Roadmap

For Parkside Commons Project

The applicant will present six companion applications at this meeting, the Master Plan Review MaSPR-25-27, the Zoning Map Amendment Z-2918, the Resubdivision R-25-72, the Major Site Plan Review MaSPR-25-25, the Resubdivision R-25-73, and the Major Site Plan Review MaSPR-25-26.

On 10/20/2025, CPC has reviewed this Master Plan Review application and issued a negative declaration for the SEQR review; however, CPC held the decision on this application due to the concern on variance request for a 5-story building on Lot A. The applicant was asked to obtain variance approval first.

After the 10/20/2025 CPC meeting, the applicant revised the project plans to combine additional property at 1939 E Fayette St into Lot A. With eligible Zoning Administrator Adjustment, the size of new Lot A meets the size requirement for accommodating the construction of a 5-story building. Therefore, the variance for a 5-story building is no longer needed. Instead, a Zoning Map Amendment is needed to change the zone district of the lot at 1939 E Fayette St.

With the addition of new lot and new Zoning Map Amendment, this project's scope of work is changed, thus the SEQR review of this project needs to be redone.

All the City Reviewing Departments involved have finished reviewing this project. No significant concern has been raised.

The Planning Commission is now able to deliberate on the SEQR review and decision for this project.

The applications will be heard in the following order:

MaSPR-25-27 – Master Plan Review

Z-2918 – Zoning Map Amendment

R-25-72 – Resubdivision (Lot A)

MaSPR-25-25 – Major Site Plan Review (Building A)

R-25-73 – Resubdivision (Lot B)

MaSPR-25-26 – Major Site Plan Review (Building B)

SEQR documents

Full Environmental Assessment Form Part 1

Full Environmental Assessment Form Part 2

Full Environmental Assessment Form Part 3

CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

MaSPR-25-27	***Staff Report – February 2, 2026***
Application Type:	Master Plan Review
Project Address:	Lot A: - 1939 E Fayette St. (Tax ID: 036.-01-22.0) - 1951 E Fayette St. & Ives St. (Tax ID: 036.-01-17.0) - 1953 E Fayette St. Rear (Tax ID: 036.-01-23.0) - 1961 E Fayette St. (Tax ID: 036.-01-16.2) - 1965 E Fayette St. & Westmoreland Ave. (Tax ID: 036.-01-16.1) - 256 Westmoreland Ave. (Tax ID: 036.-01-15.0) Lot B: - 2000 E Fayette St. & Westmoreland Ave. (Tax ID: 037.-03-01.0) - 2012 E Fayette St. (Tax ID: 037.-03-02.0) - 2016-24 E Fayette St. & Ellis St. (Tax ID: 037.-03-03.0)
Summary of Proposed Action:	This is a Master Plan Review to give an overview of the whole project. With Zoning Map Amendment at 1939 E Fayette St, all properties involved are and will be located within the Neighborhood Center (MX-2) Zone District. The proposed "Mixed Use Development" land use type is permitted by right in MX-2 Zone District. The Parkside Commons apartment at 2001 E Fayette St is planned to be demolished and the applicant is proposing to construct new mixed-use buildings to relocate the current residents. The whole project will (i) change the zone district of the lot at 1939 E Fayette St. from High Density Residential (R5) Zone District into Neighborhood Center (MX-2) Zone District; (ii) combine 1939, 1951, 1953, 1961, 1965 E Fayette St and 256 Westmoreland Ave into one new lot named **Lot A**; (iii) combine 2000, 2012 and 2016-24 E Fayette St into one new lot named **Lot B**; (iv) construct a five-story mixed-use building containing 143 units (**Building A**) on Lot A, and construct a four-story mixed-use building containing 50 units (**Building B**) on Lot B; (v) installation of landscaping buffers and stormwater management facilities on both Building A and Building B.
Summary of Changes	On 10/20/2025, CPC has reviewed this Master Plan Review application and issued a negative declaration for the SEQR review; however, CPC held the decision on this application due to the concern on variance request for a 5-story building on Lot A. The applicant was asked to obtain variance approval first. After the 10/20/2025 CPC meeting, the applicant revised the project plans to combine additional property at 1939 E Fayette St into Lot A. With eligible Zoning Administrator Adjustment, the size of new Lot A meets the size requirement for accommodating the construction of a 5-story building. Therefore, the variance for a 5-story building is no longer needed. Instead, a Zoning Map Amendment is needed to change the zone district of the lot at 1939 E Fayette St. With the addition of new lot and new Zoning Map Amendment, this project's scope of work has been changed, thus the SEQR review of this project needs to be redone.

MaSPR-25-27

Owner/Applicant	Greater Syracuse Property Development Corporation (GSPDC) (Owner of 1951, 1961, 1965 E Fayette St., and 256 Westmoreland Ave.) John S Patrician (Owner of 1953 E Fayette St. Rear) City of Syracuse (Owner of 1939 E Fayette St. and 2016-24 E Fayette St.) SAA\EVI | BFC Partners (Applicant/Owner of 2000 and 2012 E Fayette St.)
Existing Zone District:	Property at 1939 E Fayette St. is located within High Density Residential (R5) Zone District. The rest of properties involved are located within the Neighborhood Center (MX-2) Zone District.
Surrounding Zone Districts:	**Lot A** The neighboring properties to the west and east are within the High Density Residential (R5) Zone District. The neighboring properties to the north are within the Open Space (OS) Zone District. The neighboring properties to the south are within the Neighborhood Center (MX-2) Zone District. **Lot B** The neighboring properties to the west and east are within the Neighborhood Center (MX-2) Zone District. The neighboring properties to the north are within the High Density Residential (R5) Zone District. The neighboring properties to the south are within the Low Density Residential (R2) Zone District and Small Lot Residential (R3) Zone District.
Companion Application(s)	Z-2918 – Zoning Map Amendment to change the Zone District of property at 1939 E Fayette St. into MX-2 Zone District. R-25-72 – Resubdivision to combine 6 lots into 1 new lot (Lot A). MaSPR-25-25 – Major Site Plan Review to construct a five-story mixed-use building containing 143 dwelling units on Lot A. R-25-73 – Resubdivision to combine 3 lots into 1 new lot (Lot B). MaSPR-25-26 – Major Site Plan Review to construct a four-story mixed-use building containing 50 dwelling units on Lot B.
Scope of Work:	The scope of work to be performed consists of: **A.** (i) change the zone district of the lot at 1939 E Fayette St. from High Density Residential (R5) Zone District into Neighborhood Center (MX-2) Zone District; (ii) resubdivision of six existing lots situated at 1939 E Fayette St., 1951 E Fayette St. & Ives St., 1953 E Fayette St. Rear, 1961 E Fayette St., 1965 E Fayette St. & Westmoreland Ave., and 256 Westmoreland Ave., totaling 1.384 Acres/60,287 SF into one new lot (Lot A); (iii) resubdivision of three existing lots situated at 2000 E Fayette St. & Westmoreland Ave., 2012 E Fayette St., and 2016-24 E Fayette St. & Ellis St., totaling 0.649 Acres/28,270 SF into one new lot (Lot B); **B.** (i) construction of a five-story mixed use building, podium construction with interior sub-grade parking allowing 82 spaces, one commercial tenant space on the first floor, and in total 143 residential dwelling units located on the first to fifth floor (Building A) on Lot A; (ii) construction of a four-story mixed use building, with interior parking allowing 29 spaces, commercial tenant spaces and amenities on the first floor, and in total 50 residential dwelling units located on the second to fourth floor (Building B) on Lot B;

	C. (i) installation of landscaping buffers and stormwater management facilities on both Building A and Building B.
Facts of Project	- The Parkside Commons apartments located west to Lot A at 1935 E Fayette St. will be rehabilitated, and the one located east to Lot A at 2001 E Fayette St. will be demolished. In order to relocate the existing residents in the eastern apartments and to provide more affordable units in the future, the applicant proposes to build Building A and B containing in total 193 dwelling units. - Properties at Lot A are all vacant lands. Properties at Lot B are being occupied by a convenience store whose land use application has been denied by Common Council in 2025. The existing structure on Lot B will be demolished. - For Lot A, the applicant is finalizing Purchase and Sale Agreement with Land Bank for properties at 1951, 1961, 1965 E Fayette St., and 256 Westmoreland Ave. The foreclosure for John S Patrician's property at 1953 E Fayette St. Rear is in progress and is expected to be finalized in February 2026. The applicant is preparing an application to purchase the City's property at 1939 E Fayette St. - For Lot B, the applicant has done purchasing the properties at 2000 and 2012 E Fayette St. The purchase of City's property at 2016-24 E Fayette St is under reviewed by Common Council. - Both the Building A and B will be mixed-used with commercial tenant spaces and interior parking spaces on the lower and first floor and dwelling units on the upper floors. - The surrounding neighborhood characteristics include low-to-high density residential, community health center, daycares and public parks. - The two project sites are not located within floodplains and there is no wetland found on the sites. Stormwater management systems will be installed on both project sites to control on-site stormwater runoffs. - Landscaping buffers and fences will be installed between the proposed buildings and abutting properties and public streets. - The property, named Joseph Lynch Residence, located at 1918 E Fayette St. is eligible for the National Register of Historic Places (NR Eligible). This NR Eligible property is located across the street, approximately 161 feet away from Lot A. No scope of work will encroach onto the NR Eligible property.

Staff Analysis:	- The proposed whole project aligns with the purpose of Neighborhood Center (MX-2) Zone district. The proposed apartments will provide high-density residential uses mixed with small-scale commercial businesses on the bottom. The surrounding neighborhood characteristics consist of low- to high-density residential living and non-residential uses that offer goods and services to surrounding neighborhoods. The proposed mixed-use building will provide more affordable units and commercial opportunities for the local neighborhood. - This project conforms to the current Syracuse Zoning Ordinance. By combining one additional property into the project site and applying eligible Zoning Administrator Adjustment, the size of new Lot A meets the size requirement for accommodating the construction of a 5-story building. - This project will redevelop the vacant lands to provide more affordable units and will enhance urban land use pattern that accommodate a mix of land uses, which is generally consistent with the one of Comprehensive Plan's goals to facilitate the development of mixed-income housing and neighborhoods. - The existing convenience store located at 2000 E Fayette St. has a rich history about crime and illegal activities. Elimination of the convenience store and redeveloping the site into a new mixed-use building with new property management team may help to reduce the crime in the area.
Staff Recommendation:	**Staff recommend approving this project.**
Recommended conditions if approved:	- The Owner/Applicant shall obtain necessary approval(s) from City before commencing the construction of the proposed two mixed-use buildings. - The Owner/Applicant shall continue working with city departments to address any concerns related to this project.

Zoning Procedural History:	**1939 E Fayette St.** (currently vacant) - No records. **1951 E Fayette St.** (currently vacant) - V-62-65 | Establish a bakery in Residential C Zone | Denied - V-88-10 | Maintain two on-site storage trailers | Approved - PR-03-01 | Construct a Limousine garage | Approved - R-03-42 | Combine 2 lots into 1 new lot | Approved **1953 E Fayette St. Rear** (currently vacant) - No records. **1961 E Fayette St.** (currently vacant) - No records. **1965 E Fayette St. & Westmoreland Ave.** (currently vacant) - PR-20-15 | Demolish a commercial building | Approved **256 Westmoreland Ave.** (currently vacant) - No records. **2000 E Fayette St. & Westmoreland Ave.** - SP-05-13 | establish a restaurant within a convenience store | Approved - SP-25-01 | establish a "Food and beverage retail" land use type (convenience store) | Denied - MiSPR-25-06 | establish a "Food and beverage retail" land use type (convenience store) | Denied **2012 E Fayette St.** - No records. **2016-24 E Fayette St. & Ellis St.** (currently vacant) - No records.
Summary of Zoning History:	Most of the properties involved are vacant and have no zoning history. The property at 1951 E Fayette St was occupied by storage trailers and Limousine garage. The property at 2000 E Fayette St was granted a special use permit to establish a restaurant within a convenience store, however, the land use application to establish a convenience store was denied this year.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	None
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Full Environmental Assessment Form Part 1
- Boundary and Topographic Survey Map for Lot A (Sheet SUB-1). Prepared by Passero Associates. Date: October 2025. Scale: 1"=20'.
- Boundary and Topographic Survey Map for Lot B (Sheet SUB-2). Prepared by Passero Associates. Date: October 2025. Scale: 1"=20'.
- Site Plan for Lot A (Sheets C-102, C-103). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1"=20'.

- Site Plan for Lot B (Sheets C-102). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Existing Condition/Demolition Plan for Lot A (Sheet C-104). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Existing Condition/Demolition Plan for Lot B (Sheet C-103). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Utility Plan For Lot A (Sheet C-104). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Utility Plan For Lot B (Sheet C-104). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Grading and Erosion Control Plan for Lot A (Sheet C-106). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Grading and Erosion Control Plan for Lot B (Sheet C-105). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Landscaping Plan for Lot A (Sheet C-107). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Landscaping Plan for Lot B (Sheet C-106). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Notes and Details for Lot A (Sheet C-201, C202, C-203, C-204). Prepared by Passero Associates. Date: 12/22/2025. Scale: no scale.
- Notes and Details for Lot B (Sheet C-201, C202, C-203, C-204). Prepared by Passero Associates. Date: 12/22/2025. Scale: no scale.
- Floor Plans for Building A (Sheet A-100 through A-105). Prepared by Passero Associates. Date: 1/21/2026. Scale: 1/8”=1’.
- Floor Plans for Building B (Sheet A-100 through A-103). Prepared by Passero Associates. Date: 1/21/2026. Scale: 1/8”=1’.
- Elevation Plan for Building A (Sheet A9). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1/16”=1’.
- Elevation Plan for Building A (Sheet A10). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1/16”=1’.

Attachments:

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & 3
- IPS Comments from City Departments
- Code Enforcement History

Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



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

Posted Notice

Lot A:



Lot B:



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

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

Shaquoya Johnson
Zoning Administration Specialist

Connor Kenney
SAA | EVI
1 Seneca St. S-2952
Buffalo, NY, 14203
1/29/2026

Re: Application Completeness for Parkside Commons Project

Connor Kenney,

On 1/29/2026, Zhitong Wu, Director of Zoning, determined the proposed Parkside Commons project at 1900 and 2000 Block of East Fayette Street has all the required submittals for the application 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 Zhitong Wu 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 Zhitong Wu 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.

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

PASSERO
engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614
585.325.1000 | passero.com

September 2, 2025

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

Re: Parkside Commons – Building A & B | Site Plan Review Application
Syracuse, NY

To whom it may concern:

On behalf of our Client, SAA\EVI | BFC Partners we would like to request to be added to the next agenda for a Site Plan Review for the above-mentioned project Parkside Commons.

The Parkside Commons Project is located in the City of Syracuse, NY 13210. The proposed project consists of demolishing two structures and redeveloping the lots into two buildings; Building A- a five-story apartment building, podium construction with sub-grade parking on the first floor, allowing 79 spaces, and four residential stories above with approximately 143 units. The five-story building will also feature a community room, fitness room, offices for property management and support services. The square footage of this building is 50,200 S.F. Building B- a four-story apartment/mixed use building, with approximately three levels of residential for 50 units and one level of parking and amenity space allowing 28 parking spaces. The square footage of this building is 22,000 S.F. The total square footage of the entire project is 88,754 S.F. covering approximately 2.03-acres.

For this submission, please find the following:

Application
EAF (SEQR)
Site Plans | Survey
Elevations | Floor Plans

Sincerely,

Andrew Burns, PE
Project Manager

AB:paf
Cc: File

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

Z-2918	***Staff Report – February 2nd, 2026***
Application Type:	Zoning Map Amendment
Project Address(es):	1939 E Fayette St (Tax ID: 036.-01-22.0)
Summary of Proposed Action:	The applicant is proposing a companion Resubdivsion application (R-25-72), to combine six parcels, 1939, 1951, 1961, 1965 E Fayette St., 1953 E Fayette St. Rear, and 256 Westmoreland Ave. into one new lot for development of a new apartment complex In the case of Resubdivsion R-25-72, 1939 E Fayette St. is in R5 Zone District resulting in that the new property will be split zone district between the R5 and MX-2 zone district (which the other subject parcels are located in)which is triggering this Zoning Map Amendment. With the adoption of Syracuse Zoning Ordinance (SZO) , including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under SZO, but to allow for appropriate flexibility, staff will analyze proposed Resubdivsion that will result in split zone districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a split zone district this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to SZO, Art. 5, Sec. 5.6A. Because of the City's aforementioned policy regarding split zone districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to SZO, Art. 5, Sec. 5.3D. The CPC's recommendation will then be heard by the Common Council pursuant to SZO, Art. 5, Sec. 5.6A(3). **This zoning map amendment application is to change the Zone District of 1939 E Fayette St. from R5 to MX-2.**
Owner/Applicant	Greater Syracuse Property Development Corporation (GSPDC) (Owner of 1951, 1961, 1965 E Fayette St., and 256 Westmoreland Ave.) John S Patrician (Owner of 1953 E Fayette St. Rear) City of Syracuse (Owner of 1939 E Fayette St) SAA\EVI | BFC Partners (Applicant)
Existing Zone District:	1939 E Fayette St. is located within in High Density Residential (R5) Zone District.
Surrounding Zone Districts:	The neighboring properties to the west are within the High Density Residential (R5) Zone District. The neighboring properties to the north are within the Open Space (OS) Zone District. The neighboring properties to the east and south are within the Neighborhood Center (MX-2) Zone District,
Companion Application(s)	MaSPR-25-25 | Major Site Plan to construct a five-story mixed-use building containing 143 units (Building A) on Lot 1 R-25-72 | Resubdivsion of 6 parcels into one new lot
Scope of Work:	The scope of work is the change the zone district of 1939 E Fayette St. to prevent a split zone district between the lots involved in companion resubdivision application R-25-72.
Staff Analysis /Facts on Project:	**Factors:** - The newly created lot will comply with the dimensional standards for "multi-unit dwelling" land use in the MX-2 zone district for a total of 143 units, pursuant to SZO, Article 2, Section 2.8B. - The current lot width for the proposed use of multi-unit dwelling is nonconforming as the minimum lot width for a multi-unit dwelling is 50 FT whereas the width is currently 25 FT. - To process the companion Master Plan and Resubdivsion, this Zoning Map

	Amendment for 1939 E Fayette St. is necessary to prevent a new parcel with a split zone district as the other properties involved in the companion Resubdivsion application are designated as being in the MX-2 Zone District. - 1939 E Fayette St. is currently vacant commercial land, and the new dimensions of the combined lot will comply with the MX-2 Zone District Dimensional Standards. - The applicant is proposing to develop a 143-unit apartment complex on the 6 vacant parcels of land involved in the resubdivsion. - Due to its narrow width and extended length, this parcel is likely to remain vacant, as these dimensions make independent development challenging without consolidation with adjacent properties. - Approving this Zoning Map Amendment would allow the applicant enough lot area for their proposed development.
Staff Recommendation:	**Staff recommend approving the project**
Recommended conditions if approved	- Applicant shall successfully file maps at Onondaga County Clerk's Office of Companion Resubdivsion application R-25-72 within 62 days of approval upon the Common Council's approval of the companion application Z-2918 – Zoning Map Amendment
Zoning Procedural History:	- See Master Plan review
Summary of Zoning History:	- See Master Plan review
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:	**Existing property characteristics** The subject property at 1939 E Fayette St. is a trapezoid shaped parcel with a lot size of 10,977 SF (0.252 Acres). The property has two street frontages with 25.09 FT of southern frontage along E Fayette St; to the north, the frontage fronts 25 Ft along Ives Ave. To the west, the property line border 1935 E Genesee St. for 437.43 FT. To the east, the property line borders 1951 E Fayette St, 1953 E Fayette St Rear, and 200-252 Westmoreland Ave for 439.54 FT; The parcel is current vacant.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board

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

- Resubdivision Application
  - Resubdivsion on Lot Nos. 2A, 6, 7, 8, 9, 10, 11, 51, 52, 53 &54 of Block No.2 of The Fairview Tract & 1939 East Fayette Street; Lands now or formerly of L Hohn S. Patrician, GSPDC & City of Syracuse, County of Onondaga, State of New York. Drawn by New York State Licensed Surveyor: Alan J. Snyder- Passero Associates; Project No: 20243922.0003; Dated :1/27/2026. Scale: 1''=20'

Z-2918

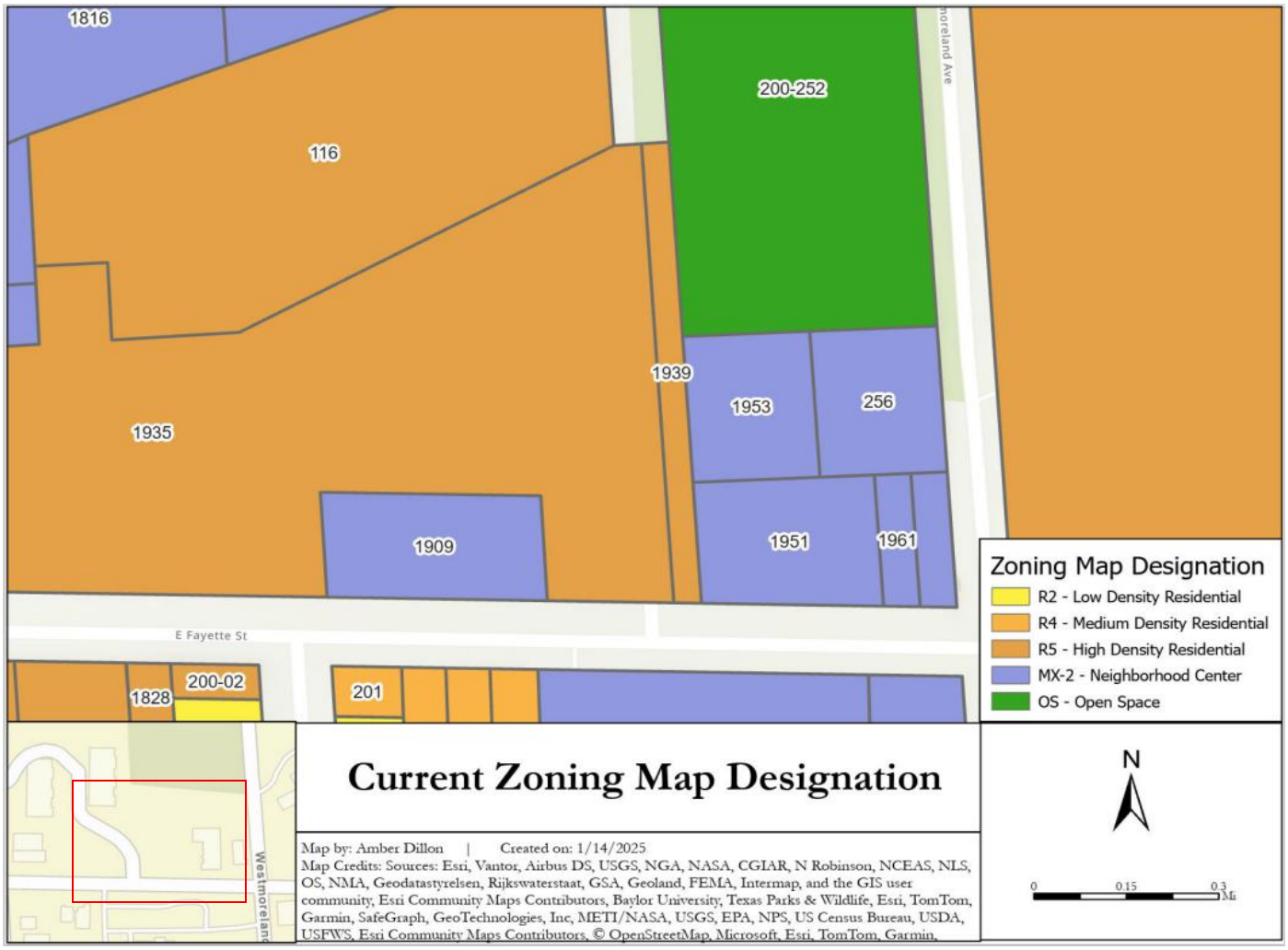
Attachments:

Resubdivsion Application
Code Enforcement History
IPS Comments from City Departments
Zoning Amendment Maps

Context Maps:

Figure 1: Zone District of Subject Property

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



AD

Figure 2: Aerial Imagery of Subject Property

Description: Figure 2 shows satellite imagery of lots proposed for resubdivisionon on the property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/

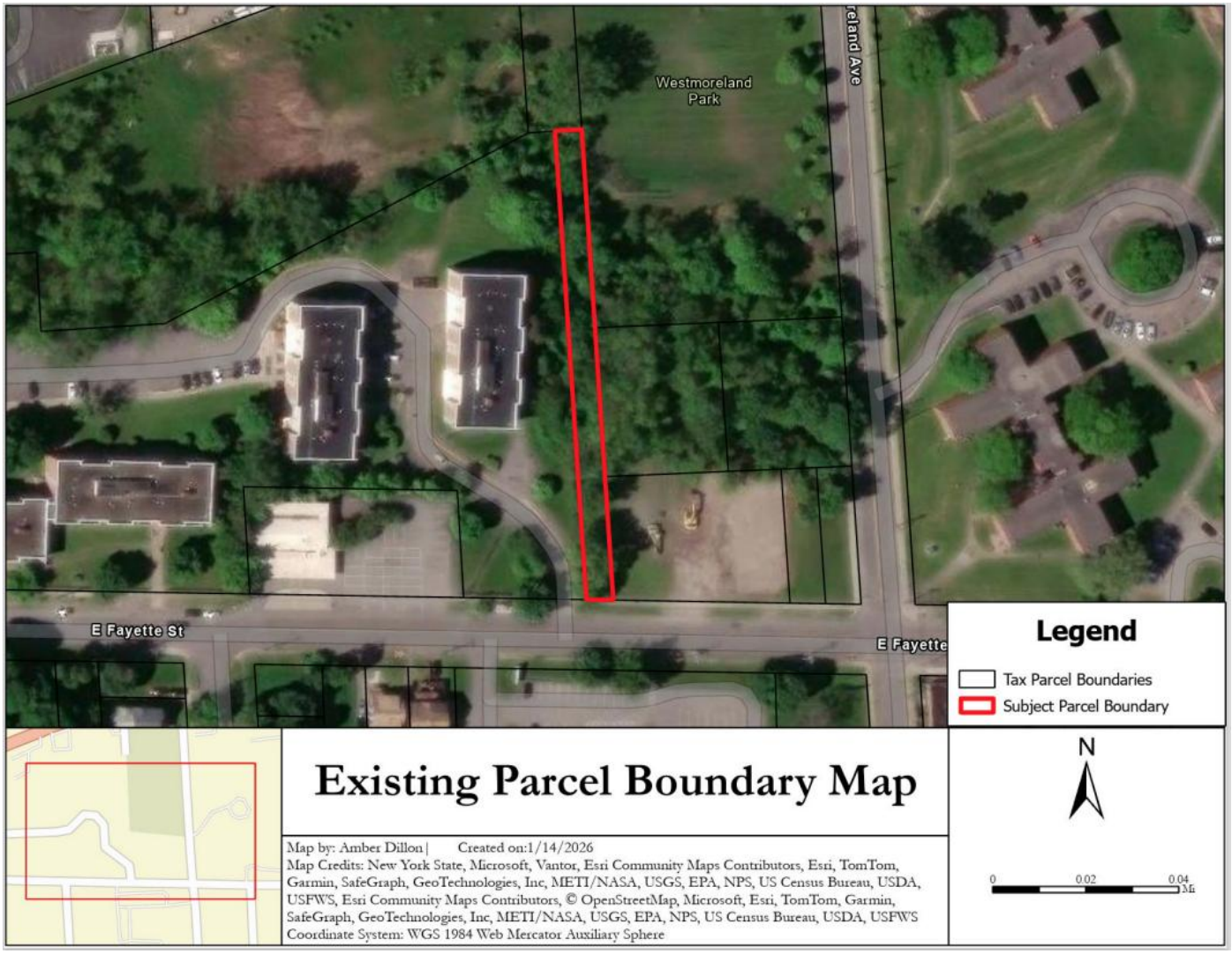
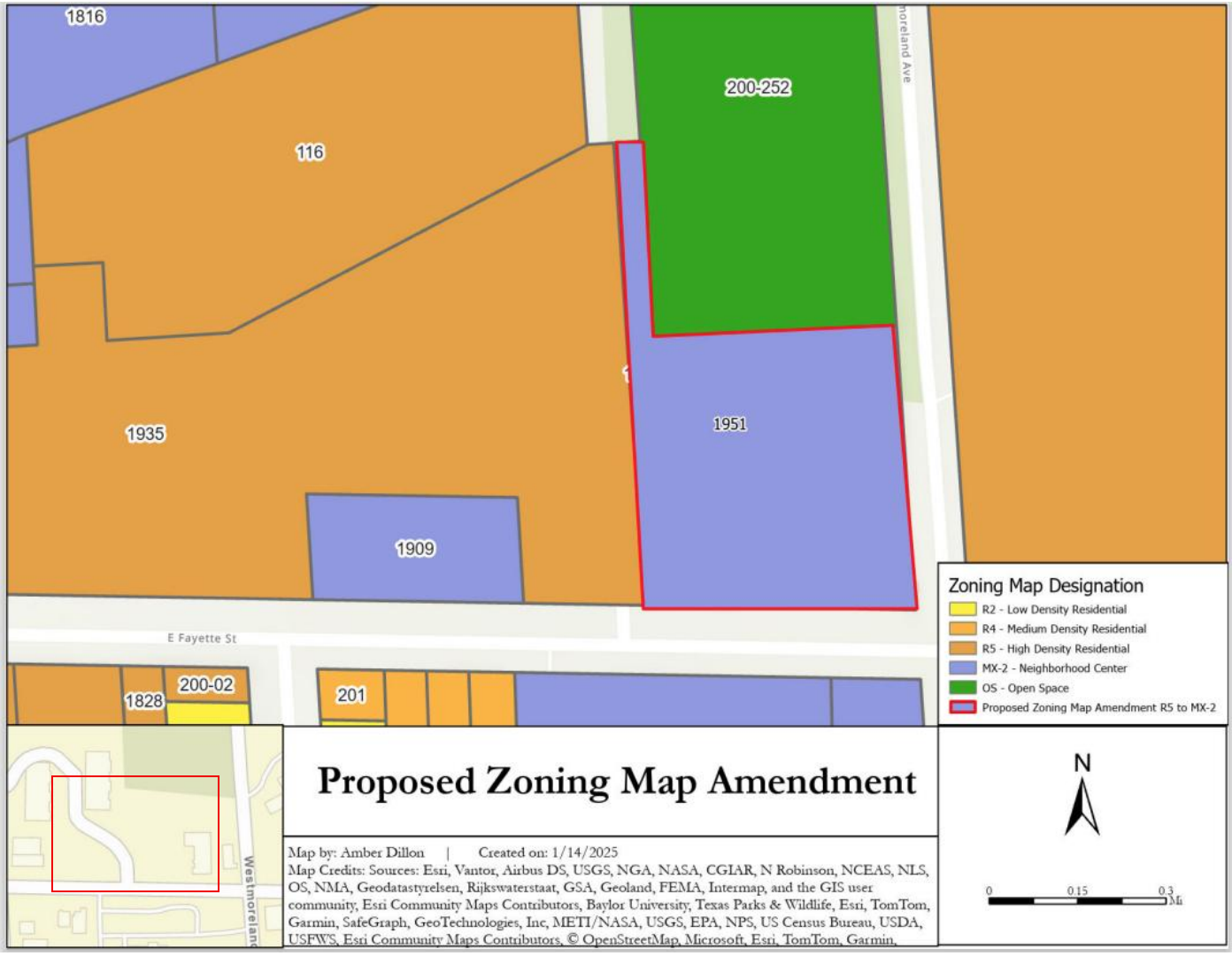


Figure 3: Proposed Zone District Map of 1939 E Fayette St.



Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Amber Dillon, Zoning Planner

Date: 1/29/2026 4:12:11 PM

Re: Zone Change Z-2918
1939 Fayette St E To Ives, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	01/29/2026	Amber Dillon	Proposed resubdivsion to ZMA meets R5 Dimensional Standards
Planning Commission	Pending	01/14/2026		
Common Council	Pending	01/14/2026		

CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

R-25-72	***Staff Report – February 2, 2026***
Application Type:	Resubdivision
Project Address:	1939 E Fayette St (Tax ID: 036.-01-22.0) 1951 E Fayette St. & Ives St. (Tax ID: 036.-01-17.0) 1953 E Fayette St. Rear (Tax ID: 036.-01-23.0) 1961 E Fayette St. (Tax ID: 036.-01-16.2) 1965 E Fayette St. & Westmoreland Ave. (Tax ID: 036.-01-16.1) 256 Westmoreland Ave. (Tax ID: 036.-01-15.0)
Summary of Proposed Action:	The applicant intends to combine six existing parcels into one new lot (Lot 1) for the new apartment building construction. Total size of new lot 1: 1.635 Acres/71,221 SF
Owner/Applicant	Greater Syracuse Property Development Corporation (GSPDC) (Owner of 1951, 1961, 1965 E Fayette St., and 256 Westmoreland Ave.) John S Patrician (Owner of 1953 E Fayette St. Rear) City of Syracuse (Owner of 1939 E Fayette St) SAA\EVI | BFC Partners (Applicant)
Existing Zone District:	1951, 1961, 1965 E Fayette St., 1953 E Fayette St. Rear, and 256 Westmoreland Ave. are located within the Neighborhood Center (MX-2) Zone District.; 1939 E Fayette St. is located within in High Density Residential (R5) Zone District.
Surrounding Zone Districts:	The neighboring properties to the west and east are within the High Density Residential (R5) Zone District. The neighboring properties to the north are within the Open Space (OS) Zone District. The neighboring properties to the south are within the Neighborhood Center (MX-2) Zone District.
Companion Application(s)	MaSPR-25-25 | Major Site Plan to construct a five-story mixed-use building containing 143 units (Building A) on Lot 1 Z-2918 | Zoning Map Amendment to change 1939 E Fayette St from R5 to MX-2.
Scope of Work:	The applicant proposes will remove the properties line between the six subject parcels and emerge the parcels to be a new parcel.
Facts on Project:	**Proposed lot dimension and coverage** - The proposed resubdivided lot meet the Dimensional Standards of the MX-2 Zone District pursuant to Syracuse Zoning Ordinance, Art. 2 Sec.2.8. - The new created lot will be only occupied 70.1% of the lot with construction of the apartment building and other impervious surface. **Reason for Zoning map amendment** - The subject property 1939 E Fayette St will be changed currently from R5 to MX-2 through Zoning map amendment to avoid spilt zone situation. - By merging with 1939 E Fayette St., the proposed lot will provide extensive side setback for the proposed apartment building with neighboring multi-residential dwelling at 1935 E Fayette St. **Parcel ownership** - The City will sell 1939 E Fayette St. to the applicant upon the approval of companion Master Plan Review and Major Site Plan for building A.

