and Business Development

Residential Compatibility

- Not applicable. The project site does not adjacent to lots used by or zoned for single- or two-unit dwellings in the R1, R2, and R3 Zone Districts and lots in a Planned Development district that contain single- or two-unit dwellings.

Off-Street Parking and Loading

- 17 parking spaces are provided on the site plan, where 16 are required after applicable reductions are considered.
- At least 6 covered bike parking spaces must be supplied.
- Adequate snow load areas are provided.

Landscaping, Buffering, and Screening

- The proposed screening of the parking area and apartments is adequate, all parking is situated behind the front façade of the proposed structure, along the disused portion of E Washington St.

Site and Building Design and Exterior Lighting

- The proposed plan complies with all massing and horizontal articulation requirements of the MX-4 zone district.
- All entry to units is exclusively within the structure, no doors lead directly from a dwelling unit to the exterior.

Signage

- Any proposed signage requires separate building permits subject to review by

	<p>the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.</p> <p><u>Historic Preservation</u></p> <ul style="list-style-type: none">- The Syracuse Landmark Preservation Board previously heard and approved with conditions the scope of work for the historic structure at 1010 E Washington St, including:<ul style="list-style-type: none">(1) The chair lift enclosure shall be located at the rear (south) side of the house (Option 2 on the plans submitted on 1/7/26);(2) A watertable or base course shall be added to the lift enclosure and fenestration shall be added to the enclosure matching the sill height of the windows on the south façade of the house;(3) Manufacturers’ product information including colors for the basecourse and siding/trim shall be submitted to staff for review and approval. <p><u>Additional Standards, Building Placement, and Transparency</u></p> <ul style="list-style-type: none">- Adequate transparency is provided along S Crouse Ave. and the parking lot entrance is also along this route.
<p><i>Staff Analysis:</i></p>	<p><u>Major Site Plan Approval Criteria</u></p> <p>Consistency with the General Purpose and Intent of the Ordinance: The site plan is consistent with the general purpose and intent of Syracuse Zoning Ordinance; it provides additional housing opportunities on a lot which was previously underutilized and restores an existing historic protected structure to be utilized while maintaining its historic character.</p> <p>Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The site plan is consistent with the dimensional, design, development, and all other standards of the Syracuse Zoning Ordinance; all setback, height, and design standards are compliant with the standards of the SZO.</p> <p>Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed restoration and conversion of the building and construction of the new apartment building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties and unimproved land.</p>
<p><i>Staff Recommendation:</i></p>	<p>Staff recommend approval of the project with conditions.</p>

Recommend conditions if approved:

1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval).
2. At least 6 covered bike parking spaces must be supplied.
3. The applicant shall designate at least 12% of the 88 dwelling units as affordable dwelling units.
4. Affordable dwelling units must comply with City income and rent restrictions regardless of a change in Building or property ownership.
5. All Affordable Dwelling Units must be certified by the City's Department of Neighborhood and Business Development administrative procedures.
6. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy is issued.

All conditions from the Onondaga County Planning Board should be adhered to:

7. The applicant shall coordinate with Interstate-81 project team on this project.
8. The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer.

Besides, all conditions of the Landmark Preservation Board Approval must be adhered to including:

9. The chair lift enclosure shall be located at the rear (south) side of the house (Option 2 on the plans submitted on 1/7/26);
10. A watertable or base course shall be added to the lift enclosure and fenestration shall be added to the enclosure matching the sill height of the windows on the south façade of the house;
11. Manufacturers' product information including colors for the base course and siding/trim shall be submitted to staff for review and approval.

Zoning Procedural History:

- **PS-88-02** | Designation of the former Ignatius Fiesinger House at 1010 E Washington St. as a Protected Site.
- **Z-2482** | Zone Change from Residential Class B to Business Class A | Approved
- **Z-2479** | A public hearing in consideration of a contract for disposition of real property for private redevelopment between the Syracuse Urban Renewal Agency and Odiart Company for Urban Renewal Site 10W | Approved
- **R-94-13** | A resubdivision to combine 21 lots into 3 new lots at 1047-1049 E Fayette St., 200-298 University Ave., 201-215 S Crouse Ave., 1006 and 1012-1098 E Washington St. | Approved
- **PR-22-19G** | A Project Plan Review to establish a surface parking lot to provide satellite parking for PR-22-19 (Coda Apartment Project) at 1001-19 E Genesee St. & S Crouse Ave. | Approval expired, never completed

<p>Summary of Zoning History:</p>	<p>In 1988 the Ignatius Fiesinger House was designated as a Protected Site. In 1992 the zone district was changed from Residential Class B to Business Class A and the site was approved to be sold as part of an urban renewal scheme along with several other nearby lots. In 1994 a resubdivision application was approved to alter 21 lots and combine them into 3 new lots. The subject lot 201 S Crouse Ave. was formerly 2 lots, 33 and 34, but became lot 33A. In 2022 the lot was proposed to be utilized as off-site parking for the nearby Coda Apartment Project, however this proposal was never completed and the approval expired in late 2023.</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Zoning Violations:</p>	<p>The proposed lot has no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p><u>Existing Lots</u></p> <p>201 S Crouse Ave The subject property at 201 S Crouse Ave. is an irregularly shaped parcel with a lot size of 17,775 SF (0.31 Acres). The property has one street frontage with 133.41 FT of frontage along S Crouse Ave. The southern property line borders 1031-35 E Fayette St. for 406.2 FT. The eastern property line borders 1010 E Washington St. and 200 University Ave. for 233 FT. The northern property line borders E Washington St. for 182.44 FT. The property is currently vacant land.</p> <p>1010 E Washington St. The subject property at 1010 E Washington St. is a regularly shaped rectangle parcel with a lot size of 10,296 SF (0.22 Acres). The property has no street frontage. The northern property line borders 201 S Crouse Ave. for 78 FT. The western property line borders 201 S Crouse for 132 FT. The eastern property line borders 200 University Ave. for 132 FT. The southern property line borders 1031 E Fayette St. for 78 FT. The property is currently improved by a two-story masonry building measuring 1825.6 SF. It is also a Local Protected Site.</p> <p><u>Proposed Lot after Resubdivision</u></p> <p>201 S Crouse Ave The proposed new lot at 201 S Crouse Ave. will be an irregularly shaped parcel with a lot size of 25,254 SF (0.57 Acres). The property will have one street frontage with 168.78 FT of frontage along S Crouse Ave. The southern property line will border 1031-35 E Fayette St. for 193.04 FT. The eastern property line will border 200 University Ave. for 158 FT. The northern property line will border E Washington St. for 182.44 FT. The site will be improved by the five-story multi-unit dwelling structure, an accessory masonry building used as an office, and a concrete driveway and asphalt parking area, and non-natural surface area. The apartment complex will be a non-contributing site feature from a historic preservation perspective.</p>
<p>SEQR Determination:</p>	<p>Pursuant to the 6 NYCRR §617.4(b), the proposal is a Type I action.</p>
<p>Onondaga County Planning Board Referral:</p>	<p>Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board on 11/25/2025 with request for modification.</p>

Modification:

The New York State Department of Transportation requires the applicant to coordinate with Interstate-81 project team. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 1
- Onondaga County Planning Board Comments
- Landmark Preservation Board Comments
- Power of Attorney letter
- Resubdivision Map, No. 201 South Crouse Avenue & no. 1010 East Washington Street, New Lot 33A, Resubdivision of Block No. 210 & Additional Land Part of Block No. 210 City of Syracuse, Onondaga County, New York,; Licensed Land Surveyor: Timothy J. Coyer; Ianuzi & Romans Surveying, P.C. Scale: 1''= 20'; Dated: 03/4/2025.
- Site and Floorplans 201 Crouse Ave Apartments, Syracuse, NY, 13210 (Sheets C-001 – C-004, C-101, C-201, C-301, C-401, C-501, C-502, C-601 – C-604) Drawn by EG, Project No. 103940, Dated 10/24/25; Scale: As Noted

Attachments:

Major Site Plan Review Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

OCPB Comments

LPB Comments

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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

ON THIS SITE ONE RESUBDIVISION (P-25-64) AND ONE MAJOR SITE PLAN REVIEW (MSPR-25-31) IS BEING PROPOSED TO CONSTRUCT A FIVE-STORY BUILDING WITH 88 DWELLING UNITS AND RENOVATE A HISTORIC STRUCTURE FOR USE AS A LEASING OFFICE. THIS PROPERTY IS LOCATED IN THE URBAN CORE (MX-4) ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A CITY PLANNING COMMISSION MEETING ON MONDAY FEBRUARY 2, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Meira Hertzberg
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Amber Dillon
Zoning Planner II

Noah Garcia
Zoning Planner II

Eric Auwaerter
Zoning Administration
Specialist

Norm Swanson
700 Out Parcel, LLC
505 E Fayette St.
Syracuse, NY 13202
11/7/2025

C.C: Brian Bouchard
CHA Consulting Inc.

Re: Application Completeness for City Planning Commission

Dear Norm Swanson,

On 11/7/2025, Noah Garcia determined the proposed project Major Site Plan Review MaSPR-25-31 to be complete.

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 Noah Garcia 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 Noah Garcia 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



October 24, 2025

Syracuse Zoning Administration
One Park Place, 300 S State St,
Suite 600
Syracuse, New York 13202

**RE: Site Plan Application
201 South Crouse Avenue Apartments
CHA Project No. 103940**

Dear Syracuse Zoning Administration:

CHA, on behalf of the owner, is pleased to submit the following Site Plan Application for the above referenced property.

Site Plan Application

The proposed project includes the construction of a new 5-story residential apartment building located at 201 S. Crouse Ave and 1010 E. Washington Street. The existing house will be preserved and renovated for residential amenity space (meeting rooms, gathering space, and management office). Site improvements will include new driveway access, parking area, landscaping, and pedestrian walkways.

The following information is submitted for review and approval:

- Site Plan Application Form
- Short Environmental Assessment Form (EAF)
- Site Photos & Photo Key
- Site Survey
- Site Plans dated 10/24/2025
- Architectural floor plans and Building Elevations / Renderings

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chacompanies.com

Very truly yours,

A handwritten signature in black ink that reads "Brian F. Bouchard". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Brian F. Bouchard, PE.
Senior Engineer V

Enclosures

Cc:

V:\Projects\ANY\K7\103940.000\07_Permitting\Local\2- Site Plan Application 2025-10-22\Support\0 - Cover Letter-201_S_Crouse App-10-24-2025.doc

One Park Place, 300 South State Street, Suite 600, Syracuse, NY 13202-2024

T 315.471.3920 • F 315.471.3569 • www.chacompanies.com

Site Plan Review Application



For Office Use Only

Zoning District: _____

Application Number: S-_____ - _____

Date: _____

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

Site Plan Review Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.

General Project Information

Business/project name: 201 Crouse Ave		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 201 South Crouse Ave, 1010 East Washington St		
Lot numbers: 030.-23-01.3 / 030.-23-02.0	Block number: N/A	Lot size (sq. ft.) Total 25,265 sf 17,860 sf / 7,405 sf
Current use of property: Vacant land/residence		Proposed: Apartment
Current number of dwelling units (if applicable): 1		Proposed: 88 units
Current onsite parking (if applicable): 0		Proposed: 17 spaces
Zoning (base and any overlay) of property: Urban Core (MX-4)		
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision Application		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: TBD	Type:	Location:
Size:	Type:	Location:
Nature and extent of Site Plan requested (attach additional pages if necessary): Proposed apartment building consisting of residential dwelling units and amenity space. Site improvements will include new driveway access, parking area, landscaping, and site utilities.		

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 201 South Crouse Apartments
Project Location (describe, and attach a general location map): 201 South Crouse Ave (and 1010 E Washington street)
Brief Description of Proposed Action (include purpose or need): The proposed action includes the construction of a new five story residential apartment building. The new building will include residential amenity space and renovate the existing 1010 E. Washington Street house for continued use by the residents of the project (ie, meeting space and gathering space, including on site management office). Site improvements will include new driveway access, on site surface paving, and pedestrian connections. The two existing parcels will be resubdivided into one new lot.

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City Common Council (1:1 Sewer Offset Mitigation)	Jan. 2026
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Planning Commission (Site Plan Review & Subdivision)	Nov 2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Landmark Preservation Board	Nov 2025
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Historic Preservation Office (tax credits)	Jan 2026
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Federal Historic Preservation Tax Credits	Jan 2026
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Urban Core (MX-4)

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
City of Syracuse Police

c. Which fire protection and emergency medical services serve the project site?
City of Syracuse Fire Department

d. What parks serve the project site?
Forman Park, Ormand Spencer Park, Travis Bryant Greenspace

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ 0.58 acres
b. Total acreage to be physically disturbed? _____ 0.52 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.58 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential to combine 2 existing lots into one single lot
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 0.58 Maximum 0.58

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

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

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:
 i. Total anticipated water usage/demand per day: _____ 9,680 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:
 • Name of district or service area: City of Syracuse Water Department
 • Does the existing public water supply have capacity to serve the proposal? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No
 • Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:
 i. Total anticipated liquid waste generation per day: _____ 9,680 gallons/day
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
 Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:
 • Name of wastewater treatment plant to be used: Metro Treatment Plant
 • Name of district: City of Syracuse DPW
 • Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No

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

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 792 MWh

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am to 5pm • Saturday: _____ 7am to 5pm • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 (Residential) • Saturday: _____ 24/7 (Residential) • Sunday: _____ 24/7 (Residential) • Holidays: _____ 24/7 (Residential)
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Typical construction noise from heavy equipment 7am-5pm _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Building mounted safety and security lighting _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.7	0.46	+0.39
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Grass / Landscaped areas</u>	0.51	0.11	-0.4

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Madison Irving Medical Center (Upstate), McMahon Ryan Child Advocacy Center

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

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

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

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): B00003, C734111, V00502, C734167
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Project Site is within 2000 feet of the following: V00502 Voluntary Cleanup of greyhound bus terminal is complete. C734111 & B00003 were both brownfield cleanup projects which have been completed. C734167 Gateway Syracuse Apartments is a brownfield cleanup site in progress.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >18 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:	Urban Land	_____	65 %
	Palmyra gravelly loam	_____	35 %
	_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ >7 feet

e. Drainage status of project site soils: Well Drained: _____ 35 % of site
 Moderately Well Drained: _____ 65 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District <i>ii.</i> Name: Eligible property: The Wesley, Eligible property: Continental Can Company, Eligible property: Ignatius Fiesinger house, ...	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Describe possible resource(s): _____ <i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Identify resource: _____ <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ <i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i.</i> Identify the name of the river and its designation: _____ <i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

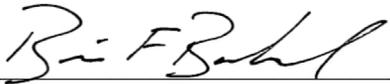
Attach any additional information which may be needed to clarify your project.