	Future address - According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for "Lot A" will be 1951 E Fayette St.
Staff Recommendation:	**Staff recommend approving this project.**
Recommended Conditions if Approved:	- Applicant shall successfully file the resubdivision map of R-25-72 in the Onondaga County Clerk's office within 62 days of resubdivision approval upon the Common Council's approval of the companion application Z-2918 – Zoning Map Amendment
Zoning Procedural History:	- See Master Plan review
Summary of Zoning History:	- See Master Plan review
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:	**Existing property characteristics** The subject property at 1939 E Fayette St. is a trapezoid shaped parcel with a lot size of 10,977 SF (0.252Acres). The property has two street frontages with 25.09 FT of southern frontage along E Fayette St; to the north, the frontage fronts 25 Ft along Ives Ave. To the west, the property line border 1935 E Genesee St. for 437.43 FT. To the east, the property line borders 1951 E Fayette St, 1953 E Fayette St Rear, and 200-252 Westmoreland Ave for 439.54 FT; The parcel is current vacant. The subject property at 1951 E Fayette St. is an irregular shaped parcel with a lot size of 19,642 SF (0.451 Acres). The property has one street frontage with 165.59 FT of Southern frontage along E Fayette St. To the west, the property line border 1939 E Fayette St. for 112.05 FT. To the north, the property line borders 1953 E Fayette St. Rear , 256 Westmoreland Ave for 165 FT. To the east, the property line borders 1961 E Fayette St. for 125.94 FT; The parcel is current vacant. The subject property at 1953 E Fayette St. Rear, is a rectangular shaped parcel with a lot size of 16,073 SF (0.369 Acres). The property does not have street frontage. To the south, the property line borders 1951 E Fayette St for 115.5 FT; to the east, the property line border 256 Westmoreland Ave for 139.04 FT. To the north, the property line borders 200-252 Westmoreland Ave for 115.5 FT. To the west, the property line borders 1939 E Fayette St. for 139.04 FT; The parcel is current vacant. The subject property at 256 Westmoreland Ave , is a rectangular shaped parcel with a lot size of 16,073 SF (0.369 Acres). The property has one street frontage with 139 FT of eastern frontage along E Fayette St. To the south, the property line borders 1951, 1961, 1965 E Fayette St for 115.5 FT; To the north, the property line borders 200-252 Westmoreland Ave for 115.5 FT. To the west, the property line borders 1953 E Fayette St. Rear for 139.04 FT; The parcel is current vacant. The subject property at 1961 E Fayette St. is a trapezoid shaped parcel with a lot size of 4,181 SF (0.096 Acres). The property has one street frontage with 33.12 FT of Southern

	frontage along E Fayette St. To the west, the property line border 1951 E Fayette St. for 125.94 FT. To the north, the property line borders 256 Westmoreland Ave for 33 FT. To the east, the property line borders 1965 E Fayette St. for 128.72 FT; The parcel is current vacant. The subject property at 1965 E Fayette St. is a trapezoid shaped parcel with a lot size of 4,312 SF (0.099 Acres). The property has two street frontages, to the south with 33.12 FT of southern frontage along E Fayette St; frontage with 131.5 FT of eastern frontage along Westmoreland Ave . To the west, the property line border 1961 E Fayette St. for 128.72 FT. To the north, the property line borders 256 Westmoreland Ave for 33 FT. **Proposed property characteristics after R-27-72 resubdivision** The subject property at 1951 E Fayette St. is an irregular shaped parcel with a lot size of 71,221SF (1.635 Acres). The property has three street frontages with 256.92 FT of southern frontage along E Fayette St; to the east, the frontage fronts 270.5 FT along Westmoreland Ave.; to the north, the frontage fronts 25 FT along Ives Ave. The northern property line borders 200-252 Westmoreland Ave. for 231 FT. To the west, the property line borders 1935 E Fayette St for 437.43 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Resubdivision Application
- Resubdivsion on Lot Nos. 2A, 6, 7, 8, 9, 10, 11, 51, 52, 53 &54 of Block No.2 of The Fairview Tract & 1939 East Fayette Street; Lands now or formerly of L Hohn S. Patrician, GSPCD & City of Syracuse, County of Onondaga, State of New York. Drawn by New York State Licensed Surveyor: Alan J. Snyder- Passero Associates; Project No: 20243922.0003; Dated :1/27/2026. Scale: 1’’=20’

Attachments:

Resubdivision Application
Code Enforcement History
IPS Comments from City Departments

R-25-72

Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



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

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov *
www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: Zoning District:

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

		Subdivision Name	Number of Lots	Total Area
☑	Resubdivsion:	Parkside Apartments - Building A	6	1.635 Acres
☐	Lot Alteration:			

	TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S) (000.-00-00.0)	OWNER(S)	DATE ACQUIRED
1)	1951 East Fayette Street Rear	036.00-01-17.00	GSPDC	
2)	1961 East Fayette Street	036.00-01-16.20	GSPDC	
3)	1965 East Fayette Street	036.00-01-16.10	GSPDC	
4)	1953 East Fayette Street	036.00-01-23.00	John S. Patrician	
	1939 Westmoreland Street	036.00-01-22.00	City of Syracuse	
	256 Westmoreland Avenue	036.00-01-15.00	GSPDC	

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

1) Project Site Review 2) 3)

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

☐	Demolition (full and partial):	
☑	New Construction:	New construction of a five story apartment building
☐	Façade (Exterior) Alterations:	
☑	Site Changes:	Construction of sidewalks, driveway entrances and site features

PROJECT INFORMATION *(Briefly describe, as applicable.)*

Project Name:	Parkside Commons - Building A
Current Land Use(s):	Vacant
Proposed Land Use(s):	Multifamily Residential
Number of Dwelling Units:	143 Units
Days and Hours of Operation:	24/7
Number of Onsite Parking Spaces:	79

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

The Parkside Commons Project is located in the City of Syracuse, NY 13210. The proposed project consists of two buildings; Building A- a five-story apartment building, podium construction with parking on the first floor, allowing 84 spaces, and four residential stories above with approximately 160 units. The five-story building will also feature a community room, fitness room, offices for property management and support services. The square footage of this building is 60,286 S.F. Building B- a four-story apartment/mixed use building, with approximately 80 units, allowing 26 parking spaces. The square footage of this building is 28,468 S.F.

The total square footage of the entire project is 88,754 S.F. covering approximately 2.289-acres.

REFERENCE:

1. MAP COMPLETED BY G.E. HIGGINS, C.E. ENTITLED "FAIRVIEW ON FARM LOT No. 19 DEWITT" DATED MAY 1, 1891, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 684.
2. MAP COMPLETED BY IANUZI & ROMANS, P.C. ENTITLED "RE-SUBDIVISION OF LOT No's 1, 2, 3, 4, & 5, BLOCK No. 2 OF THE FAIRVIEW TRACT" DATED JULY 28, 2003, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 9809.
3. MAP COMPLETED BY R.J. LIGHTON SR. LAND SURVEYING ENTITLED "ALTA/ACS, SURVEY ON PART OF BLOCKS 500 & 501 AND FARM LOTS 219 & 221" DATED AUGUST 15, 2008.
4. MAP COMPLETED BY R.J. LIGHTON SR. LAND SURVEYING ENTITLED "ALTA/ACS, SURVEY ON PART OF BLOCKS 3 & 4 OF THE FAIRVIEW TRACT" DATED AUGUST 15, 2008.
5. TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT25-02614-NCS DATED OCTOBER 17, 2025
6. SITE PLAN PREPARED BY PASSERO ASSOCIATES, ENTITLED "PARKSIDE COMMONS BUILDING A" DATED OCTOBER 10, 2025 BEING PROJECT NO. 20243922.0003
7. DEEDS FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE SHOWN HEREON
8. CITY OF SYRACUSE PLATE MAP NO. 189
9. NO ABSTRACT PROVIDED



SURVEY NOTES:

THE HORIZONTAL DATUM IS REFERENCED TO THE CITY OF SYRACUSE PLATE MAP NO. 189, BEARINGS SHOWN HERON ARE REFERENCED TO SAID MAP NO. 189. DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,00) OR BETTER.

THE VERTICAL DATUM IS REFERENCED TO NAVD-88

HORIZONTAL AND VERTICAL DATUM WERE MEASURED USING RTK GPS ON THE NYS NETWORK.

GRAPHIC SCALE
20 0 10 20 40
1" = 20'

N

CITY OF SYRACUSE PLATE MAP NO. 189

UNDERGROUND UTILITY NOTE:

1. APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HERE-ON ARE PLOTTED BASED ON OBSERVED EVIDENCE AT GROUND LEVEL AND INFORMATION PROVIDED BY A UDIG NY DESIGN TICKET SUBMISSION.
2. IT IS RECOMMENDED THAT THE CLIENT SUPPLY ANY AVAILABLE RECORD INFORMATION ON PRIVATE UTILITIES.
3. IT IS RECOMMENDED THAT PRIOR TO ANY SITE DISTURBANCE THE CONTRACTOR OR REPRESENTATIVE SUBMIT A LOCATION REQUEST WITH THE INTENT TO DIG THROUGH UDIG NY.

811 Know what's **below.** **Call** before you dig.

ONONDAGA COUNTY HEALTH DEPARTMENT:

CITY OF SYRACUSE ASSESSOR:

CITY OF SYRACUSE PLANNING COMISSION:

CITY OF SYRACUSE DEPARTMENT OF ENGINEERING:

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED NOVEMBER 18, 2025. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

STATE OF NEW YORK ALAN J. SNYDER LICENSED LAND SURVEYOR 051080

01.27.2026

ALAN J. SNYDER N.Y.S.P.L.S. NO. 051080 DATE
asnyder@passero.com

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\SURVEY\20243922.0003 PARKSIDE PHASE 1 & 2 SUB CUSE PLATE MAP LABELS.DWG 1/27/2026 7:36 AM Evan Corteville

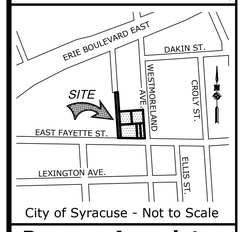
Passero Associates
Rochester, NY • Fernandina Beach, FL
www.passero.com

LEGEND	
CB	CATCHBASIN
CO	CLEANOUT (UNKNOWN TYPE)
DCO	CLEANOUT DRAINAGE SEWER
SCO	CLEANOUT SANITARY SEWER
	END SECTION DRAINAGE PIPE
GV	GAS VALVE
HYD	HYDRANT
LP	LIGHTPOLE
MH	MANHOLE (UNKNOWN TYPE)
EMH	MANHOLE ELECTRIC
MH	MANHOLE DRAINAGE INLET
DMH	MANHOLE DRAINAGE SEWER
SMH	MANHOLE SANITARY SEWER
TMH	MANHOLE TELE/COMM
	SIGN POST (SINGLE)
SP	TRAFFIC LIGHT SPAN POLE
	TREE CONIFEROUS
	TREE DECIDUOUS
PP	UTILITY POLE
GW	UTILITY POLE ANCHOR WIRE
	UTILITY POLE WITH LIGHT
WS	WATER SERVICE
WV	WATER VALVE
HH	IRRIGATION CONTROL VALVE

Revisions

No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



City of Syracuse - Not to Scale

Passero Associates
242 WEST MAIN STREET, SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 Fax: (585) 760-8580
Principal-in-Charge Jess D. Sudol, PE
Project Manager Alan J. Snyder, PLS
Drafted by Evan J. Corteville

Client:
SAA/EVI
1 SENECA STREET S-2952
BUFFALO NY, 14203
ATTN: CONNOR KENNEY
CKENNEY@SAAEVI.COM

RE-SUBDIVISION
OF
LOT NO.S 3A, 6, 7, 8, 9, 10, 11, 51, 52, 53 & 54
OF BLOCK NO. 2 OF
THE FAIRVIEW TRACT &
1939 EAST FAYETTE STREET

LANDS NOW OR FORMERLY OF:
JOHN S. PATRICIAN, GSPCD & THE CITY OF SYRACUSE

TAX ACCT. NO.S'
036.00-01-023.00, 036.00-01-015.00
036.00-01-017.00, 036.00-01-16.20,
036.00-01-022.00 & 036.00-01-16.10

CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK STATE

Project No.
20243922.0003

Drawing No. SUB-1 | Sheet No. 1 of 1

Scale:
1" = 20'

Date
JANUARY 27, 2026

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: GSPDC

From: Haohui Pan, Zoning Planner

Date: 1/30/2026 9:46:46 AM

Re: Resubdivision R-25-72
1951 Fayette St E & Ives St, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	01/30/2026	Zhitong Wu	No concern.
Eng. Mapping - Zoning	Conditionally Approved	01/27/2026	Ray Wills	****1/27/26**** Based on drawings dated 1/27/26, hold lifted, this version will be the only accepted version -The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 189 ****1/16/26**** -The bearings for the streets in question DO NOT AGREE with the Official City Records for the area. These bearings must be corrected & resubmitted for review. City of Syracuse Coordinate System only, State Plane or any other bearing system will not be accepted. No mylar/final drafts for filing will be signed by the City Engineer without these required changes being made under any circumstances. City Plat# 189 This drawing is being placed on hold, to allow applicant time to revise the drawings.

Finance - Zoning	Internal Review Complete	01/07/2026	Veronica Voss	We require all outstanding tax bills to be paid in full prior to resubdivision maps being signed. 1939 E Fayette is City owned property; 1951 E Fayette is owned by GSPDC - no taxes due; there is no 1953 E Fayette - only 1953 E Fayette rear and it owes $50,989.67 to be current; 1961 E Fayette & 1965 E Fayette & Westmoreland are GSPDC, no taxes due. There is also a 1965 E Fayette & St Marks which owes $16,936.61 to be current, not sure which 1965 E Fayette you are including? 256 Westmoreland is GSPDC - no taxes due.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	01/07/2026	Nyezee Goe	• Proposed site elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Eng. Design & Cons. - Zoning	Conditionally Approved	01/07/2026	Nyezee Goe	• No objection to re-subdivision. • Future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	01/07/2026		
Eng Sewers- Zoning	Internal Review Complete	01/07/2026	Nyezee Goe	• Future 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. • All installation & restoration work to be done to City of Syracuse specifications & details.

CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

MaSPR-25-25	***Staff Report – February 2, 2026***
Application Type:	Major Site Plan Review
Project Address:	Lot A: - 1939 E Fayette St. (Tax ID: 036.-01-22.0) - 1951 E Fayette St. & Ives St. (Tax ID: 036.-01-17.0) - 1953 E Fayette St. Rear (Tax ID: 036.-01-23.0) - 1961 E Fayette St. (Tax ID: 036.-01-16.2) - 1965 E Fayette St. & Westmoreland Ave. (Tax ID: 036.-01-16.1) - 256 Westmoreland Ave. (Tax ID: 036.-01-15.0)
Summary of Proposed Action:	Except for property located at 1939 E Fayette St, all other properties involved are located within the Neighborhood Center (MX-2) Zone District. A Zoning Map Amendment is applied to change the zone district of 1939 E Fayette St into MX-2 Zone District. The proposed "Mixed Use Development" land use type is permitted by right in MX-2 Zone District. The project will (i) change the zone district of the lot at 1939 E Fayette St. from High Density Residential (R5) Zone District into Neighborhood Center (MX-2) Zone District; (ii) combine 1939, 1951, 1953, 1961, 1965 E Fayette St and 256 Westmoreland Ave into one new lot named **Lot A**; (iii) construct a five-story mixed-use building containing 143 units (**Building A**) on Lot A; (iv) installation of landscaping buffers and stormwater management facilities on Lot A.
Summary of Changes	On 10/20/2025, CPC has reviewed the Master Plan Review application for the whole project and issued a negative declaration for the SEQR review; however, CPC held the decision on this application due to the concern on variance request for a 5-story building on Lot A. The applicant was asked to obtain variance approval first. After the 10/20/2025 CPC meeting, the applicant revised the project plans to combine additional property at 1939 E Fayette St into Lot A. With eligible Zoning Administrator Adjustment, the size of new Lot A meets the size requirement for accommodating the construction of a 5-story building. Therefore, the variance for a 5-story building is no longer needed. Instead, a Zoning Map Amendment is needed to change the zone district of the lot at 1939 E Fayette St.
Owner/Applicant	Greater Syracuse Property Development Corporation (GSPDC) (Owner of 1951, 1961, 1965 E Fayette St., and 256 Westmoreland Ave.) John S Patrician (Owner of 1953 E Fayette St. Rear) City of Syracuse (Owner of 1939 E Fayette St.) SAA\EVI | BFC Partners (Applicant)
Existing Zone District:	Property at 1939 E Fayette St. is located within High Density Residential (R5) Zone District. The rest of properties involved are located within the Neighborhood Center (MX-2) Zone District.

Surrounding Zone Districts:	The neighboring properties to the west and east are within the High Density Residential (R5) Zone District. The neighboring properties to the north are within the Open Space (OS) Zone District. The neighboring properties to the south are within the Neighborhood Center (MX-2) Zone District.
Companion Application(s)	MaSPR-25-27 – Master Plan Review to provide a overview of the whole project. Z-2918 – Zoning Map Amendment to change the Zone District of property at 1939 E Fayette St. into MX-2 Zone District. R-25-72 – Resubdivision to combine 6 lots into 1 new lot (Lot A). R-25-73 – Resubdivision to combine 3 lots into 1 new lot (Lot B). MaSPR-25-26 – Major Site Plan Review to construct a four-story mixed-use building containing 50 units on Lot B.
Scope of Work:	**Exterior work:** (1) change the zone district of the lot at 1939 E Fayette St. from High Density Residential (R5) Zone District into Neighborhood Center (MX-2) Zone District. (2) resubdivision of six existing lots situated at 1939 E Fayette St., 1951 E Fayette St. & Ives St., 1953 E Fayette St. Rear, 1961 E Fayette St., 1965 E Fayette St. & Westmoreland Ave., and 256 Westmoreland Ave., totaling 1.384 Acres/60,287 SF into one new lot (Lot A). (3) installation of landscaping buffers along all boundaries of Lot A, construction of a courtyard and construction of an underground stormwater chamber on Lot A. **Interior work:** (1) construction of a five-story mixed-use building, podium construction with interior sub-grade parking allowing 82 spaces, one commercial tenant space on the first floor, and in total 143 residential dwelling units located on the first to fifth floor.
Facts of Project	**Existing Conditions** - Properties at Lot A are all vacant grasslands with nature landscaping features. The vacant structure on 1951 E Fayette St has been demolished between 2021 and 2025. **Nonconformities** - Since the project site is currently vacant, there is no nonconformity exist on the site. **Compliance with Dimensional Standards** - The proposed structure and project site are in compliance with requirements on minimum setback and minimum lot width and size pursuant to SZO, Art. 2, Sec. 2.8B. - The proposed structure conforms to height and story requirements. There is no maximum building height limit; however, a mixed-income development project may be up to five stories provided that at least 75% of the required parking spaces are located within the building and the lot area is a minimum of 75,000 square feet. With the eligible Zoning Administrator Adjustment on lot size, the size of the project site meets the size requirement for accommodating the construction of a 5-story building. - The proposed structure and project site conform to requirements on maximum lot

coverage. The maximum lot coverage for mixed-use development land use type is 85% while the proposed lot coverage is 70.1%.

Uses Permitted and Use-Specific Standards

- There is no use specific standard for the proposed "Mixed Use Development" land use type, however this land use type is consisting of "Dwelling, multi-unit" land use type and undetermined commercial use. The "Dwelling, multi-unit" land use type has certain use-specific standards.
- The project is in compliance with use-specific standards of "Dwelling, multi-unit" land use type pursuant to SZO, Art. 3, Sec. 3.3A(2). All proposed ground-floor residential units on the site have a minimum 9-foot setback from the property boundaries and 100% of the residential units on the site will be affordable units.

Residential Compatibility

- Not applicable. The project site is 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.
- This residential apartment project is located within a neighborhood primarily characterized by high-density residential use. The proposed structure will be located adjacent to an existing group of residential apartment buildings to the west and be located across the street from another group of residential apartment buildings to the east. Therefore, the proposed land use and structure is compatible with the surrounding land uses and the residential neighborhood.

Off-Street Parking and Loading

- The project will provide in total 82 interior vehicle parking spaces, where minimum 71 vehicle parking spaces is required.
- The project will provide 5 bike parking spaces near to the building entrance on East Fayette Street and an interior bike parking area near to vehicle parking spaces to meet bike parking requirement.

Landscaping, Buffering, and Screening

- The project will establish tree lines along the northern property boundary to buffer the proposed structure from the Open Space Zone District to the north.
- The project will keep the existing tree line and establish extra landscaping features along western property boundary to buffer the proposed structure from the existing Parkside Commons apartments to the west.
- 100% of the ground surface of the required setback on the site will be comprised of living materials which conform to requirements on rear and side lot buffers.

Site and Building Design and Exterior Lighting

- The proposed plan complies with all massing and horizontal articulation requirements of the MX-2 zone district.
- All entry to units is exclusively within the structure, no doors lead directly from a dwelling unit to the exterior.
- Syracuse Police Department has done a Crime Prevention through Environmental Design (CPTED) survey for this project. According to the applicant's response to the CPTED survey, the project will align with all recommendations provided by Police Department.

Signage

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

Historic Preservation

- Properties involved in this project are neither listed or eligible for listed as National Register of Historic Places, nor listed as local protected site.
- The property, named Joseph Lynch Residence, located at 1918 E Fayette St. is eligible for the National Register of Historic Places (NR Eligible). This NR Eligible property is located across the street, approximately 161 feet away from Lot A. No scope of work will encroach onto the NR Eligible property.
- Office of Parks, Recreation and Historic Preservation (OPRHP) determined that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

Additional Information

- The Parkside Commons apartments located west to Lot A at 1935 E Fayette St. will be rehabilitated, and the one located east to Lot A at 2001 E Fayette St. will be demolished. In order to relocate the existing residents in the eastern apartments and to provide more affordable units in the future, the applicant proposes to build Building A and B containing in total 193 dwelling units.
- The project site is not located within floodplains and there is no wetland found on the sites. Stormwater management systems will be installed on the project site to control on-site stormwater runoffs.

Staff Analysis:

Major Site Plan Approval Criteria

Consistency with the General Purpose and Intent of the Ordinance:
The proposed project aligns with the purpose of Neighborhood Center (MX-2) Zone district. The proposed apartments will provide high-density residential uses mixed with small-scale commercial businesses on the bottom. The surrounding neighborhood characteristics consist of low- to high-density residential living and non-residential uses that offer goods and services to surrounding neighborhoods. The proposed mixed-use building will provide more affordable units and commercial opportunities for the local neighborhood.

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 (SZO); all setback, height, and design standards are compliant with the standards of the SZO.

Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:
This project will redevelop the vacant lands to provide more affordable units and will enhance urban land use pattern that accommodate a mix of land uses, which is generally consistent with the one of Comprehensive Plan's goals to facilitate the development of

	mixed-income housing and neighborhoods.
Staff Recommendation:	**Staff recommend approving this project.**
Recommended 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. The applicant shall obtain approval from Common Council on Zoning Map Amendment Z-2918 before obtaining building permit. 3. Affordable Dwelling Units must comply with City income and rent restrictions regardless of a change in Building or property ownership. 4. All Affordable Dwelling Units must be certified by the City's Department of Neighborhood and Business Development administrative procedures. 5. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy is issued. 6. Necessary land use approvals shall be obtained before establishing any commercial business on the project site.
Zoning Procedural History:	**1939 E Fayette St.** (currently vacant) - No records. **1951 E Fayette St.** (currently vacant) - V-62-65 | Establish a bakery in Residential C Zone | Denied - V-88-10 | Maintain two on-site storage trailers | Approved - PR-03-01 | Construct a Limousine garage | Approved - R-03-42 | Combine 2 lots into 1 new lot | Approved **1953 E Fayette St. Rear** (currently vacant) - No records. **1961 E Fayette St.** (currently vacant) - No records. **1965 E Fayette St. & Westmoreland Ave.** (currently vacant) - PR-20-15 | Demolish a commercial building | Approved **256 Westmoreland Ave.** (currently vacant) - No records.
Summary of Zoning History:	Most of the properties involved are vacant and have no zoning history. The property at 1951 E Fayette St was occupied by storage trailers and Limousine garage.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	None
Property Characteristics	**Existing property characteristics** The subject property at 1939 E Fayette St. is a trapezoid shaped parcel with a lot size of 10,977 SF (0.252Acres). The property has two street frontages with 25.09 FT of southern frontage along E Fayette St; to the north, the frontage fronts 25 Ft along Ives Ave. To the west, the property line border 1935 E Genesee St. for 437.43 FT. To the east, the property line borders 1951 E Fayette St, 1953 E Fayette St Rear, and 200-252 Westmoreland Ave for 439.54 FT; The parcel is current vacant. The subject property at 1951 E Fayette St. is an irregular shaped parcel with a lot size of 19,642 SF (0.451 Acres). The property has one street frontage with 165.59 FT of Southern

	frontage along E Fayette St. To the west, the property line border 1939 E Fayette St. for 112.05 FT. To the north, the property line borders 1953 E Fayette St. Rear , 256 Westmoreland Ave for 165 FT. To the east, the property line borders 1961 E Fayette St. for 125.94 FT; The parcel is current vacant. The subject property at 1953 E Fayette St. Rear. is a rectangular shaped parcel with a lot size of 16,073 SF (0.369 Acres). The property does not have street frontage. To the south, the property line borders 1951 E Fayette St for 115.5 FT; to the east, the property line border 256 Westmoreland Ave for 139.04 FT. To the north, the property line borders 200-252 Westmoreland Ave for 115.5 FT. To the west, the property line borders 1939 E Fayette St. for 139.04 FT; The parcel is current vacant. The subject property at 256 Westmoreland Ave. is a rectangular shaped parcel with a lot size of 16,073 SF (0.369 Acres). The property has one street frontage with 139 FT of eastern frontage along E Fayette St. To the south, the property line borders 1951, 1961, 1965 E Fayette St for 115.5 FT; To the north, the property line borders 200-252 Westmoreland Ave for 115.5 FT. To the west, the property line borders 1953 E Fayette St. Rear for 139.04 FT; The parcel is current vacant. The subject property at 1961 E Fayette St. is a trapezoid shaped parcel with a lot size of 4,181 SF (0.096 Acres). The property has one street frontage with 33.12 FT of Southern frontage along E Fayette St. To the west, the property line border 1951 E Fayette St. for 125.94 FT. To the north, the property line borders 256 Westmoreland Ave for 33 FT. To the east, the property line borders 1965 E Fayette St. for 128.72 FT; The parcel is current vacant. The subject property at 1965 E Fayette St. is a trapezoid shaped parcel with a lot size of 4,312 SF (0.099 Acres). The property has two street frontages, to the south with 33.12 FT of southern frontage along E Fayette St; frontage with 131.5 FT of eastern frontage along Westmoreland Ave . To the west, the property line border 1961 E Fayette St. for 128.72 FT. To the north, the property line borders 256 Westmoreland Ave for 33 FT. **Proposed property characteristics after R-25-72 resubdivision** The subject property at 1951 E Fayette St. is an irregular shaped parcel with a lot size of 71,221SF (1.635 Acres). The property has three street frontages with 256.92 FT of southern frontage along E Fayette St; to the east, the frontage fronts 270.5 FT along Westmoreland Ave.; to the north, the frontage fronts 25 FT along Ives Ave. The northern property line borders 200-252 Westmoreland Ave. for 231 FT. To the west, the property line borders 1935 E Fayette St for 437.43 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Full Environmental Assessment Form Part 1
- Boundary and Topographic Survey Map for Lot A (Sheet SUB-1). Prepared by Passero Associates. Date:

October 2025. Scale: 1”=20’.

- Site Plan for Lot A (Sheets C-102, C-103). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Existing Condition/Demolition Plan for Lot A (Sheet C-104). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Utility Plan For Lot A (Sheet C-104). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Grading and Erosion Control Plan for Lot A (Sheet C-106). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Landscaping Plan for Lot A (Sheet C-107). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1”=20’.
- Notes and Details for Lot A (Sheet C-201, C202, C-203, C-204). Prepared by Passero Associates. Date: 12/22/2025. Scale: no scale.
- Floor Plans for Building A (Sheet A-100 through A-105). Prepared by Passero Associates. Date: 1/21/2026. Scale: 1/8”=1’.
- Elevation Plan for Building A (Sheet A-200 through A-202, A-210). Prepared by Passero Associates. Date: 12/22/2025. Scaled as noted.

Attachments:

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & 3
- IPS Comments from City Departments
- Code Enforcement History

Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



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

HORIZONTAL SCALE

30 0 15 30 60

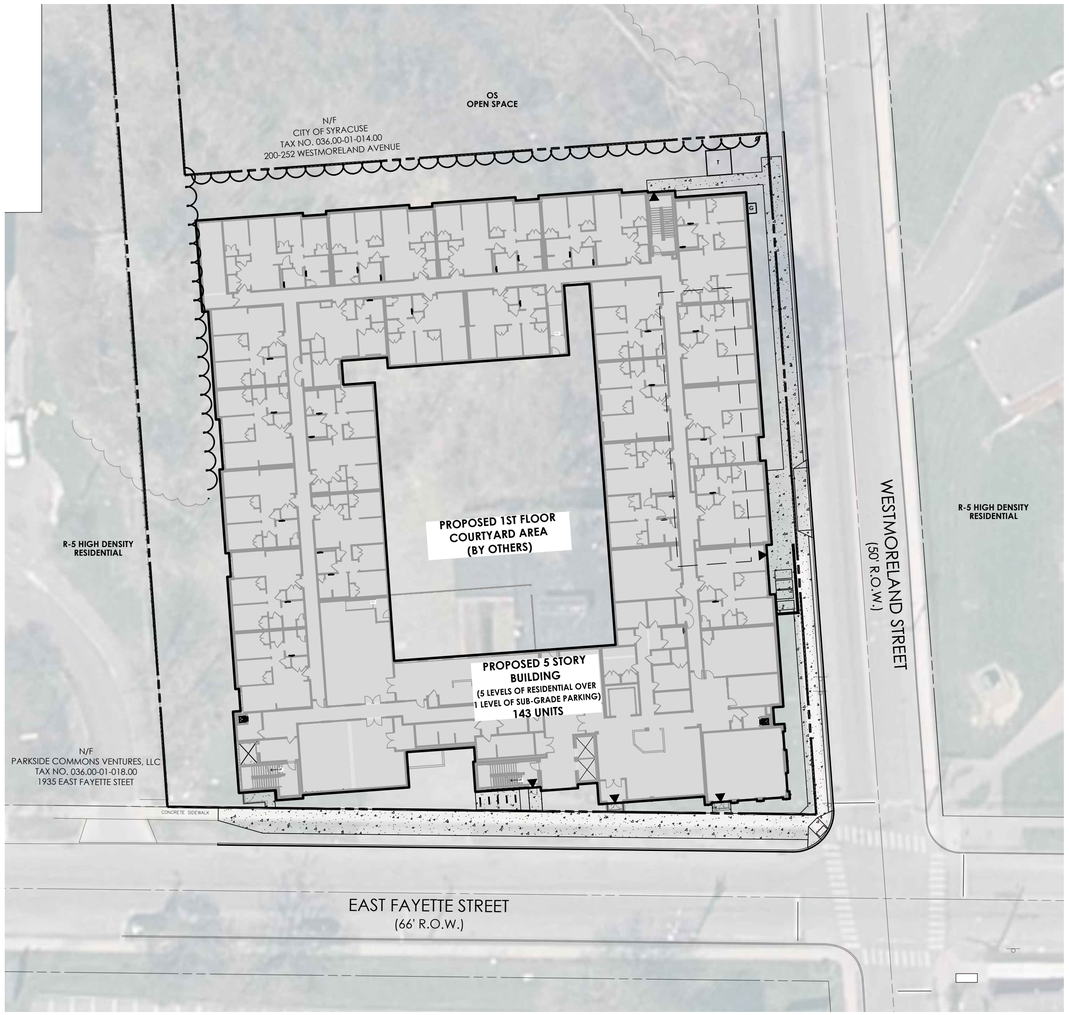
SCALE: 1"=30'

PARKSIDE APARTMENTS - BUILDING A

SITE DEVELOPMENT PLANS

CITY OF SYRACUSE | ONONDAGA COUNTY | NEW YORK

PN: 20243922.0003

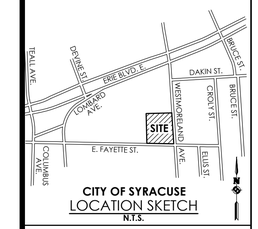


DRAWING INDEX

C 101	COVER
C 102	SITE PLAN
C 103	SITE PLAN (PARKING LEVEL)
C 104	EXISTING CONDITIONS / DEMOLITION PLAN
C 105	UTILITY PLAN
C 106	GRADING & EROSION CONTROL PLAN
C 107	LANDSCAPING PLAN
C 201 - 204	DETAILS
C 301	WORK ZONE TRAFFIC CONTROL PLAN

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CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
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1 SENECA ST. SUITE 2952, 29th FLR
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BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
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ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER — Andrew Burns, PE
PROJECT ENGINEER — Andrew Burns, PE
DESIGNER — Carole Harvey

NO.	DATE	BY	DESCRIPTION

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COVER

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: **SYRACUSE**

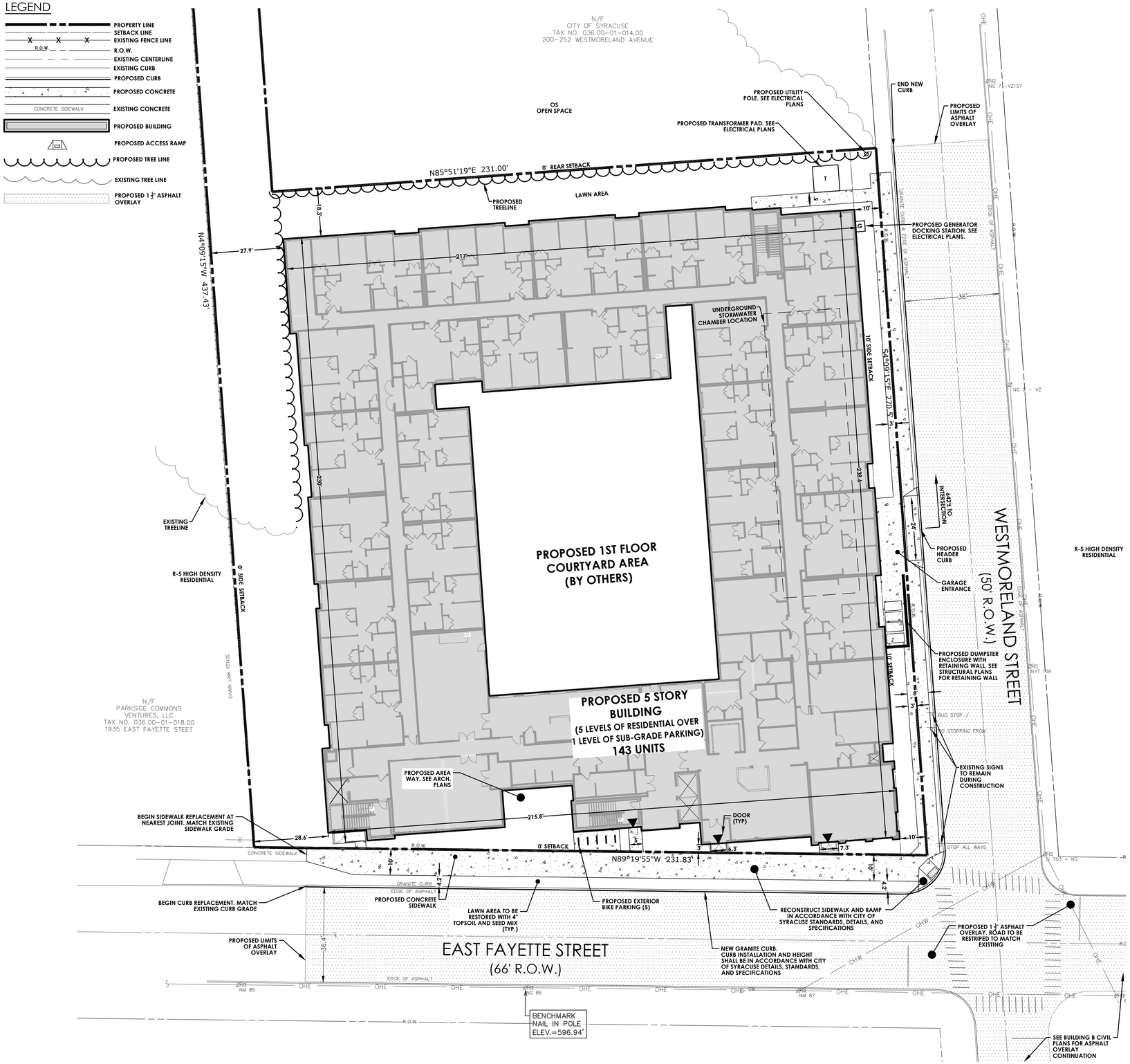
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.:
20243922.0003

DRAWING NO.:
C-101

DATE:
DECEMBER 22, 2025

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BUILDING A UNIT COUNT	1BR	2BR	3BR	4BR	TOTAL
LEVEL 5	1	18	11	1	31
LEVEL 4	1	18	11	1	31
LEVEL 3	0	18	11	1	30
LEVEL 2	0	18	10	1	29
LEVEL 1	0	14	8	0	22
TOTALS	2	86	51	4	143

HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'

N

SITE DATA BUILDING A	
TAX ACCOUNT NUMBER:	036.-01-15.0, 036.-01-23.0, 036.-01-17.0, 036.-01-16.2, 036.-01-16.1, 036.00-01-022.00
PARCEL ADDRESS:	256 WESTMORELAND AVE, 1951 FAYETTE ST E & IVES ST, 1953 FAYETTE ST E REAR, 1961 FAYETTE ST E, 1965 FAYETTE ST E, 1939 FAYETTE ST E
MUNICIPALITY:	CITY OF SYRACUSE
COUNTY:	ONONDAGA COUNTY
TOTAL PARCEL AREA:	1.635 ACRES, 71,201 SF
AREA OF DISTURBANCE:	± 1.38 ACRES
EXISTING ZONING:	MX-2 NEIGHBORHOOD CENTER DISTRICT
PROPOSED ZONING:	NO CHANGE
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY RESIDENTIAL

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT: MX-2		
LOT		
WIDTH	50'	
AREA	SEE DENSITY REQ BELOW	
IMPERVIOUS COVERAGE	80% MAX 90% IF MIXED INCOME	70.10%
BUILDING		
SETBACK - FRONT	0'	3'
SETBACK - SIDE	0'	27.9'
SETBACK - SIDE, CORNER LOT	10'	10'
SETBACK - REAR	20' OR 15% LOT DEPTH	18.3' (OS ZONE)
HEIGHT (MIN/MAX)	2-STY/3-STY (4-STY IF MIXED INCOME)	5 STORY
DENSITY (MIXED USE)	N/A	N/A
UNIT QTY	86 MAX	143 UNITS
PARKING		
STALLS QTY	.5/DU=72	82
REDUCTION - MIXED INCOME DEV	*50%*	
REDUCTION - 1000' TO TRANSIT	*30%*	
REDUCTION - 150%+ BIKE PARK REQ.	*15%*	
STALL SIZE - PERPENDICULAR	8.5' X 18'	9' X18'
STALL SIZE - PARALLEL	8' X 22'	N/A
STALL SIZE - COMPACT (UP TO 20%)	8'X16' | 18' AISLES	N/A
DRIVE AISLE WIDTH - 90/60/45/30*	24'/18'/13'/12'	
BIKE PARKING SIZE	1.5' X 5'	
BIKE PARKING QTY (MUST BE COVERED IF OVER 30K GSF)	30	

ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36067C0236F DATED: 11/3/2016	X	
ENDANGERED SPECIES (NYSDEC ERM):		X BATS

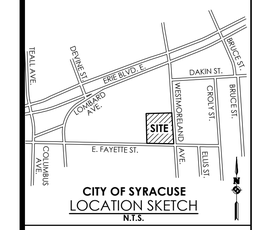
UTILITIES DATA	
PUBLIC WATER PROVIDED BY:	CITY OF SYRACUSE
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE SUPPLIED BY:	
SANITARY SEWER PROVIDED BY:	CITY OF SYRACUSE
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY	

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-962-7962 PRIOR TO BEGINNING DEMOLITION.
2. CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION AND SHALL COORDINATE WITH THE CITY OF SYRACUSE AND THE OWNER.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE NON- CONCRETE/MASONRY MATERIALS FROM THE PROJECT SITE.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON SITE DURING CONSTRUCTION.
5. ANY EXISTING UTILITIES OR CONDUITS THAT ARE TO BE ABANDONED AND ARE NOT LOCATED IN THE AREA OF PROPOSED IMPROVEMENTS MAY BE CUT, CAPPED AND/OR FILLED.
6. ANY ABANDONMENT OF EXISTING ELECTRICAL, NATURAL GAS FACILITIES OR OTHER UTILITY SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
7. THE CITY RIGHT OF WAY SHALL NOT BE USED AS A STAGING AREA BY THE CONTRACTOR, UNLESS APPROVAL RECEIVED FROM THE CITY OF SYRACUSE. IF APPROVAL GRANTED, ALL SURFACES SHALL BE RESTORED TO A CONDITION DETERMINED BY THE CITY, WITHOUT EXCEPTION.
8. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH MUTCD, LATEST EDITION.
9. ALL SITE FILL AREAS SHALL BE COMPACTED TO 95 % ORIGINAL DENSITY PER STANDARD PROCTOR TEST.
10. ALL DEMOLISHED BUILDING AND PAVEMENT AREAS (ASPHALT OR CONCRETE) NOT COVERED BY NEW CONSTRUCTION ARE TO BE RETURNED TO GRASS. SEE TOPSOIL AND SEEDING NOTES ON THIS SHEET.
11. CONTRACTOR TO OBTAIN R.O.W. WORK PERMIT AND ROAD CUT PERMIT PRIOR TO CONSTRUCTION.

PERMIT SET

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CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100 ROCHESTER, NY 14614
(585) 325-1000 FAX: (585) 325-1691
PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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SITE PLAN

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

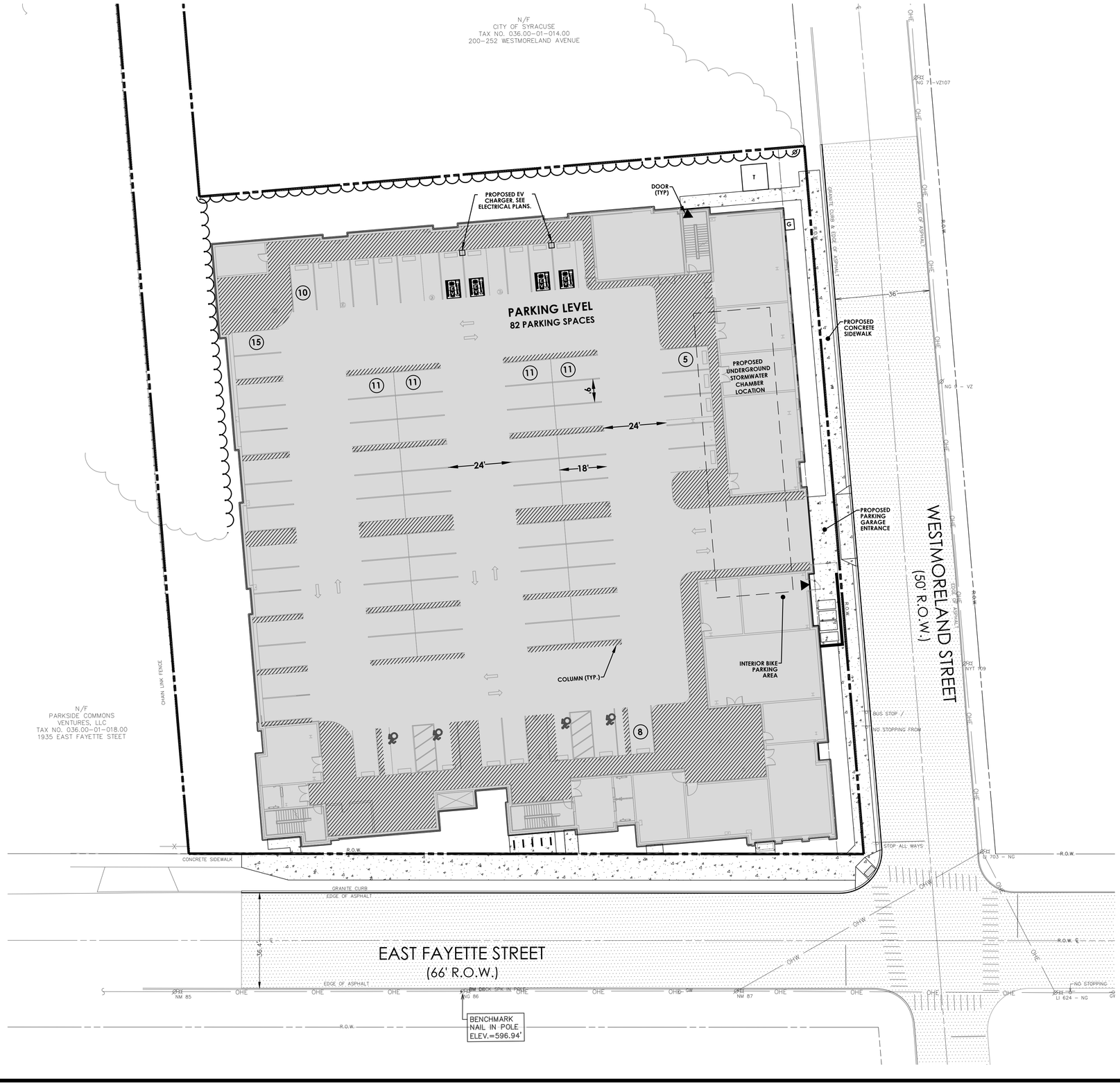
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-102**

DATE: **DECEMBER 22, 2025**

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HORIZONTAL SCALE

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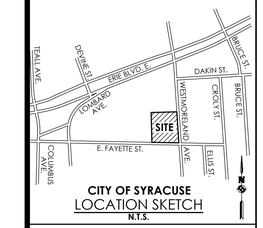
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LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CENTERLINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED ACCESS RAMP
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED 1 ½" ASPHALT OVERLAY

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STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
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PROJECT MANAGER Andrew Burns, PE
PROJECT ENGINEER Andrew Burns, PE
DESIGNER Carole Harvey

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SITE PLAN PARKING LEVEL

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

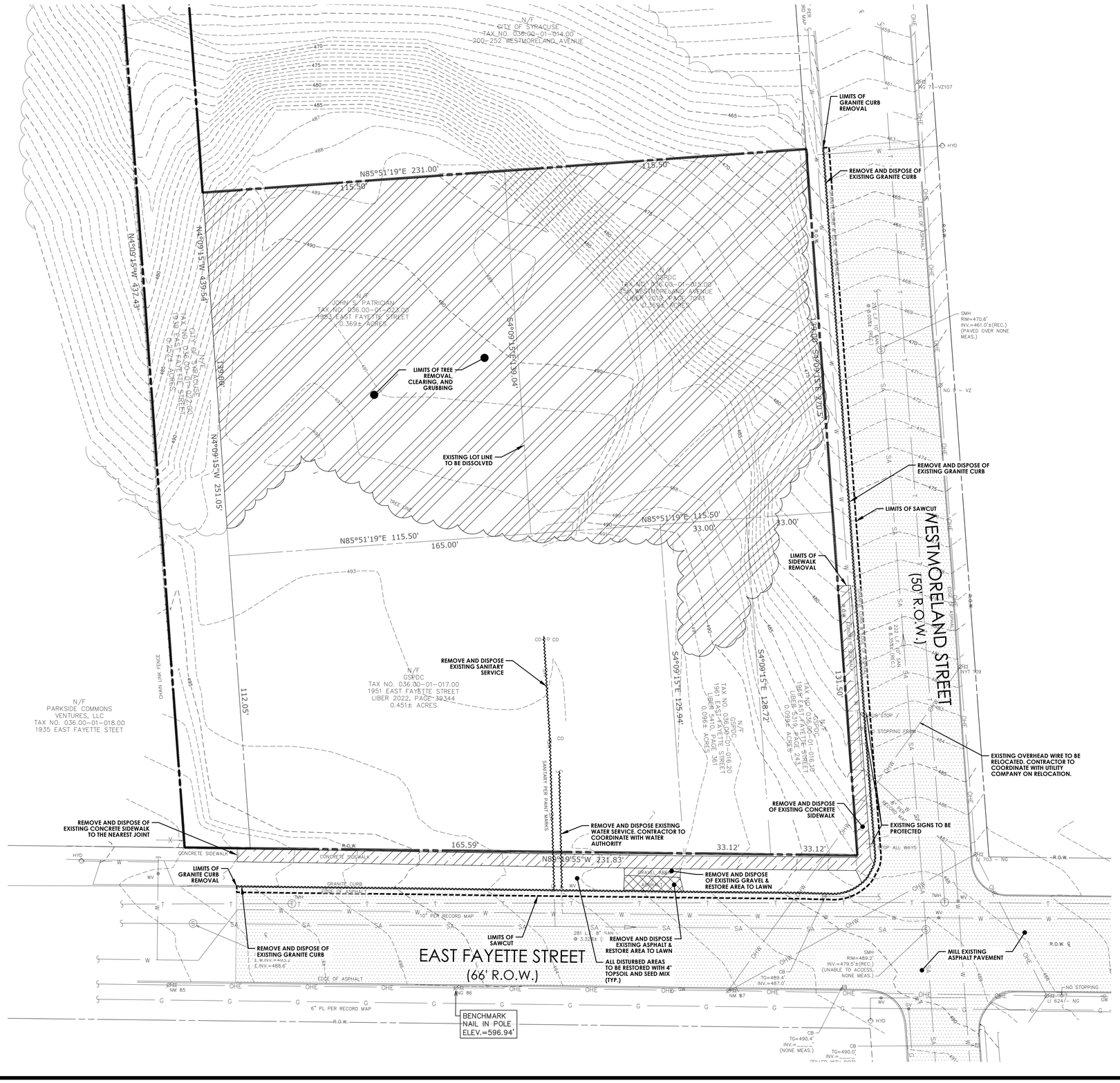
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-103**

DATE: **DECEMBER 22, 2025**

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

LEGEND: DEMO

- PROPERTY LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CURB
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING SIGN
- EXISTING STORM SEWER & CATCH BASIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERMAIN & HYDRANT
- EXISTING OVERHEAD WIRE & UTILITY POLE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FEATURE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- LIMITS OF TREE REMOVAL, CLEARING AND GRUBBING
- MILL EXISTING ASPHALT PAVEMENT
- LIMITS OF SAWCUT

DEMOLITION NOTES:

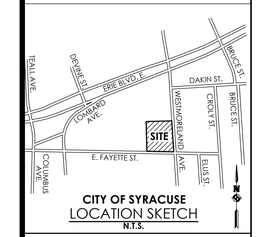
1. CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-962-7962 PRIOR TO BEGINNING DEMOLITION.
2. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
3. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
4. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
7. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
8. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
9. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION.
10. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
11. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT AT ALL REMOVAL LIMITS.
12. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN THE BID.
13. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTORS(S) SHALL IMMEDIATELY NOTIFY THE TOWN, ONONDAGA COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
14. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
15. THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
16. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
17. ALL EXISTING OR UNUSED WATER / SEWER LINES SHALL BE PROPERLY CAPPED ACCORDING TO CITY STANDARDS.

PERMIT SET

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If you excavate anywhere in New York State, except NYC or Long Island, call

Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

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PROJECT MANAGER — Andrew Burns, PE
PROJECT ENGINEER — Andrew Burns, PE
DESIGNER — Carole Harvey

NO.	DATE	BY	DESCRIPTION

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EXISTING CONDITIONS / DEMOLITION PLAN

1951 EAST FAYETTE STREET

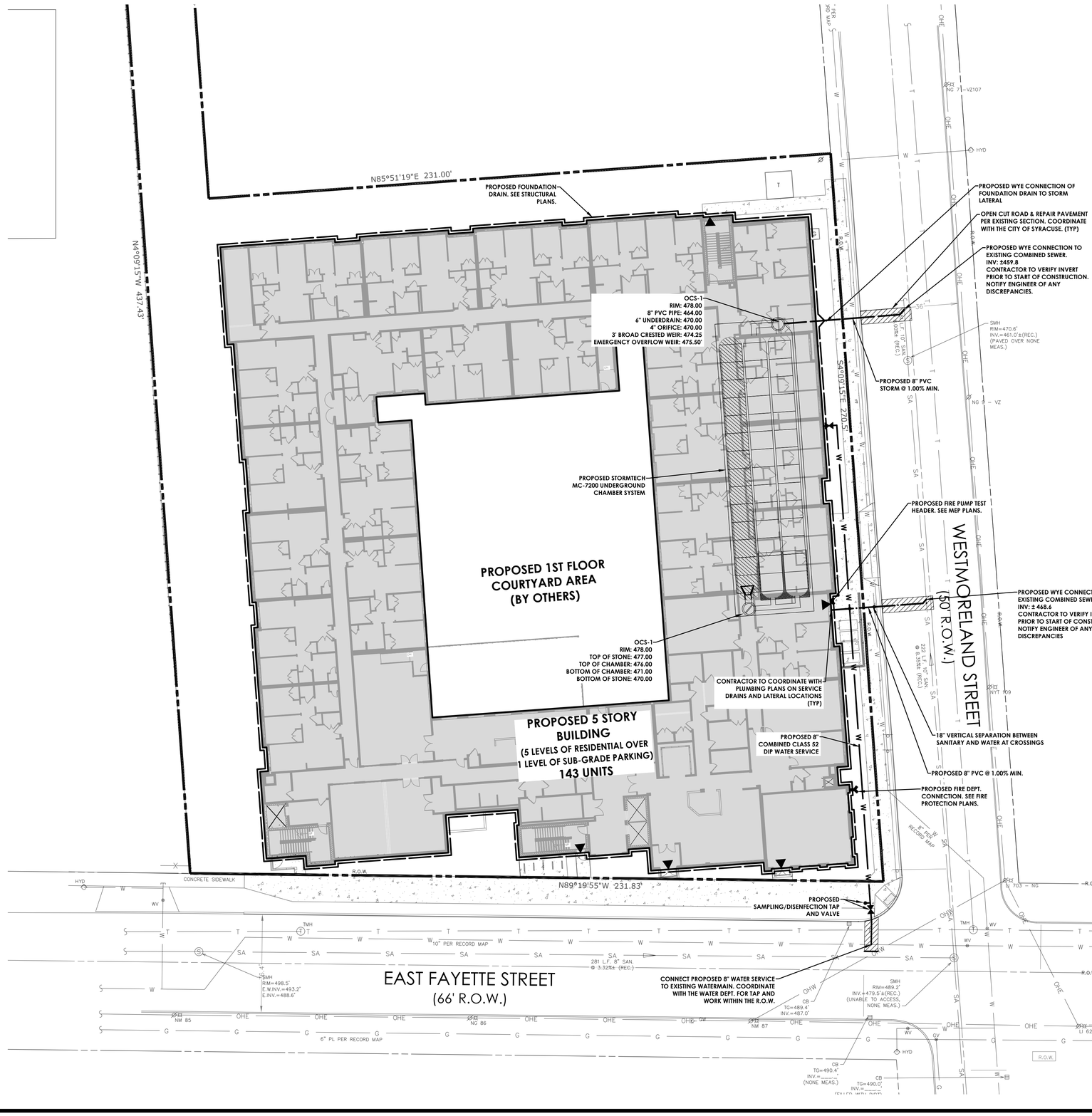
PARKSIDE APARTMENTS - BUILDING A
TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0003

DRAWING NO.: C-104

DATE: DECEMBER 22, 2025

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

LEGEND: UTILITY

- PROPERTY LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- EXISTING STORM SEWER & CATCH BASIN
- PROPOSED STORM SEWER & CATCH BASIN
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SERVICE & C.O.
- EXISTING WATERMAIN & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- EXISTING OVERHEAD WIRE & UTILITY POLE
- PROPOSED OVERHEAD ELECTRIC SERVICE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE

UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
3. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL (AS NEEDED) IF THE EXISTING LATERAL IS NOT IN GOOD CONDITION.
4. ALL EXISTING SANITARY LATERALS NOT BEING USED SHALL BE PLUGGED BY BRICK AND SEALED WITH CONCRETE.

WATER SERVICE NOTES

1. WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATION AND SPECIFICATIONS OF THE WATER DEPT.
2. WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND SIX FEET COVER FROM FINISHED GRADE IN PAVED AREAS.
3. WATER SERVICE LINES SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.
4. WATER SERVICE MATERIAL SHALL BE COPPER OR DIP.
5. COORDINATE WITH WATER SUPPLIER ON ALL CONNECTIONS OR ABANDONMENTS.

SANITARY NOTES

1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
2. MATERIALS
   - LATERALS - 4" MIN. INSTALLED AT ¼" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241,
   - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.
3. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE SEWER DISTRICT.
4. ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
5. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. (FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE COUNTY SEWER USE LAW.
6. SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION. WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.

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UTILITY PLAN

1951 EAST FAYETTE STREET

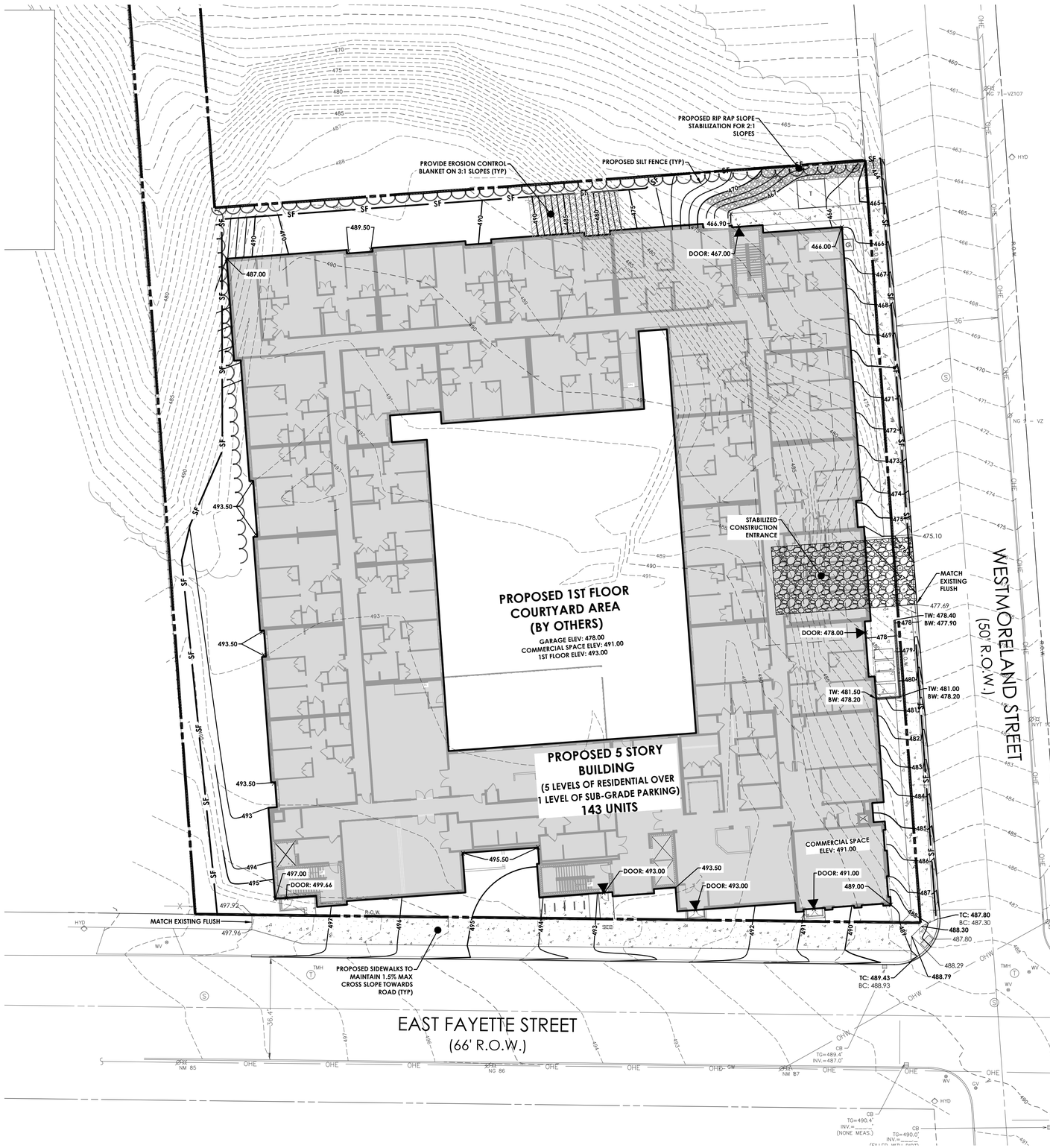
PARKSIDE APARTMENTS - BUILDING A
TOWN/CITY: SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0003

DRAWING NO.: C-105

DATE: DECEMBER 22, 2025

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

LEGEND: GRADING

- PROPERTY LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- SF — PROPOSED SILT FENCE AND INLET PROTECTION
- 399 — EXISTING MINOR CONTOUR
- 400 — EXISTING MAJOR CONTOUR
- 399 — PROPOSED MINOR CONTOUR
- 400 — PROPOSED MAJOR CONTOUR
- 400.6 + EXISTING SPOT ELEVATION
- 401.60 X PROPOSED SPOT ELEVATION
- TC:492.9 BC:492.4 — TOP (T) OF: CURB (C), WALL (W), STAIRS (S), RAMP (R) BOTTOM (B) OF: CURB (C), WALL (W), STAIRS (S), RAMP (R) *RETAINING WALL DESIGN TO BE PREFORMED BY OTHERS AND BY A LICENSED ENGINEER. BOTTOM OF WALL ELEVATION TO BE ELEVATION AT GRADE, NOT BOTTOM FOUNDATION COURSE OF THE WALL

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE
2. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
3. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
4. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
5. REPLACE TOPSOIL AND FINE GRADE.
6. SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
7. UPON APPROVAL OF THE CITY, REMOVE ALL TEMPORARY SILTATION CONTROLS.
8. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
9. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOBE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
12. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
13. GRADE ALL AREAS AROUND BUILDING TO CREATE POSITIVE DRAINAGE FLOW AWAY FROM THE FOUNDATION AT A MINIMUM OF 2%.

EROSION CONTROL NOTE:

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE CITY OR IT'S REPRESENTATIVE.

TEMPORARY SEEDING NOTE

PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION
(WEATHER DEPENDENT):
TEMPORARY SEEDING:
RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER AC. OR 0.7 LBS. PER 1000 SF.

AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SODDED. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(s).

GRADING NOTE

GRADE ALL AREAS AROUND BUILDING TO CREATE POSITIVE DRAINAGE FLOW AWAY FROM THE FOUNDATION AND BUILDING AT A MINIMUM OF 2%.

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GRADING & EROSION CONTROL PLAN
1951 EAST FAYETTE STREET

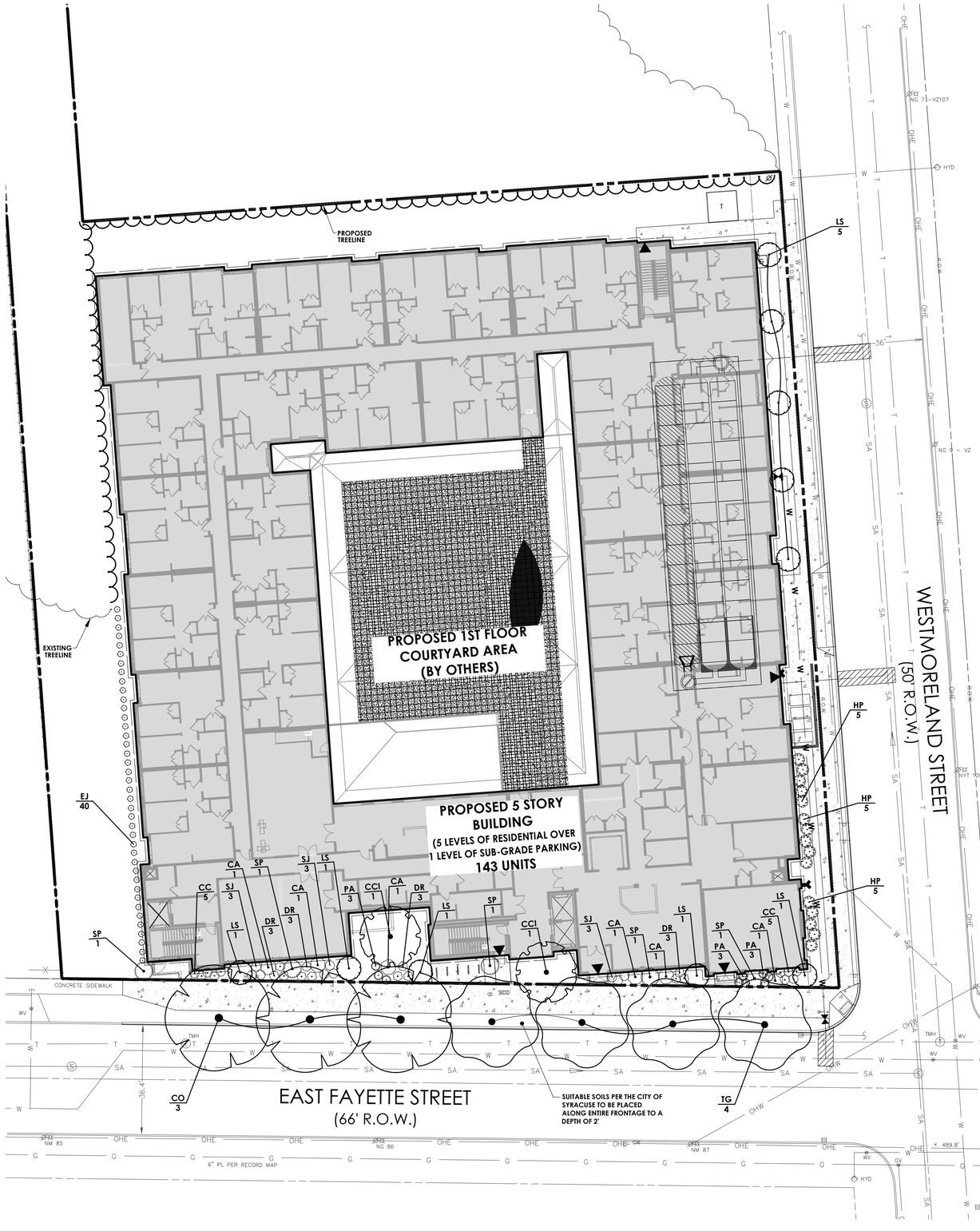
PARKSIDE APARTMENTS - BUILDING A
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-106**

DATE: **DECEMBER 22, 2025**

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

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PARKSIDE BUILDING "A"								
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING / SPREAD	REMARKS	MATURE HEIGHT
DECIDUOUS TREES								
CO	3	Celtis occidentalis	Hackberry	3-3.5"	B&B	35'		45'
LS	10	Liquidambar styriciaflua "Slender Silhouette"	Columnar Sweetgum	1 1/2"-2"	B&B	5-6'	Fall Planting Hazard	45-50'
TG	4	Tilia Cordata 'Greenspire'	Greenspire Linden	3-3.5"	B&B	30'		40'
FLOWERING AND ORNAMENTAL TREES (UNDER POWER LINES)								
CCI	2	Crataegus crusgalli var. "Inermis"	Thornless Cockspur Hawthorn	1 1/2"-2"	B&B	15-20'	Fall Planting Hazard	15-20'
SHRUBS								
CC	10	Caryopteris x clandonensis "Korball"	Blue Balloon Bluebeard	15-18"	#3 Cont.	2-3'		2-3'
CA	6	Clethra alnifolia "Hummingbird"	Hummingbird Summersweet	30-36"	#5 Cont.	3-4'		3-4'
DR	12	Diervilla rivularis "Kodiak"	Kodiak Black Diervilla	18-24"	#3 Cont.	3-4'		3-4'
EJ	40	Euonymus japonicus 'Green Spire'	Green Spire Euonymus	4-5'	#5 Cont.	3-4'		6-8'
HP	15	Hydrangea paniculata 'Little Quick Fire'	Panicle Hydrangea	3-4'	#5 Cont.	4-5'		3-5'
PA	10	Pennisetum alopecuroides "Little Bunny"	Little Bunny Dwraf Fountain Grass	15-18"	#2 Cont.	2-3'		1-1.5'

LANDSCAPING NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE DESIGN STANDARDS AND CODES.
2. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
3. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
5. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
8. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
10. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
11. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
14. MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
15. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
16. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
17. UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
18. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6")INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
19. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
20. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
21. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
22. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

TOPSOIL AND SEEDING NOTES:

1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF FOUR (4) INCHES OF CLEAN TOPSOIL(IMPORTED OR SCREEN ON -SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIABLE CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
6. LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
7. SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
8. FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
9. SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
10. LAWN SEED MIX

    MIX A: SEEDING RATE: 6 LBS./1,000 SQ.FT
    LOW MAINTENANCE FESCUE LAWN
    PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

    25% FIREFLY HARD FESCUE
    25% BIG HORN GT HARD/SHEEP
    20% INTRIGUE CHEWINGS FESCUE
    20% QUATRO SHEEP FESCUE
    10% MINOTAUR HARD FESCUE

11. DRY APPLICATION MULCH
    A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
    B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
    C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.
12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

    A.COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC
13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
14. DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

SYMBOL	CODE
TREES	
	CCI
	CO
	LS
	TG
SHRUBS	
	CA
	CC
	DR
	EJ
	HP
	PA
	SJ
	SP

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED. ©

LANDSCAPING PLAN

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: **SYRACUSE**

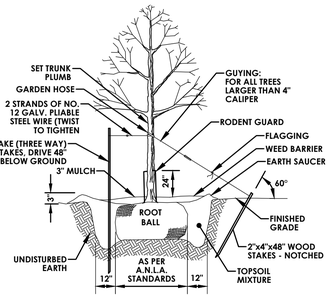
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-107**

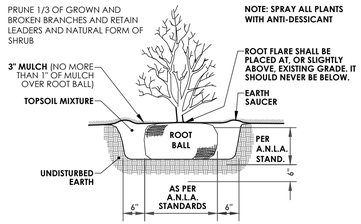
DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\A_20243922.0003_LANDSCAPING.DWG 12/19/2025 10:59 AM Jacob Lewis

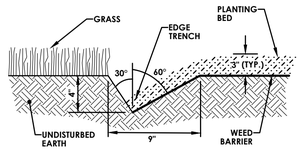


STAKING: FOR ALL TREES 4" CALIPER OR LESS AND EVERGREENS OVER 4' HEIGHT

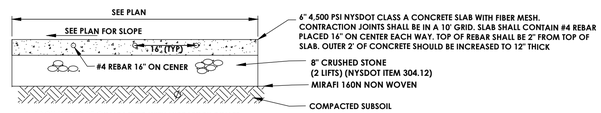
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

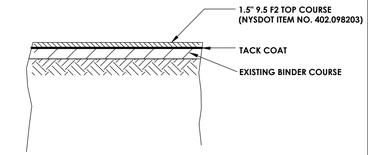


PLANTING BED EDGE TRENCH
N.T.S.



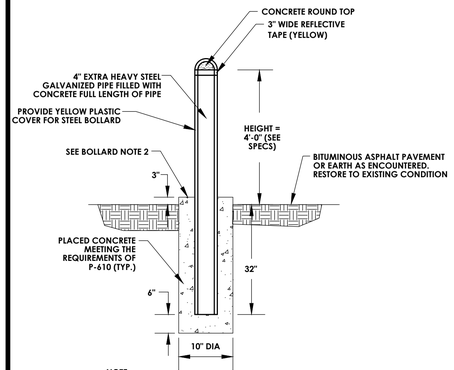
1. EACH LIFT TO BE COMPACTED WITH VIBRATORY ROLLER.

CONCRETE PAVEMENT SECTION
N.T.S.



NOTE: ALL DEPTHS ARE COMPACTED THICKNESSES

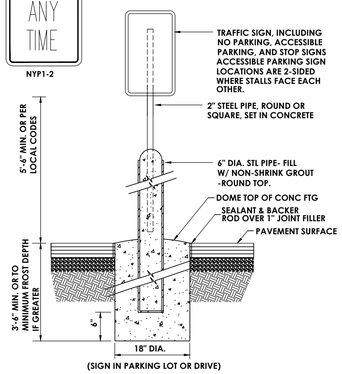
ASPHALT PAVEMENT OVERLAY SECTION
N.T.S.



NOTE:
1. ALL BOLLARDS ADJACENT TO GATE OPERATORS SHALL BE 3'-0" ABOVE FINISHED GRADE.
2. ALL BOLLARDS TO BE SET PLUMB.

BOLLARD
N.T.S.

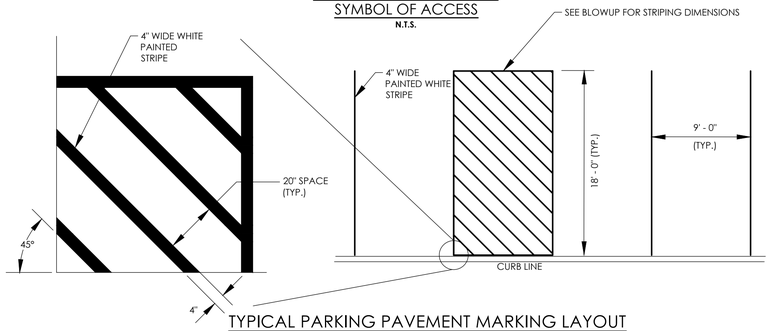




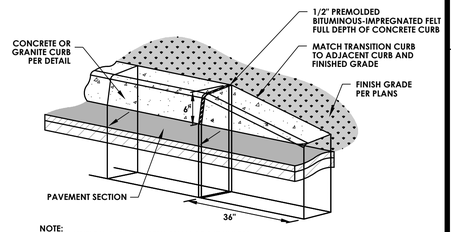
(SIGN IN PARKING LOT OR DRIVE)

TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION
N.T.S.

MODIFIED INTERNATIONAL SYMBOL OF ACCESS
N.T.S.

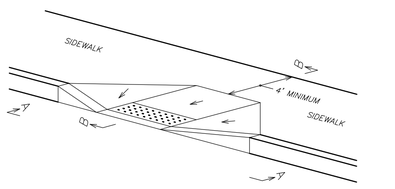


TYPICAL PARKING PAVEMENT MARKING LAYOUT
N.T.S.