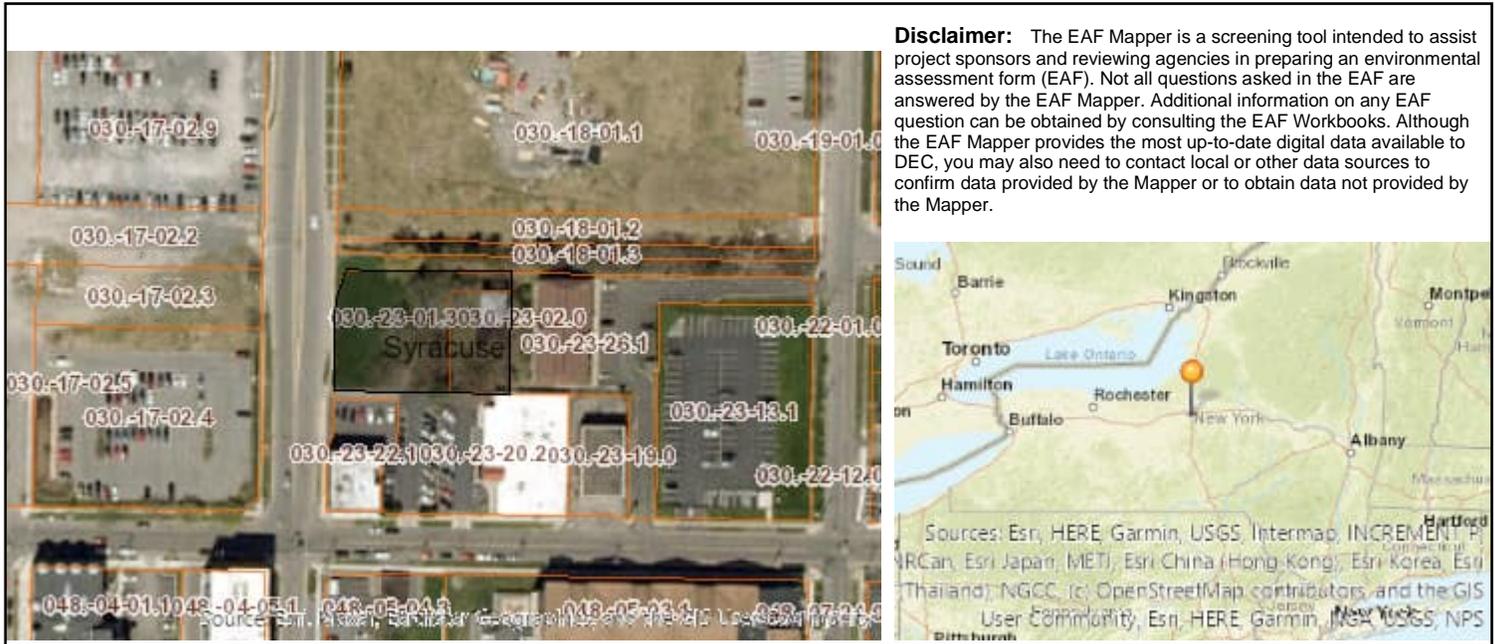
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name CHA Consulting, Inc c/o Brian Bouchard Date 11/12/25

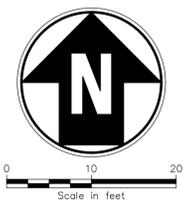
Signature  Title Project Engineer



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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00003, C734111, V00502, C734167
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:The Wesley, Eligible property:Continental Can Company, Eligible property:Ignatius Fiesinger house, Sylvester Apartment Building
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



WOODBINE GROUP
 505 EAST FAYETTE STREET
 SYRACUSE, NY 13202

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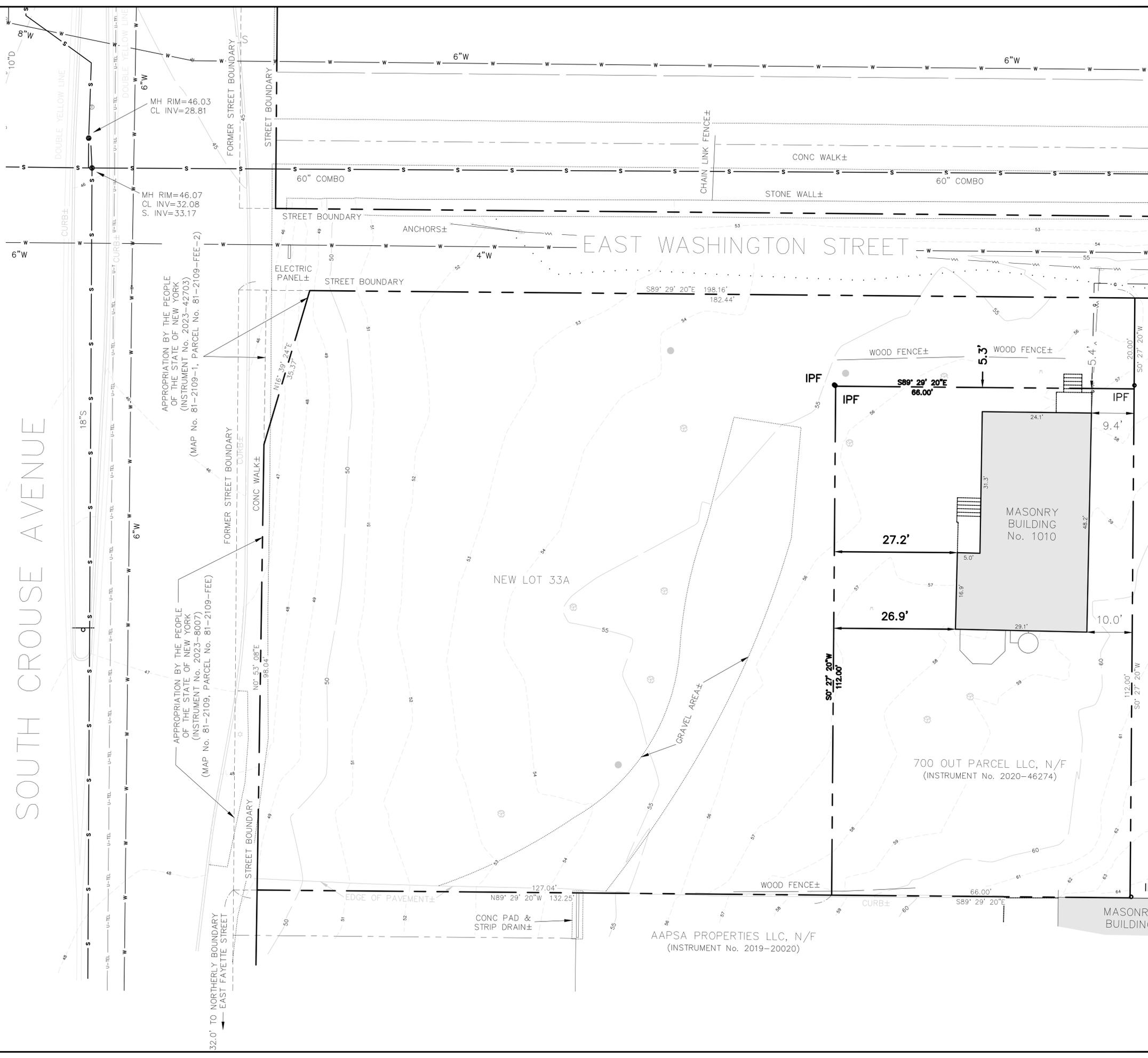
201 CROUSE AVE APARTMENTS
 SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date

EXISTING CONDITIONS

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 10/24/25	Project No.: 103940	Scale: AS SHOWN

Drawing No.:
C-003

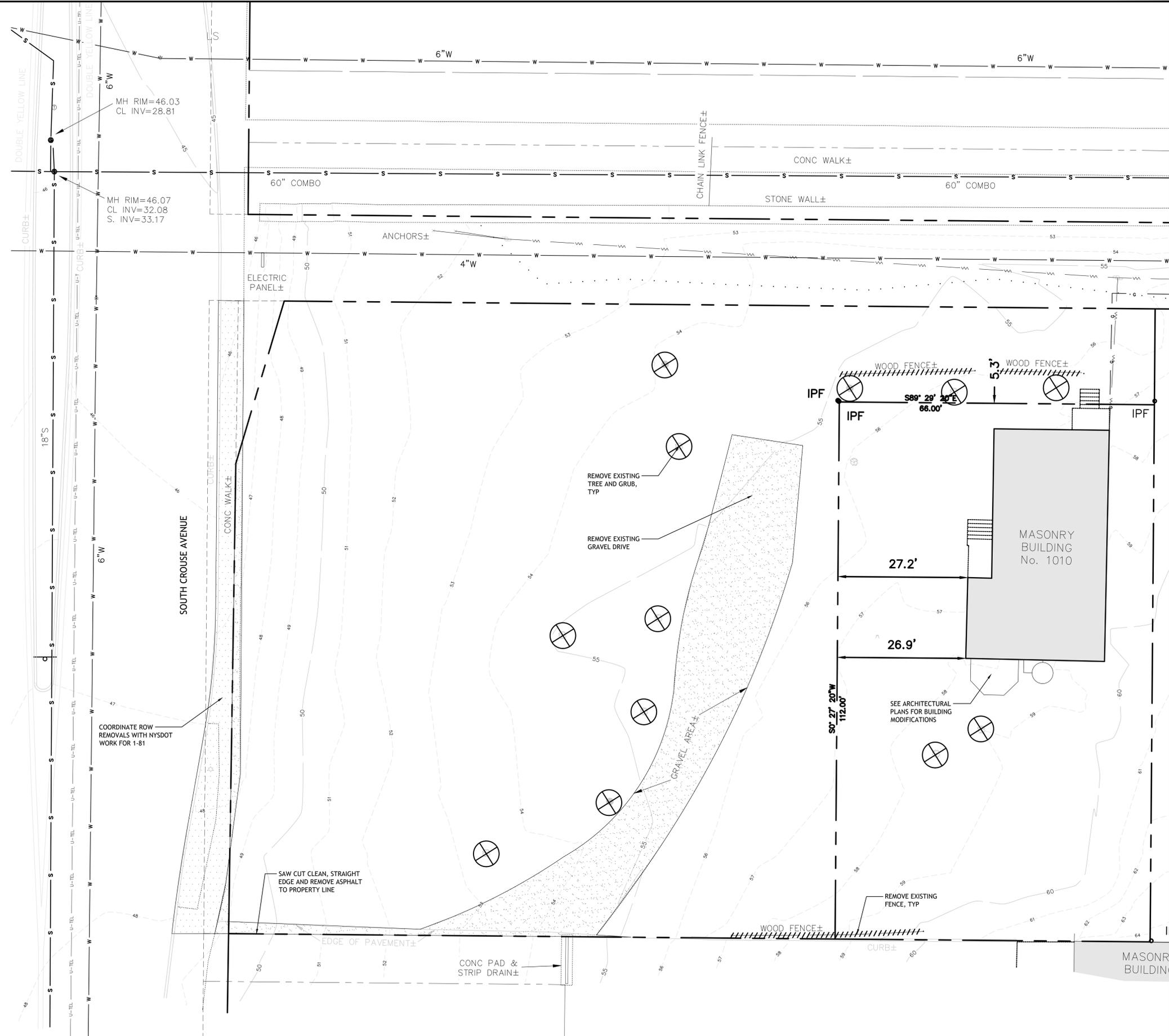


LEGEND

-  REMOVE SITE FEATURE
-  REMOVE EXISTING CURB
-  PROPOSED SAWCUT
-  REMOVE AND DISPOSE EXISTING PAVEMENT, GRAVEL, AND CONCRETE
-  REMOVE EXISTING TREE, STUMP, AND ROOTS

DEMOLITION NOTES:

1. CONTRACTOR TO COORDINATE END AND REMOVAL OF ALL SERVICES IN THE LIMIT OF WORK WITH THE UTILITY PURVEYOR, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, AND TELECOM.
2. ANY CLOSURE OR USE OF ON-STREET METERED PARKING DURING CONSTRUCTION REQUIRES A PARKING PERMIT AND PAYMENT ACCORDING TO CITY REGULATIONS.
3. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURES, ASPHALT, CONCRETE, GRAVEL AND OTHER OBSTRUCTIONS AS NEEDED TO PREPARE SITE FOR NEW BUILDING CONSTRUCTION AND PROPERLY DISPOSE OF ALL MATERIALS AS NECESSARY WITH APPROPRIATE PARTIES



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One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 · www.chasolutions.com



0 10 20
Scale in feet

WOODBINE GROUP
505 EAST FAYETTE STREET
SYRACUSE, NY 13202

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201 CROUSE AVE APARTMENTS
SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date

DEMOLITION PLAN

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 10/24/25	Project No.: 103940	Scale: AS SHOWN

Drawing No.:
C-004

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WOODBINE GROUP
 505 EAST FAYETTE STREET
 SYRACUSE, NY 13202

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201 CROUSE AVE APARTMENTS
 SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date

EROSION & SEDIMENT CONTROL PLAN

Designed By:	Drawn By:	Checked By:
EG	EG	BFB
Issue Date:	Project No.:	Scale:
10/24/25	103940	AS SHOWN

Drawing No.:
C-501

LEGEND

- COMPOST FILTER SOCK
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT

EROSION & SEDIMENT CONTROL SPECIFICATION

ONE WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRE-CONSTRUCTION MEETING WILL BE HELD TO DISCUSS THE EROSION AND SEDIMENT CONTROL PLAN, AND TO FINALIZE THE PAPER WORK FOR THE STORMWATER POLLUTION PREVENTION PLAN AS SPECIFIED IN THE NYSDDEC STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES (GP-0-20-001). ALTHOUGH SPDES PERMIT COVERAGE IS NOT REQUIRED FOR THIS PROJECT DUE TO THE DIRECT DISCHARGE TO THE CITY'S COMBINED SEWER SYSTEM, ALL REGULATIONS ASSOCIATED WITH PERMIT COVERAGE MUST BE COMPLIED WITH ACCORDING TO THE CITY'S STORMWATER ORDINANCE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. THE DEVICES PROVIDING PROTECTION TO A GIVEN AREA SHALL NOT BE REMOVED UNTIL THE LANDS IN THAT AREA ARE STABILIZED.