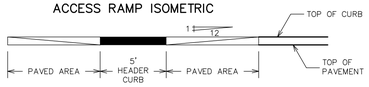


NOTE:
1. TRANSITION CURB LENGTHS SHALL BE 36" UNLESS OTHERWISE INDICATED IN THE DRAWINGS.

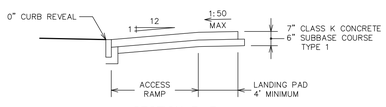
TRANSITION CURB TO GRADE
N.T.S.



ACCESS RAMP ISOMETRIC



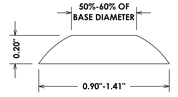
VIEW A–A



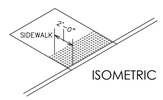
SECTION B–B

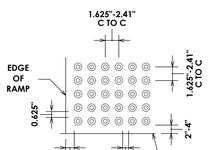
NOTES:
1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARE IN PAVED AREA.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP–RESISTANT, TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

SIDEWALK RAMP
N.T.S.

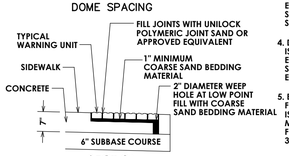


DOME SECTION





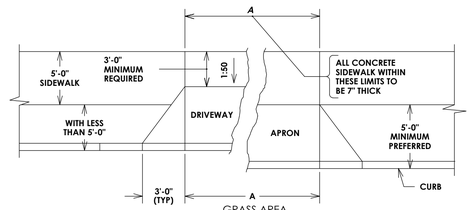
DOME SPACING



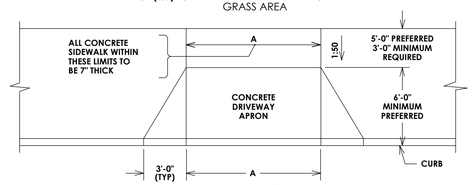
SECTION

NOTES:
1. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. TO DEPICT REQUIRED SQUARE GRID PATTERN.
2. TRUNCATED DOMES ARE TO BE ALIGNED IN SQUARE GRID PATTERN IN PREDOMINANT DIRECTION OF TRAVEL.
3. DETECTABLE WARNING SYSTEM FIELD IS TO BE 2 FEET DEEP, AND IS TO EXTEND ACROSS FULL WIDTH OF SIDEWALK ACCESS RAMP, BUT NOT UP SIDE FLARES.
4. DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SUCH THAT OUTER EDGE OF WARNING FIELD NEAREST TO STREET IS 2 TO 4 INCHES OFF BACK EDGE OF CURB.
5. ENTIRE DETECTABLE WARNING SYSTEM FIELD INCLUDING TRUNCATED DOMES, IS TO BE DARK GRAY IN COLOR, PER MUNSELL BOOK NOTATION 10BG 3/1, FEDERAL STANDARD 595B NUMBER 36081, OR APPROVED EQUIVALENT.

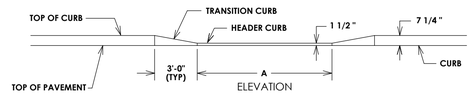
DETECTABLE WARNING SURFACE
N.T.S.



GRASS AREA



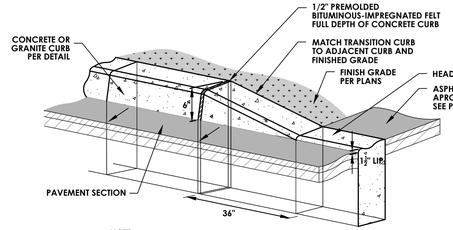
FULL WIDTH PAVED AREA



ELEVATION

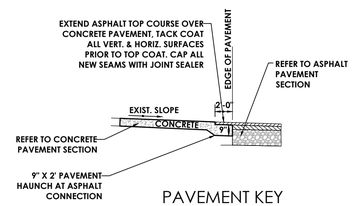
NOTES:
1. DIMENSION "A" WILL BE AS APPROVED BY THE CITY.
2. FOR RESIDENTIAL DRIVEWAYS "A" WILL BE 10' MINIMUM AND 15' MAXIMUM. FOR COMMERCIAL DRIVEWAYS "A" WILL BE 30' MAXIMUM.

DRIVEWAY APRON
N.T.S.



NOTE:
1. TRANSITION CURB LENGTHS SHALL BE 36" AS DETERMINED BY THE PROJECT MANAGER UNLESS OTHERWISE INDICATED IN THE DRAWINGS.

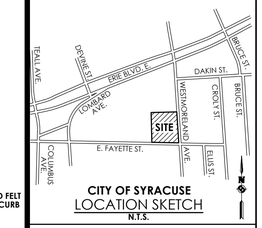
TRANSITION CURB TO HEADER CURB
N.T.S.



PAVEMENT KEY
(FOR CONNECTION TO EXISTING PAVEMENT)
N.T.S.

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:



Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100, ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691
PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

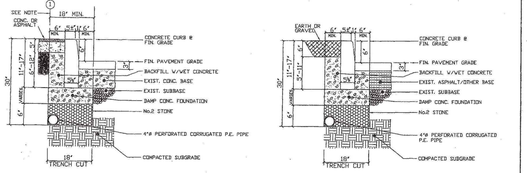
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-201**

DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01 CAD-BIM-MODELS\CIVIL\A_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 10:59 AM Jacob Lewis



TYPICAL GRANITE CURB REPLACEMENT
CONCRETE ROADBASE
N.T.S.

TYPICAL GRANITE CURB REPLACEMENT
NON-CONCRETE ROADBASE
N.T.S.

GRANITE CURB
PAY ITEMS 15 & 16

NOTES :

1) SIDEWALK OR DRIVEWAY WITH CONCRETE OR ASPHALT SURFACE TO BE SAWCUT 11" BACK FROM FACE OF CURB.

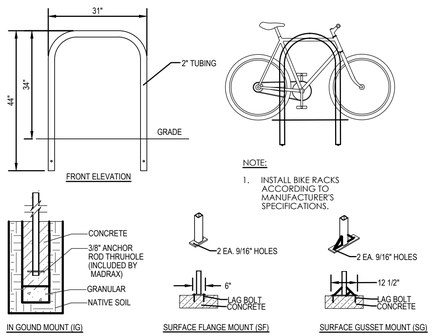
2) REMOVAL AND RESTORATION OF EXISTING AND NEW MATERIAL RESPECTIVELY TO BE AS DIRECTED BY CITY'S ENGINEER.

3) 8" DIMENSION FROM TOP OF CURB TO BOTTOM OF CURB IS OPTIMAL DESIGN DIMENSION. THIS DIMENSION WILL VARY DUE TO CHANGES IN PAVEMENT GRADES AS PER PLANS OR THE CITY'S ENGINEER.

4) CONCRETE SIDEWALK TO BE 5" OVERALL IN DEPTH OF WHICH FIRST COURSE GRUFF FINISH OF 4" IS ON COMPACTED BASE. TOP COURSE TO BE 1" WITH BROOM FINISH. SEE SPECIFICATIONS).

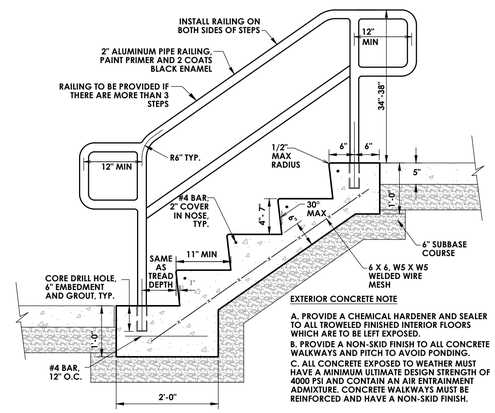
CITY OF SYRACUSE DEPARTMENT OF ENGINEERING		
REVISIONS	DESIGN-CONSTRUCTION DIVISION	SCALE: PLOTTED BY: MIKE APPROVED BY:
	GRANITE CURB - CURB REPLACEMENT DETAILS	
	DATE: MAY 1998	HARRY E. ROBISON, P.E. CITY ENGINEER

REVISED 4/MAY/07 GFR — S:\SHARED\SPEC-STANDS\STANDSTLS\TYPCURB.DWG — 10



NOTE:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

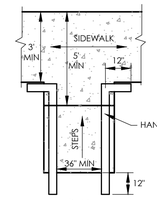
EXTERIOR BIKE RACK
N.T.S.



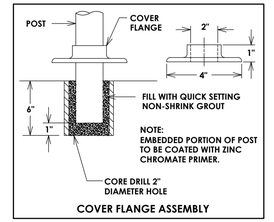
EXTERIOR CONCRETE NOTE

A. PROVIDE A CHEMICAL HARDENER AND SEALER TO ALL TROWELED FINISHED INTERIOR FLOORS WHICH ARE TO BE LEFT EXPOSED.
B. PROVIDE A NON-SKID FINISH TO ALL CONCRETE WALKWAYS AND PITCH TO AVOID PONDING.
C. ALL CONCRETE EXPOSED TO WEATHER MUST HAVE A MINIMUM ULTIMATE DESIGN STRENGTH OF 4000 PSI AND CONTAIN AN AIR ENTRAINMENT ADMIXTURE. CONCRETE WALKWAYS MUST BE REINFORCED AND HAVE A NON-SKID FINISH.

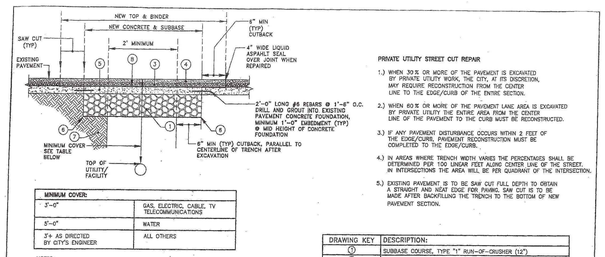
SIDEWALK STEPS AND RAILING
N.T.S.



PLAN



COVER FLANGE ASSEMBLY



MINIMUM COVER:	
3'-0"	GAS, ELECTRIC, CABLE, TV TELECOMMUNICATIONS
5'-0"	WATER
3'± AS DIRECTED BY CITY'S ENGINEER	ALL OTHERS

NOTES:
1. REFER TO CITY OF SYRACUSE STANDARD SPECIFICATIONS OR DETAILS. THE MINIMUM THICKNESS OF OF EACH LAYER OF BINDER, TOP, SUBBASE, AND CONCRETE BASE SHALL MATCH THOSE SHOWN ON STANDARD DETAILS OR MATCH EXISTING WHERE EXISTING CONDITIONS EXCEED MINIMUMS.
2. IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SURROUNDING EXISTING CONCRETE
3. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DISTURBED OR DESTROYED THEY SHALL BE REPLACED IN ACCORDANCE WITH CITY OF SYRACUSE STANDARDS.
4. MATCH EXISTING PAVEMENT SLOPE
5. IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE DOWELS.

DRAWING KEY	DESCRIPTION:
①	SUBBASE COURSE, TYPE "1" RUN-OF-CRUSHER (12")
②	ASPHALT CONCRETE – TYPE 3 BINDER COURSE (ONE 1-1/2" LIFT)
③	ASPHALT CONCRETE – TYPE 7 TOP COURSE (ONE 1-1/2" LIFT)
④	FIBER-REINFORCED PORTLAND CEMENT CONCRETE – 3,500 PSI (6")
⑤	GEOTEXTILE FABRIC
⑥	COMPACTED SUBGRADE
⑦	ASPHALT TACK COAT

STREET CUT REPAIR - CONCRETE BASE

CITY OF SYRACUSE DEPARTMENT OF ENGINEERING		
REVISIONS	DESIGN-CONSTRUCTION DIVISION	SCALE: PLOTTED BY: MIKE APPROVED BY:
	STREET CUT REPAIR - CONCRETE BASE	
	DATE: MAY 1998	HARRY E. ROBISON, P.E. CITY ENGINEER

PRIVATE UTILITY STREET CUT REPAIR

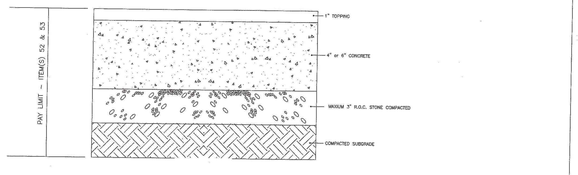
1.) WHEN 30 S. OR MORE OF THE PAVEMENT IS EXCAVATED BY PRIVATE UTILITY WORK, THE CITY, AT ITS DISCRETION, MAY REQUIRE RECONSTRUCTION FROM THE CENTER LINE TO THE EDGE/CURB OF THE ENTIRE SECTION.

2.) WHEN 60 SY OR MORE OF THE PAVEMENT LANE AREA IS EXCAVATED BY PRIVATE UTILITY THE ENTIRE AREA FROM THE CENTER LINE OF THE PAVEMENT TO THE CURB MUST BE RECONSTRUCTED.

3.) IF ANY PAVEMENT DISTURBANCE OCCURS WITHIN 2 FEET OF THE EDGE/CURB, PAVEMENT RECONSTRUCTION MUST BE COMPLETED TO THE EDGE/CURB.

4.) IN AREAS WHERE TRENCH WIDTH VARIES THE PERCENTAGES SHALL BE DETERMINED PER 100 LINEAR FEET ALONG CENTER LINE OF THE STREET. IN INTERSECTIONS THE AREA WILL BE PER QUADRANT OF THE INTERSECTION.

5.) EXISTING PAVEMENT IS TO BE SAW CUT FULL DEPTH TO OBTAIN A STRAIGHT AND NEAT EDGE FOR PAVING. SAW CUT IS TO BE MADE AFTER BACKFILLING THE TRENCH TO THE BOTTOM OF NEW PAVEMENT SECTION.

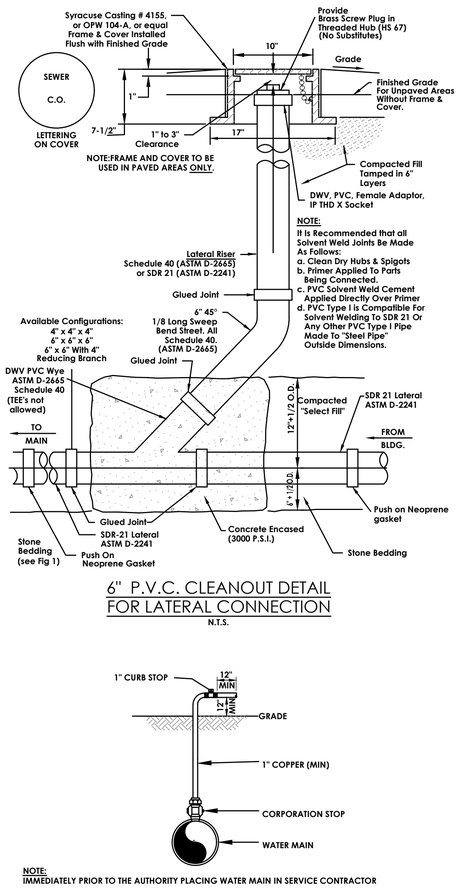


SIDEWALK AND DRIVEWAY SIDEWALK DETAIL
PAY ITEM 52 AND 53
(NOT TO SCALE)

THE STANDARD WIDTH FOR SIDEWALKS SHALL BE FIVE FEET (5') (NEW OR REPLACEMENT). THE DIMENSIONS AND SLOPES PRESENTED IN THE DETAILS AND SPECIFICATIONS ARE THE MINIMUM NECESSARY TO COMPLY WITH ADA, CITY AND NYSDOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT POSSIBLE AND CONSISTENT WITH THE MOST CURRENT ADAAG. THE CITY ENGINEER SHALL BE CONSULTED IN ALL DEVIATIONS FROM THE STANDARDS.

CITY OF SYRACUSE DEPARTMENT OF ENGINEERING		
REVISIONS MARCH 17, 2014	DESIGN-CONSTRUCTION DIVISION	SCALE: PLOTTED BY: MIKE APPROVED BY:
	SIDEWALK AND DRIVEWAY SIDEWALK DETAIL	
	DATE: 1998	HARRY E. ROBISON, P.E. CITY ENGINEER

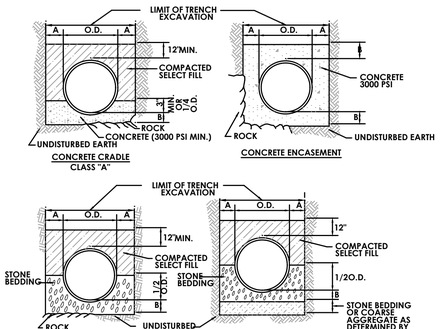
WALKDET.DWG



6" P.V.C. CLEANOUT DETAIL FOR LATERAL CONNECTION
N.T.S.

NOTE:
IMMEDIATELY PRIOR TO THE AUTHORITY PLACING WATER MAIN IN SERVICE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS. PLACEMENT OF THREADED BRASS PLUG MUST BE WITNESSED BY A CITY OF SYRACUSE WATER DEPARTMENT OFFICIAL.

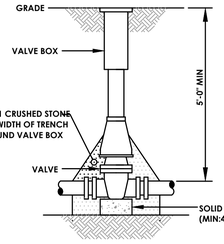
DISINFECTION / BLOW-OFF/ SAMPLING TAP
N.T.S.



PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

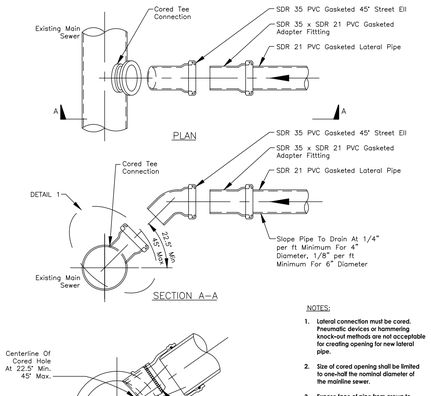
1. TRENCH BACKFILL SHALL BE AS REQUIRED BY THE HIGHWAY OWNER.
2. SELECT FILL SHALL BE SAND, GRAVEL AND SIMILAR MATERIAL WHICH SHALL BE FREE FROM CLAY LOAM, ORGANIC MATERIAL, DEBRIS, FROZEN MATERIAL AND SHALL CONTAIN ONLY SMALL AMOUNTS OF STONE, PEBBLES OR LUMPS OVER ONE INCH IN GREATEST DIMENSION BUT NONE OVER TWO INCHES IN GREATEST DIMENSION.
3. STONE BEDDING SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION, JAN 2, 1990 EDITION, AS REVISED, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE 1 OR A MIXTURE OF PRIMARY SIZES 1 AND 2.
4. COARSE AGGREGATE SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION, JAN 2, 1990 EDITION, AS REVISED, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE 3 AND/OR 4
5. THIS FIGURE APPLIES TO SANITARY MAINLINE AND LATERAL PIPE INSTALLATION AS WELL AS FORCEMAINS.

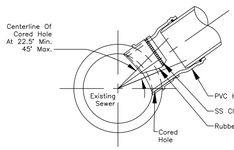
STORM SEWER/SANITARY SEWER BEDDING
N.T.S.



NOTE:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER

WATER VALVE
N.T.S.





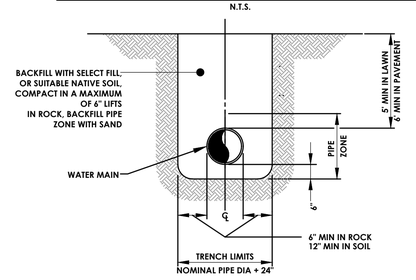
DETAIL 1

NOTES:
1. Lateral connection must be cored. Pneumatic devices or hammering knock-out methods are not acceptable for creating opening for new lateral pipe.
2. Size of cored opening shall be limited to one-half the nominal diameter of the mainline sewer.
3. Expose face of pipe from crown to invert for 12" along the length of the main. Core hole a minimum of 6" away from existing pipe hubs.
4. Take necessary precautions to prevent damage to the existing sewer, and to prevent debris from entering the sewer.
5. Thoroughly clean surface of existing pipe of foreign matter and loose particles prior to placement of Tee connection.
6. Tee connection: Inserta Tee by Inserta Fittings Co., or approved equal.

INSERTA TEE SIZE	HOLE DIAMETER
4" (100mm)	4-1/2" (112.5mm)
6" (150mm)	6-1/2" (162.5mm)
8" (200mm)	8-3/4" (218.8mm)
10" (250mm)	10-7/8" (271.9mm)
12" (300mm)	12-7/8" (321.8mm)
15" (375mm)	15-13/16" (395.3mm)

Required method of cutting hole is with hole saw for PVC and polyethylene, and diamond bit for concretes, clay, and ductile iron.

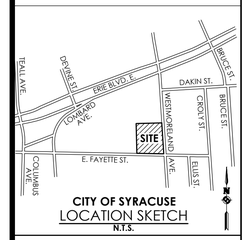
CORED TEE CONNECTION TO EXISTING SEWER
N.T.S.



WATERMAIN TRENCH
N.T.S.

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
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150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

PROJECT MANAGER Andrew Burns, PE
PROJECT ENGINEER Andrew Burns, PE
DESIGNER Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: **SYRACUSE**

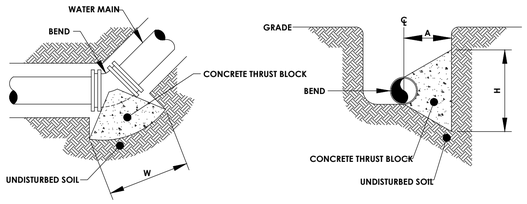
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-202**

DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\A_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 11:00 AM Jacob Lewis

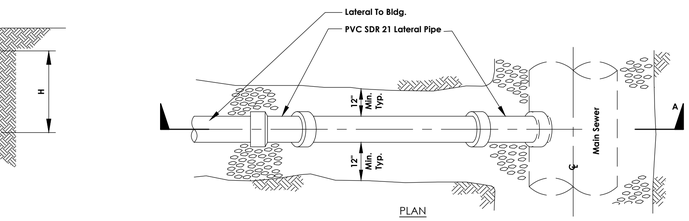


PLAN ELEVATION

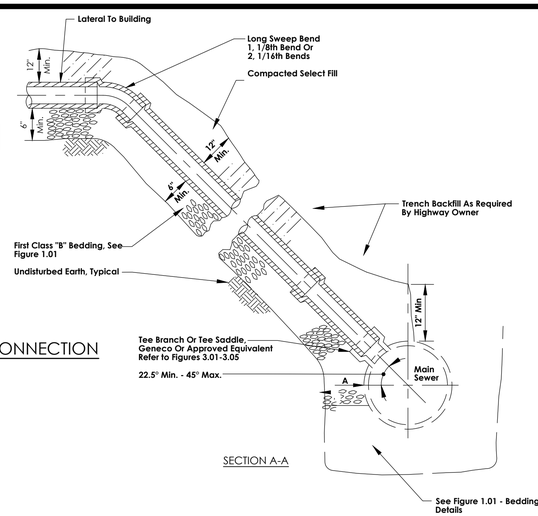
MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
4" x 11-1/4° BEND	0.5	1.0	0.7
4" x 22-1/2° BEND	0.7	1.5	0.7
4" x 45° BEND	1.0	2.0	1.0
4" x 90° BEND	1.5	3.0	1.2
4" TEE OR PLUG	1.2	2.5	1.0
6" x 11-1/4° BEND	1.0	1.5	1.5
6" x 22-1/2° BEND	1.5	2.0	1.5
6" x 45° BEND	2.0	3.0	1.5
6" x 90° BEND	2.5	4.0	1.5
6" TEE OR PLUG	2.0	3.0	1.5
8" x 11-1/4° BEND	1.0	2.0	1.5
8" x 22-1/2° BEND	1.5	3.0	1.5
8" x 45° BEND	2.0	4.0	2.0
8" x 90° BEND	3.0	6.0	2.5
8" TEE OR PLUG	2.5	5.0	2.0

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.

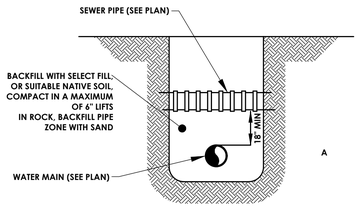


PLAN

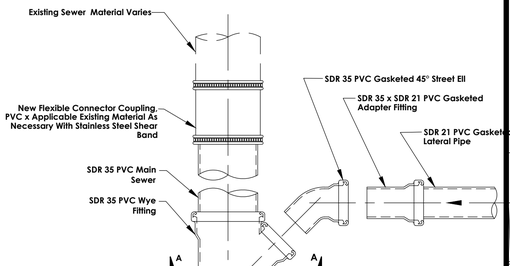


LATERAL RISER CONNECTION
N.T.S.

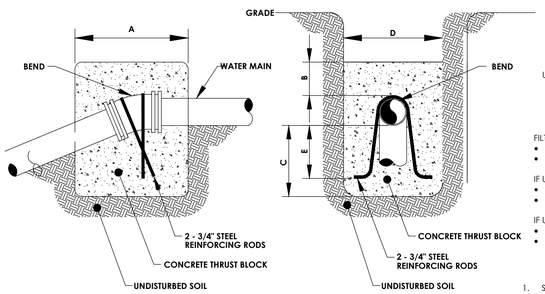
SECTION A-A



WATER / SEWER MAIN CROSSING
N.T.S.



PLAN

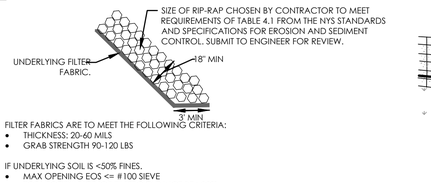


PLAN

ELEVATION

BEND *	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
	DIMENSIONS	A	B	C	D	E
4" x 11-1/4°	0.35 C.Y	0.5	1.2	0.5	1.0	0.5
4" x 22-1/2°	0.70 C.Y.	0.5	1.2	0.7	1.0	0.5
4" x 45°	1.40 C.Y.	0.7	1.2	0.7	1.0	0.5
6" x 11-1/4°	0.7 C.Y.	3.0	1.0	1.0	2.5	0.5
6" x 22-1/2°	1.1 C.Y.	3.5	1.0	1.5	3.0	1.0
6" x 45°	2.2 C.Y.	5.0	1.0	1.5	4.0	1.5
8" x 11-1/4°	1.0 C.Y.	3.0	1.0	1.5	3.0	1.0
8" x 22-1/2°	2.0 C.Y.	4.5	1.0	2.5	3.0	2.0
8" x 45°	3.7 C.Y.	5.0	1.5	3.0	4.0	2.5

VERTICAL THRUST BLOCK
N.T.S.



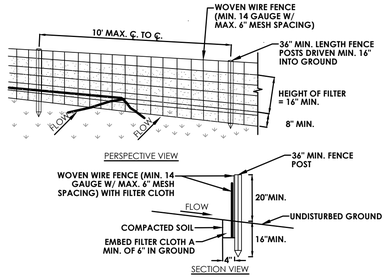
FILTER FABRICS ARE TO MEET THE FOLLOWING CRITERIA:
- THICKNESS: 20-60 MILS
- GRAB STRENGTH 90-120 LBS

IF UNDERLYING SOIL IS <50% FINES.
- MAX OPENING EOS <= #100 SIEVE
- TOTAL OPEN AREA OF FABRIC CANNOT BE >32%

IF UNDERLYING SOIL IS >50% FINES.
- MAX OPENING EOS <=#70 SIEVE
- TOTAL OPEN AREA OF FABRIC CANNOT BE >10%

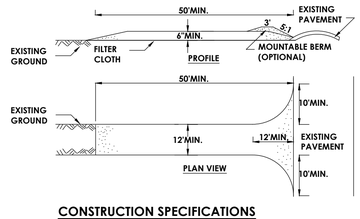
NOTES:
1. SLOPE SHALL BE GRADED TO 2:1 OR FLATTER PRIOR TO PLACING RIP RAP.
2. PLACE THE FABRIC DIRECTLY ON THE PREPARED FOUNDATION. OVERLAP THE EDGES BY AT LEAST 2 FEET. BURY THE UPPER AND LOWER ENDS OF THE FABRIC A MINIMUM OF 12 INCHES BELOW GROUND. TAKE PRECAUTIONS NOT TO DAMAGE THE FABRIC BY DROPPING THE RIPRAP. IF DAMAGE OCCURS, REMOVE THE RIPRAP AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FILTER FABRIC WITH A MINIMUM OVERLAP OF 12 INCHES AROUND THE DAMAGED AREA.
3. PLACEMENT OF THE RIPRAP SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER FABRIC. PLACE RIPRAP SO THAT IT FORMS DENSE, WELL-GRADED MASS OF STONE WITH A MINIMUM OF VOIDS. THE DESIRED DISTRIBUTION OF STONES THROUGHOUT THE MASS MAY BE OBTAINED BY SELECTIVE LOADING AT THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT. PLACE RIPRAP TO ITS FULL THICKNESS IN ONE OPERATION. DO NOT PLACE RIPRAP BY DUMPING THROUGH CHUTES OR OTHER METHODS THAT CAUSE SEGREGATION OF STONE SIZES. BE CAREFUL NOT TO DISLODGE THE UNDERLYING BASE OR FILTER WHEN PLACING THE STONES.
4. ENDS OF THE RIP RAP SHALL BE KEYED INTO A STABLE BANK. WHEN TYING INTO OTHER STRUCTURES, LARGER RIPRAP CAN BE LAID IN STEPS OR STACKED AS NEEDED TO FIT. STONES LARGER THAN THOSE DESIGNATED FOR FLOW (12') SHALL BE USED FOR THIS PURPOSE.

RIP-RAP SLOPE STABILIZATION
N.T.S.



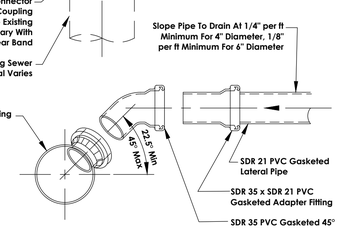
CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.



CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

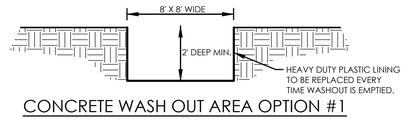
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



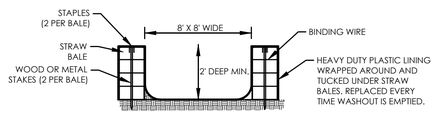
SECTION A-A

NOTES:
1. **Main sewer pipe, lateral pipe, wye and other fittings shall be gasketed type fittings. Solvent weld joints are not allowed, except at cleanouts, see Figures 4.01-4.07.**
2. **See Figure 1.01 for pipe bedding and backfill.**
3. **This detail does not apply to existing PVC sewers. See Figure 3.04 for connection to existing PVC Sewer.**

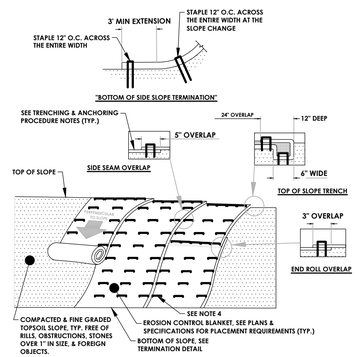
NEW LATERAL WYE CONNECTION TO EXISTING NON-PVC SEWER
N.T.S.



CONCRETE WASH OUT AREA OPTION #1
N.T.S.



CONCRETE WASH OUT AREA OPTION #2
N.T.S.



EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.

NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.

2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS, OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.

3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.

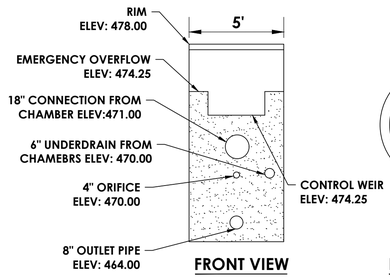
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE IN LOOSE SOIL CONDITIONS. THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D X 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.



CHAMBER OUTLET CONTROL STRUCTURE DETAIL
N.T.S

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
SAA / EVI
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BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100 ROCHESTER, NY 14614
(585) 325-1000 FAX: (585) 325-1691
PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**
DRAWING NO.: **C-203**
DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\A_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 11:00 AM Jacob Lewis

Advanced Drainage Systems, Inc.

ADS SiteAssist
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR WEBSITE

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG DURATION DEAD LOADS AND 2) SHORT DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75+YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTION 3.) AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE 50 YEAR DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN, EXCEPT "THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 8.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

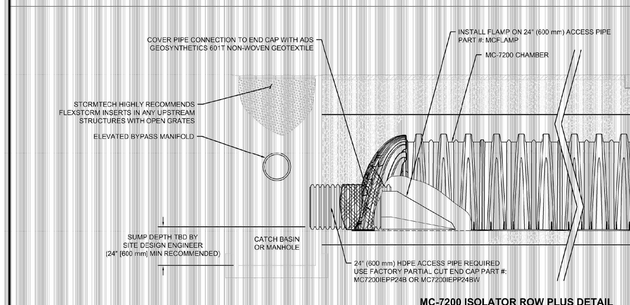
1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBERS".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBERS".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER"
   - WEIGH" LIMITS FOR CONSTRUCTION EQUIPMENT" CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

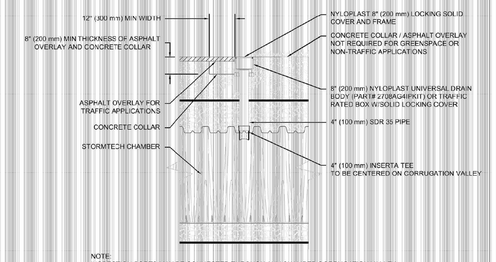
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-7200 ISOLATOR ROW PLUS DETAIL



4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1 REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2 REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3 USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4 LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5 IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1 REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2 USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

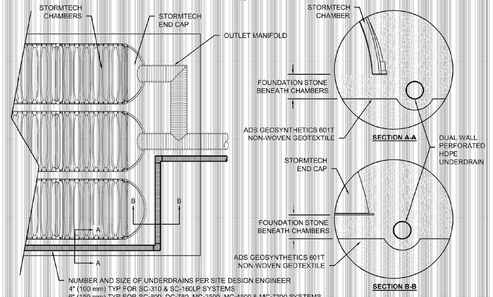
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

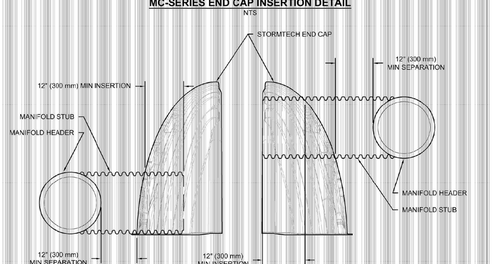
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

MC-SERIES END CAP INSERTION DETAIL
NTS



6 MC-SERIES END CAP INSERTION DETAIL

MC-7200 TECHNICAL SPECIFICATION
NTS

NOMINAL CHAMBER SPECIFICATIONS		
SIZE (W x H x INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.0 CUBIC FEET	(4.96 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)
NOMINAL END CAP SPECIFICATIONS		
SIZE (W x H x INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2285 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200EPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200EPP06B		---	0.88" (22 mm)
MC7200EPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200EPP08B		---	1.01" (26 mm)
MC7200EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200EPP10B		---	1.33" (34 mm)
MC7200EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200EPP12B		---	1.55" (39 mm)
MC7200EPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200EPP15B		---	1.70" (43 mm)
MC7200EPP18T	18" (450 mm)	29.38" (746 mm)	---
MC7200EPP18TW		---	---
MC7200EPP18B		---	1.97" (50 mm)
MC7200EPP18BW		---	---
MC7200EPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200EPP24TW		---	---
MC7200EPP24B		---	2.26" (57 mm)
MC7200EPP24BW		---	---
MC7200EPP30B	30" (750 mm)	---	2.93" (75 mm)
MC7200EPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200EPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



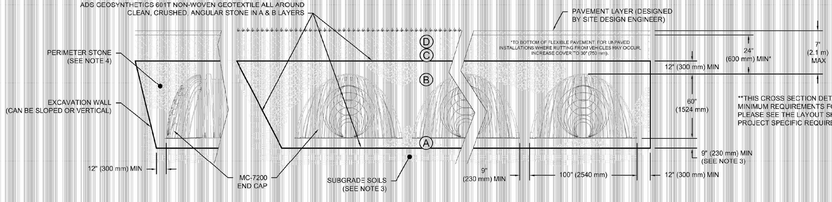
CUSTOM PRE-FABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN "B" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-7200 CROSS SECTION DETAIL

DRAWN: SMW | DATE: 08/05/2025
REVIEWED: JLM | PROJECT NO: 724-790
REV: | NOT TO SCALE

MC-7200
STANDARD DETAILS

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Advanced Drainage Systems, Inc.

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE INTENDED TO BE USED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE SITE DESIGN ENGINEER PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT, IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
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1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
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(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-204**

DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\A_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 11:00 AM Jocob Lewis

HORIZONTAL SCALE

60 0 30 60 120

SCALE: 1"=60'



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architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

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1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

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150 MYRTLE AVENUE
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242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691

PROJECT MANAGER Andrew Burns, PE
PROJECT ENGINEER Andrew Burns, PE
DESIGNER Carole Harvey

NO.	DATE	BY	DESCRIPTION

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WZTC PLAN

1951 EAST FAYETTE STREET

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TOWN/CITY: **SYRACUSE**

COUNTY: **ONONDAGA** STATE: **NY**

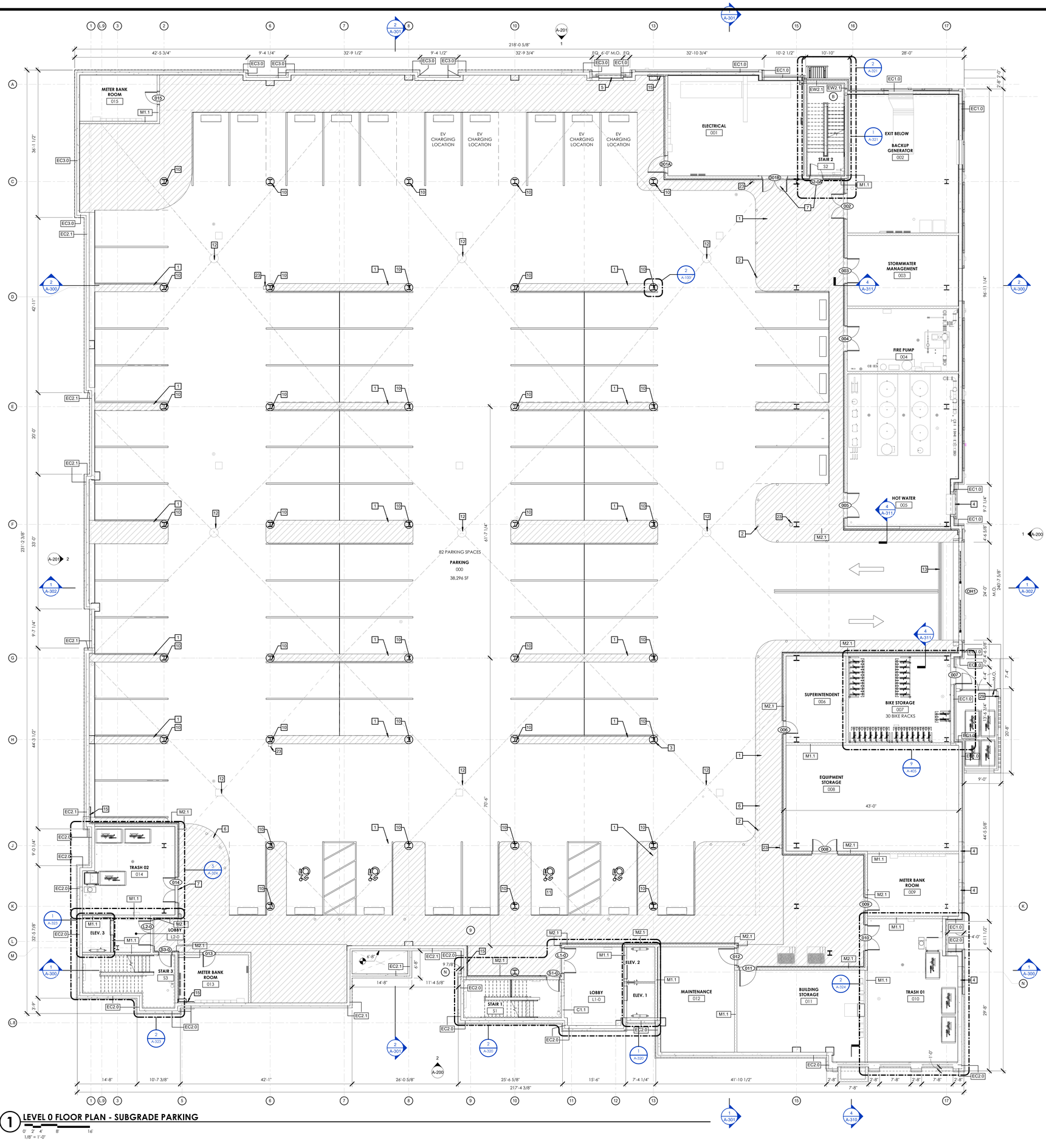
PROJECT NO.:
20243922.0003

DRAWING NO.:
C-301

DATE:
DECEMBER 22, 2025

PERMIT SET

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\A_20243922.0003_WZTC.DWG 12/19/2025 11:01 AM Jacob Lewis



1 LEVEL 0 FLOOR PLAN - SUBGRADE PARKING

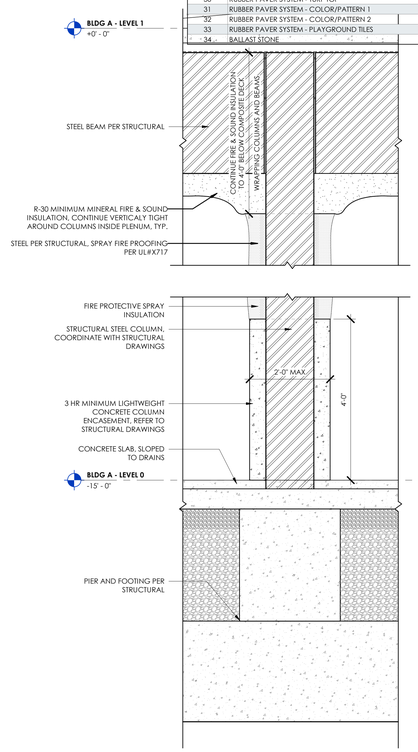
1/8" = 1'-0"

OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO SHEET G-005 FOR WALL TYPES.
2. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
3. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO
6. ALL EXTERIOR WOOD STUD WALLS ARE TO BE 2X6
7. ALL EXTERIOR LOAD BEARING WALLS ARE 2HR FIRE RATED
8. USE FRT (FIRE-RETARDANT-TREATED) WOOD AT ALL EXTERIOR WOOD FRAMING AND SHEATHING.
9. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
10. PLACE BATT INSULATION ATOP ALL FLEX DUCT. RECESSED LIGHTS, ETC. TO AVOID CONTACT (SOUND TRANSMITTANCE) WITH FRAMING.
11. PROVIDE 1" INSULATION BETWEEN WASTE PIPES AND BUILDING STRUCTURE.
12. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
13. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
14. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
15. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL, ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
16. PROVIDE ACCESS PANELS, RATED AS REQUIRED, FOR ALL MECHANICAL AND PLUMBING DEVICES CONCEALED IN WALLS OR CEILING.
17. PROVIDE SIGNS THAT DESIGNATE PERMANENT ROOMS OR SPACES AND ALL ACCESSIBLE ROUTES. PROVIDE DIRECTION, INFORMATION, FUNCTION AND PARKING FACILITIES PER ANSI/ACCESSIBILITY CODE.

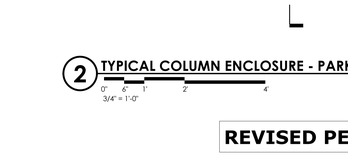
KEYNOTES - OVERALL FLOOR PLAN

1	DIAGONAL PAVEMENT STRIPING
2	BOLLARDS, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
3	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F., TYPICAL
4	LOUVER PER MECHANICAL DRAWINGS
5	FRESH AIR INTAKE. COORDINATE OPEN AREA WIHT MECHANICAL
6	CURBING AS REQUIRED
7	RAMPING/SLOPING AS REQUIRED FOR ACCESSIBLE DOOR ACCESS
9	CURB TRANSITION
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11	VAN ACCESSIBLE PARKING SPOT
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14	DUAL LEVEL DRAIN, FLAT TOP
15	EXTEND RIGID INSULATION WITHIN WALL ASSEMBLY 4'-0" PAST BUILDING THERMAL ENVELOPE
16	2'-0" CURB CUTS FOR DRAINAGE
17	4'-0" ALUMINUM DECORATIVE GATE
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25	HI/LO DRINKING FOUNTAIN WITH BOTTLE FILLER
25	HIGH-LOW DRINKING FOUNTAIN
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27	PODIUM AREAWAY W/ METAL GRATE
28	PLANTER, SEE DETAILS
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30	RUBBER PAVER SYSTEM - TURF TOP
31	RUBBER PAVER SYSTEM - COLOR/PATTERN 1
32	RUBBER PAVER SYSTEM - COLOR/PATTERN 2
33	RUBBER PAVER SYSTEM - PLAYGROUND TILES
34	BALLAST STONE



3 COLUMN PROTECTION - PARKING

3/4" = 1'-0"



2 TYPICAL COLUMN ENCLOSURE - PARKING

3/4" = 1'-0"

REVISED PERMIT SET

PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT — KEITH ALEXANDER VOLPE — 032703 — STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
PARKSIDE COMMONS VENTURES LLC

150 MYRTLE AVE., 2ND FLOOR
BROOKLYN, NY 11201

Passero Associates
243 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER: Mitzi Wa[illegible]vski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Buffon, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 0 FLOOR PLAN

1951 EAST FAYETTE STREET

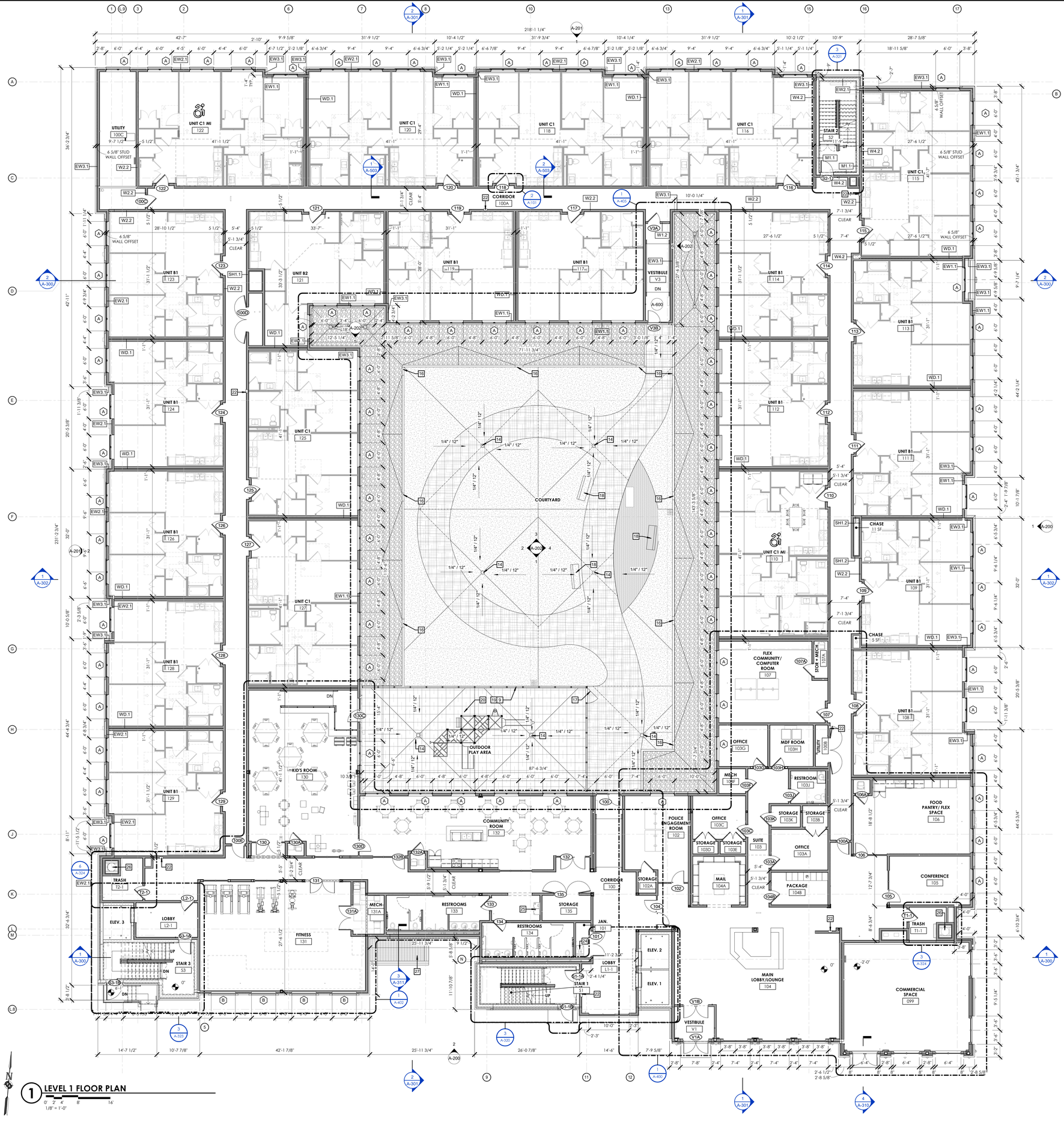
PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

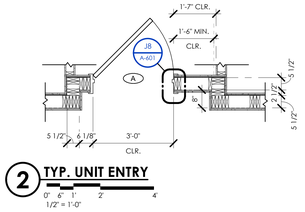
DRAWING NO.: A-100

DATE: JANUARY 21, 2026



1 LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



2 TYP. UNIT ENTRY

1/2" = 1'-0"

OVERALL FLOOR PLAN GENERAL NOTES:

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FLOOR PLAN LEGEND

MOBILITY IMPAIRED (MI) UNIT: TYPE "A" (PER ANSI A117.1-2009)/ ADAPTED MOVE IN READY

HEARING AND VISION IMPAIRED (HVI) UNITS WITH ACCESSIBLE COMMUNICATION FEATURES PER ANSI A117.1-2009

KEYNOTES - OVERALL FLOOR PLAN

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2	BOLLARDS, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
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32	RUBBER PAVER SYSTEM - COLOR/PATTERN 2
33	RUBBER PAVER SYSTEM - PLAYGROUND TILES
34	BALLAST STONE

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PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT BRIAN M. PETIBONE 032703 STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

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Passero Associates
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ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER: Mira Maslovski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Burton, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 1 FLOOR PLAN

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-101

DATE: JANUARY 21, 2026



1 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

OVERALL FLOOR PLAN GENERAL NOTES:

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FLOOR PLAN LEGEND

MOBILITY IMPAIRED (MI) UNIT: TYPE "A" (PER ANSI A117.1-2009)/ ADAPTED MOVE IN READY

HEARING AND VISION IMPAIRED (HVI) UNITS WITH ACCESSIBLE COMMUNICATION FEATURES PER ANSI A117.1-2009

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33	RUBBER PAVER SYSTEM - PLAYGROUND TILES
34	BALLAST STONE

PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT KEITH VEITENHEIMER 032703 STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
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PROJECT MANAGER: Mira Mejbovski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Buffon, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 2 FLOOR PLAN

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

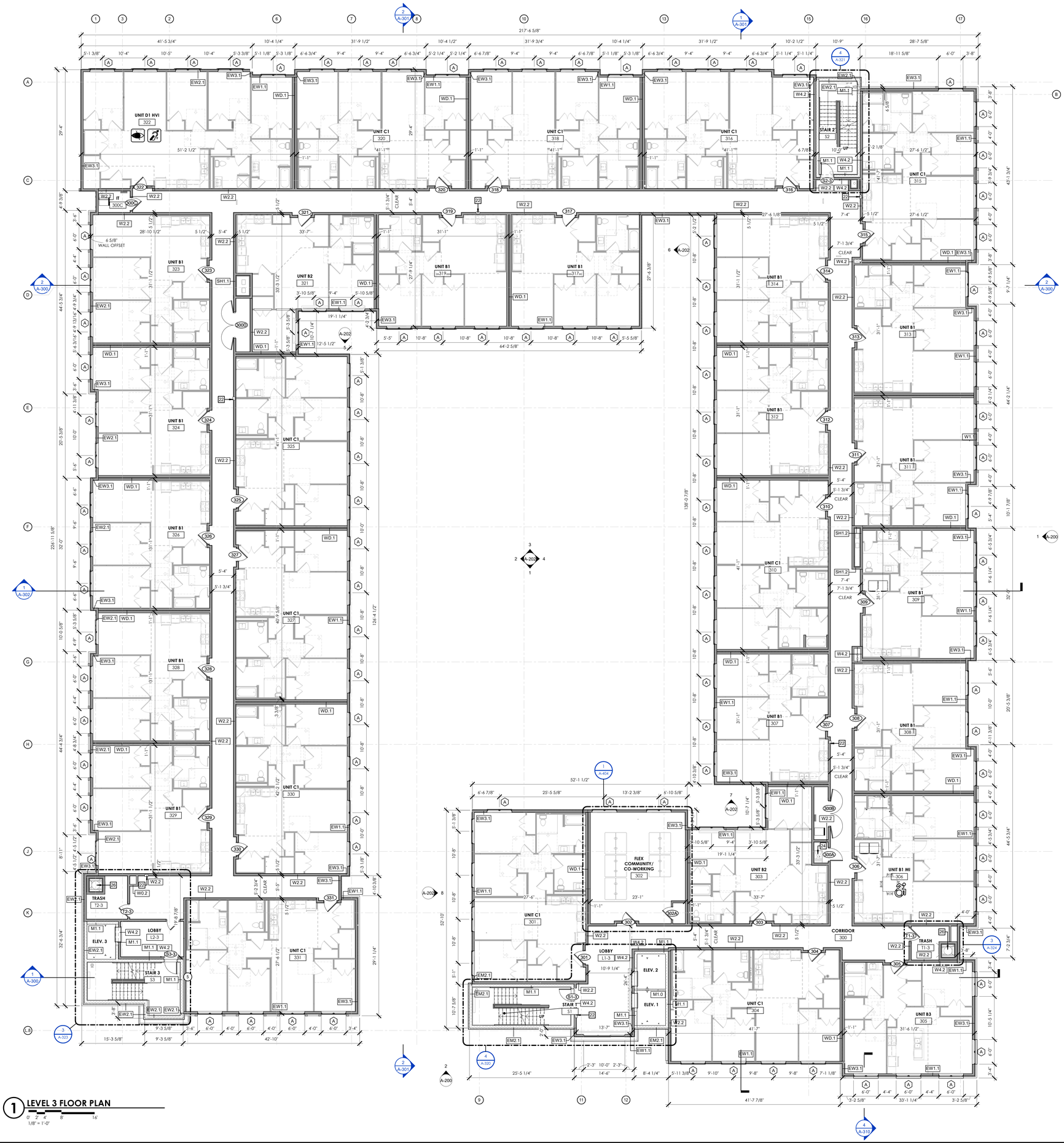
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA
STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-102

DATE: JANUARY 21, 2026

REVISED PERMIT SET



OVERALL FLOOR PLAN GENERAL NOTES:

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34	BALLAST STONE

1 LEVEL 3 FLOOR PLAN

0' 2' 4' 8' 16'
1/8" = 1'-0"

REVISED PERMIT SET

PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT
BETH WEITZNER
087203
STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
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PROJECT MANAGER: Mira Majdrovski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Burton, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 3 FLOOR PLAN

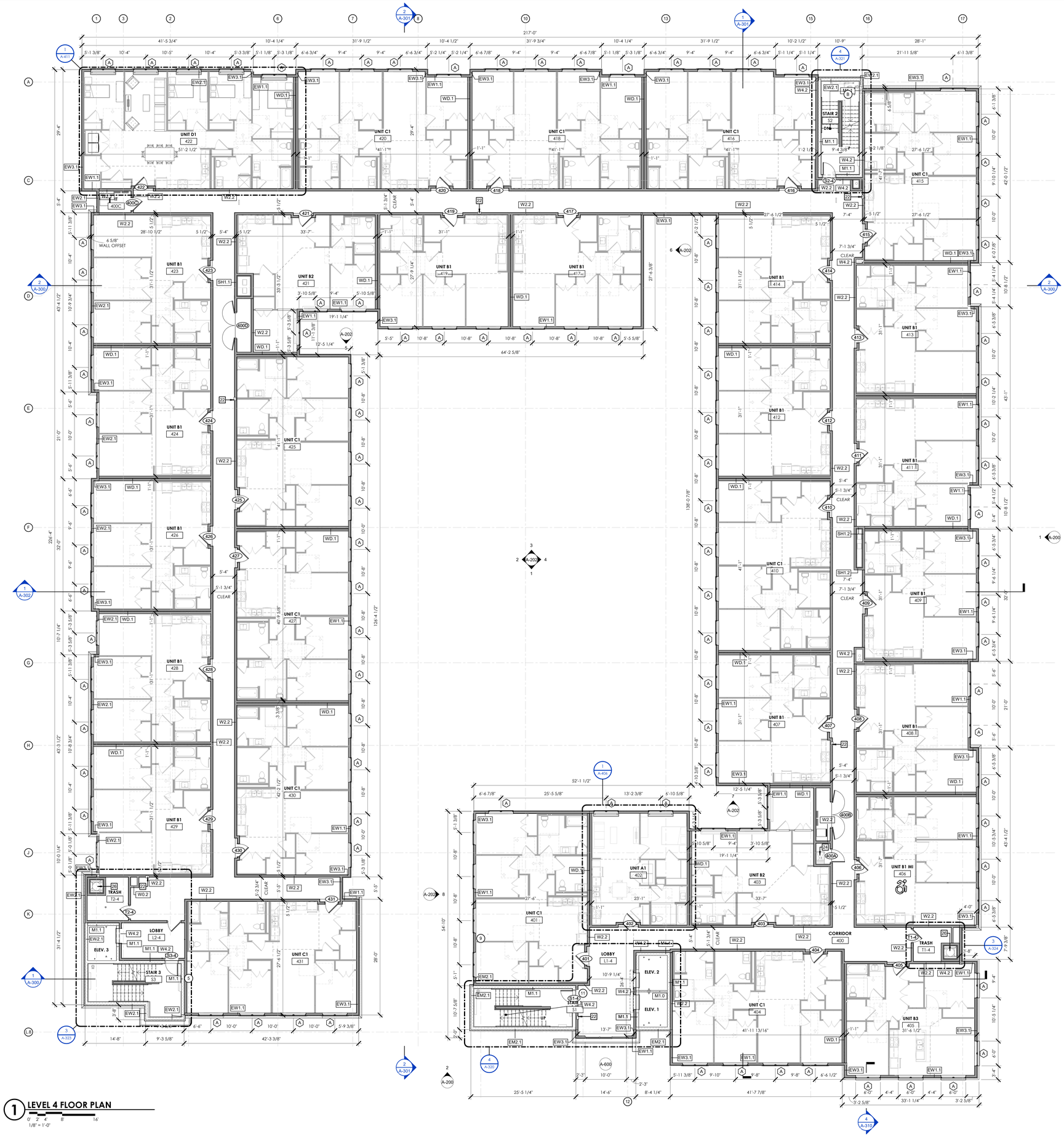
1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-103

DATE: JANUARY 21, 2026



OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO SHEET G-005 FOR WALL TYPES.
2. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
3. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO
6. ALL EXTERIOR WOOD STUD WALLS ARE TO BE 2X6
7. ALL EXTERIOR LOAD BEARING WALLS ARE 2HR FIRE RATED
8. USE FRT (FIRE-RETARDANT-TREATED) WOOD AT ALL EXTERIOR WOOD FRAMING AND SHEATHING.
9. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
10. PLACE BATT INSULATION ATOP ALL FLEX DUCT, RECESSED LIGHTS, ETC. TO AVOID CONTACT (SOUND TRANSMITTANCE) WITH FRAMING.
11. PROVIDE 1" INSULATION BETWEEN WASTE PIPES AND BUILDING STRUCTURE.
12. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
13. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
14. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
15. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL. ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
16. PROVIDE ACCESS PANELS, RATED AS REQUIRED, FOR ALL MECHANICAL AND PLUMBING DEVICES CONCEALED IN WALLS OR CEILING.
17. PROVIDE SIGNS THAT DESIGNATE PERMANENT ROOMS OR SPACES AND ALL ACCESSIBLE ROUTES. PROVIDE DIRECTION, INFORMATION, FUNCTION AND PARKING FACILITIES PER ANSI/ACCESSIBILITY CODE.

FLOOR PLAN LEGEND

MOBILITY IMPAIRED (MI) UNIT: TYPE "A" (PER ANSI A117.1-2009)/ ADAPTED MOVE IN READY

HEARING AND VISION IMPAIRED (HVI) UNITS WITH ACCESSIBLE COMMUNICATION FEATURES PER ANSI A117.1-2009

KEYNOTES - OVERALL FLOOR PLAN

1	DIAGONAL PAVEMENT STRIPING
2	BOLLARDS, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
3	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F., TYPICAL
4	LOUVER PER MECHANICAL DRAWINGS
5	FRESH AIR INTAKE. COORDINATE OPEN AREA WIHT MECHANICAL
6	CURBING AS REQUIRED
7	RAMPING/SLOPING AS REQUIRED FOR ACCESSIBLE DOOR ACCESS
9	CURB TRANSITION
10	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
11	VAN ACCESSIBLE PARKING SPOT
12	FLOOR DRAIN, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
13	TRENCH DRAIN, OFFSET 4'-0" FROM GARAGE DOOR OPENING, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
14	DUAL LEVEL DRAIN, FLAT TOP
15	EXTEND RIGID INSULATION WITHIN WALL ASSEMBLY 4'-0" PAST BUILDING THERMAL ENVELOPE
16	2'-0" CURB CUTS FOR DRAINAGE
17	4'-0" ALUMINUM DECORATIVE GATE
18	BENCH, BOLT TO STRUCTURAL COMPOSITE CONCRETE FLOOR BELOW
19	ALUMINUM DECORATIVE RAILING
20	PLAYGROUND EQUIPMENT
21	WALL MOUNTED RENT DROP BOX, OPERABLE HANDLE @ 36" A.F.F.
22	RECESSED FIRE EXTINGUISHER CABINET
23	WALL MOUNTED FIRE EXTINGUISHER CABINET
24	SERVICE SINK, REFER TO PLUMBING DRAWINGS
25	HI/LO DRINKING FOUNTAIN WITH BOTTLE FILLER
25	HIGH-LOW DRINKING FOUNTAIN
26	TRASH CHUTE, REFER TO ENLARGED PLANS AND SECTIONS
27	PODIUM AREAWAY W/ METAL GRATE
28	PLANTER, SEE DETAILS
29	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING
30	RUBBER PAVER SYSTEM - TURF TOP
31	RUBBER PAVER SYSTEM - COLOR/PATTERN 1
32	RUBBER PAVER SYSTEM - COLOR/PATTERN 2
33	RUBBER PAVER SYSTEM - PLAYGROUND TILES
34	BALLAST STONE

REVISED PERMIT SET

PASSERO engineering architecture

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PROJECT MANAGER: Mira Maldovski, AIA
PROJECT ARCHITECT: James Lisnik, AIA
DESIGNER: Thomas Burton, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 4 FLOOR PLAN

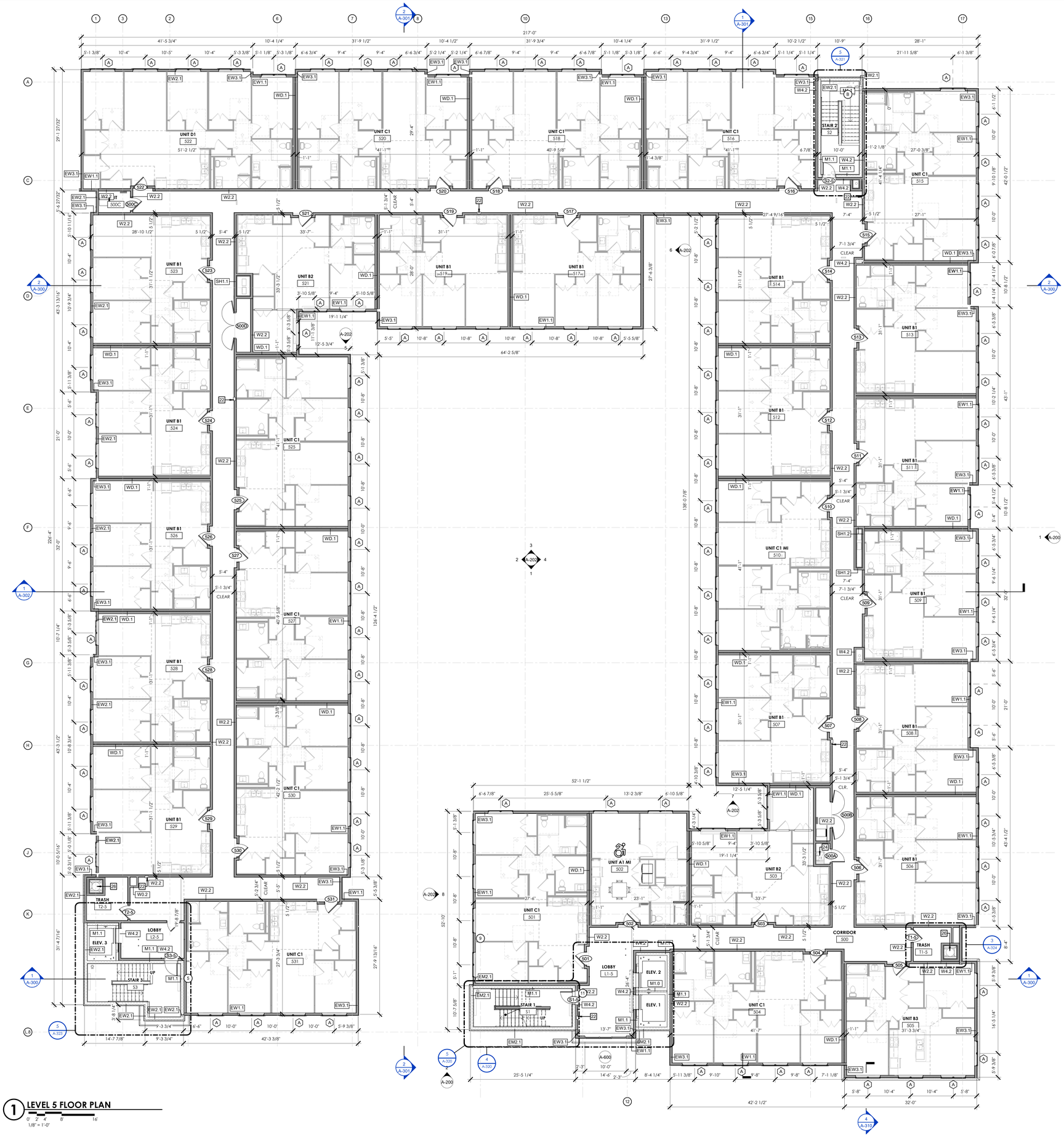
1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-104

DATE: JANUARY 21, 2026



OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO SHEET G-005 FOR WALL TYPES.
2. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
3. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO
6. ALL EXTERIOR WOOD STUD WALLS ARE TO BE 2X6
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8. USE FRT (FIRE-RETARDANT-TREATED) WOOD AT ALL EXTERIOR WOOD FRAMING AND SHEATHING.
9. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
10. PLACE BATT INSULATION ATOP ALL FLEX DUCT, RECESSED LIGHTS, ETC. TO AVOID CONTACT (SOUND TRANSMITTANCE) WITH FRAMING.
11. PROVIDE 1" INSULATION BETWEEN WASTE PIPES AND BUILDING STRUCTURE.
12. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
13. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
14. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
15. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL, ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
16. PROVIDE ACCESS PANELS, RATED AS REQUIRED, FOR ALL MECHANICAL AND PLUMBING DEVICES CONCEALED IN WALLS OR CEILING.
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FLOOR PLAN LEGEND

MOBILITY IMPAIRED (MI) UNIT: TYPE "A" (PER ANSI A117.1-2009)/ ADAPTED MOVE IN READY

HEARING AND VISION IMPAIRED (HVI) UNITS WITH ACCESSIBLE COMMUNICATION FEATURES PER ANSI A117.1-2009

KEYNOTES - OVERALL FLOOR PLAN

1	DIAGONAL PAVEMENT STRIPING
2	BOLLARDS, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
3	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F., TYPICAL
4	LOUVER PER MECHANICAL DRAWINGS
5	FRESH AIR INTAKE. COORDINATE OPEN AREA WIHT MECHANICAL
6	CURBING AS REQUIRED
7	RAMPING/SLOPING AS REQUIRED FOR ACCESSIBLE DOOR ACCESS
9	CURB TRANSITION
10	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
11	VAN ACCESSIBLE PARKING SPOT
12	FLOOR DRAIN, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
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14	DUAL LEVEL DRAIN, FLAT TOP
15	EXTEND RIGID INSULATION WITHIN WALL ASSEMBLY 4'-0" PAST BUILDING THERMAL ENVELOPE
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17	4'-0" ALUMINUM DECORATIVE GATE
18	BENCH, BOLT TO STRUCTURAL COMPOSITE CONCRETE FLOOR BELOW
19	ALUMINUM DECORATIVE RAILING
20	PLAYGROUND EQUIPMENT
21	WALL MOUNTED RENT DROP BOX, OPERABLE HANDLE @ 36" A.F.F.
22	RECESSED FIRE EXTINGUISHER CABINET
23	WALL MOUNTED FIRE EXTINGUISHER CABINET
24	SERVICE SINK, REFER TO PLUMBING DRAWINGS
25	HI/LO DRINKING FOUNTAIN WITH BOTTLE FILLER
25	HIGH-LOW DRINKING FOUNTAIN
26	TRASH CHUTE, REFER TO ENLARGED PLANS AND SECTIONS
27	PODIUM AREAWAY W/ METAL GRATE
28	PLANTER, SEE DETAILS
29	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING
30	RUBBER PAVER SYSTEM - TURF TOP
31	RUBBER PAVER SYSTEM - COLOR/PATTERN 1
32	RUBBER PAVER SYSTEM - COLOR/PATTERN 2
33	RUBBER PAVER SYSTEM - PLAYGROUND TILES
34	BALLAST STONE

1 LEVEL 5 FLOOR PLAN

1/8" = 1'-0"

REVISED PERMIT SET

PASSERO engineering architecture

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REGISTERED ARCHITECT MIRO MEJTOVSKY 026703 STATE OF NEW YORK

Reg. Exp: 08/31/2026
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PROJECT MANAGER: Miro Mejtovski, AIA
PROJECT ARCHITECT: Jimmy Lenk, AIA
DESIGNER: Thomas Burton, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 5 FLOOR PLAN

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-105

DATE: JANUARY 21, 2026



2 SOUTH ELEVATION (E FAYETTE ST.)

0' 2' 4' 8' 16'
1/8" = 1'-0"



1 EAST ELEVATION (WESTMORELAND AVE.)

0' 2' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR MATERIALS, DETAILS AND COLORS ARE TO WRAP CORNERS AND TERMINATE AT INSIDE CORNER, U.N.O.
2. PROVIDE 3/8" JOINT SPACE WITH SEALANT BETWEEN DISSIMILAR FINISHES/TRIM.
3. PROVIDE COMMERCIAL BUILDING WRAP AT ALL EXTERIOR WALLS. INSTALL WITH STRICT ACCORDANCE OF MANUFACTURER.
4. PROVIDE 12" MEMBRANE FLASHING AT ALL INSIDE/OUTSIDE CORNERS.
5. SEAL ALL DOORS TO BACK-UP WALL.
6. ALL SEALANTS AT DOORS/WINDOWS WITH FIBER CEMENT PANEL/TRIM TO BE 10% URETHANE IF PAINTED, SILICONE IF UN-PAINTED.
7. PARGE COAT ALL EXPOSED FOUNDATION WALLS.
8. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL VENTS (DRYER, EXHAUST, ETC.) COORDINATE WITH ENGINEERING AND ARCHITECTURAL DRAWINGS.
9. PRIME ALL EDGES OF FIBER CEMENT PANEL AND TRIM PRIOR TO INSTALLATION
10. FIBER CEMENT PANEL JOINTS TO BE AT FLOOR LINE AND AS NOTED ON ELEVATIONS
11. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O.
12. PAINT VENTS (WALL AND ROOF) TO MATCH ADJACENT FINISH U.N.O. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL LINE.
13. GENERAL CONTRACTOR TO COORDINATE ALL BRICK CONTROL JOINTS WITH BRICK MANUFACTURER.