NO DISTURBED AREA SHALL REMAIN EXPOSED FOR MORE THAN 7 CALENDAR DAYS (WITH THE EXCEPTION OF THE BUILDING FOOTPRINT) DUE TO THE SITE'S LOCATION WITHIN THE ONONDAGA LAKE TMDL WATERSHED.

INSPECTION PROCEDURES & MAINTENANCE:

- DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY EROSION CONTROL FACILITIES. ALSO, AREAS THAT HAVE BEEN SEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS.
- INSPECTIONS OF ALL DEVICES SHALL BE COMPLETED WEEKLY. REPAIRS SHOULD BE COMPLETED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
- THE OWNER WILL DESIGNATE A QUALIFIED PERSON(S) TO PERFORM THE FOLLOWING INSPECTIONS:
 - STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT.
 - STRUCTURAL CONTROLS: ALL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UP-SLOPE SIDE OF THE FILTER FABRIC.
 - DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
 - CONSTRUCTION ENTRANCES: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- ALL SEEDED AREAS SHALL BE MAINTAINED AS FOLLOWS:
 - IDENTIFY SEEDED AREAS WITH STAKES, STRING AND BRIGHTLY COLORED FLAGGING. PROTECT SEEDED AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED.
 - IMMEDIATELY RESEED AREAS WHICH DO NOT ESTABLISH VEGETATION.

CONSTRUCTION SEQUENCE:

- GENERAL NOTES:**
- FILTER SOCK MUST BE INSTALLED AT THE TOE OF SLOPES WITH BUFFER AREAS PER BLUE BOOK GUIDELINES. DUE TO THE CLOSE PROXIMITY OF THE PROPERTY LINE TO THE DISTURBED AREAS, IT MAY BE NECESSARY TO CROSS CONTOURS WITH FILTER SOCK IN ORDER TO CONTAIN SEDIMENT.
 - BACKFILL SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL TRENCHES DURING UTILITY CONSTRUCTION.
 - PROTECT ALL EXISTING STORM SEWER FACILITIES, ADJACENT ROADWAYS AND SURROUNDING PROPERTIES FROM SEDIMENT TRANSPORT.

- SEQUENCE:**
- INSTALL FILTER SOCK AS SHOWN. ADDITIONAL FILTER SOCK MAY BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT TRANSPORT TO ADJACENT ROADWAYS AND PROPERTIES.
 - IF EXISTING PAVEMENT IS NOT ADEQUATE IN CONTROLLING SEDIMENT TRACKING ONTO ADJACENT ROADWAY, INSTALL STABILIZED CONSTRUCTION ENTRANCE. LIMIT ALL VEHICULAR TRAFFIC TO THIS ENTRANCE ONLY.
 - DEMOLISH AND REMOVE EXISTING STRUCTURES AS NEEDED.
 - ROUGH GRADE SITE PER DESIGN.
 - PROVIDE FILTER SOCK AROUND PERIMETER OF ANY STAGED/STOCKPILED TOPSOIL AND/OR TEMPORARY STAGED PILE OR FILL.
 - ALL GRADED AREAS ARE TO BE SEEDED AND MULCHED FOR VEGETATIVE COVER IMMEDIATELY UPON COMPLETION OF EARTHWORK OPERATION.
 - CONSTRUCT BUILDING.
 - INSTALL UTILITIES AND STORMWATER MANAGEMENT SYSTEMS.
 - CONSTRUCT PARKING LOT AND SIDEWALKS.
 - COMPLETE FINAL GRADING AND INSTALL PERMANENT SEEDING AND MULCH.
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND GROUND IS STABILIZED, REMOVE EROSION CONTROL MEASURES AND RESEED ANY DISTURBED AREAS CREATED BY THEIR REMOVAL.

PERMANENT EROSION CONTROL MEASURES NOTES

PERMANENT STABILIZATION NOTES: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

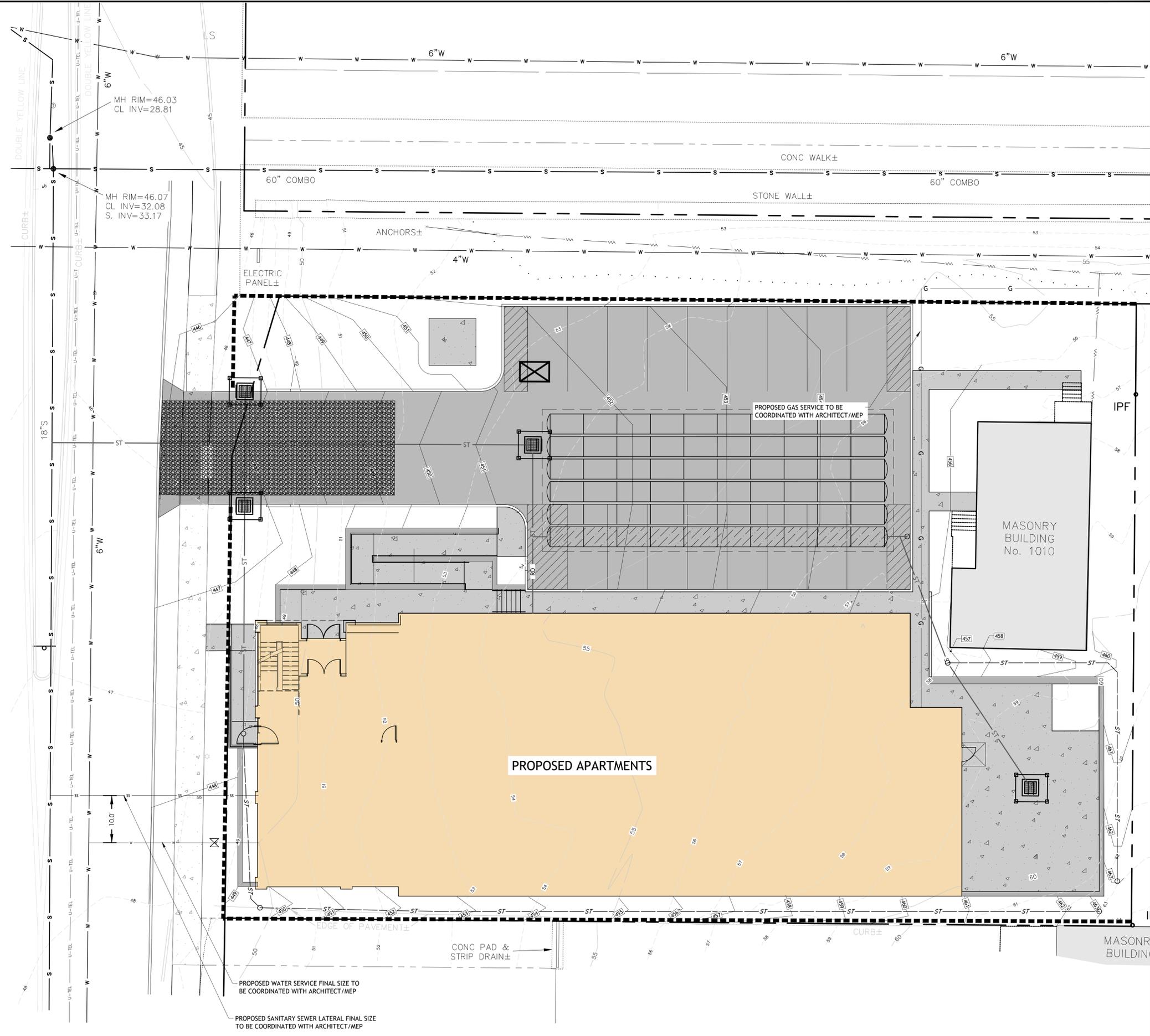
TOPSOIL SHALL HAVE AT LEAST TWO (2) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL AND NO GREATER THAN SIX (6) PERCENT. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL. TOPSOIL SHALL NOT HAVE LESS THAN 20 PERCENT FINE TEXTURES MATERIAL (PASSING THE No. 200 SIEVE) AND NOT MORE THAN 15 PERCENT CLAY. TOPSOIL SHALL BE FREE OF STONES OVER 1.5 INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10 PERCENT GRAVEL BY VOLUME. REFER TO THE NYSSMDM FOR INFORMATION ON TOPSOIL APPLICATION AND GRADING.

THE PERMANENT SEED MIX SHALL BE AS FOLLOWS:

SPECIES (BY VOLUME)	RATE PER ACRE (LBS.)	RATE PER 1,000 SQ.FT. (LBS.)
KENTUCKY BLUEGRASS (60%)	115	2.6
PERENNIAL RYE (20%)	35	0.8
FINE FESCUE (20%)	25	0.6

FERTILIZER SHALL BE COMMERCIAL FERTILIZER (5-0-5) INORGANIC, OR ORGANIC, CONTAINING NOT LESS THAN FIVE (5) PERCENT NITROGEN, AND FIVE (5) PERCENT WATER SOLUBLE POTASH.

PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. REFER TO THE NYSSMDM TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS.



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PROPOSED DEVELOPMENT

201 SOUTH CROUSE AVE.

SYRACUSE, NEW YORK

INDEX OF DRAWINGS	
SK-C1	SCHEMATIC COVER SHEET
<u>SITE / CIVIL DRAWINGS</u>	
PREPARED BY CHA	
<u>ARCHITECTURAL DRAWINGS</u>	
PH-1	STREETSCAPE PHOTO KEYPLAN
SK-100	PROPOSED BASEMENT PLAN
SK-101	PROPOSED FIRST FLOOR PLAN
SK-102	PROPOSED SECOND / FIFTH PLAN
SK-300	PROPOSED EXTERIOR ELEVATIONS
R-1	BUILDING RENDERINGS
<u>S CROUSE ANNEX:</u>	
SK-1A	PROPOSED FLOOR PLANS / EXTERIOR ELEVATIONS

PSR APPLICATION

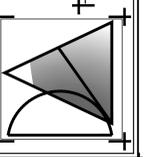
SUBMISSION SET 10-30-2025

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201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

NO.	DRAWING ISSUED	DATE
10-30-2025	PROJECT SITE REVIEW SUBMISSION 1	
08-26-2025	PRELIMINARY SITE / ARCH. SCHEMATICS FOR PRE APPLICATION MTG.	
07-31-2025	SKAT SITE / ARCH. SCHEMATICS	
06-25-2025	SK-LR SITE SCHEMATIC	
06-25-2025	SK-LT SITE SCHEMATIC	
06-25-2025	SK-1 SITE SCHEMATIC	

MOSHER
ARCHITECTS, P.C.
1085 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (PT) (315) 420-6877



SCHEMATIC
COVER SHEET

SCALE: AS NOTED
DRAWN BY: DEM
CHECKED BY: DEM

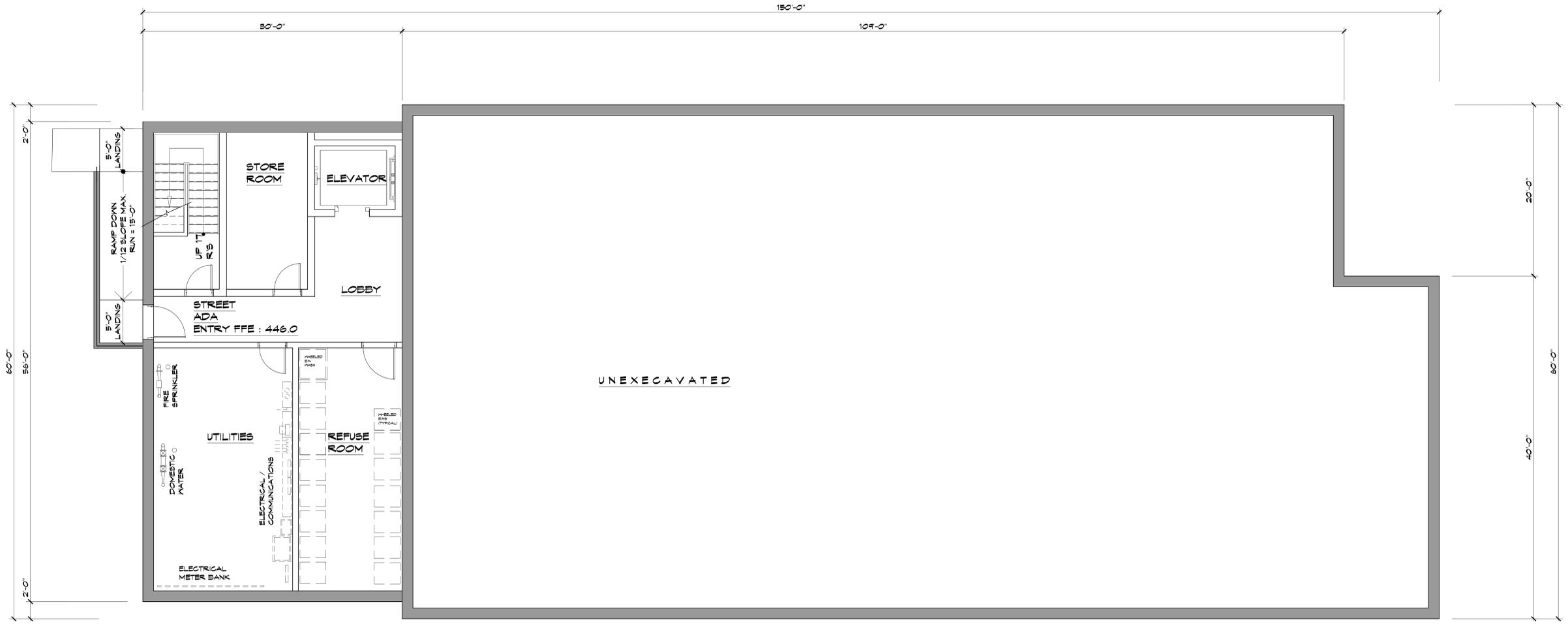
ARCHITECT'S SEAL SIGNATURE



2520

SK-C1

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1
SK-100

BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



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201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

NO.	DATE	DESCRIPTION
10-30-2025		PROJECT SITE REVIEW SUBMISSION 1
09-26-2025		PRELIMINARY SITE / ARCH. SCHEMATICS FOR PRE APPLICATION MTG.
07-31-2025		SKETCH SITE / ARCH. SCHEMATICS
06-25-2025		SKETCH SITE SCHEMATICS
06-25-2025		SKETCH SITE SCHEMATICS
06-25-2025		NO. DRAWING ISSUED

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1085 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (P) (315) 420-6877

PROPOSED
BASEMENT
PLAN

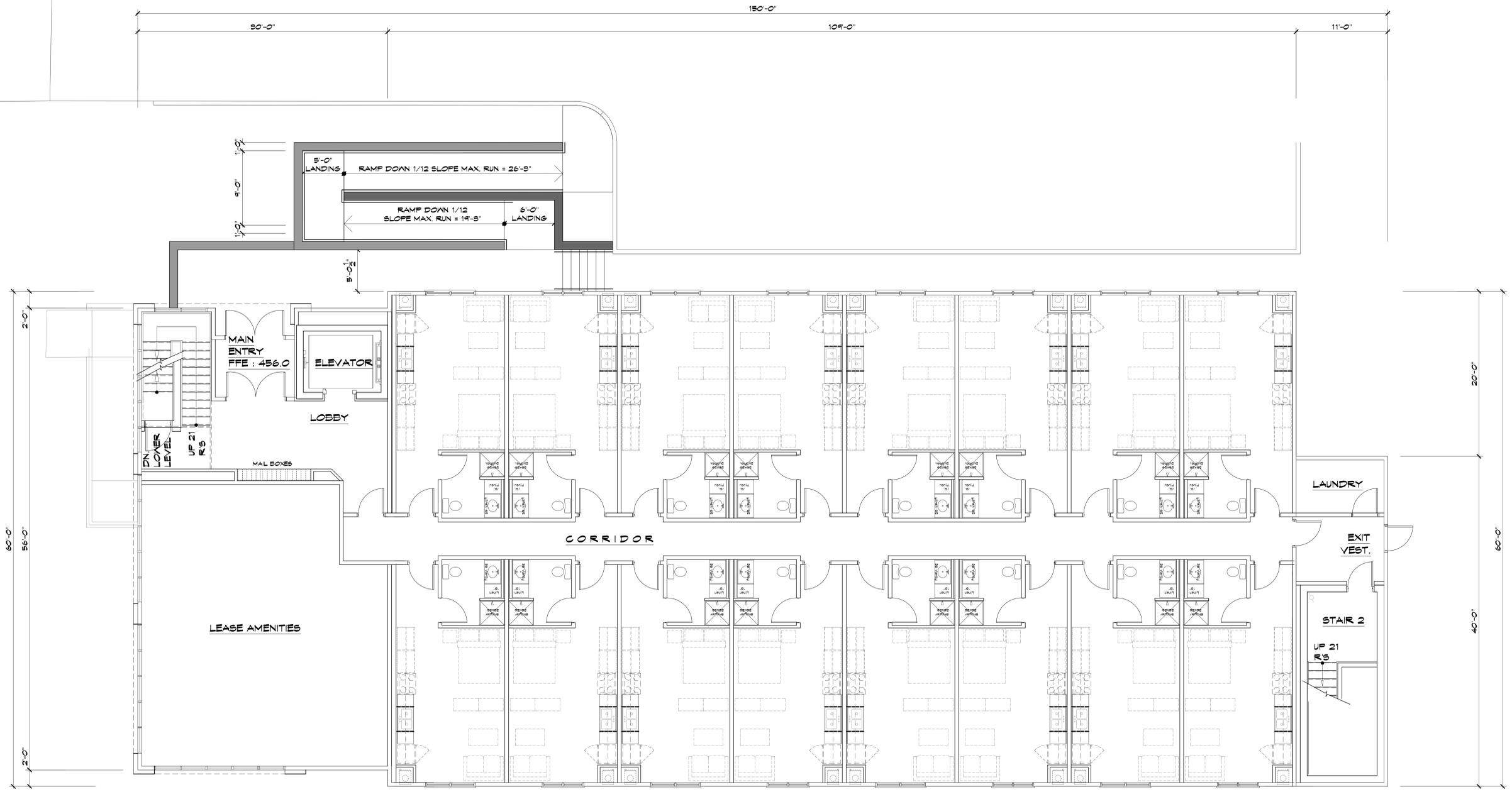
SCALE: AS NOTED
DRAWN BY: DEW
CHECKED BY: DEW

ARCHITECT'S SEAL SIGNATURE

2520
SHEET NO.

SK-100

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DWELLING UNIT TABULATION:

1st FLOOR	[16]	STUDIO UNITS
2nd FLOOR	[13]	STUDIO UNITS
3rd FLOOR	[13]	STUDIO UNITS
4th FLOOR	[13]	STUDIO UNITS
5th FLOOR	[13]	STUDIO UNITS
88 TOTAL DWELLING UNITS		
INCLUDES 12 AFFORDABLE INCOME UNITS		



PROPOSED DEVELOPMENT
201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

NO. 1	PROJECT SITE REVIEW SUBMISSION 1	10-30-2024
NO. 2	PRELIMINARY ARCH. SCHEMATICS FOR PRE APPLICATION MTG.	08-26-2024
NO. 3	SKAT SITE / ARCH. SCHEMATICS	07-31-2024
NO. 4	SKPLR SITE SCHEMATICS	06-25-2024
NO. 5	SKCLT SITE SCHEMATICS	06-25-2024
NO. 6	NO. 1 DRAWING ISSUED	DATE

MOSHER ARCHITECTS, P.C.
1035 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (PT) (315) 420-6877

PROPOSED
FIRST
PLAN

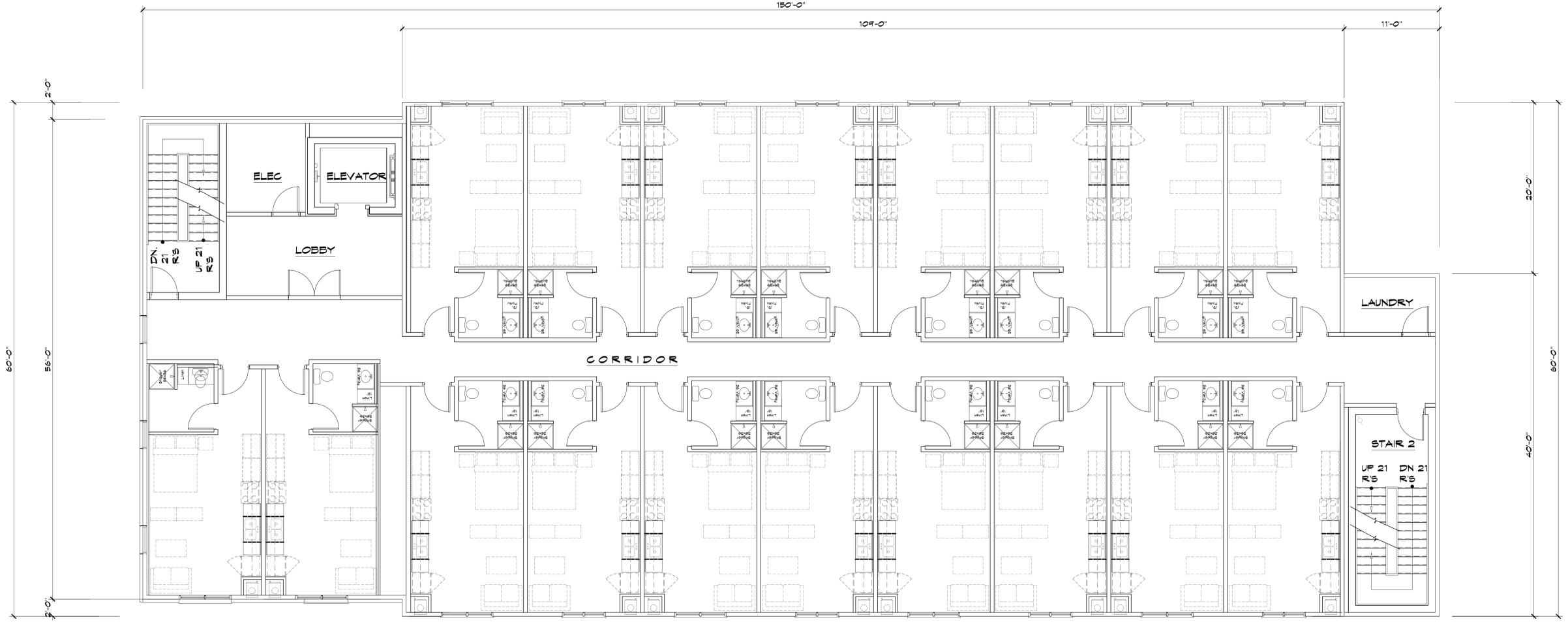
SCALE: AS NOTED
DRAWN BY: DEW
CHECKED BY: DEW

REGISTERED ARCHITECT
STATE OF NEW YORK

2520

SK-101

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DWELLING UNIT TABULATION:

1st FLOOR	[16]	STUDIO UNITS
2nd FLOOR	[18]	STUDIO UNITS
3rd FLOOR	[18]	STUDIO UNITS
4th FLOOR	[18]	STUDIO UNITS
5th FLOOR	[18]	STUDIO UNITS
88 TOTAL DWELLING UNITS		
INCLUDES 12 AFFORDABLE INCOME UNITS		

1
SK-102

SECOND - FIFTH FLOOR PLAN



PROPOSED DEVELOPMENT
201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

NO.	DATE
10-30-2025	08-26-2025
PREL. PROJECT SITE REVIEW SUBMISSION 1	PREL. SITE / ARCH. SCHEMATICS FOR PRE APPLICATION MTG.
06-26-2025	07-31-2025
SK-102 SITE SCHEMATIC	08-26-2025
SK-102 SITE SCHEMATIC	08-26-2025
NO.	DATE
1	
DRAWING ISSUED	

MOSHER ARCHITECTS, P.C.
1085 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (P) (315) 420-6877