KEYNOTES - ELEVATIONS EXTERIOR

1	BRICK, FINISH #1
2	BRICK, FINISH #2
3	VERTICAL FIBER CEMENT, FINISH #1
4	FIBER CEMENT PANEL, FINISH #1
5	FIBER CEMENT PANEL, FINISH #2
6	FIBER CEMENT PANEL, FINISH #3
7	FIBER CEMENT LAP SIDING, FINISH #1
8	BRICK ROWLOCK
9	PRE-FINISHED METAL COPING
10	FIBER CEMENT CORNICE
11	BRICK ROWLOCK CORNICE
12	PRECAST CONCRETE BAND
13	BRICK SOLDIER COURSE
14	ALUMINUM WINDOWS
15	LOUVER
16	PREMANUFACTURER METAL CANOPY
17	STOREFRONT PER SCHEDULE
18	DOOR PER SCHEDULE
19	GARAGE DOOR
20	CEMENT PANEL INFILL WITH SMOOTH PARGE COAT
21	FIBER CEMENT BUILD OUT
22	PRECAST CONCRETE BLOCK
23	BRICK STACK BOND AT JAMB
24	BRICK ROWLOCK SILL
25	OVERHEAD CLEARANCE BAR AND WAYFINDING
26	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING
27	EXTERIOR WALL PACK; BASIS OF DESIGN: AXCENT LARGE LED WALL PACK
28	EXTERIOR WALL SCONCE, REFER TO ELECTRICAL DRAWINGS
29	BRICK RELIEF ANGLE; REFER TO STRUCTURAL

PERMIT SET

PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT — KRIS DEJTROUTE — 037703 — STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

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PROJECT MANAGER: Mira Mejdrovski, AIA
PROJECT ARCHITECT: Jaimen Lenk, AIA
DESIGNER: Thomas Buffon, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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EXTERIOR ELEVATIONS

1951 EAST FAYETTE STREET

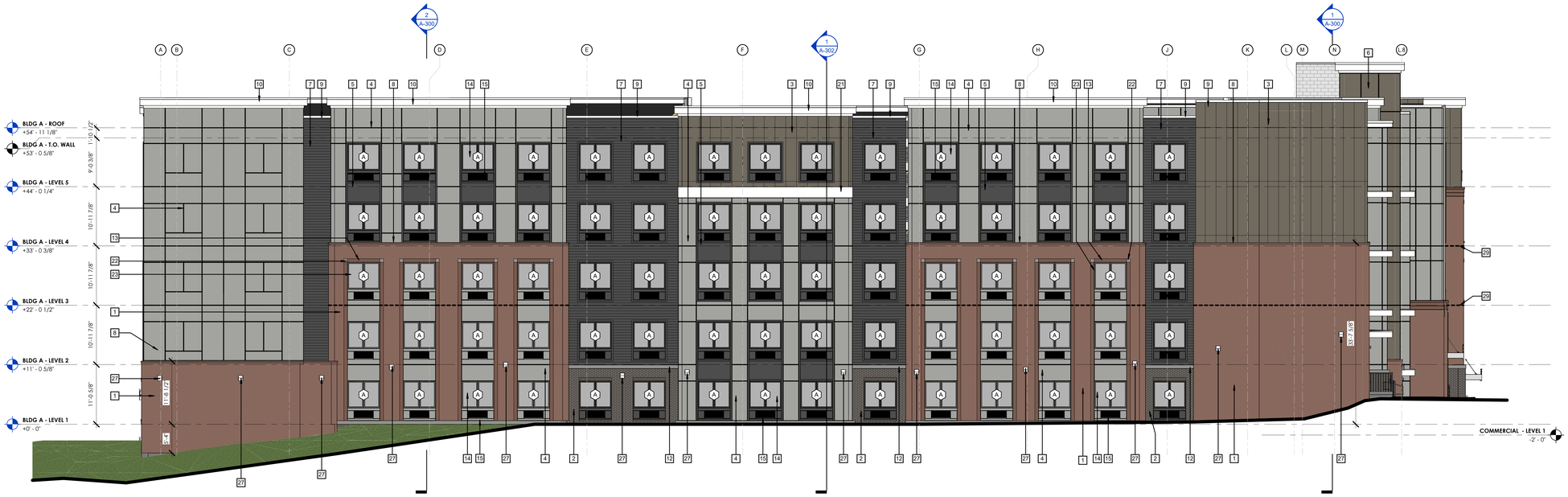
PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

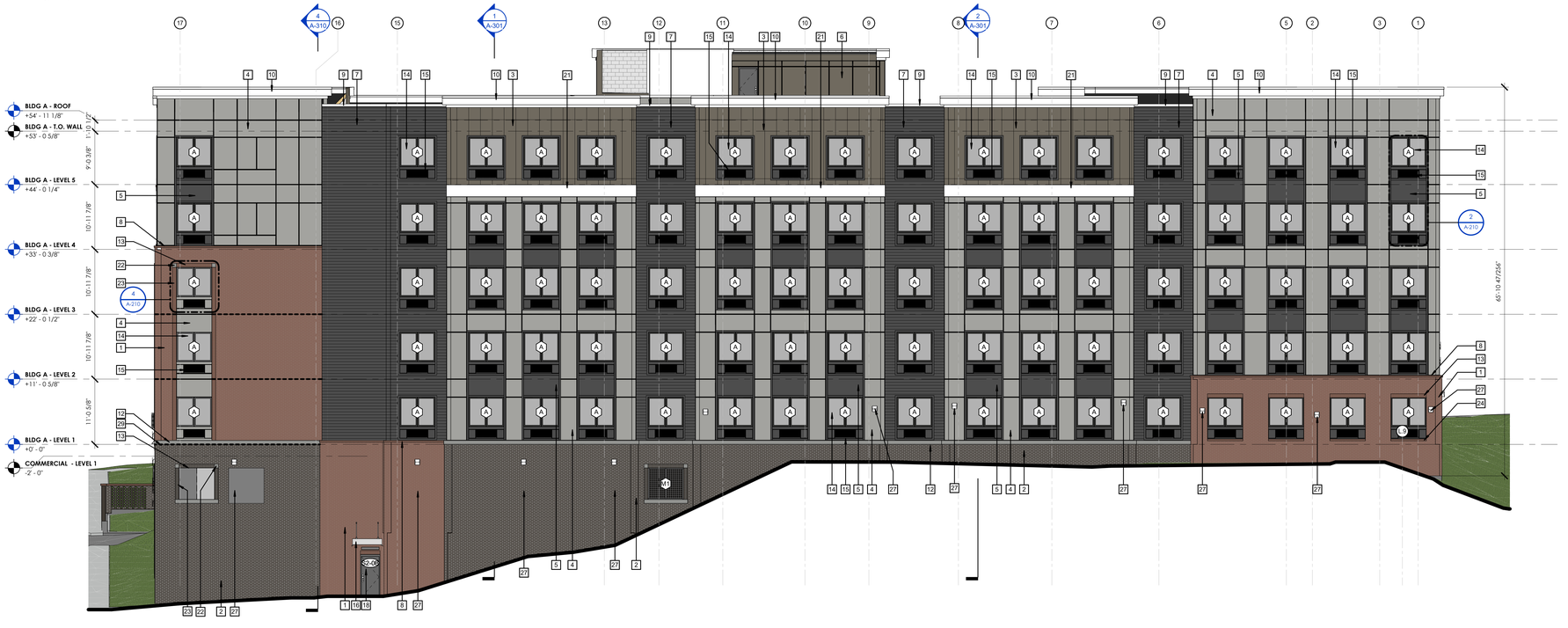
DRAWING NO.: A-200

DATE: DECEMBER 22, 2025



2 WEST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



1 NORTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

PERMIT SET

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR MATERIALS, DETAILS AND COLORS ARE TO WRAP CORNERS AND TERMINATE AT INSIDE CORNER, U.N.O.
2. PROVIDE 3/8" JOINT SPACE WITH SEALANT BETWEEN DISSIMILAR FINISHES/TRIM.
3. PROVIDE COMMERCIAL BUILDING WRAP AT ALL EXTERIOR WALLS. INSTALL WITH STRICT ACCORDANCE OF MANUFACTURER.
4. PROVIDE 12" MEMBRANE FLASHING AT ALL INSIDE/OUTSIDE CORNERS.
5. SEAL ALL DOORS TO BACK-UP WALL.
6. ALL SEALANTS AT DOORS/WINDOWS WITH FIBER CEMENT PANEL/TRIM TO BE 10% URETHANE IF PAINTED, SILICONE IF UN-PAINTED.
7. PARGE COAT ALL EXPOSED FOUNDATION WALLS.
8. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL VENTS (DRYER, EXHAUST, ETC.) COORDINATE WITH ENGINEERING AND ARCHITECTURAL DRAWINGS.
9. PRIME ALL EDGES OF FIBER CEMENT PANEL AND TRIM PRIOR TO INSTALLATION
10. FIBER CEMENT PANEL JOINTS TO BE AT FLOOR LINE AND AS NOTED ON ELEVATIONS
11. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O.
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KEYNOTES - ELEVATIONS EXTERIOR

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5	FIBER CEMENT PANEL, FINISH #2
6	FIBER CEMENT PANEL, FINISH #3
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8	BRICK ROWLOCK
9	PRE-FINISHED METAL COPING
10	FIBER CEMENT CORNICE
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27	EXTERIOR WALL PACK; BASIS OF DESIGN: AXCENT LARGE LED WALL PACK
28	EXTERIOR WALL SCONCE, REFER TO ELECTRICAL DRAWINGS
29	BRICK RELIEF ANGLE; REFER TO STRUCTURAL

PASSERO
engineering architecture

STAMP:

REGISTERED ARCHITECT
STATE OF NEW YORK
087709
STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

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Passero Associates
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PROJECT MANAGER: Miro Majdovski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Burton, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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EXTERIOR ELEVATIONS

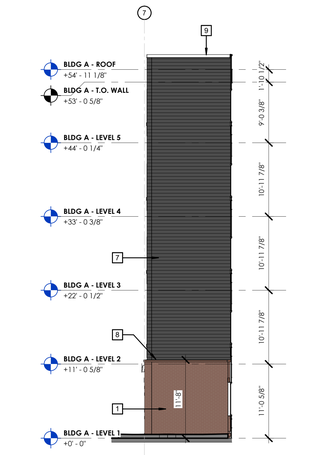
1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

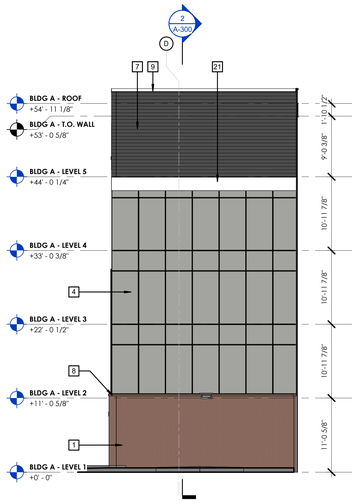
DRAWING NO.: A-201

DATE: DECEMBER 22, 2025



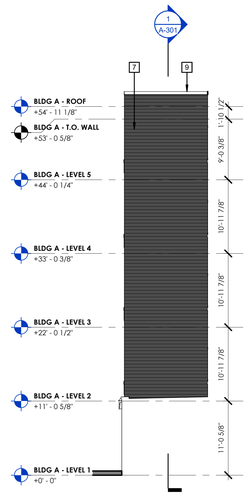
5 COURTYARD - NORTH FACING RECESS

0' 2' 4' 8' 16'
1/8" = 1'-0"



6 COURTYARD - EAST FACING RECESS

0' 2' 4' 8' 16'
1/8" = 1'-0"



7 COURTYARD - SOUTH FACING RECESS

0' 2' 4' 8' 16'
1/8" = 1'-0"



8 CONNECTOR - WEST FACING

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EXTERIOR ELEVATION GENERAL NOTES:

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9. PRIME ALL EDGES OF FIBER CEMENT PANEL AND TRIM PRIOR TO INSTALLATION
10. FIBER CEMENT PANEL JOINTS TO BE AT FLOOR LINE AND AS NOTED ON ELEVATIONS
11. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O.
12. PAINT VENTS (WALL AND ROOF) TO MATCH ADJACENT FINISH U.N.O. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL LINE.
13. GENERAL CONTRACTOR TO COORDINATE ALL BRICK CONTROL JOINTS WITH BRICK MANUFACTURER.

KEYNOTES - ELEVATIONS EXTERIOR

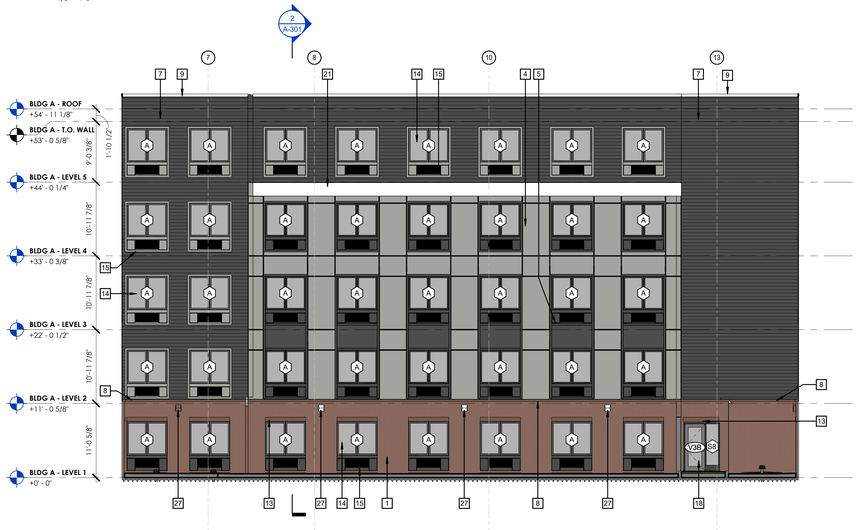
1	BRICK, FINISH #1
2	BRICK, FINISH #2
3	VERTICAL FIBER CEMENT, FINISH #1
4	FIBER CEMENT PANEL, FINISH #1
5	FIBER CEMENT PANEL, FINISH #2
6	FIBER CEMENT PANEL, FINISH #3
7	FIBER CEMENT LAP SIDING, FINISH #1
8	BRICK ROWLOCK
9	PRE-FINISHED METAL COPING
10	FIBER CEMENT CORNICE
11	BRICK ROWLOCK CORNICE
12	PRECAST CONCRETE BAND
13	BRICK SOLDIER COURSE
14	ALUMINUM WINDOWS
15	LOUVER
16	PREMANUFACTURER METAL CANOPY
17	STOREFRONT PER SCHEDULE
18	DOOR PER SCHEDULE
19	GARAGE DOOR
20	CEMENT PANEL INFILL WITH SMOOTH PARGE COAT
21	FIBER CEMENT BUILD OUT
22	PRECAST CONCRETE BLOCK
23	BRICK STACK BOND AT JAMB
24	BRICK ROWLOCK SILL
25	OVERHEAD CLEARANCE BAR AND WAYFINDING
26	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING
27	EXTERIOR WALL PACK; BASIS OF DESIGN: AXCENT LARGE LED WALL PACK
28	EXTERIOR WALL SCONCE, REFER TO ELECTRICAL DRAWINGS
29	BRICK RELIEF ANGLE; REFER TO STRUCTURAL

1 COURTYARD - NORTH FACING

0' 2' 4' 8' 16'
1/8" = 1'-0"

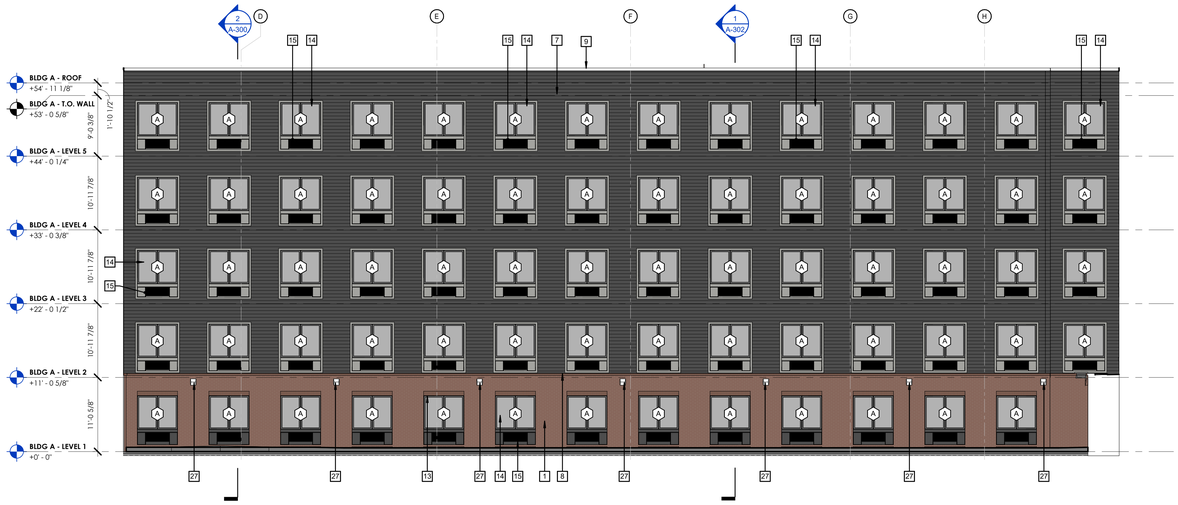
2 COURTYARD - EAST FACING

0' 2' 4' 8' 16'
1/8" = 1'-0"



3 COURTYARD - SOUTH FACING

0' 2' 4' 8' 16'
1/8" = 1'-0"



4 COURTYARD - WEST FACING

0' 2' 4' 8' 16'
1/8" = 1'-0"

PERMIT SET

PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT
ANITA PERTOSKY
032703
STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
PARKSIDE COMMONS VENTURES LLC

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BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER Mira Wadhawan, AIA
PROJECT ARCHITECT Jaimin Lenk, AIA
DESIGNER Thomas Buffon, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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EXTERIOR ELEVATIONS

1951 EAST FAYETTE STREET

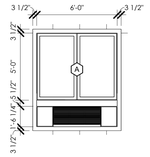
PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

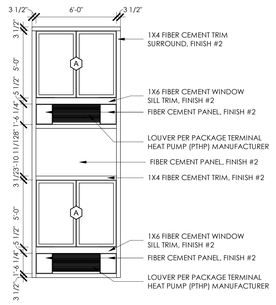
DRAWING NO.: A-202

DATE: DECEMBER 22, 2025



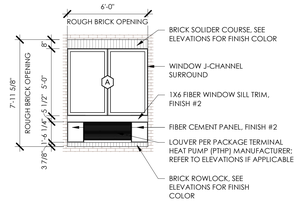
3 ENLARGED ELEV. AT TYP. WINDOW TRIM

0' 1" 2" 4" 8"
1/4" = 1'-0"



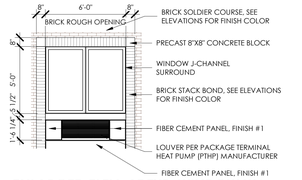
2 ENLARGED ELEV. AT TYP. DOUBLE WINDOW TRIM

0' 1" 2" 4" 8"
1/4" = 1'-0"



5 ENLARGED ELEV. AT TYP. WINDOW W/ BRICK

0' 1" 2" 4" 8"
1/4" = 1'-0"



4 ENLARGED ELEV. AT TYP. WINDOW W/ BRICK AND PANEL

0' 1" 2" 4" 8"
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR MATERIALS, DETAILS AND COLORS ARE TO WRAP CORNERS AND TERMINATE AT INSIDE CORNER, U.N.O.
2. PROVIDE 3/8" JOINT SPACE WITH SEALANT BETWEEN DISSIMILAR FINISHES/TRIM.
3. PROVIDE COMMERCIAL BUILDING WRAP AT ALL EXTERIOR WALLS. INSTALL WITH STRICT ACCORDANCE OF MANUFACTURER.
4. PROVIDE 12" MEMBRANE FLASHING AT ALL INSIDE/OUTSIDE CORNERS.
5. SEAL ALL DOORS TO BACK-UP WALL.
6. ALL SEALANTS AT DOORS/WINDOWS WITH FIBER CEMENT PANEL/TRIM TO BE 10% URETHANE IF PAINTED, SILICONE IF UN-PAINTED.
7. PARGE COAT ALL EXPOSED FOUNDATION WALLS.
8. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL VENTS (DRYER, EXHAUST, ETC.) COORDINATE WITH ENGINEERING AND ARCHITECTURAL DRAWINGS.
9. PRIME ALL EDGES OF FIBER CEMENT PANEL AND TRIM PRIOR TO INSTALLATION
10. FIBER CEMENT PANEL JOINTS TO BE AT FLOOR LINE AND AS NOTED ON ELEVATIONS
11. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O.
12. PAINT VENTS (WALL AND ROOF) TO MATCH ADJACENT FINISH U.N.O. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL LINE.
13. GENERAL CONTRACTOR TO COORDINATE ALL BRICK CONTROL JOINTS WITH BRICK MANUFACTURER.

KEYNOTES - ELEVATIONS EXTERIOR

1	BRICK, FINISH #1
2	BRICK, FINISH #2
3	VERTICAL FIBER CEMENT, FINISH #1
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28	EXTERIOR WALL SCONCE, REFER TO ELECTRICAL DRAWINGS
29	BRICK RELIEF ANGLE; REFER TO STRUCTURAL



1 EAST ELEVATION (WESTMORELAND AVE.)

0' 1" 2" 4" 8"
1/4" = 1'-0"

PERMIT SET

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engineering architecture

STAMP:

REGISTERED ARCHITECT
MIRA MEJDROVSKI
No. 032703
STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
PARKSIDE COMMONS VENTURES LLC

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BROOKLYN, NY 11201

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FAX: (585) 325-1691
PROJECT MANAGER: Mira Mejdrovski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Buffon, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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EXTERIOR ELEVATIONS - ENLARGED

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA
STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-210

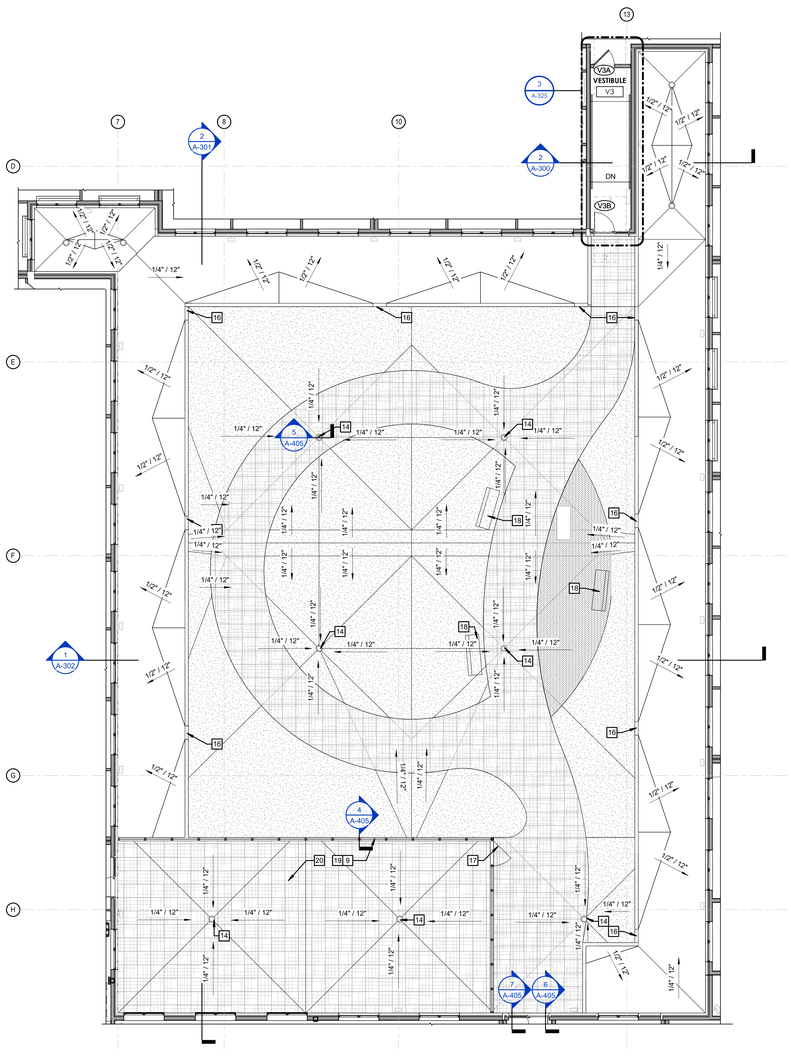
DATE: DECEMBER 22, 2025

OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO SHEET G-005 FOR WALL TYPES.
2. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
3. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO
6. ALL EXTERIOR WOOD STUD WALLS ARE TO BE 2X6
7. ALL EXTERIOR LOAD BEARING WALLS ARE 2HR FIRE RATED
8. USE FRT (FIRE-RETARDANT-TREATED) WOOD AT ALL EXTERIOR WOOD FRAMING AND SHEATHING.
9. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
10. PLACE BATT INSULATION ATOP ALL FLEX DUCT, RECESSED LIGHTS, ETC. TO AVOID CONTACT (SOUND TRANSMITTANCE) WITH FRAMING.
11. PROVIDE 1" INSULATION BETWEEN WASTE PIPES AND BUILDING STRUCTURE.
12. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
13. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
14. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
15. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL, ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
16. PROVIDE ACCESS PANELS, RATED AS REQUIRED, FOR ALL MECHANICAL AND PLUMBING DEVICES CONCEALED IN WALLS OR CEILING.
17. PROVIDE SIGNS THAT DESIGNATE PERMANENT ROOMS OR SPACES AND ALL ACCESSIBLE ROUTES. PROVIDE DIRECTION, INFORMATION, FUNCTION AND PARKING FACILITIES PER ANSI/ACCESSIBILITY CODE.

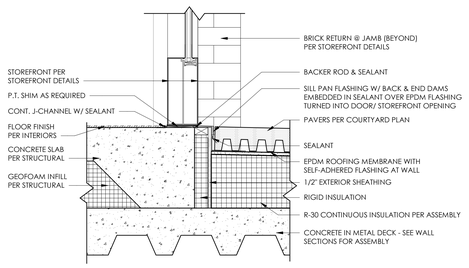
KEYNOTES - OVERALL FLOOR PLAN

1	DIAGONAL PAVEMENT STRIPING
2	BOLLARDS, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
3	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F., TYPICAL
4	LOUVER PER MECHANICAL DRAWINGS
5	FRESH AIR INTAKE, COORDINATE OPEN AREA WIHT MECHANICAL
6	CURBING AS REQUIRED
7	RAMPING/SLOPING AS REQUIRED FOR ACCESSIBLE DOOR ACCESS
9	CURB TRANSITION
10	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
11	VAN ACCESSIBLE PARKING SPOT
12	FLOOR DRAIN, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
13	TRENCH DRAIN, OFFSET 4'-0" FROM GARAGE DOOR OPENING, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
14	DUAL LEVEL DRAIN, FLAT TOP
15	EXTEND RIGID INSULATION WITHIN WALL ASSEMBLY 4'-0" PAST BUILDING THERMAL ENVELOPE
16	2'-0" CURB CUTS FOR DRAINAGE
17	4'-0" ALUMINUM DECORATIVE GATE
18	BENCH, BOLT TO STRUCTURAL COMPOSITE CONCRETE FLOOR BELOW
19	ALUMINUM DECORATIVE RAILING
20	PLAYGROUND EQUIPMENT
21	THRU-WALL RENT DROP OFF BOX. FINAL LOCATION TO BE DETERMINED BY OWNERSHIP.
22	RECESSED FIRE EXTINGUISHER CABINET
23	WALL MOUNTED FIRE EXTINGUISHER CABINET
24	SERVICE SINK, REFER TO PLUMBING DRAWINGS
25	HI/LO DRINKING FOUNTAIN WITH BOTTLE FILLER
26	TRASH CHUTE, REFER TO ENLARGED PLANS AND SECTIONS
27	WEIGHTS AND EQUIPMENT AREAS



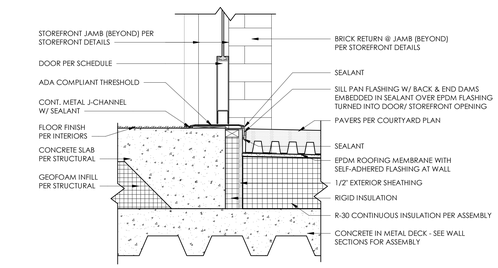
1 ENLARGED COURTYARD

0' 1' 2' 4' 8'
1/8" = 1'-0"



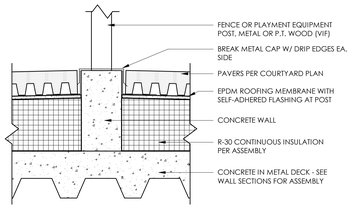
7 SECTION DETAIL - STOREFRONT SILL @ COURTYARD

0' 1' 2' 4' 8'
1 1/2" = 1'-0"



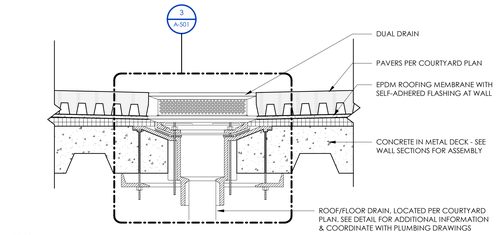
6 SECTION DETAIL - DOOR THRESHOLD @ COURTYARD

0' 1' 2' 4' 8'
1 1/2" = 1'-0"



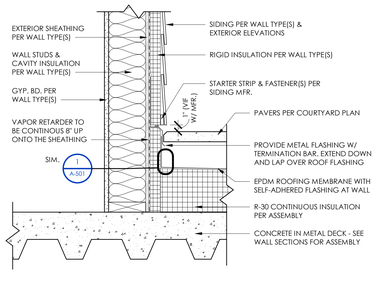
4 SECTION DETAIL - COURTYARD ANCHOR

0' 1' 2' 4' 8'
1 1/2" = 1'-0"



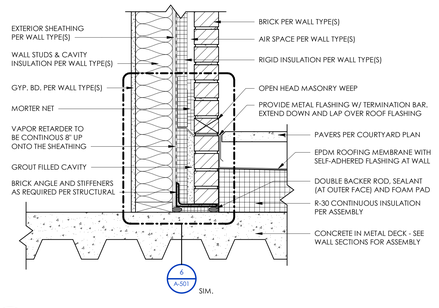
5 SECTION DETAIL - COURTYARD DRAIN

0' 1' 2' 4' 8'
1 1/2" = 1'-0"



3 SECTION DETAIL - B.O. SIDING @ COURTYARD

0' 1' 2' 4' 8'
1 1/2" = 1'-0"



2 SECTION DETAIL - B.O. BRICK @ COURTYARD

0' 1' 2' 4' 8'
1 1/2" = 1'-0"

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STAMP:

REGISTERED ARCHITECT
STATE OF NEW YORK
032703

Reg. Exp: 08/31/2026
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PROJECT MANAGER: Mira Maljkovski, AIA
PROJECT ARCHITECT: James Lenk, AIA
DESIGNER: Thomas Burton, Assoc. AIA

NO.	DATE	BY	DESCRIPTION

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COURTYARD

1951 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING A

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.:
20243922.0002

DRAWING NO.:
A-405

DATE:
DECEMBER 22, 2025

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: GSPDC

From: Haohui Pan, Zoning Planner

Date: 1/30/2026 9:40:49 AM

Re: Major Site Plan Review MaSPR-25-25
1951 Fayette St E & Ives St, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	10/07/2025	Vinny Esposito	SWPPP must be approved by the City Engineer. All sewer connections must be reviewed and approved by the City Engineer and OCWEP, and installations inspected by same. Street cut approvals are required for service connections.
DPW - Transportation Planner	Conditionally Approved	10/10/2025	Neil Milcarek-Burke	REVISED PLANS REQUIRED No major concerns with proposed redevelopment, however, there are site conditions (existing and proposed) that require remedy as part of this work. The proposed redevelopment of the area represents a significant increase in intensity of use and density, as such the streetscape requires corresponding investment, appropriate for a multi-story 143 unit mixed-use building. - Sidewalks are to be expanded beyond the single-flag width 5' minimum to reflect a two-flag width 10' wide concrete sidewalk/pedestrian area with appropriate snow storage areas between walk and curb of top soil/ seed or brick colored permeable pavement. Consult Forestry Division for tree areas. - Site constraints along Westmoreland Avenue (grade/lot lines) may require deviation from the two-flag width conc. sidewalk in the ROW to a layout that provides a 5' sidewalk in the ROW with a corresponding 3' to 5' walk on the parcel, operating as a continuous pedestrian space. This will also help to address deficiencies related

				to the proposed driveway entrance which will negatively impact pedestrians. - Long-term (interior) bike parking is required. - Short-term (exterior) bike parking is required, in a conspicuous and well-lit area near entrances, utilizing a 5+ staple-style (no wave style) racks. - Existing curb cut/s are to be properly abandoned and replaced with full-height granite curb and must be shown on plans.
Zoning Planner	Approved	01/30/2026	Zhitong Wu	10/16/2025 The proposed building violates the maximum allowed building story pursuant to ReZone, Art. 2, Sec. 2.8B. The applicant shall apply for variance to seek relief or should bring the design into compliance with zoning code. 1/30/2025 No concern. Additional property at 1939 E Fayette St will be combined into project site. With eligible Adjustment, variance is no longer needed.
Parks - Forestry	Approved	10/16/2025	Jeff Romano	Forestry is in agreeance with the proposed Planting Schedule. Forestry requires additional street trees along the E Fayette St façade (approx. 245'). Suitable soils to be placed along the entire frontage to a depth of 2' . Provide 3" caliper trees, spaced 30'+/- (7 trees total). Recommended species; Tilia, Celtis.
Planning Commission	Pending	10/03/2025		
Eng. Design & Cons. - Zoning	Conditionally Approved	10/09/2025	Mirza Malkoc	• All construction in the R.O.W. will require a 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. • Applicant shall repave Westmoreland & east Fayette Streets from curb to curb along the property since the road will be damaged from all the construction activity. • Designer shall clearly indicate on the plans where the staging areas for materials are going to be located, where are all the contractors going to park, where the crane will be staged, etc. This is just a reminder that a road closure is not allowed to accommodate all of this. • Designer needs to be aware of all the ROW fees that will be applied for this project. • 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.
Eng. Mapping - Zoning	Approved	10/10/2025	Ray Wills	Work should have no impact on Mapping Division assets in the area. Work in the ROW may require separate review and permits be issued, prior to any work commencing.
Fire Prevention - Zoning	Conditionally	10/07/2025	George Cowburn	Relocate the overhead utility lines that intersect the

	Approved		Jr.	south east corner of the property so as to maintain aerial apparatus access per 2020 NYSFC Appendix D105.4
DPW Traffic Control- Zoning	Conditionally Approved	10/07/2025	Charles Gafrancesco	10.7.25 Conditionally Approved. Applicants must submit 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 the public ROW. All necessary warning signs, flaggers, detours, and or barriers etc., shall be clearly drawn on WZTC plan. It is the applicant's responsibility to ensure WZTC plan is compliant with all MUTCD regulations, local, state, county and permitting agency laws. If the contractor is unfamiliar with requirements, they are instructed to reach out to the central permit office. - Site plans shall include on site container/trash collection area to avoid collections in ROW.

PASSERO
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242 West Main Street, Suite 100
Rochester, NY 14614
585.325.1000 | passero.com

October 22, 2025

Greater Syracuse Property Development Corp.
1941 S Salina St
Syracuse, NY 13205

Re: Major Site Plan Review MaSPR-25-25
1951 Fayette St E & Ives St, Syracuse, 13210
Comments dated October 16, 2025

To whom it may concern:

This letter is regarding the comments we received from the Office of Zoning Administration – Haohui Pan, dated October 16, 2025. The comments are in the order received and our responses are in bold italics.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	10/07/2025	Vinny Esposito	SWPPP must be approved by the City Engineer. All sewer connections must be reviewed and approved by the City Engineer and OCWEP, and installations inspected by same. Street cut approvals are required for service connections.
Response: Acknowledged.				

Approval	Status	Status Date	Reviewer	Comments
DPW - Transportation Planner	Conditionally Approved	10/10/2025	Neil Milcarek-Burke	**REVISED PLANS REQUIRED**
Response: Acknowledged.				No major concerns with proposed redevelopment, however, there are site conditions (existing and proposed) that require remedy as part of this work.
Response: Acknowledged.				The proposed redevelopment of the area represents a significant increase in intensity of use and density, as such the streetscape requires corresponding investment, appropriate for a multi-story 143-unit mixed-use building.