PROPOSED
SECOND - FOURTH
FLOORS PLAN

SCALE: AS NOTED
DRAWN BY: DEW
CHECKED BY: DEW

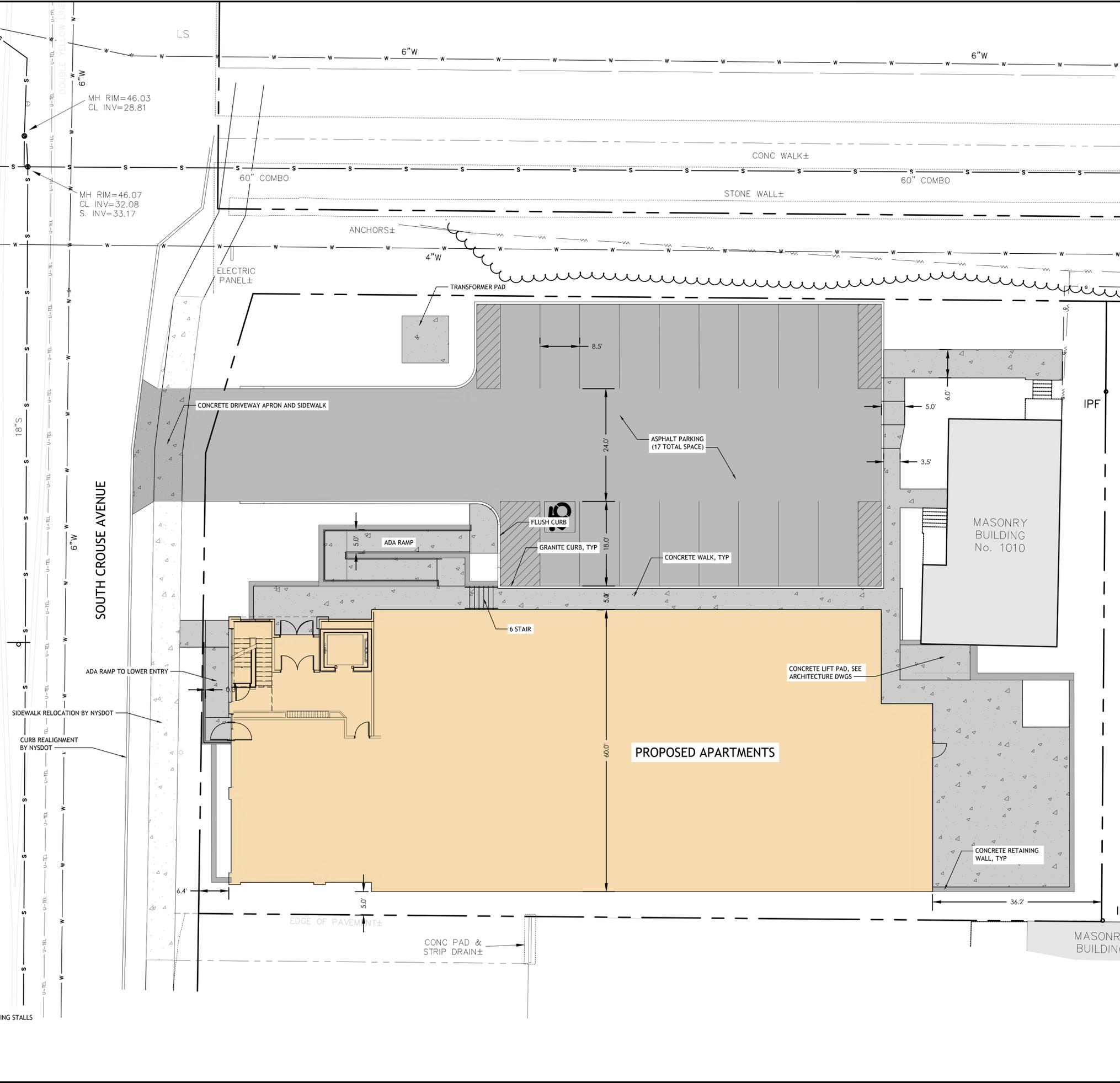


2520

SK-102

ZONING REGULATIONS FOR DEVELOPMENT

ZONING: URBAN CORE (MX-4)			
EXISTING LOT INFORMATION:	TAX MAP	PARCEL SIZE	ZONING
201 SOUTH CROUSE AVE.	030-23-01.3	0.41 ± ACRES	MX-4
1010 EAST WASHINGTON ST.	030-23-02.0	0.17 ± ACRES	MX-4
TOTAL LOT AREA =		(0.58 ACRES)	(25,265 SF)
LOT COVERAGE			
MAXIMUM IMPERVIOUS COVERAGE:	MX-4	PROPOSED	
SOLELY BY RESIDENTIAL 80%			±78%
MIXED USE 95%			
HEIGHT AND NUMBER OF STORIES:			
BUILDING HEIGHT:			62'
NUMBER OF STORIES:	3 MIN. / 8 MAX.		5 STORIES
SETBACKS MINIMUM:			
FRONT	N/A		6'
SIDE	N/A		5'
REAR	N/A		36.2'
PARKING			
PARKING SPACE SIZE:	8.5' X 18'		8.5' X 18'
REQUIRED PARKING: 0.5 SPACES PER DWELLING UNIT			
88 UNITS = 44 PARKING SPACES (7"/1"**) = 25 SPACES REQUIRED			
PARKING PROVIDED			17 SP.
ON-STREET PARKING APPLIED TO SITE			8 SP.
TOTAL :	25 SP.		25 SP.
* 30% REDUCTION FOR PROXIMITY TO TRANSIT (44x0.30=14)			
** 15% REDUCTION FOR PROVIDING 50% > BIKE PARKING THAN REQUIRED (31x0.15=5)			
*** 31 ON-STREET PARKING SPACES ARE AVAILABLE ON S. CROUSE AVE WITHIN THE BLOCK. OVER 80 ON-STREET PARKING SPACES ARE AVAILABLE WITHIN 1000'			
DRIVE AISLE WIDTH		24'	
BICYCLE PARKING - (1 SPACE PER 6 VEHICLE SPACES)	4-5 SP.		6-7 SP.



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CMA
 One Park Place, 300 South State Street, Suite 600
 Syracuse, NY 13202
 315.471.3920 • www.chasolutions.com

WOODBINE GROUP
 505 EAST FAYETTE STREET
 SYRACUSE, NY 13202

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER THE TEXT OR DIMENSIONS OF ANY PART OF A STAMP OF A LICENSED PROFESSIONAL AS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE WORKING ALTERATION AND A BRIEF DESCRIPTION OF THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

201 CROUSE AVE APARTMENTS
 SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date
1	ADA ACCESS RAMP	BFB	EAG	12/02/25

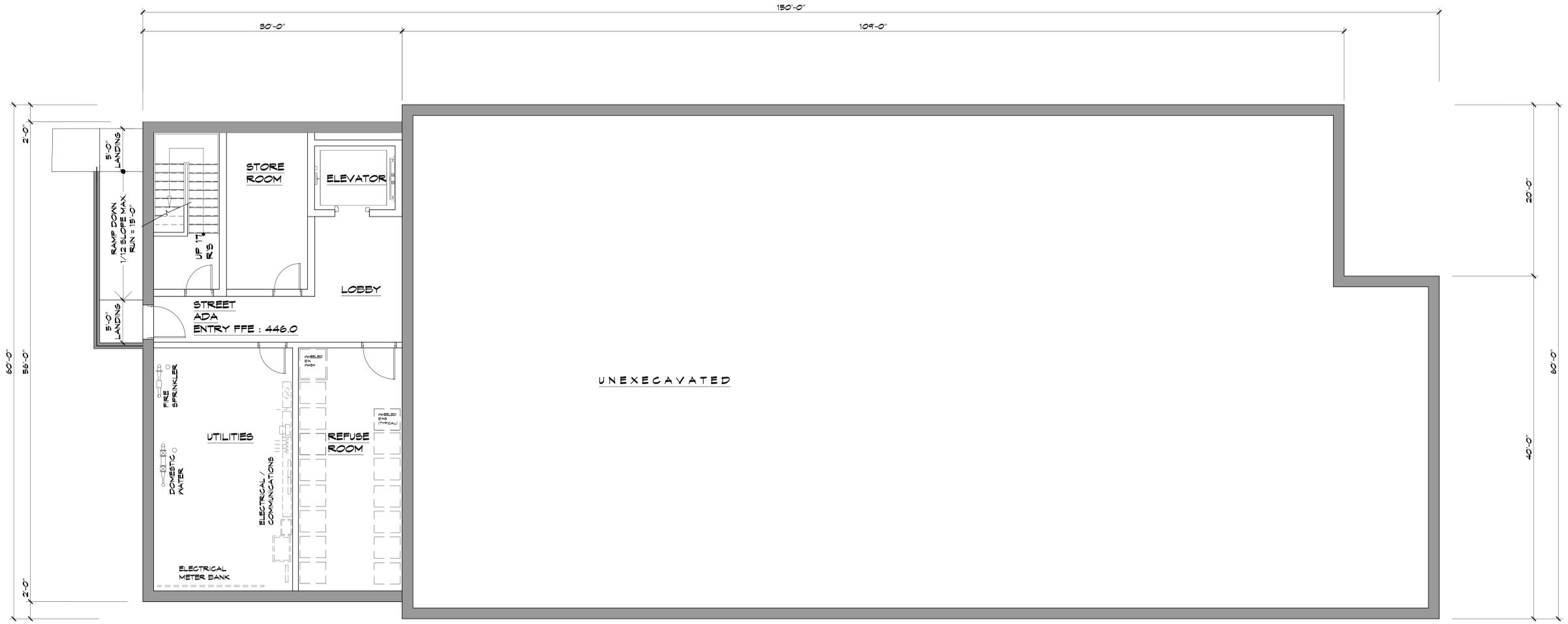
SITE LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
EG	EG	BFB
Issue Date:	Project No.:	Scale:
10/24/25	103940	AS SHOWN

Drawing No.:
C-101

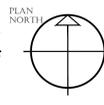
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1
SK-100

BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED DEVELOPMENT
201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

NO.	DATE	DESCRIPTION
01-05-2026	01-05-2026	SK-P2 SK-P5 SUBMISSION 2 REVISED PER COMMENTS
02-05-2026	02-05-2026	SK-P2 SK-P5 SUBMISSION 1
03-05-2026	03-05-2026	SK-P2 SK-P5 SUBMISSION 1
04-05-2026	04-05-2026	SK-P2 SK-P5 PROJECT SITE REVIEW SUBMISSION 1
05-05-2026	05-05-2026	SK-P2 SK-P5 ARCH UPDATES
06-05-2026	06-05-2026	SK-P2 SK-P5 ARCH UPDATES
07-05-2026	07-05-2026	SK-P2 SK-P5 ARCH UPDATES
08-05-2026	08-05-2026	SK-P2 SK-P5 ARCH UPDATES
09-05-2026	09-05-2026	SK-P2 SK-P5 ARCH UPDATES
10-05-2026	10-05-2026	SK-P2 SK-P5 ARCH UPDATES
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12-12-2026	12-12-2026	SK-P2 SK-P5 ARCH UPDATES

MOSHER ARCHITECTS, P.C.
1085 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (P) (315) 420-6877

PROPOSED
BASEMENT
PLAN

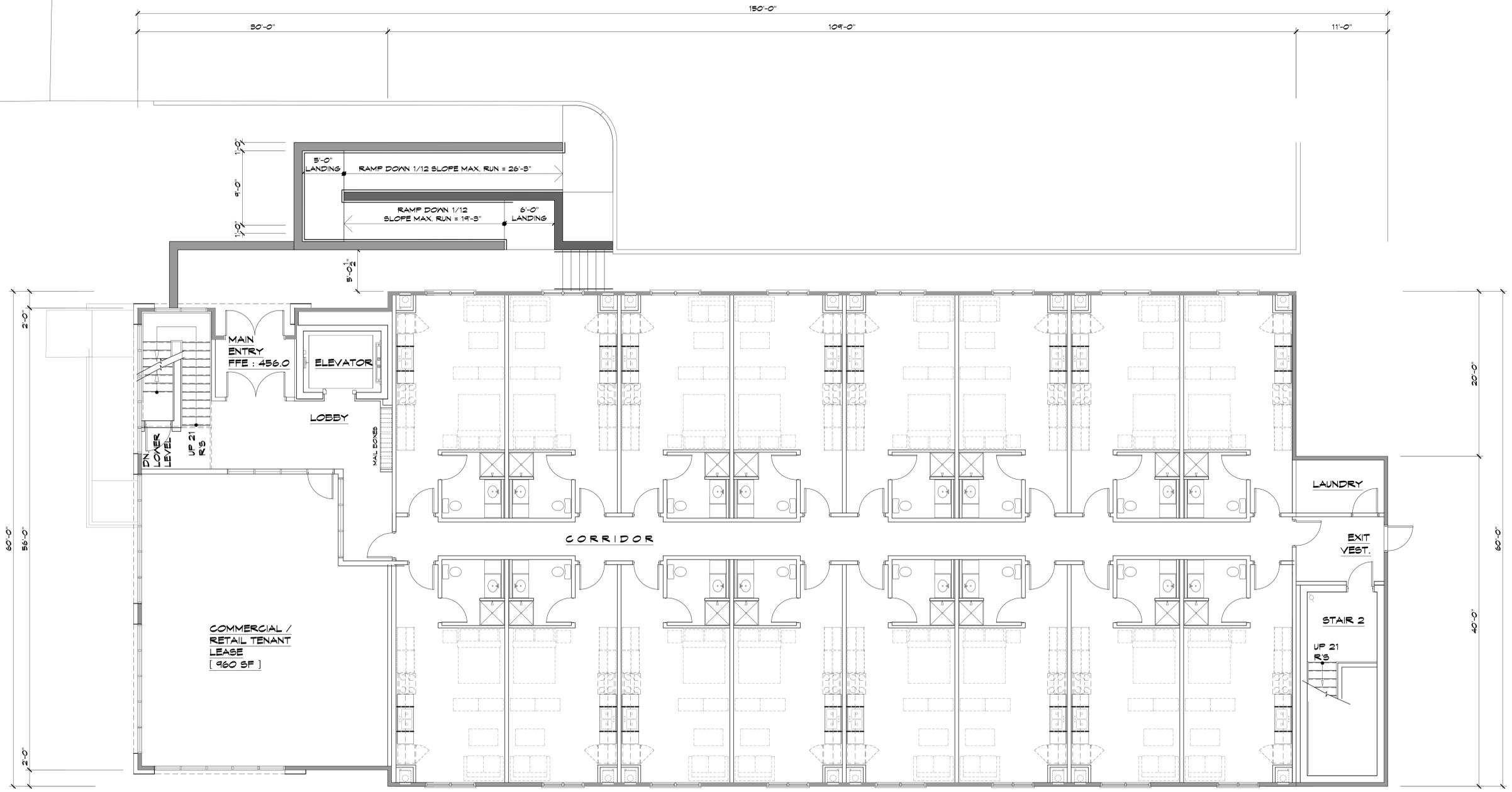
SCALE: AS NOTED
DRAWN BY: DEW
CHECKED BY: DEW

ARCHITECT'S SEAL SIGNATURE

2520

SK-100

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DWELLING UNIT TABULATION:

1st FLOOR [16] STUDIO UNITS
 2nd FLOOR [13] STUDIO UNITS
 3rd FLOOR [13] STUDIO UNITS
 4th FLOOR [13] STUDIO UNITS
 5th FLOOR [13] STUDIO UNITS

88 TOTAL DWELLING UNITS
 INCLUDES 12 AFFORDABLE INCOME UNITS



PROPOSED DEVELOPMENT
 201 S. CROUSE AVE /
 1010 E. WASHINGTON ST.
 SYRACUSE, NEW YORK

NO.	DATE	DESCRIPTION
01-05-2024	01-05-2024	SK-P2 SUPP. SUBMISSION 2 REVISED PER COMMENTS
02-05-2024	02-05-2024	SK-P3 SUPP. SUBMISSION 3 REVISED PER COMMENTS
03-05-2024	03-05-2024	SK-P4 SUPP. SUBMISSION 4 REVISED PER COMMENTS
04-05-2024	04-05-2024	SK-P5 SUPP. SUBMISSION 5 REVISED PER COMMENTS
05-05-2024	05-05-2024	SK-P6 SUPP. SUBMISSION 6 REVISED PER COMMENTS
06-05-2024	06-05-2024	SK-P7 SUPP. SUBMISSION 7 REVISED PER COMMENTS
07-05-2024	07-05-2024	SK-P8 SUPP. SUBMISSION 8 REVISED PER COMMENTS
08-05-2024	08-05-2024	SK-P9 SUPP. SUBMISSION 9 REVISED PER COMMENTS
09-05-2024	09-05-2024	SK-P10 SUPP. SUBMISSION 10 REVISED PER COMMENTS
10-05-2024	10-05-2024	SK-P11 PROJECT SITE REVIEW SUBMISSION 1
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92-05-2024	92-05-2024	SK-P93 ARCH. UPDATES
93-05-2024	93-05-2024	SK-P94 ARCH. UPDATES
94-05-2024	94-05-2024	SK-P95 ARCH. UPDATES
95-05-2024	95-05-2024	SK-P96 ARCH. UPDATES
96-05-2024	96-05-2024	SK-P97 ARCH. UPDATES
97-05-2024	97-05-2024	SK-P98 ARCH. UPDATES
98-05-2024	98-05-2024	SK-P99 ARCH. UPDATES
99-05-2024	99-05-2024	SK-P100 ARCH. UPDATES

MOSHER ARCHITECTS, P.C.
 1085 7TH NORTH STREET, SUITE 1A
 LIVERPOOL, N.Y. 13088 (P) (315) 420-6877

PROPOSED
 FIRST FLOOR PLAN

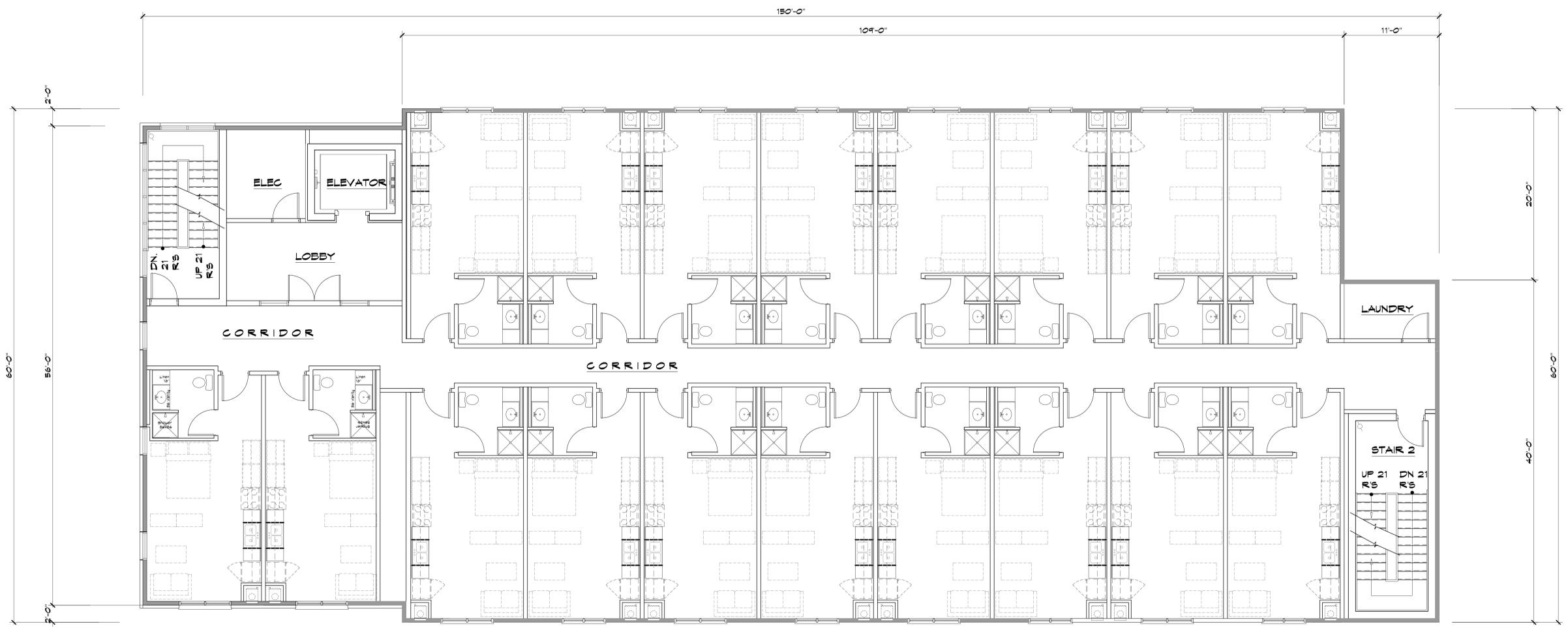
SCALE: AS NOTED
 DRAWN BY: DEW
 CHECKED BY: DEW

ARCHITECT'S SEAL SIGNATURE

2520

SK-101

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DWELLING UNIT TABULATION:

1st FLOOR	[16]	STUDIO UNITS
2nd FLOOR	[18]	STUDIO UNITS
3rd FLOOR	[18]	STUDIO UNITS
4th FLOOR	[18]	STUDIO UNITS
5th FLOOR	[18]	STUDIO UNITS
88 TOTAL DWELLING UNITS		
INCLUDES 12 AFFORDABLE INCOME UNITS		

1
SK-102

SECOND - FIFTH FLOOR PLAN

PLAN (NORTH)

PROPOSED DEVELOPMENT
201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

SK-P2	SLPS SUBMISSION 2 REVISED PER COMMENTS	07-05-2024
SK-P1	SLPS SUBMISSION 1 REVISED PER COMMENTS	02-05-2024
SK-P1	PROJECT SITE REVIEW SUBMISSION 1	10-04-2023
SK-PS	ARCH UPDATES	10-25-2023
SK-P1	PROJECT SITE / ARCH SCHEMATIS	08-24-2023
NO.	DRAWING ISSUED	DATE

MOSHER ARCHITECTS, P.C.
1085 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (P) (315) 420-6877

PROPOSED
SECOND - FOURTH
FLOORS PLAN

SCALE: AS NOTED
DRAWN BY: DEW
CHECKED BY: DEW

ARCHITECT'S SEAL/SIGNATURE

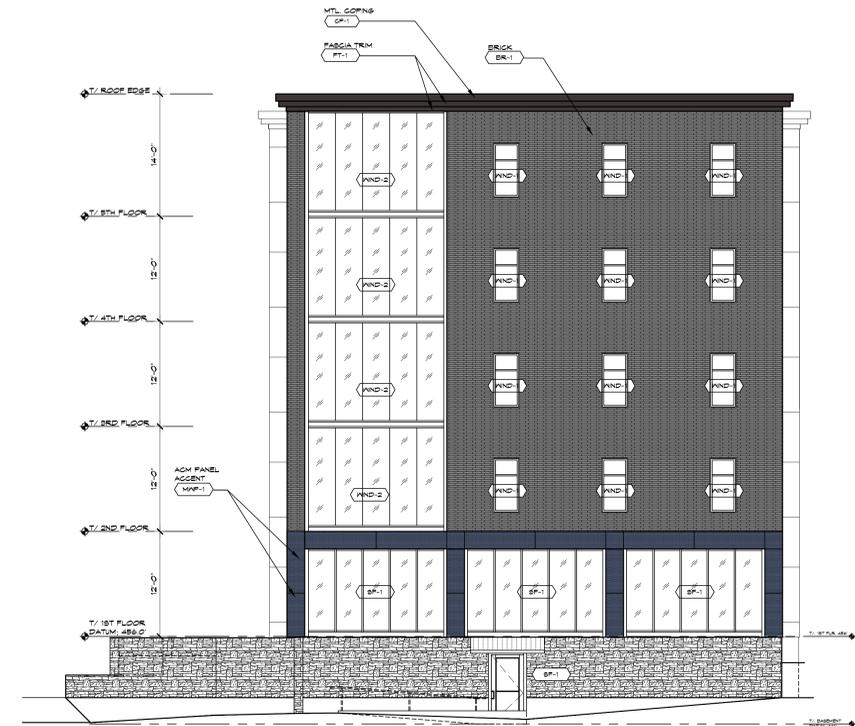
2520

SK-102



FRONT [NORTH] EXTERIOR ELEVATION

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



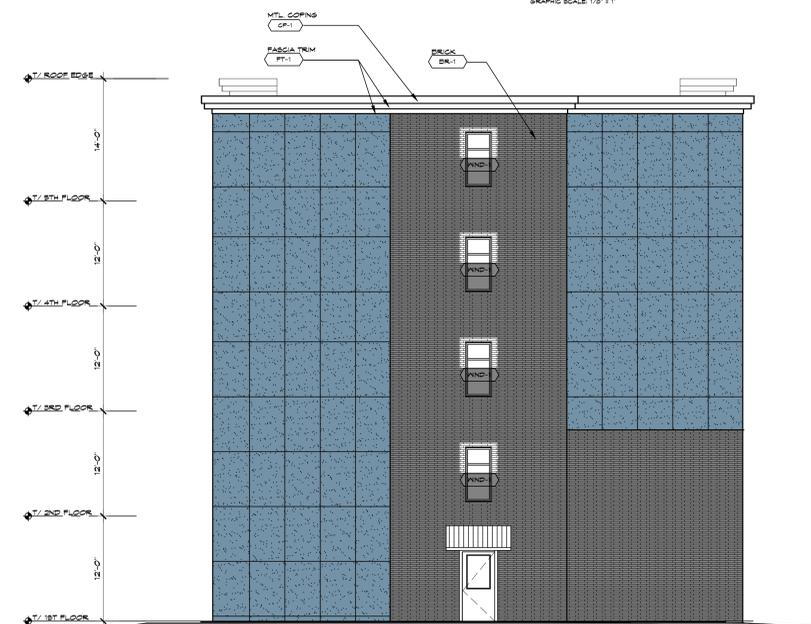
S. CROUSE AVE [WEST] EXTERIOR ELEVATION

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



LEFT [NORTH] EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION

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



ELEVATION MATERIAL LIST

WINDOWS:	SIDING:	METAL:
<p>(AND-1) ALUMINUM FIXED IV INSUL GLAZING MFR. KANNER OR EQUIVALENT COLOR: BLACK</p> <p>(AND-2) ALUMINUM CURTAINWALL FRAMING IV INSUL GLAZING MFR. KANNER OR EQUIVALENT COLOR: CLEAR ANODIZED</p> <p>(SP-1) ALUMINUM STOREFRONT ENTRY DOOR / FRAME IV INSUL GLAZING MFR. KANNER OR EQUIVALENT STYLE: MEDIUM STYLE COLOR: CLEAR ANODIZED</p>	<p>(CP-1) ROOF EDGE COPING #4 ENFOSED METAL COPING COLOR: BLACK</p> <p>(HS-1) T ENP HORIZONTAL SIDING LP SMARTSIDE (CEDAR GRAN) COLOR: MFR - MIDNIGHT SHADOW</p> <p>(HS-2) 12" ENP HORIZONTAL SIDING LP SMARTSIDE (SMOOTH) COLOR: MFR - RAPIDS BLUE</p> <p>(VP-1) VERTICAL PANEL SIDING LP SMARTSIDE (SMOOTH) COLOR: MFR - SUMMIT BLUE</p> <p>(FT-1) FASCIA TRIM BOARD 4/4" x 4" / 5" / 12" LP SMARTSIDE (SMOOTH) COLOR: MFR - ADVSS BLACK</p>	<p>(MMP-1) ACM METAL WALL PANEL ACCENT MFR. ALFOLC OR EQUIVALENT COLOR: MFR - LIMESTONE BLUE (MATT)</p> <p>(BK-1) THIN BRICK UTILITY 8 1/4" VENTURE BACK 8 5/8" x 11 5/8" RUNNING COURSE MFR. BELDEN OR EQUIVALENT COLOR: FIELD GRAY SMOOTH</p>

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PROPOSED DEVELOPMENT
 201 S. CROUSE AVE /
 1010 E. WASHINGTON ST.
 SYRACUSE, NEW YORK