Approval	Status	Status Date	Reviewer	Comments
DPW - Transportation Planner	Conditionally Approved	10/10/2025	Neil Milcarek-Burke	Sidewalks are to be expanded beyond the single-flag width 5' minimum to reflect a two-flag width 10' wide concrete sidewalk/pedestrian area with appropriate snow storage areas between walk and curb of topsoil/ seed or brick colored permeable pavement. Consult Forestry Division for tree areas.
Response: Sidewalks have been expanded to 10' wide along East Fayette Street as requested.				
Response: Sidewalks have been expanded to 8' wide along Westmoreland Ave, with 3' being on the parcel.				Site constraints along Westmoreland Avenue (grade/lot lines) may require deviation from the two-flag width conc. sidewalk in the ROW to a layout that provides a 5' sidewalk in the ROW with a corresponding 3' to 5' walk on the parcel, operating as a continuous pedestrian space. This will also help to address deficiencies related to the proposed driveway entrance which will negatively impact pedestrians.
Response: Long-term bike parking has been provided in the garage. Short term bike parking has been provided as requested.				• Long-term (interior) bike parking is required • Short-term (exterior) bike parking is required, in a conspicuous and well-lit area near entrances, utilizing a 5+ staple-style (no wave style) racks.
Response: Plans revised to show proposed 6" reveal granite curb along entire property minus the driveway entrance.				Existing curb cut(s) are to be properly abandoned and replaced with full-height granite curb and must be shown on plans.
Zoning Planner	On Hold	10/16/25	Zhitong Wu	The proposed building violates the maximum allowed building story pursuant to Rezone, Art. 2, Sec. 2.8B. The applicant shall apply for variance to seek relief or should bring the design into compliance with zoning code.
Response: Variance Application for Building Height was submitted on 10/21/2025.				
Parks – Forestry	Approved	10/16/2025	Jeff Romano	Forestry is in agreeance with the proposed Planting Schedule. Forestry requires

Response: Landscaping Plan has been revised to show street trees and note regarding suitable soils.				additional street trees along the E Fayette St façade (approx. 245'). Suitable soils to be placed along the entire frontage to a depth of 2'. Provide 3" caliper trees, spaced 30'+/- (7 trees total). Recommended species; Tilia, Celtis.
Approval	**Status**	**Status Date**	**Reviewer**	**Comments**
Planning Commission	Pending	10/3/2025		
Eng. Design & Cons - Zoning	Conditionally Approved	10/9/25	Mirza Malkoc	
Response: Acknowledged.				• All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications.
Response: Acknowledged, stamped engineering plans and details will be provided for permit review.				• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.
Response: Plans have been revised to show a 1 ½" mill and overlay along project extents.				• Applicant shall repave Westmoreland & east Fayette Streets from curb to curb along the property since the road will be damaged from all the construction activity.
Response: Contractor to provide detailed plan indicating locations prior to building permit for review.				• Designer shall clearly indicate on the plans where the staging areas for materials are going to be located, where are all the contractors going to park, where the crane will be staged, etc. This is just a reminder that a road closure is not allowed to accommodate all of this.
Response: Acknowledged.				• Designer needs to be aware of all the ROW fees that will be applied for this project.
Response: Acknowledged. Updated Stormwater Pollution Plan has been included.				Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.
Response: Draft Access and Maintenance Agreements have been included in the SWPPP.				• Stormwater Access & Maintenance Agreements shall be submitted for review.
Response: Grading has been adjusted to minimize the areas that flow to adjoining properties and City R.O.W. compared to existing conditions.				• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.

Approval	Status	Status Date	Reviewer	Comments
Eng. Design & Cons - Zoning	Conditionally Approved	10/9/25	Mirza Malkoc	
Response: Acknowledged. Proposed sanitary flow data has been included in the submitted engineers report.				• 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.
Response: Acknowledged. Coordination with Onondaga Plumbing Control has been initiated.				• Onondaga County Plumbing Control shall review and approve the plans as well.
Response: Acknowledged. Coordination with Onondaga Plumbing Control has been initiated.				• Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
City Engineer	Pending	10/3/25		
Eng. Mapping – Zoning	Approved	10/10/25	Ray Willis	
Response: Acknowledged.				Work should have no impact on Mapping Division assets in the area. Work in the ROW may require separate review and permits be issued, prior to any work commencing.
Water Engineering – Zoning	Pending	10/3/25		
Fire Prevention – Zoning	Conditionally Approved	10/7/25	George Cowburn Jr.	Relocate the overhead utility lines that intersect the southeast corner of the property so as to maintain aerial apparatus access per 2020 NYSFC Appendix D105.4
Response: Acknowledged. Coordination with National Grid and other utility companies is ongoing.				

Approval	Status	Status Date	Reviewer	Comments
DPW Traffic Control – Zoning	Conditionally	10/7/25	Charles Gafrancesco	10.7.25 Conditionally Approved
Response: Work zone traffic control plan has been included as requested.				Applicants must submit 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 the public ROW. All necessary warning signs, flaggers, detours, and or barriers etc., shall be clearly drawn on WZTC plan. It is the applicant's responsibility to ensure WZTC plan is compliant with all MUTCD regulations, local, state, county and permitting agency laws. If the contractor is unfamiliar with requirements, they are instructed to reach out to the central permit office.
Response: Plans revised as requested.				Site plans shall include on site container/trash collection area to avoid collections in ROW.

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

R-25-73	***Staff Report – February 2, 2026***
Application Type:	Resubdivision
Project Address:	2000 E Fayette St. & Westmoreland Ave. (Tax ID: 037.-03-01.0) 2012 E Fayette St. (Tax ID: 037.-03-02.0) 2016-24 E Fayette St. & Ellis St. (Tax ID: 037.-03-03.0)
Summary of Proposed Action:	The applicant intends to combine three existing parcels into one new lot 1 (to be known as Lot B) for the new apartment building construction. Total size of new lot 1: 0.649 Acres/28,270 SF
Owner/Applicant	City of Syracuse (Owner of 2016-24 E Fayette St.) SAA\EVI | BFC Partners (Applicant & Owner of 2000 and 2012 E Fayette St.)
Existing Zone District:	2000, 2012, 2016-24 E Fayette St., are located within the Neighborhood Center (MX-2) Zone District.;
Surrounding Zone Districts:	The neighboring properties to the west and east are within the Neighborhood Center (MX-2) Zone District. The neighboring properties to the north are within the High Density Residential (R5) Zone District. The neighboring properties to the south are within the Low Density Residential (R2) Zone District and Small Lot Residential (R3) Zone District.
Companion Application(s)	MaSPR-25-26 | Major Site Plan to construct a four-story mixed-use building containing 50 units (Building B)
Scope of Work:	The applicant proposes will remove the properties line between the three subject parcels and emerge the parcels to be a new parcel.
Facts on Project:	**Parcel ownership** - The City will sell 2016-24 E Fayette St. to the applicant upon the approval of companion Master Plan Review and Major Site Plan for building B. **Proposed lot dimension and coverage** - The proposed resubdivided lot meets the Dimensional Standards of the MX-2 Zone District pursuant to Syracuse Zoning Ordinance Art. 2 Sec.2.8 - The new created lot will be only occupied 78% of the lot with construction of the apartment building and other impervious surface. **Future address** - According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for "Lot 1" will be 2012 East Fayette Street.
Staff Recommendation:	**Staff recommend approving this project.**
Recommended Conditions if Approved:	- Applicant shall successfully file the resubdivision map of R-25-73 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
Zoning Procedural History:	- See Master Plan review
Summary of Zoning History:	- See Master Plan review
Code Enforcement	See attached code enforcement history.

NP

R-25-73

History:	
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject property at 2000 E Fayette St. is a trapezoid shaped parcel with a lot size of 12,458 SF (0.286Acres). The property has two street frontages with 99.35 FT of northern frontage along E Fayette St; to the west, the frontage fronts 130.1 FT along Westmoreland Ave. To the south, the property line border 315 Westmoreland Ave for 99 FT. To the east, the property line borders 2012 E Fayette St for 121.75 FT; The parcel is currently occupied by a one-story vacant commercial building. The subject property at 2012 E Fayette St. is a trapezoid shaped parcel with a lot size of 396,396 SF (0. 091Acres). The property has one street frontages with 33.12 FT of northern frontage along E Fayette St; to the west, the property line birders 2000 E Fayette St. for 121.75 FT. To the south, the property line border 315 Westmoreland Ave. for 33 FT. To the east, the property line borders 2016-24 E Fayette St for 118.96 FT; The parcel is currently vacant. The subject property at 2016-24 E Fayette St. is an irregular shaped parcel with a lot size of 11,848 SF (0.272Acres). The property has two street frontages with 99.35 FT of northern frontage along E Fayette St; to the east, the frontage fronts 120 FT along Ellis St. To the south, the property line border 318-20 Ellis St. for 99.44 FT. To the west, the property line borders 2012 E Fayette St for 118.96 FT; The parcel is currently occupied by a one-story vacant commercial building. **Proposed property characteristics after R-27-73 Resubdivision** The subject property at 2012 E Fayette St. is an irregular shaped parcel with a lot size of 28,270 SF (0.649 Acres). The property has three street frontages with 231.82 FT of northern frontage along E Fayette St; to the west, the frontage fronts 130.1 FT along Westmoreland Ave.; to the east, the frontage fronts 120 FT along Ellis St. The southern property line borders 315 Westmoreland Ave. and 318-20 Ellis St. for 231 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Resubdivision Application
- Resubdivsion on Lot Nos. 1,2,3,4 & Portions of Lots No.s 5, 6 & 7 of Block No.10 of The Fairview Tract & ; Lands now or formerly of City of Syracuse & Rishi Towfik , County of Onondaga, State of New York. Drawn by New York State Licensed Surveyor: Alan J. Snyder- Passero Associates; Project No: 20243922.0003; Dated :1/23/2026. Scale: 1''=20'

CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

Attachments:
Resubdivision Application
Code Enforcement History
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, 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/

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov *
www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: Zoning District:

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

		Subdivision Name	Number of Lots	Total Area
☑	Resubdivsion:	Parkside Apartments - Building B	3	0.649 acres
☐	Lot Alteration:			

TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S) (000.-00-00.0)	OWNER(S)	DATE ACQUIRED
1) 2000 East Fayette Street	037.00-03-01.00	Rishidi Towfik Nagi	
2) 2012 East Fayette Street	037.00-03-02.00	Rishidi Towfik Nagi	
3) 2016-2024 East Fayette Street	037.00-03-03.00	City of Syracuse	
4)			

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

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

1) Project Site Review 2) 3)

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

☑	Demolition (full and partial):	Demolition of existing 1 story block building
☑	New Construction:	New construction of a four story apartment/mixed use building
☐	Façade (Exterior) Alterations:	
☑	Site Changes:	Construction of sidewalks, landscaping, and driveway entrances

PROJECT INFORMATION *(Briefly describe, as applicable.)*

Project Name:	Parkside Commons - Building B
Current Land Use(s):	Vacant
Proposed Land Use(s):	Multifamily Residential
Number of Dwelling Units:	50
Days and Hours of Operation:	24/7
Number of Onsite Parking Spaces:	29

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

The Parkside Commons Project is located in the City of Syracuse, NY 13210. The proposed project consists of two buildings; Building A- a five-story apartment building, podium construction with parking on the first floor, allowing 84 spaces, and four residential stories above with approximately 160 units. The five-story building will also feature a community room, fitness room, offices for property management and support services. The square footage of this building is 60,286 S.F. Building B- a four-story apartment/mixed use building, with approximately 80 units, allowing 26 parking spaces. The square footage of this building is 28,468 S.F.

The total square footage of the entire project is 88,754 S.F. covering approximately 2.289-acres.

SURVEY NOTES:

THE HORIZONTAL DATUM IS REFERENCED TO THE CITY OF SYRACUSE PLATE MAP NO. 189, BEARINGS SHOWN HERON ARE REFERENCED TO SAID MAP NO. 189. DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,00) OR BETTER.

THE VERTICAL DATUM IS REFERENCED TO NAVD-88

HORIZONTAL AND VERTICAL DATUM WERE MEASURED USING RTK GPS ON THE NYS NETWORK.

CITY OF SYRACUSE PLANNING COMISSION:	ONONDAGA COUNTY HEALTH DEPARTMENT:
CITY OF SYRACUSE DEPARTMENT OF ENGINEERING:	CITY OF SYRACUSE ASSESSOR:

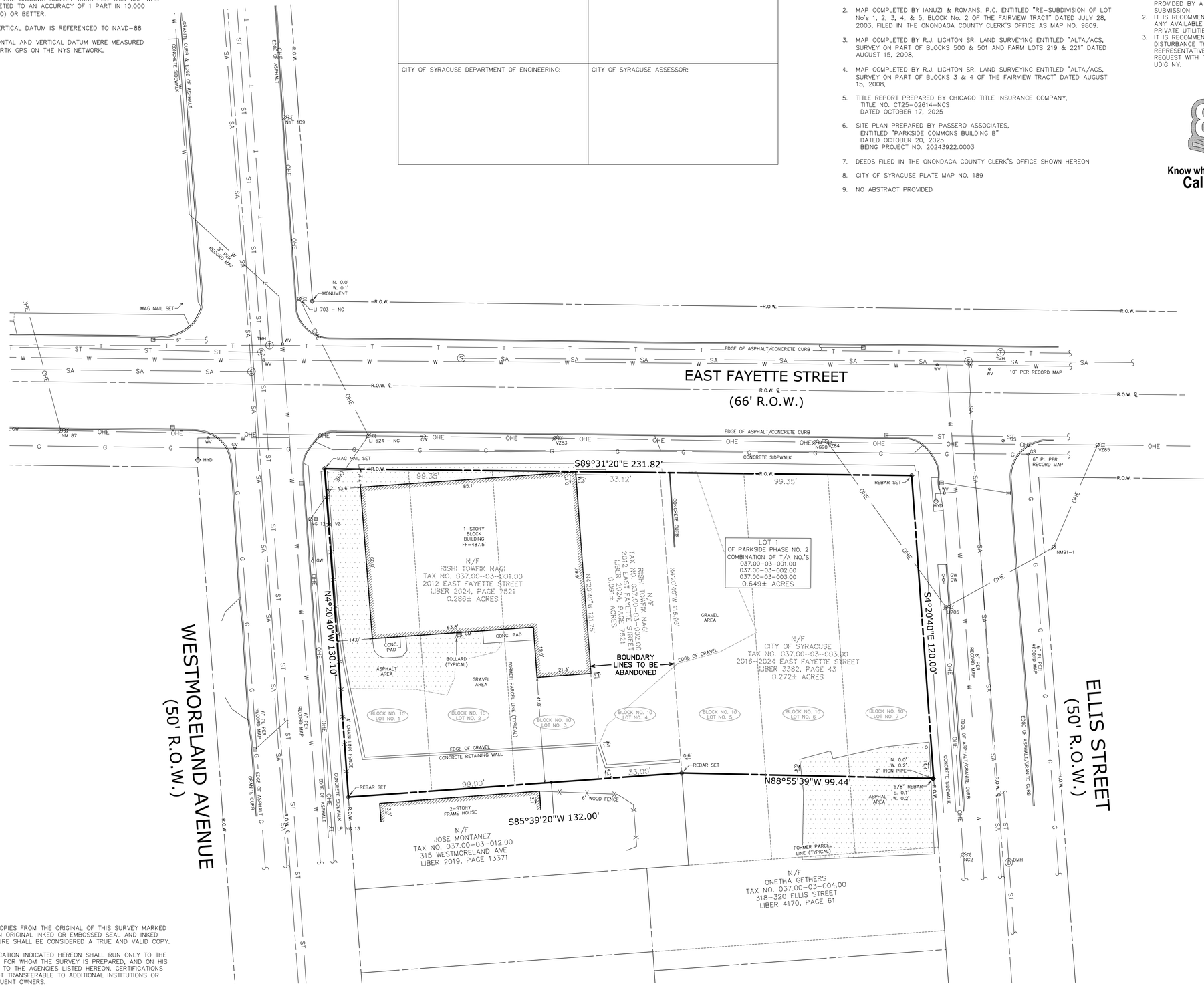
REFERENCE:

1. MAP COMPLETED BY G.E. HIGGINS, C.E. ENTITLED "FAIRVIEW ON FARM LOT No. 19 DEMITT" DATED MAY 1, 1891, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 684.
2. MAP COMPLETED BY IANUZI & ROMANS, P.C. ENTITLED "RE-SUBDIVISION OF LOT No's 1, 2, 3, 4, & 5, BLOCK No. 2 OF THE FAIRVIEW TRACT" DATED JULY 28, 2003, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 9809.
3. MAP COMPLETED BY R.J. LIGHTON SR. LAND SURVEYING ENTITLED "ALTA/ACS, SURVEY ON PART OF BLOCKS 500 & 501 AND FARM LOTS 219 & 221" DATED AUGUST 15, 2008,
4. MAP COMPLETED BY R.J. LIGHTON SR. LAND SURVEYING ENTITLED "ALTA/ACS, SURVEY ON PART OF BLOCKS 3 & 4 OF THE FAIRVIEW TRACT" DATED AUGUST 15, 2008,
5. TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. CT25-02614-NCS DATED OCTOBER 17, 2025
6. SITE PLAN PREPARED BY PASSERO ASSOCIATES, ENTITLED "PARKSIDE COMMONS BUILDING B" DATED OCTOBER 20, 2025 BEING PROJECT NO. 20243922.0003
7. DEEDS FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE SHOWN HEREON
8. CITY OF SYRACUSE PLATE MAP NO. 189
9. NO ABSTRACT PROVIDED

UNDERGROUND UTILITY NOTE:

1. APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HERE-ON ARE PLOTTED BASED ON OBSERVED EVIDENCE AT GROUND LEVEL AND INFORMATION PROVIDED BY A UDIG NY DESIGN TICKET SUBMISSION.
2. IT IS RECOMMENDED THAT THE CLIENT SUPPLY ANY AVAILABLE RECORD INFORMATION ON PRIVATE UTILITIES.
3. IT IS RECOMMENDED THAT PRIOR TO ANY SITE DISTURBANCE THE CONTRACTOR OR REPRESENTATIVE SUBMIT A LOCATION REQUEST WITH THE INTENT TO DIG THROUGH UDIG NY.

811 Know what's **below.** **Call** before you dig.



GRAPHIC SCALE
20 0 10 20 40
1" = 20'

CITY OF SYRACUSE PLATE MAP NO. 189

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AUGUST 5, 2025. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

1. PARKSIDE COMMONS VENTURES, LLC
2. CHICAGO TITLE INSURANCE COMPANY
3. BOUSQUET HOLSTEIN, PLLC

STATE OF NEW YORK · ALAN J. SNYDER · LICENSED LAND SURVEYOR

01.23.2026

ALAN J. SNYDER N.Y.S.P.L.S. NO. 051080 DATE
asnyder@passero.com

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

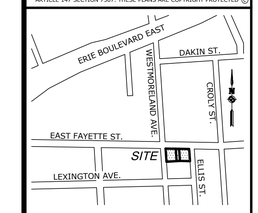
Passero Associates
Rochester, NY • Fernandina Beach, FL
www.passero.com

LEGEND	
CB	CATCHBASIN
CO	CLEANOUT (UNKNOWN TYPE)
DCO	CLEANOUT DRAINAGE SEWER
SCO	CLEANOUT SANITARY SEWER
	END SECTION DRAINAGE PIPE
GV	GAS VALVE
HYD	HYDRANT
LP	LIGHTPOLE
MH	MANHOLE (UNKNOWN TYPE)
EMH	MANHOLE ELECTRIC
MH	MANHOLE DRAINAGE INLET
DMH	MANHOLE DRAINAGE SEWER
SMH	MANHOLE SANITARY SEWER
TMH	MANHOLE TELE/COMM
	SIGN POST (SINGLE)
SP	TRAFFIC LIGHT SPAN POLE
	TREE CONIFEROUS
	TREE DECIDUOUS
PP	UTILITY POLE
GW	UTILITY POLE ANCHOR WIRE
	UTILITY POLE WITH LIGHT
WS	WATER SERVICE
WV	WATER VALVE
HH	IRRIGATION CONTROL VALVE

Revisions

No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



City of Syracuse - Not to Scale

Passero Associates
242 WEST MAIN STREET, SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 Fax: (585) 760-8580

Principal-in-Charge	Jess D. Sudol, PE
Project Manager	Alan J. Snyder, PLS
Drafted by	Evan J. Corteville

Client:
SAA/EVI
1 SENECA STREET S-2952
BUFFALO NY, 14203
ATTN: CONNOR KENNEY
CKENNEY@SAAEVI.COM

RE-SUBDIVISION
OF
LOT NO.S 1, 2, 3, 4 &
PORTIONS OF LOT NO.S 5, 6 & 7
OF BLOCK NO. 10
OF THE FAIRVIEW TRACT

LANDS NOW OR FORMERLY OF:
THE CITY OF SYRACUSE
& RISHI TOWFIK NAGI

TAX ACCT. NO.S'
037.00-03-001.00
037.00-03-002.00
037.00-03-003.00

CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK STATE

Project No.
20243922.0003

Drawing No.	Sheet No.
SUB-2	1 of 1

Scale:
1" = 20'

Date
JANUARY 23, 2026

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\SURVEY\20243922.0003 PARKSIDE PHASE 1 & 2 SUB CUSE PLATE MAP LABELS.DWG 1/23/2026 1:43 PM Evan Corteville

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Rishdi Towfik Nagi

From: Haohui Pan, Zoning Planner

Date: 1/30/2026 9:47:35 AM

Re: Resubdivision R-25-73
2000 Fayette St E & Westmorela, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	01/30/2026	Zhitong Wu	No concern.
Eng. Mapping - Zoning	Conditionally Approved	01/27/2026	Ray Wills	****1/27/26**** Based on drawings dated 1/23/26, hold lifted, this version will be the only accepted version -The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 189 ****1/16/26**** -The bearings for the streets in question DO NOT AGREE with the Official City Records for the area. These bearings must be corrected & resubmitted for review. City of Syracuse Coordinate System only, State Plane or any other bearing system will not be accepted. No mylar/final drafts for filing will be signed by the City Engineer without these required changes being made under any circumstances. City Plat# 189 This drawing is being placed on hold, to allow applicant time to revise the drawings.
Finance - Zoning	Internal Review	01/07/2026	Veronica Voss	We require outstanding tax bills to be paid in full before

	Complete			a resubdivision map will be signed. 2000 E Fayette owes CS 25/26 Jan/Apr and CO 26 in full; 2012 E Fayette owes CS 25/26 Jan/Apr and CO 26 in full; 2016-24 E Fayette is City owned property...has this been sold to the owner of the other 2 lots?
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	01/07/2026	Nyezee Goe	• Proposed site elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Eng Sewers- Zoning	Internal Review Complete	01/07/2026	Nyezee Goe	• Future 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. • All installation & restoration work to be done to City of Syracuse specifications & details.
Planning Commission	Pending	01/07/2026		
Eng. Design & Cons. - Zoning	Conditionally Approved	01/07/2026	Nyezee Goe	• No objection to re-subdivision. • Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.

CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

MaSPR-25-26	***Staff Report – February 2, 2026***
Application Type:	Major Site Plan Review
Project Address:	Lot B: - 2000 E Fayette St. & Westmoreland Ave. (Tax ID: 037.-03-01.0) - 2012 E Fayette St. (Tax ID: 037.-03-02.0) - 2016-24 E Fayette St. & Ellis St. (Tax ID: 037.-03-03.0)
Summary of Proposed Action:	All properties involved are located within the Neighborhood Center (MX-2) Zone District. The proposed "Mixed Use Development" land use type is permitted by right in MX-2 Zone District. The project will (i) combine 2000, 2012 and 2016-24 E Fayette St into one new lot named **Lot B**; (ii) demolish the existing commercial structure at 2000 E Fayette St.; (iii) construct a four-story mixed-use building containing 50 units (**Building B**) on Lot B; (iv) installation of landscaping buffers and stormwater management facilities on Lot B.
Summary of Changes	On 10/20/2025, CPC has reviewed this Master Plan Review application and issued a negative declaration for the SEQR review; however, CPC held the decision on this application due to the concern on variance request for a 5-story building on Lot A. The applicant was asked to obtain variance approval first. After the 10/20/2025 CPC meeting, the applicant revised the project plans to combine additional property at 1939 E Fayette St into Lot A. With eligible Zoning Administrator Adjustment, the size of new Lot A meets the size requirement for accommodating the construction of a 5-story building. Therefore, the variance for a 5-story building is no longer needed. Instead, a Zoning Map Amendment is needed to change the zone district of the lot at 1939 E Fayette St.
Owner/Applicant	City of Syracuse (Owner of 2016-24 E Fayette St.) SAA\EVI | BFC Partners (Applicant/Owner of 2000 and 2012 E Fayette St.)
Existing Zone District:	All properties involved are located within the Neighborhood Center (MX-2) Zone District.
Surrounding Zone Districts:	**Lot B** The neighboring properties to the west and east are within the Neighborhood Center (MX-2) Zone District. The neighboring properties to the north are within the High Density Residential (R5) Zone District. The neighboring properties to the south are within the Low Density Residential (R2) Zone District and Small Lot Residential (R3) Zone District.

Companion Application(s)	MaSPR-25-27 – Master Plan Review to provide a overview of the whole project. Z-2918 – Zoning Map Amendment to change the Zone District of property at 1939 E Fayette St. into MX-2 Zone District. R-25-72 – Resubdivision to combine 6 lots into 1 new lot (Lot A). MaSPR-25-25 – Major Site Plan Review to construct a five-story mixed-use building containing 143 dwelling units on Lot A. R-25-73 – Resubdivision to combine 3 lots into 1 new lot (Lot B).
Scope of Work:	**Exterior Work:** (1) resubdivision of three existing lots situated at 2000 E Fayette St. & Westmoreland Ave., 2012 E Fayette St., and 2016-24 E Fayette St. & Ellis St., totaling 0.649 Acres/28,270 SF into one new lot (Lot B); (2) installation of landscaping buffers along all boundaries of Lot A, construction of a courtyard and construction of an underground stormwater chamber on Lot B. **Interior Work:** (1) construction of a four-story mixed-use building, with interior parking allowing 29 spaces, commercial tenant spaces and amenities on the first floor, and in total 50 residential dwelling units located on the second to fourth floor.
Facts of Project	**Existing Conditions** - There is an existing commercial structure located at 2000 E Fayette St. This commercial structure was occupied by a convenience store; however, its Special Use Permit application was denied in 2025. The applicant has purchased the properties at 2000 and 2012 E Fayette St. and will demolish the existing commercial structure. **Nonconformities** - The existing commercial structure is nonconforming to minimum number of story requirement. - The lot at 200 E Fayette St is nonconforming to maximum lot coverage in MX-2 Zone District. - The demolition of the commercial structure will eliminate the existing nonconformities. **Compliance with Dimensional Standards** - The proposed structure and project site are in compliance with requirements on minimum setback, building height and story, and minimum lot width and size pursuant to SZO, Art. 2, Sec. 2.8B. - The proposed structure and project site conform to requirements on maximum lot coverage. The maximum lot coverage for mixed-use development land use type is 85% while the proposed lot coverage is 78%. **Uses Permitted and Use-Specific Standards** - There is no use specific standard for the proposed "Mixed Use Development" land use type, however this land use type is consisting of "Dwelling, multi-unit" land use type and undetermined commercial uses. The "Dwelling, multi-unit" land use

type has certain use-specific standards.
- The project is in compliance with use-specific standards of "Dwelling, multi-unit" land use type pursuant to SZO, Art. 3, Sec. 3.3A(2). No residential units will be constructed on the ground floor and 100% of the residential units on the site will be affordable units.

Residential Compatibility
- The project site is adjacent to lots used by or zoned for single- or two-unit dwellings in the R1, R2, and R3 Zone Districts.
- The proposed structure will be situated at least 15.5 feet away from the adjacent residential properties and 100% of the ground surface of the required setback on the site will be comprised of living materials
- Combination of fence and landscaping buffers will be implemented along the southern property line to buffer the project site from the abutting residential property and vacant land.
- No exterior lighting pole will be installed. Minimal LED lighting will be installed on the ground-floor building facades.

Off-Street Parking and Loading
- The project will provide in total 29 interior vehicle parking spaces, where minimum 25 vehicle parking spaces is required.
- The project will provide 2 bike parking spaces near to the building entrance on Westmoreland Avenue and an interior bike parking area including 12 bike parking spaces, where minimum 5 bike parking spaces is required.

Landscaping, Buffering, and Screening
- The project will establish fence and landscaping buffers along the southern property boundary to buffer the proposed structure from the residential property and vacant land to the south.
- The project will also establish landscaping features along all other property boundaries and implement street tress in the East Fayette Street Right-Of-Way.
- 100% of the ground surface of the required setback on the site will be comprised of living materials which conform to requirements on rear and side lot buffers.

Site and Building Design and Exterior Lighting
- The proposed plan complies with all massing and horizontal articulation requirements of the MX-2 zone district.
- All entry to units is exclusively within the structure, no doors lead directly from a dwelling unit to the exterior.
- Syracuse Police Department has done a Crime Prevention through Environmental Design (CPTED) survey for this project. According to the applicant's response to the CPTED survey, the project will align with all recommendations provided by Police Department.

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

	Historic Preservation - Properties involved in this project are neither listed or eligible for listed as National Register of Historic Places, nor listed as local protected site. - Office of Parks, Recreation and Historic Preservation (OPRHP) determined that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. **Additional Information** - The Parkside Commons apartments located west to Lot A at 1935 E Fayette St. will be rehabilitated, and the one located east to Lot A at 2001 E Fayette St. will be demolished. In order to relocate the existing residents in the eastern apartments and to provide more affordable units in the future, the applicant proposes to build Building A and B containing in total 193 dwelling units. - The project site is not located within floodplains and there is no wetland found on the sites. Stormwater management systems will be installed on the project site to control on-site stormwater runoffs.
Staff Analysis:	**Major Site Plan Approval Criteria** **Consistency with the General Purpose and Intent of the Ordinance:** The proposed project aligns with the purpose of Neighborhood Center (MX-2) Zone district. The proposed apartments will provide high-density residential uses mixed with small-scale commercial businesses on the bottom. The surrounding neighborhood characteristics consist of low- to high-density residential living and non-residential uses that offer goods and services to surrounding neighborhoods. The proposed mixed-use building will provide more affordable units and commercial opportunities for the local neighborhood. **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 (SZO); all setback, height, and design standards are compliant with the standards of the SZO. **Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:** This project will redevelop the vacant lands to provide more affordable units and will enhance urban land use pattern that accommodate a mix of land uses, which is generally consistent with the one of Comprehensive Plan's goals to facilitate the development of mixed-income housing and neighborhoods.
Staff Recommendation:	**Staff recommend approving this project.**

MaSPR-25-26

Recommended 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. Affordable Dwelling Units must comply with City income and rent restrictions regardless of a change in Building or property ownership. 3. All Affordable Dwelling Units must be certified by the City's Department of Neighborhood and Business Development administrative procedures. 4. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy is issued. 5. Necessary land use approvals shall be obtained before establishing any commercial business on the project site.
Zoning Procedural History:	**2000 Fayette St. & Westmoreland Ave.** - SP-05-13 | establish a restaurant within a convenience store | Approved - SP-25-01 | establish a "Food and beverage retail" land use type (convenience store) | Denied - MiSPR-25-06 | establish a "Food and beverage retail" land use type (convenience store) | Denied **2012 E Fayette St.** - No records. **2016-24 E Fayette St. & Ellis St.** (currently vacant) - No records.
Summary of Zoning History:	Most of the properties involved are vacant and have no zoning history. 2000 E Fayette St was granted a special use permit to establish a restaurant within a convenience store, however, the land use application to establish a convenience store was denied in 2025.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	None
Property Characteristics	**Existing property characteristics** The subject property at 2000 E Fayette St. is a trapezoid shaped parcel with a lot size of 12,458 SF (0.286Acres). The property has two street frontages with 99.35 FT of northern frontage along E Fayette St; to the west, the frontage fronts 130.1 FT along Westmoreland Ave. To the south, the property line border 315 Westmoreland Ave for 99 FT. To the east, the property line borders 2012 E Fayette St for 121.75 FT; The parcel is currently occupied by a one-story vacant commercial building. The subject property at 2012 E Fayette St. is a trapezoid shaped parcel with a lot size of 396,396 SF (0. 091Acres). The property has one street frontages with 33.12 FT of northern frontage along E Fayette St; to the west, the property line birders 2000 E Fayette St. for 121.75 FT. To the south, the property line border 315 Westmoreland Ave. for 33 FT. To the east, the property line borders 2016-24 E Fayette St for 118.96 FT; The parcel is currently vacant. The subject property at 2016-24 E Fayette St. is an irregular shaped parcel with a lot size of 11,848 SF (0.272Acres). The property has two street frontages with 99.35 FT of northern frontage along E Fayette St; to the east, the frontage fronts 120 FT along Ellis St. To the south, the property line border 318-20 Ellis St. for 99.44 FT.

	To the west, the property line borders 2012 E Fayette St for 118.96 FT; The parcel is currently occupied by a one-story vacant commercial building. **Proposed property characteristics after R-27-73 Resubdivision** The subject property at 2012 E Fayette St. is an irregular shaped parcel with a lot size of 28,270 SF (0.649 Acres). The property has three street frontages with 231.82 FT of northern frontage along E Fayette St; to the west, the frontage fronts 130.1 FT along Westmoreland Ave.; to the east, the frontage fronts 120 FT along Ellis St. The southern property line borders 315 Westmoreland Ave. and 318-20 Ellis St. for 231 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Full Environmental Assessment Form Part 1
- Boundary and Topographic Survey Map for Lot B (Sheet SUB-2). Prepared by Passero Associates. Date: October 2025. Scale: 1"=20'.
- Site Plan for Lot B (Sheets C-102). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1"=20'.
- Existing Condition/Demolition Plan for Lot B (Sheet C-103). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1"=20'.
- Utility Plan For Lot B (Sheet C-104). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1"=20'.
- Grading and Erosion Control Plan for Lot B (Sheet C-105). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1"=20'.
- Landscaping Plan for Lot B (Sheet C-106). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1"=20'.
- Notes and Details for Lot B (Sheet C-201, C202, C-203, C-204). Prepared by Passero Associates. Date: 12/22/2025. Scale: no scale.
- Floor Plans for Building B (Sheet A-100 through A-103). Prepared by Passero Associates. Date: 1/21/2026. Scale: 1/8"=1'.
- Elevation Plan for Building B (Sheet A-200, A-201). Prepared by Passero Associates. Date: 12/22/2025. Scale: 1/8"=1'.