NO.	DATE	DESCRIPTION
01-05-2024	01-05-2024	SK-300 SUBMISSION 2 REVISED PER COMMENTS
02-05-2024	02-05-2024	SK-300 SUBMISSION 1 REVISED PER COMMENTS
03-05-2024	03-05-2024	SK-300 SUBMISSION 1
04-05-2024	04-05-2024	SK-300 PROJECT SITE REVIEW SUBMISSION 1
05-05-2024	05-05-2024	SK-300 ARCH UPDATES
06-05-2024	06-05-2024	SK-300 ARCH UPDATES
07-05-2024	07-05-2024	SK-300 ARCH UPDATES
08-05-2024	08-05-2024	SK-300 ARCH UPDATES
09-05-2024	09-05-2024	SK-300 ARCH UPDATES
10-05-2024	10-05-2024	SK-300 ARCH UPDATES
11-05-2024	11-05-2024	SK-300 ARCH UPDATES
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13-05-2024	13-05-2024	SK-300 ARCH UPDATES
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99-05-2024	99-05-2024	SK-300 ARCH UPDATES
100-05-2024	100-05-2024	SK-300 ARCH UPDATES

MOSHER ARCHITECTS, P.C.
 1035 7TH NORTH STREET SUITE 1A
 LIVERPOOL N.Y. 13088 (P) (315) 420-6877

PROPOSED EXTERIOR ELEVATIONS

SCALE: AS NOTED
 DESIGNED BY: DEM
 CHECKED BY: DEM

ARCHITECT'S SEAL/SIGNATURE

2520
 SHEET NO.

SK-300

Window #	Existing	Proposed
LEGEND		
N	NATURAL FINISH	
P	PANILED	
ST	STORM	
SC	SCREEN	
FINISHES/SECURITY PAGE		
B-1	Degradated Existing Wood	Remove, Infill with Masonry, Paint & Paint
B-2	Degradated Existing Wood	Remove, Infill with Masonry, Paint & Paint
B-3	Degradated Existing Wood	Remove, Infill with Masonry, Paint & Paint
1-1	Wood Double Hung, [N / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-2	Wood Double Hung, [N / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-3	Wood Double Hung, [P / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-4	Wood Double Hung, [P / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-5	Wood Double Hung, [P / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-6	Wood Double Hung, [P / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-7	Wood Double Hung, [P / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
1-8	Wood Double Hung, [N / ST / SC / C]	Restore and Reglaze Replace External Storm - Replace Screen
2-1	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-2	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-3	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-4	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-5	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-6	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-7	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-8	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-9	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
2-10	Wood Double Hung, [P / ST / SC]	Restore and Reglaze Replace External Storm - Replace Screen
Foot Notes / Definitions		
Natural Finish-1	Remove Varnish, Apply Tinted Interior Grade Urethane	
Natural Finish-2	Apply Exterior Grade Stain & Urethane	
Natural Finish-3	Apply Tinted Interior Grade Urethane	
Paint-1	Apply Wallboard Primer & Two Coats Latex Interior Grade Paint	
Paint-2	Strip Off or Sand Smooth Existing Paint, Apply Primer & Two Coats Latex Interior Grade Paint	
Paint-3	Sand Imperfections, Apply One Coat Latex Interior Grade Paint	
Paint-4	Apply Primer & Two Coats Latex Interior Grade Paint	

EXTERIOR STORM WINDOWS SPECIFICATIONS:
MFR.: REPRODUCTION MANUFACTURING, LLC OR EQUAL

PRODUCT:

Combination Storm / Screen windows to be installed into the opening of the building's original storm windows or the opening for the screen in buildings originally equipped with shutters.
All sashes and rails to be the same profile as the original windows. Provide a stationary Main Frame with removable upper and lower sashes including a screen sash installed in the warmer months. The sashes to be interchangeable in that the screen can be installed at the top or bottom of the opening, all sashes yo be removable for cleaning and maintenance.

The measurements of the components of our window is as follows:

Stiles (vertical portion of window)	2"
Top Rail (horizontal piece)	2"
Bottom Rail (horizontal)	adjustable for alignment with primary window
Parting Rail (where sashes come together)	2"

COMPONENTS:

General - The Reproduction Manufacturing Combination Storm windows are constructed completely of Douglas Fir, a weather and insect resistant wood. It takes and retains a finish, paint, varnish, etc. like no other wood resulting in lasting beauty with minimum maintenance for many years to come.

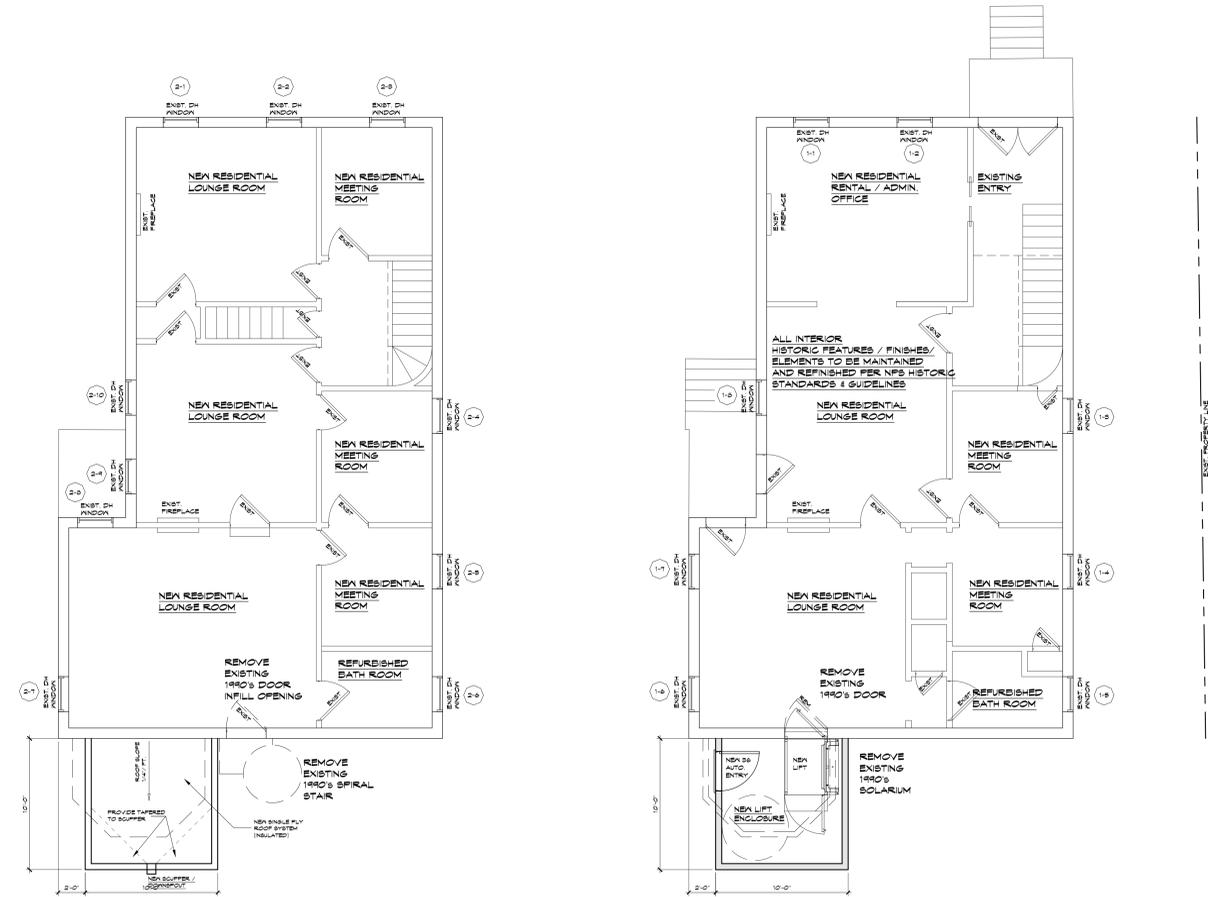
Main Frames - Constructed of 5/4 (1" actual) Clear Vertical Grain (CVG) Douglas Fir sash to receive sash frames. Main Frames are joined using Stainless Steel fasteners. Frames are predrilled for assembly and attachment to building.

Sash Frames - Constructed of 4/4 (11/16" actual) CVG Douglas Fir profiled to set into main frames, and into each other and the main frame with tongue and grooved profiling. Sash frames are joined using bridge joinery and fastened using hardwood pegs. Installation of glazing is accomplished by removing the 2 Stainless Steel screws at the bottom rail of the sash allowing for its removal and installation of the glass.

Factory Finish - All wood components are treated all sides with Danish Oil prior to assembly and ready for primer / painting, or with clear finish.

Fasteners - All fasteners are Brass or Stainless Steel sized according to application.

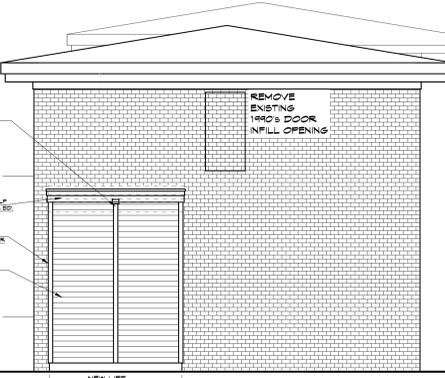
Insect Screening - All insect screening is Bronze - .011 wire, 90% Copper 10% zinc, 16 x 16 mesh count Manufactured in the USA by Phifer Wire Products, Inc.



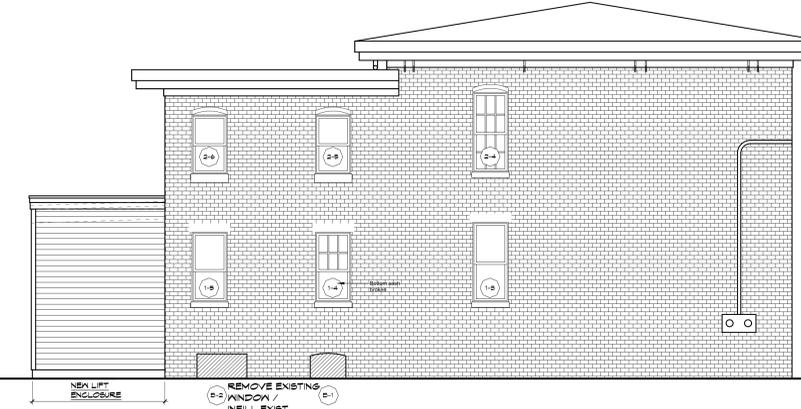
ALL EXTERIOR HISTORIC FEATURES / FINISHES / ELEMENTS TO BE MAINTAINED AND REFINISHED PER NPS HISTORIC STANDARDS & GUIDELINES TO INCLUDE BUT NOT LIMITED TO: CLEAN / REPOINT BRICK / STONE BILLS / WATER TABLE / HEADINGS ETC.



PROPOSED 201ANNEX NORTH EXTERIOR ELEVATION



PROPOSED 201ANNEX SOUTH EXTERIOR ELEVATION



PROPOSED 201ANNEX EAST EXTERIOR ELEVATION



PROPOSED 201ANNEX WEST EXTERIOR ELEVATION



NEW BASEMENT OPENING DETAIL

PROPOSED DEVELOPMENT
201 S. CROUSE AVE /
1010 E. WASHINGTON ST.
SYRACUSE, NEW YORK

NO.	DATE	DESCRIPTION
01-08-2026	01-08-2026	SLIP SUBMISSION 2 REVISED PER COMMENTS
02-05-2026	02-05-2026	SLIP SUBMISSION 1 REVISED PER COMMENTS
03-05-2026	03-05-2026	SLIP SUBMISSION 1
04-05-2026	04-05-2026	SLIP SUBMISSION 1
05-05-2026	05-05-2026	PROJECT SITE REVIEW SUBMISSION 1
06-05-2026	06-05-2026	ARCH UPDATES
07-05-2026	07-05-2026	REVISES FOR PRE APPLICATION MTG
08-05-2026	08-05-2026	REVISES FOR PRE APPLICATION MTG
09-05-2026	09-05-2026	REVISES FOR PRE APPLICATION MTG
10-05-2026	10-05-2026	REVISES FOR PRE APPLICATION MTG
11-05-2026	11-05-2026	REVISES FOR PRE APPLICATION MTG
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72-05-2026	72-05-2026	REVISES FOR PRE APPLICATION MTG
73-05-2026	73-05-2026	REVISES FOR PRE APPLICATION MTG
74-05-2026	74-05-2026	REVISES FOR PRE APPLICATION MTG
75-05-2026	75-05-2026	REVISES FOR PRE APPLICATION MTG
76-05-2026	76-05-2026	REVISES FOR PRE APPLICATION MTG
77-05-2026	77-05-2026	REVISES FOR PRE APPLICATION MTG
78-05-2026	78-05-2026	REVISES FOR PRE APPLICATION MTG
79-05-2026	79-05-2026	REVISES FOR PRE APPLICATION MTG
80-05-2026	80-05-2026	REVISES FOR PRE APPLICATION MTG
81-05-2026	81-05-2026	REVISES FOR PRE APPLICATION MTG
82-05-2026	82-05-2026	REVISES FOR PRE APPLICATION MTG
83-05-2026	83-05-2026	REVISES FOR PRE APPLICATION MTG
84-05-2026	84-05-2026	REVISES FOR PRE APPLICATION MTG
85-05-2026	85-05-2026	REVISES FOR PRE APPLICATION MTG
86-05-2026	86-05-2026	REVISES FOR PRE APPLICATION MTG
87-05-2026	87-05-2026	REVISES FOR PRE APPLICATION MTG
88-05-2026	88-05-2026	REVISES FOR PRE APPLICATION MTG
89-05-2026	89-05-2026	REVISES FOR PRE APPLICATION MTG
90-05-2026	90-05-2026	REVISES FOR PRE APPLICATION MTG
91-05-2026	91-05-2026	REVISES FOR PRE APPLICATION MTG
92-05-2026	92-05-2026	REVISES FOR PRE APPLICATION MTG
93-05-2026	93-05-2026	REVISES FOR PRE APPLICATION MTG
94-05-2026	94-05-2026	REVISES FOR PRE APPLICATION MTG
95-05-2026	95-05-2026	REVISES FOR PRE APPLICATION MTG
96-05-2026	96-05-2026	REVISES FOR PRE APPLICATION MTG
97-05-2026	97-05-2026	REVISES FOR PRE APPLICATION MTG
98-05-2026	98-05-2026	REVISES FOR PRE APPLICATION MTG
99-05-2026	99-05-2026	REVISES FOR PRE APPLICATION MTG
100-05-2026	100-05-2026	REVISES FOR PRE APPLICATION MTG

MOSHER ARCHITECTS, P.C.
1035 7TH NORTH STREET, SUITE 1A
LIVERPOOL, N.Y. 13088 (P) (315) 420-6677

PROPOSED 201 ANNEX
FLOOR PLANS
PLAN

SCALE AS NOTED
DRAWN BY DEW
CHECKED BY DEW
ARCHITECT'S SEAL & SIGNATURE

2520
SK-1A

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REVISED PER COMMENTS 1-7-2026



201
SOUTH GROUSE

TENNESSEE



201
SOUTH CROUSE







201
SOUTH CROUSE

TENANT LOBBY



201
SOUTH CROUSE

TENANT LOBBY





TENANT LOGO

201
CROUSE









Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: 11/25/2025

OCPB Case # Z-25-353

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m, and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of 700 Out Parcel, LLC for the property located at 201 South Crouse Avenue and 1010 East Washington Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility; and
- WHEREAS, The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building for amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to or as a condition of municipal approval of the project; this is not an exhaustive list of permit requirements by agencies, but is intended to represent some of the most common regulations; and

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

The New York State Department of Transportation requires the applicant to coordinate with Interstate-81 project team. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

A handwritten signature in black ink, appearing to read "Martin E. Voss".

Martin E. Voss, Chairman
Onondaga County Planning Board

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

Case Number: Z-25-353
RelatedCases: S-25-43
Referring Board: City of Syracuse Planning Commission
Type of Action: SITE PLAN

Keyword:
Applicant: 700 Out Parcel, LLC
Location: at 201 South Crouse Avenue and 1010 East Washington Street
Tax Map ID: 030.-23-01.3, 030.-23-02.0

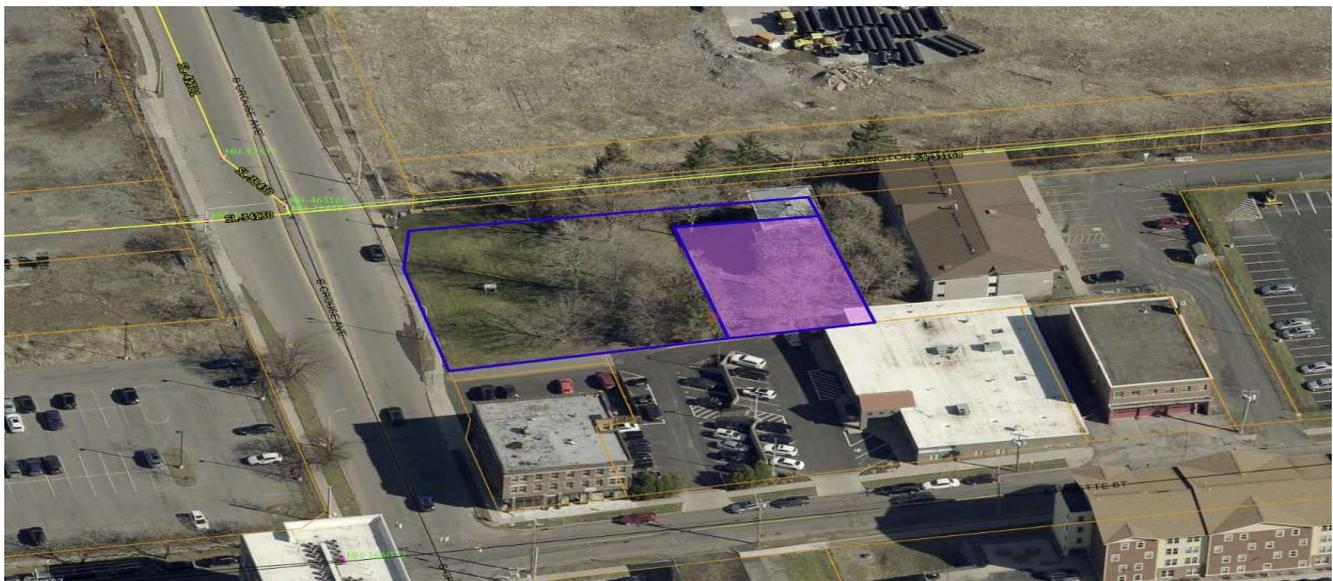
RECOMMENDATION: **Modification**

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility

SUMMARY:

The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building for amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district



For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

STAFF REVIEW:

Description: The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building for amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district

Concurrent Reviews: The Board is concurrently reviewing a subdivision referral (S-25-43) to combine the two parcels comprising the site into one new lot.

Nearby Uses/Setting: The site is located in a transitional area on the east side of downtown Syracuse between downtown, Syracuse University and Erie Boulevard East. Nearby uses include apartment buildings, university buildings, parking lots, and commercial uses.

Existing Site Layout: The site contains a building at the rear (northeast corner) of the site. The remainder of the site is covered by lawn and trees.

Project Detail: The applicant is proposing construction of a new 5-story apartment building containing 88 studio apartments along with preservation and renovation of the existing building. Per the Site Layout Plan dated 10/24/25, the proposed apartment building will be located along the southern site boundary. The existing building will be renovated into an amenity space containing meeting rooms, gathering space, and management office.

Project Detail: Per Final Plan New Lot 33B, the applicant is proposing to combine the two parcels into New Lot 33B (0.58 acres).

Access: The site has frontage along South Crouse Avenue and a section of East Washington Street closed to automobiles. The proposed development will have driveway access from South Crouse Avenue.

(cont'd): Per the NYS Department of Transportation (NYSDOT), the project is within the I-81 Viaduct Project Contract boundaries. The project plans note right-of-way, curbing, and sidewalks along South Crouse Avenue will be coordinated with NYSDOT.

Historic Resources: The site contains a Local Protected Site (Ignatius Fiesinger House) and the proposed development will be reviewed by the Syracuse Landmark Preservation Board.

Landscaping: Per the Landscaping Plan dated 10/24/25, shrubs and plantings will be installed around the buildings and parking lots along with the installation of four trees.

Stormwater: Per the Environmental Assessment Form (EAF) dated 11/12/25, 0.52 acres of the site will be disturbed by the proposed project. Per the Grading & Drainage Plan dated 10/24/25, stormwater infrastructure will be installed beneath the proposed parking lot.

Drinking Water: A new connection to City public drinking water is proposed to serve the new building. The apartment building will result in an increase in demand.

Wastewater: A new connection to the public sewers is proposed to serve the apartment building.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

The site is located in the Metropolitan Wastewater Treatment Plant Service area.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>

Other: The project is within 2,000 feet of multiple sites (IDs: B00003, C734111, V00502, C734167) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

RECOMMENDATION: Modification

Modification(s): The New York State Department of Transportation requires the applicant to coordinate with Interstate-81 project team. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

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

Agency Use Only [If applicable]
Project : R-25-64 & MaSPR-25-31
Date : 1/30/2026

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

NO

YES

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

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

3. Impacts on Surface Water

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

NO

YES

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

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

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

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

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

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

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

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

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

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

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

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

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

13. Impact on Transportation

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

 NO YES

(See Part 1. D.2.j)

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

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

14. Impact on Energy

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

 NO YES

(See Part 1. D.2.k)

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

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

15. Impact on Noise, Odor, and Light

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

 NO YES

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

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

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

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO

YES

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

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

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

Name of Action: 201 South Crouse Avenue Apartments

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Jake Dishaw

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

Telephone Number: 315-448-8640

E-mail: zoning@syr.gov

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

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

Other involved agencies (if any)

Applicant (if any)

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

Parcel History

01/01/1900 - 01/29/2026

Tax Map #: 030.-23-02.0

Owners: 700 OUT PARCEL, LLC

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
1010 Washington St E	02/07/89	Project	Protected Site	Approved	PS-88-02 Protected site (Ignatius Fiesinger House)
1010 Washington St E	04/08/15	Inspection	Complaint Inspection	Fail	
1010 Washington St E	04/08/15	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1010 Washington St E	04/08/15	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
1010 Washington St E	05/15/20	Completed Complaint	Property Maintenance- Ext	Completed	2015-06980
1010 Washington St E	05/09/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
1010 Washington St E	11/25/25	Project	Cert. of Appropriateness	Approved with	CA-25-43 Exterior alterations and rehabilitation
1010 Washington St E	12/02/25	Project	Resubdivision	Active	R-25-64b resubdivision to combine two properties 201 Crouse Ave S & Washington and 1010 Washington St E into one new lot. ref R-25-64b

Parcel History

01/01/1900 - 01/27/2026

Tax Map #: 030.-23-01.0 (Zoning)

Owners: SYRACUSE URBAN RENEWAL AGENCY

Zoning: RB

Address	Date	Transaction	Transaction Type	Status	Description
1006 WASHINGTON ST E	05/18/92	Project	Zoning (Converted)	Approved	Z-2479 URBAN RENEWAL DISPOSITION CONTROLS SITE 10W
1006 WASHINGTON ST E	05/18/92	Project	Zoning (Converted)	Approved	Z-2482 ZONE CHANGE FROM RESIDENTIAL B TO BUSINESS A KNOWN AS URBAN RENEWAL SITE 10W
1006 WASHINGTON ST E	09/19/94	Project	Resubdivision	Approved	R-94-13 COMBINE 21 LOTS INTO 3 LOTS

City of Syracuse

Parcel History

01/01/1900 - 01/27/2026

Tax Map #: 030.-23-01.1

Owners: 700 OUT PARCEL, LLC

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
201 Crouse Ave S & Washington	09/09/22	Project	Project Site Review	Approved	PR-22-19G Establish a surface parking lot to provide satellite parking for PR-22-19 (See PR-22-19)

Parcel History

01/01/1900 - 01/27/2026

Tax Map #: 030.-23-01.3

Owners: 700 OUT PARCEL, LLC

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
201 Crouse Ave S & Washington	11/07/25	Project	Major Site Plan Review	In Review	MaSPR-25-31 MaSPR to establish 88 dwelling units in new 5 story 45200 sqft building
201 Crouse Ave S & Washington	12/02/25	Project	Resubdivision	In Review	R-25-64 resubdivision to combine two properties 201 Crouse Ave S & Washington and 1010 Washington St E into one new lot. ref R-25-64b



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 700 OUT PARCEL, LLC
 From: , Zoning Planner
 Date: 1/29/2026 3:53:47 PM
 Re: Major Site Plan Review MaSPR-25-31
 201 Crouse Ave S & Washington, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	11/10/2025	Vinny Esposito	SWPPP must be submitted and approved by the City Engineer. New sewer laterals must be installed to the main sewer and inspected and approved by the City. Street cut and plumbing permits are required.
DPW - Transportation Planner	Conditionally Approved	11/18/2025	Neil Milcarek-Burke	No major concern with development as proposed, however, bike parking is required. - Long-term (interior) bike parking is required in a secure area with necessary amenities to allow locking bikes at 1 per unit or similar, accessible without the need to traverse stairs and with appropriate and functional doorways/access points. - Short-term (exterior) parking is required in conspicuous well-lit areas near main entrances, in the form of 5X+ staple-style racks (no wave racks.)
Zoning Planner	On Hold	12/10/2025	Zhitong Wu	Hold for SEQR documents and revision on plan
Parks - Forestry	Approved	11/14/2025	Jeff Romano	Forestry is in agreeance with the Plant Schedule's species selection. Please note Ginkgo shall be male only. Please provide legend to plant labels (GA) (AA) as they are not noted.
Planning Commission	Pending	11/07/2025		
Eng. Design & Cons. - Zoning	Conditionally Approved	01/07/2026	Mirza Malkoc	<ul style="list-style-type: none"> 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.
- Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.
- Stormwater Access & Maintenance Agreements shall be submitted for review.
- Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
- Onondaga County Plumbing Control shall review and approve the plans as well.
- Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.

City Engineer - Zoning	Pending	11/07/2025		
Eng. Mapping - Zoning	Conditionally Approved	11/21/2025	Ray Wills	Deferring to Design and Construction regarding storm basins in the ROW.
Water Engineering - Zoning	Pending	11/07/2025		
Fire Prevention - Zoning	Pending	11/07/2025		
DPW Traffic Control- Zoning	Conditionally Approved	11/12/2025	Charles Gafrancesco	11.11.25 Conditionally Approved MaSpr-25-31. Applicant will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan for approval during permit process if the nature of this work will affect pedestrian or vehicular traffic in the public ROW. All temporary traffic control warning signs, flaggers, detours, barriers, barriers, barricades etc., shall be clearly drawn on plan in its respective location and include the sign language, and the MUTCD sign ID number. It is the applicant's responsibility to ensure WZTC plan is compliant with all MUTCD regulations, local, state, county and permitting agency laws. Unclear or non-compliant WZTC plans may delay approval. If the contractor is unfamiliar with requirements, they are instructed to reach out to the central permit office.