Attachments:

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & 3
- IPS Comments from City Departments
- Code Enforcement History

Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



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

PARKSIDE APARTMENTS - BUILDING B

SITE DEVELOPMENT PLANS

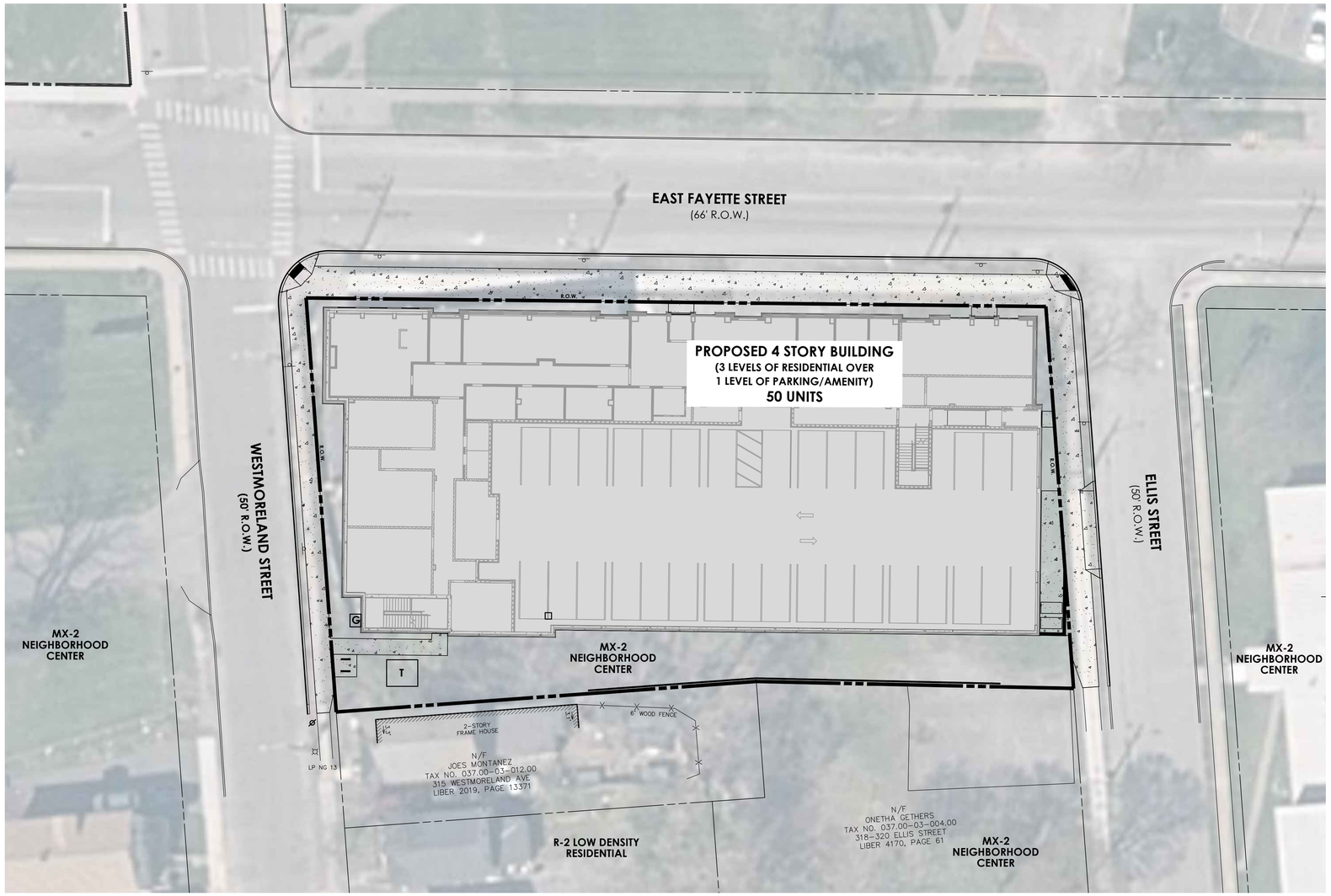
CITY OF SYRACUSE | ONONDAGA COUNTY | NEW YORK

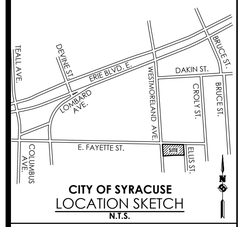
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HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'

DRAWING INDEX

C 101	COVER
C 102	SITE PLAN
C 103	EXISTING CONDITIONS / DEMOLITION PLAN
C 104	UTILITY PLAN
C 105	GRADING & EROSION CONTROL PLAN
C 106	LANDSCAPING PLAN
C 201 - 204	DETAILS
C 301	WORK ZONE TRAFFIC CONTROL PLAN





CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

PASSERO
architecture engineering

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
SAA / EVI
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150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
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ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER — Andrew Burns, PE
PROJECT ENGINEER — Andrew Burns, PE
DESIGNER — Carole Harvey

NO.	DATE	BY	DESCRIPTION

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COVER

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

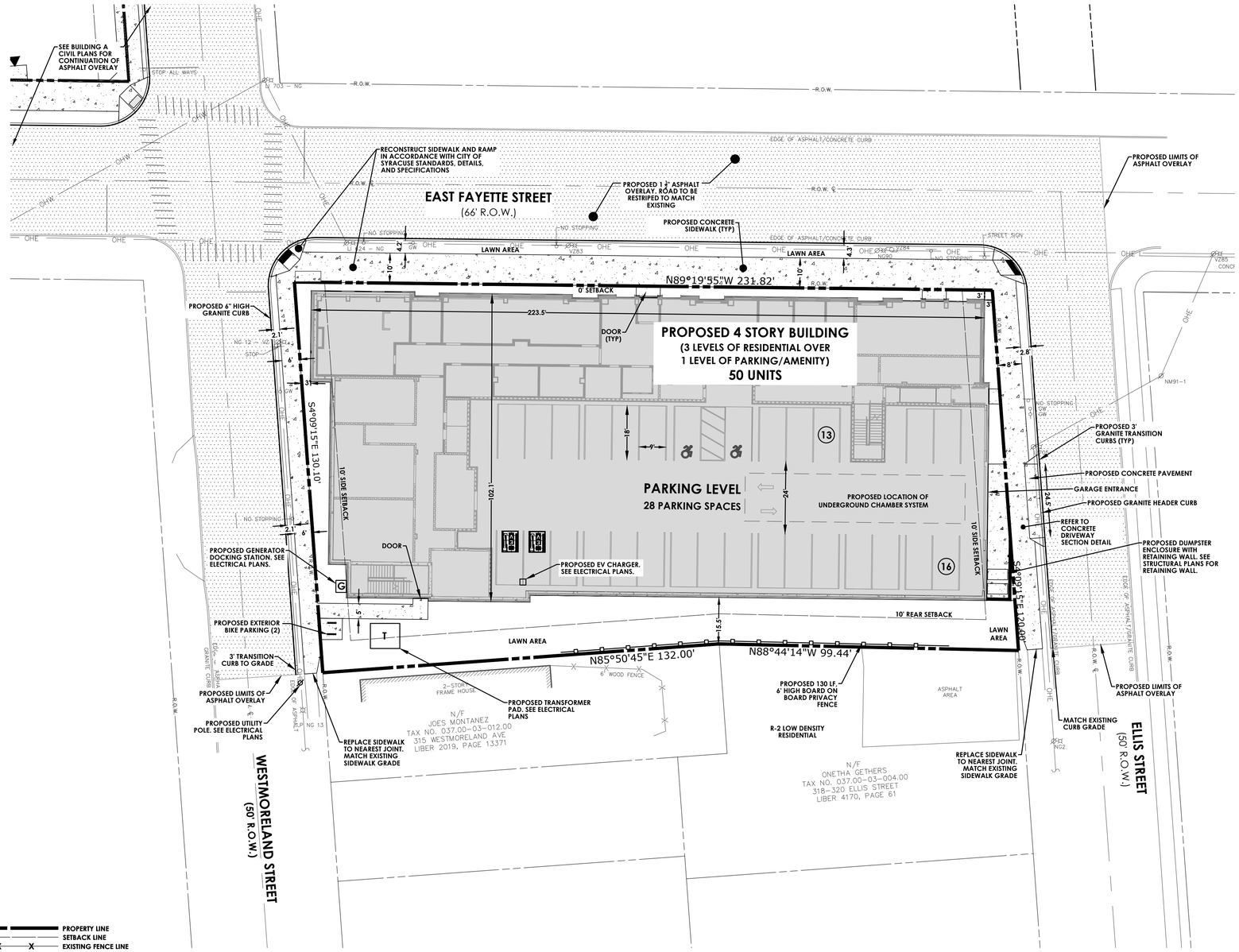
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20243922.0003

DRAWING NO.:
C-101

DATE:
DECEMBER 22, 2025

PERMIT SET

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HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1"=20'

N

BUILDING B UNIT COUNT	1BR	2BR	3BR	4BR	TOTAL
LEVEL 3	1	16	0	0	17
LEVEL 2	1	16	0	0	17
LEVEL 1	1	15	0	0	16
TOTALS	3	47	0	0	50

SITE DATA BUILDING B	
TAX ACCOUNT NUMBER:	037.-03-01.0, 037.-03-02.0, 037.-03-03.0
PARCEL ADDRESS:	2000 FAYETTE ST E & WESTMORELAND ST, 2012 FAYETTE ST E, 2016-2024 FAYETTE ST E & ELLIS ST
MUNICIPALITY:	CITY OF SYRACUSE
COUNTY:	ONONDAGA COUNTY
TOTAL PARCEL AREA:	.654 ACRES, 28,468 SF
AREA OF DISTURBANCE:	TBD
EXISTING ZONING:	MX-2 NEIGHBORHOOD CENTER DISTRICT
PROPOSED ZONING:	NO CHANGE
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY RESIDENTIAL

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT: MX-2		
LOT		
WIDTH	50'	
AREA	SEE DENSITY REQ BELOW	
IMPERVIOUS COVERAGE	80% MAX 90% IF MIXED INCOME	78.00%
BUILDING		
SETBACK - FRONT	0'	3'
SETBACK - SIDE	0'	3'
SETBACK - SIDE, CORNER LOT	10'	3'
SETBACK - REAR	20' OR 15% LOT DEPTH	16.5'
HEIGHT (MIN/MAX)	2-STY/3-STY (4-STY IF MIXED INCOME)	4 STORY
DENSITY (MIXED USE)	N/A	N/A
UNIT QTY	40 MAX	50 UNITS
PARKING		
STALLS QTY	.5/DU=50	29
REDUCTION - MIXED INCOME DEV	*50%*	
REDUCTION - 1000' TO TRANSIT	*30%*	
REDUCTION - 150%+ BIKE PARK REQ.	*15%*	
STALL SIZE - PERPENDICULAR	8.5' X 18'	9' X18'
STALL SIZE - PARALLEL	8' X 22'	N/A
STALL SIZE - COMPACT (UP TO 20%)	8'X16' | 18' AISLES	N/A
DRIVE AISLE WIDTH - 90/60/45/30*	24'/18'/13'/12'	
BIKE PARKING SIZE	1.5' X 5'	
BIKE PARKING QTY (MUST BE COVERED IF OVER 30K GSF)	30	

ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36067C0236F DATED: 11/3/2016	X	
ENDANGERED SPECIES (NYSDEC ERM):		X BATS

UTILITIES DATA	
PUBLIC WATER PROVIDED BY:	CITY OF SYRACUSE
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE SUPPLIED BY:	
SANITARY SEWER PROVIDED BY:	CITY OF SYRACUSE
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY	

LEGEND

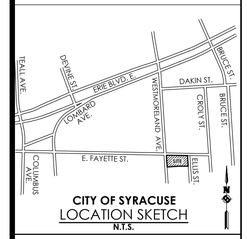
- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CENTERLINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED ACCESS RAMP
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED 1 ½" ASPHALT OVERLAY

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-962-7962 PRIOR TO BEGINNING DEMOLITION.
2. CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION AND SHALL COORDINATE WITH THE CITY OF SYRACUSE AND THE OWNER.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE NON- CONCRETE/MASONRY MATERIALS FROM THE PROJECT SITE.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON SITE DURING CONSTRUCTION.
5. ANY EXISTING UTILITIES OR CONDUITS THAT ARE TO BE ABANDONED AND ARE NOT LOCATED IN THE AREA OF PROPOSED IMPROVEMENTS MAY BE CUT, CAPPED AND/OR FILLED.
6. ANY ABANDONMENT OF EXISTING ELECTRICAL, NATURAL GAS FACILITIES OR OTHER UTILITY SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
7. THE CITY RIGHT OF WAY SHALL NOT BE USED AS A STAGING AREA BY THE CONTRACTOR, UNLESS APPROVAL RECEIVED FROM THE CITY OF SYRACUSE. IF APPROVAL GRANTED, ALL SURFACES SHALL BE RESTORED TO A CONDITION DETERMINED BY THE CITY, WITHOUT EXCEPTION.
8. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH MUTCD, LATEST EDITION.
9. ALL SITE FILL AREAS SHALL BE COMPACTED TO 95 % ORIGINAL DENSITY PER STANDARD PROCTOR TEST.
10. ALL DEMOLISHED BUILDING AND PAVEMENT AREAS (ASPHALT OR CONCRETE) NOT COVERED BY NEW CONSTRUCTION ARE TO BE RETURNED TO GRASS. SEE TOPSOIL AND SEEDING NOTES ON THIS SHEET.
11. CONTRACTOR TO OBTAIN R.O.W. WORK PERMIT AND ROAD CUT PERMIT PRIOR TO CONSTRUCTION.

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

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SITE PLAN

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

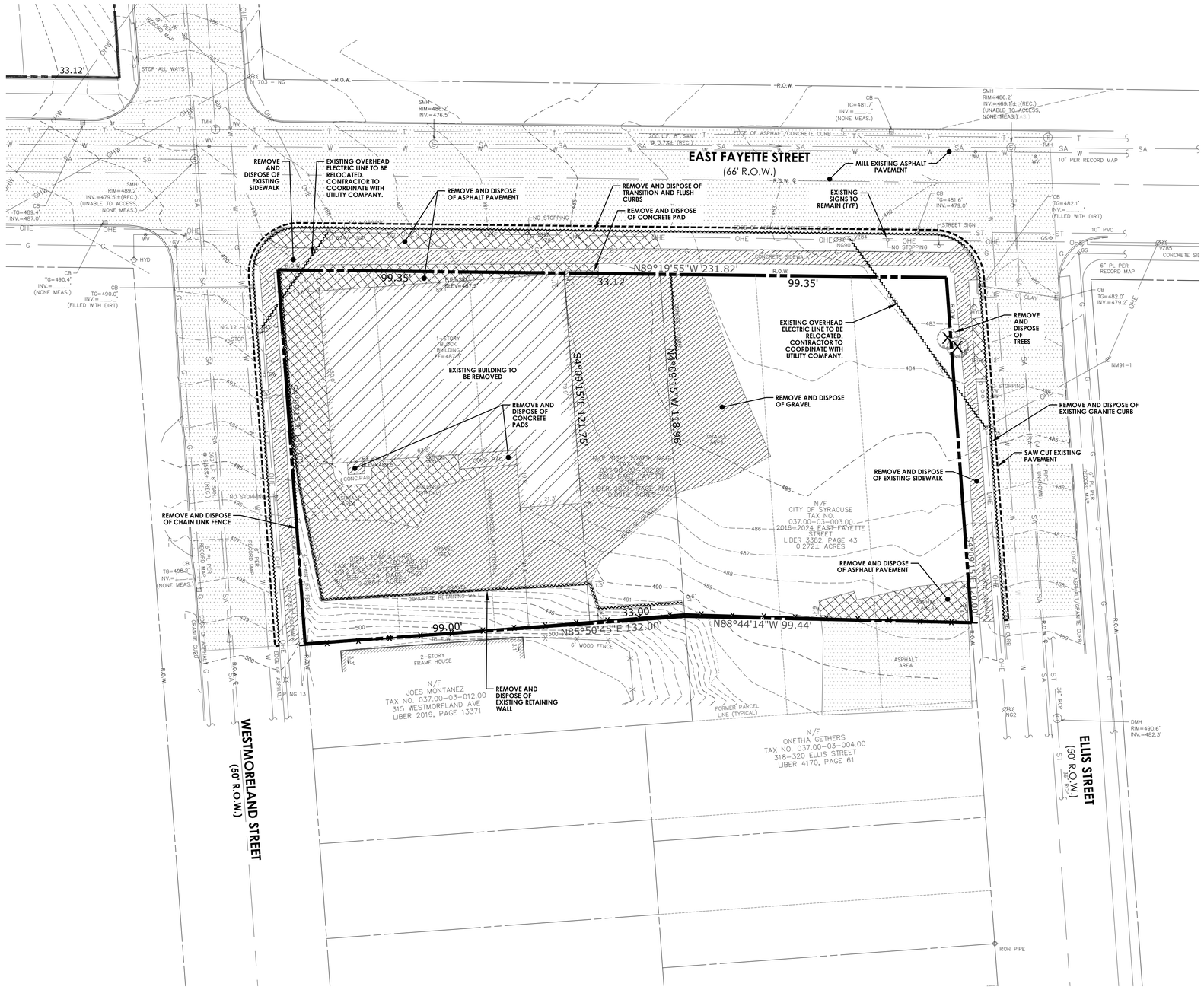
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-102**

DATE: **DECEMBER 22, 2025**

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- R.O.W.
- EXISTING CURB
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING SIGN
- EXISTING STORM SEWER & CATCH BASIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERMAIN & HYDRANT
- EXISTING OVERHEAD WIRE & UTILITY POLE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FEATURE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- LIMITS OF TREE REMOVAL, CLEARING AND GRUBBING
- MILL EXISTING ASPHALT PAVEMENT
- LIMITS OF SAWCUT
- ORANGE CONSTRUCTION FENCE

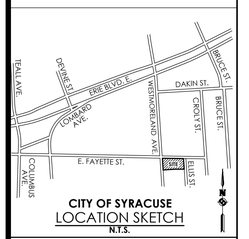
DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-962-7962 PRIOR TO BEGINNING DEMOLITION.
2. PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
3. CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
4. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
7. ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
8. ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
9. ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION.
10. EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
11. AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT AT ALL REMOVAL LIMITS.
12. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN THE BID.
13. IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTORS(S) SHALL IMMEDIATELY NOTIFY THE TOWN, ONONDAGA COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
14. ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
15. THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
16. ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
17. ALL EXISTING OR UNUSED WATER / SEWER LINES SHALL BE PROPERLY CAPPED ACCORDING TO CITY STANDARDS.

PERMIT SET

PASSERO
architecture engineering

If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
1-800-962-7962
i-Notice = www.DigSafelyNewYork.com



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

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PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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EXISTING CONDITIONS / DEMOLITION PLAN

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

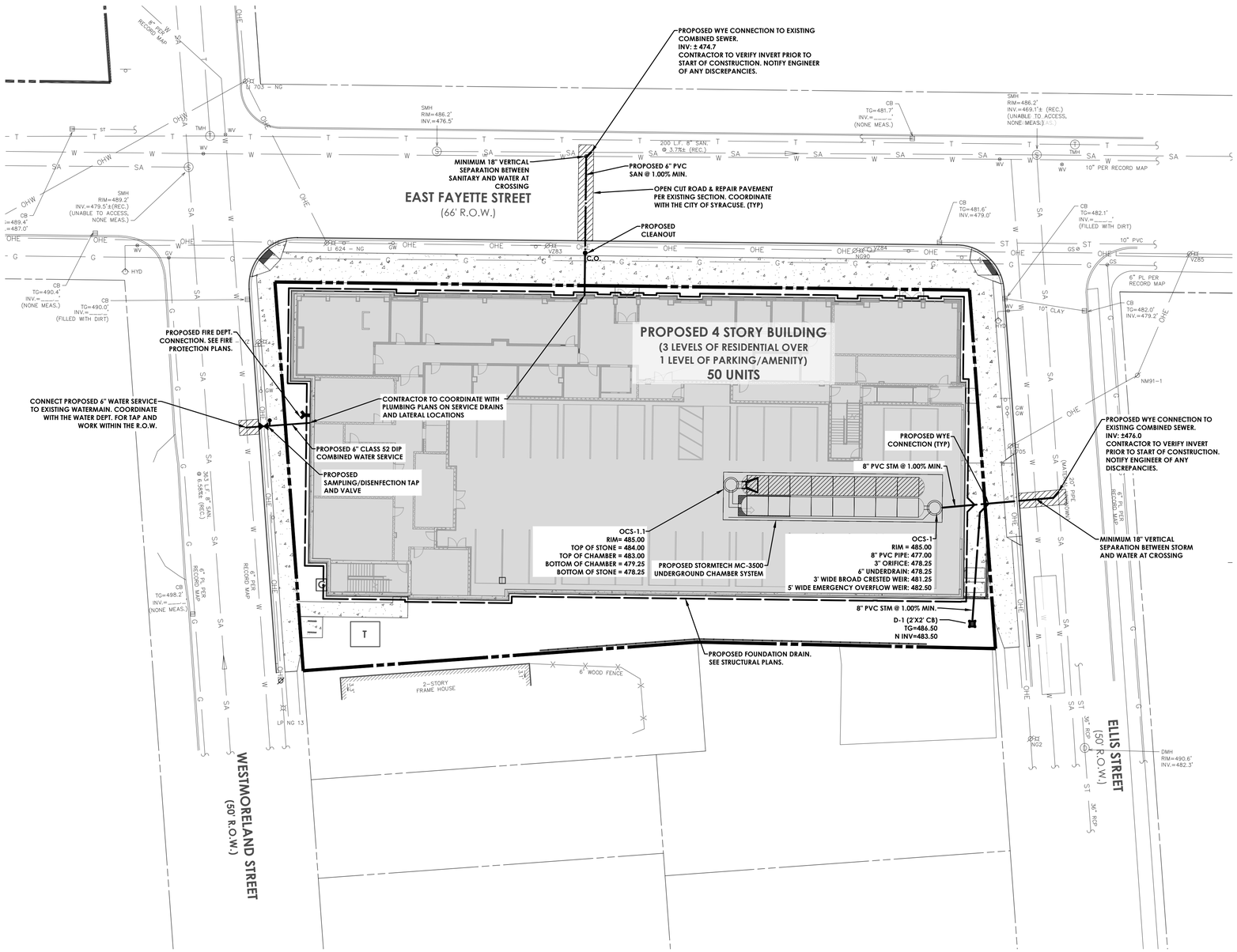
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.:
20243922.0003

DRAWING NO.:
C-103

DATE:
DECEMBER 22, 2025

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LEGEND: UTILITY

- PROPERTY LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- EXISTING STORM SEWER & CATCH BASIN
- PROPOSED STORM SEWER & CATCH BASIN
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SERVICE & C.O.
- EXISTING WATERMAIN & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- EXISTING OVERHEAD WIRE & UTILITY POLE
- PROPOSED OVERHEAD ELECTRIC SERVICE
- EXISTING COMMUNICATION LINE
- EXISTING GAS LINE

UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
3. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL (AS NEEDED) IF THE EXISTING LATERAL IS NOT IN GOOD CONDITION.
4. ALL EXISTING SANITARY LATERALS NOT BEING USED SHALL BE PLUGGED BY BRICK AND SEALED WITH CONCRETE.

WATER SERVICE NOTES

1. WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATION AND SPECIFICATIONS OF THE WATER DEPT.
2. WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND SIX FEET COVER FROM FINISHED GRADE IN PAVED AREAS.
3. WATER SERVICE LINES SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.
4. WATER SERVICE MATERIAL SHALL BE COPPER OR DIP.
5. COORDINATE WITH WATER SUPPLIER ON ALL CONNECTIONS OR ABANDONMENTS.

SANITARY NOTES

1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
2. MATERIALS
   - LATERALS - 4" MIN. INSTALLED AT ¼" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241.
   - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.
3. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE SEWER DISTRICT.
4. ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
5. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. (FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/ COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE COUNTY SEWER USE LAW.
6. SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. MANHOLES OR VAULTS.

SEWER USE LAW:

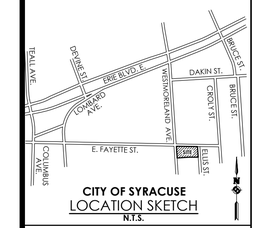
FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR ONONDAGA COUNTY SEWER USE LAW.

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CITY OF SYRACUSE
LOCATION SKETCH
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UTILITY PLAN

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

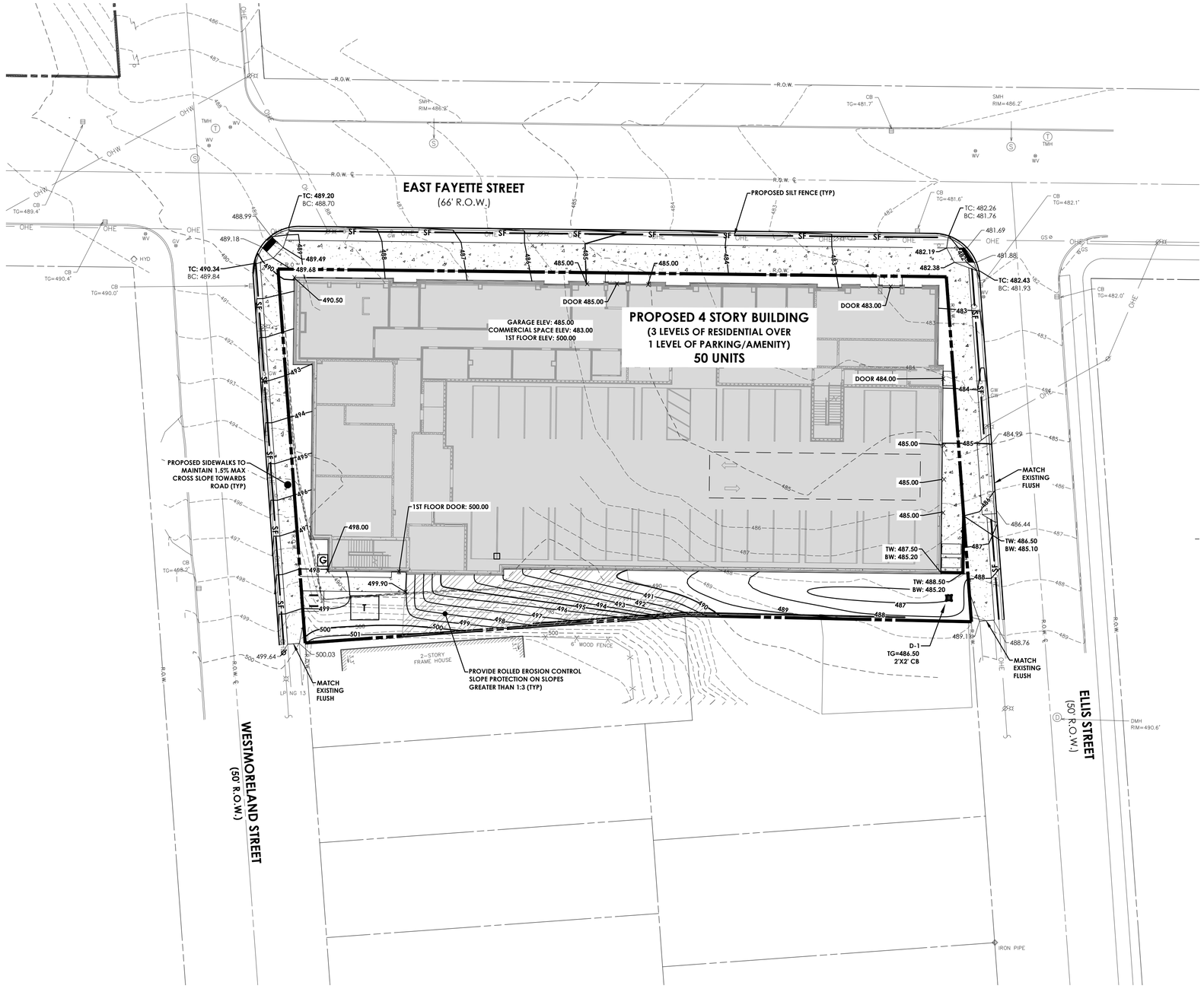
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-104**

DATE: **DECEMBER 22, 2025**

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HORIZONTAL SCALE

20 0 10 20 40

SCALE: 1"=20'

N

LEGEND: GRADING

- PROPERTY LINE
- EXISTING FENCE LINE
- R.O.W.
- EXISTING CURB
- PROPOSED CURB
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- SF — PROPOSED SILT FENCE AND INLET PROTECTION
- 399 — EXISTING MINOR CONTOUR
- 400 — EXISTING MAJOR CONTOUR
- 399 — PROPOSED MINOR CONTOUR
- 400 — PROPOSED MAJOR CONTOUR
- 400.6 + EXISTING SPOT ELEVATION
- 401.60 X PROPOSED SPOT ELEVATION
- TC:492.9 BC:492.4 — TOP (T) OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
  BOTTOM (B) OF: CURB (C), WALL (W), STAIRS (S), RAMP (R)
  *RETAINING WALL DESIGN TO BE PREFORMED BY OTHERS AND BY A LICENSED ENGINEER. BOTTOM OF WALL ELEVATION TO BE ELEVATION AT GRADE, NOT BOTTOM FOUNDATION COURSE OF THE WALL

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE
2. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
3. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
4. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
5. REPLACE TOPSOIL AND FINE GRADE.
6. SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
7. UPON APPROVAL OF THE CITY, REMOVE ALL TEMPORARY SILTATION CONTROLS.
8. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
9. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOBE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
12. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
13. GRADE ALL AREAS AROUND BUILDING TO CREATE POSITIVE DRAINAGE FLOW AWAY FROM THE FOUNDATION AT A MINIMUM OF 2%.

EROSION CONTROL NOTE:

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE CITY OR IT'S REPRESENTATIVE.

TEMPORARY SEEDING NOTE

PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION (WEATHER DEPENDENT):
TEMPORARY SEEDING:
RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER AC. OR 0.7 LBS. PER 1000 SF.

AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH OR SODDED. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(s).

GRADING NOTE

GRADE ALL AREAS AROUND BUILDING TO CREATE POSITIVE DRAINAGE FLOW AWAY FROM THE FOUNDATION AND BUILDING AT A MINIMUM OF 2%.

TEMPORARY CONSTRUCTION AREA SEEDING NOTES:

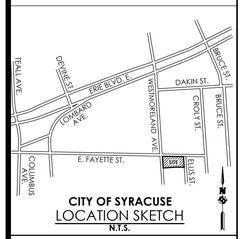
1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
2. SEEDING MUST TAKE PLACE WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL WILL BE NEEDED PRIOR TO SEEDING.
3. TYPICALLY FERTILIZER OR LIME IS NOT USED FOR TEMPORARY SEEDINGS.
4. ANY SEEDING METHOD MAY BE USED THAT PROVIDES UNIFORM APPLICATION OF SEED TO THE AREA.
5. SEEDING

PLANTING SEASON	SPECIES	RATE IN LBS./ACRE
SPRING, SUMMER, OR EARLY FALL	RYEGRASS (ANNUAL OR PERENNIAL)	30
LATE FALL OR EARLY WINTER	WINTER RYE (CEREAL RYE)	100

*MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO SPECIFICATIONS.

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GRADING & EROSION CONTROL PLAN
2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

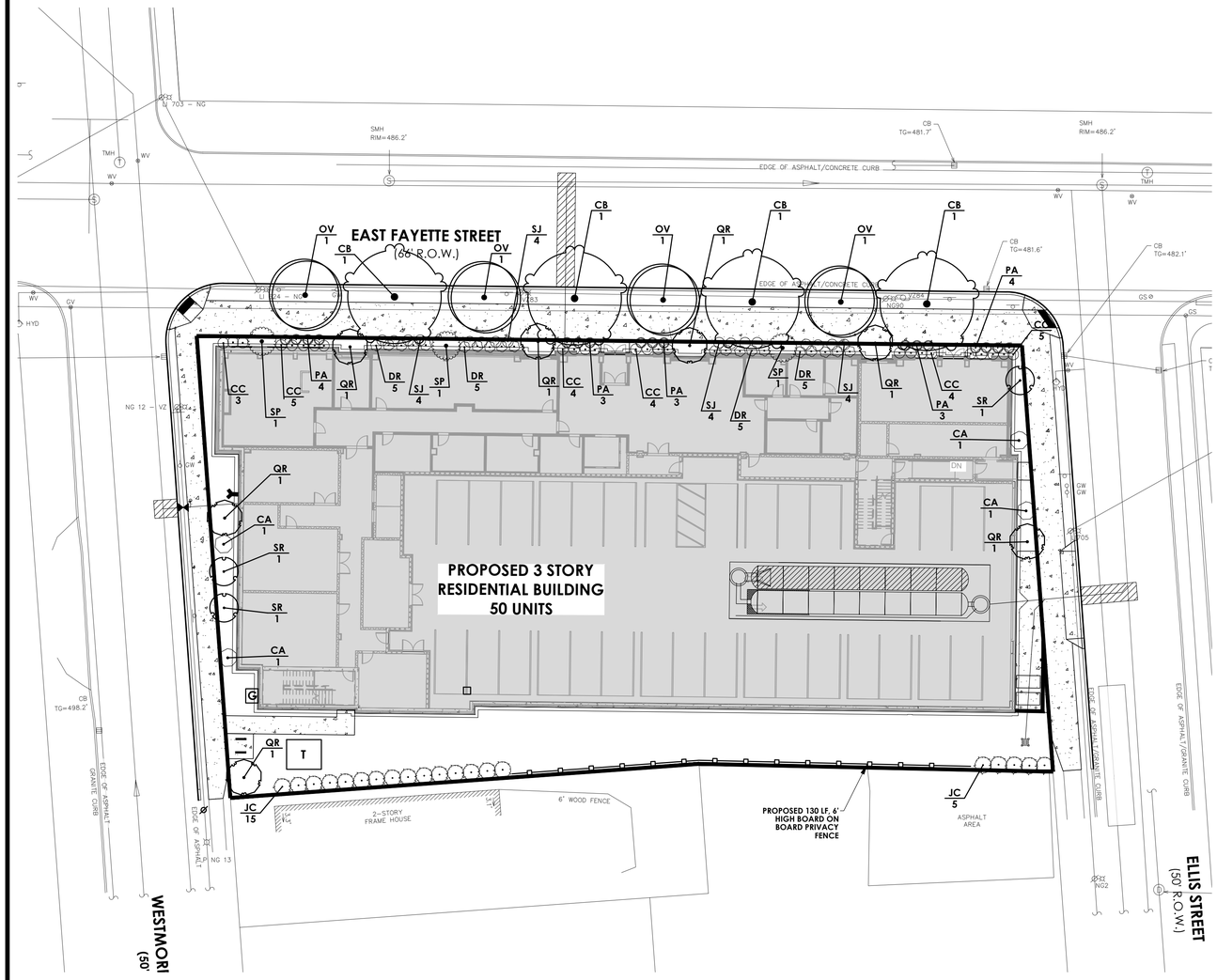
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-105**

DATE: **DECEMBER 22, 2025**

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HORIZONTAL SCALE

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SCALE: 1"=20'

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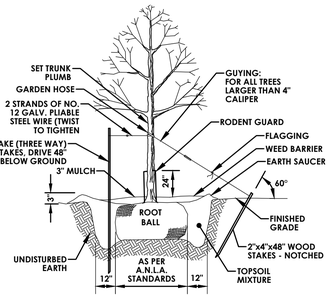
PARKSIDE BUILDING "B"								
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING / SPREAD	REMARKS	MATURE HEIGHT
DECIDUOUS TREES								
CB	4	Carpinus betulus	Emeral Avenue Hornbeam	3-3.5"	B&B	28'		40'
OV	4	Ostrya virginiana	Autumn Treasure Hophornbeam	3-3.5"	B&B	20'		40'
QR	7	Quercus robur "Fastigiata"	English Columnar Oak	2-2 1/2"	B&B	As Shown	Fall Planting Hazard	45-50'
FLOWERING AND ORNAMENTAL TREES (UNDER POWER LINES)								
SR	3	Syringa reticulata	Japanese Tree Lilac	1 1/2-2"	B&B	15-20'		20-25'
SHRUBS								
CC	25	Caryopteris x clandonensis "Korball"	Blue Balloon Bluebeard	15-18"	#3 Cont.	2-3'		2-3'
CA	4	Clethra alnifolia "Hummingbird"	Hummingbird Summersweet	30-36"	#5 Cont.	3-4'		3-4'
DR	20	Diervilla rivularis "Kodiak"	Kodiak Black Diervilla	18-24"	#3 Cont.	3-4'		3-4'
JC	20	Juniperus chinensis 'Spartan'	Spartan Juniper	5-7'	B&B	6' OC		12-15'
PA	17	Pennisetum alopecuroides "Little Bunny"	Little Bunny Dwraf Fountain Grass	15-18"	#2 Cont.	2-3'		1-1.5'
SJ	16	Spiraea japonica "Candy Corn"	Candy Corn Spirea	12-15"	#3 Cont.	18-24"		18-30"

LANDSCAPING NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE DESIGN STANDARDS AND CODES.
2. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
3. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
5. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
8. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
10. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
11. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
14. MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
15. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
16. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
17. UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
18. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6")INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
19. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
20. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
21. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
22. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

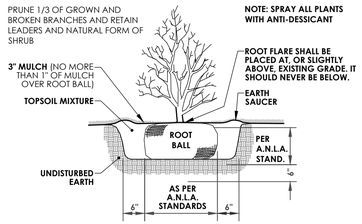
TOPSOIL AND SEEDING NOTES:

1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF FOUR (4) INCHES OF CLEAN TOPSOIL(IMPORTED OR SCREEN ON -SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIABLE CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
6. LANDSC

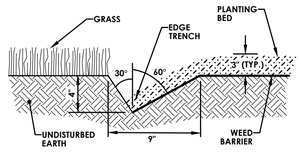


STAKING: FOR ALL TREES 4" CALIPER OR LESS AND EVERGREENS OVER 4' HEIGHT

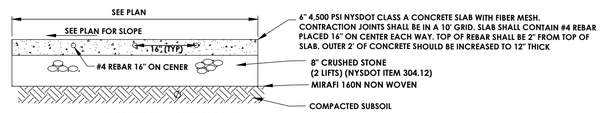
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

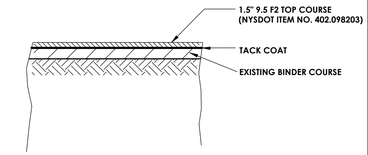


PLANTING BED EDGE TRENCH
N.T.S.



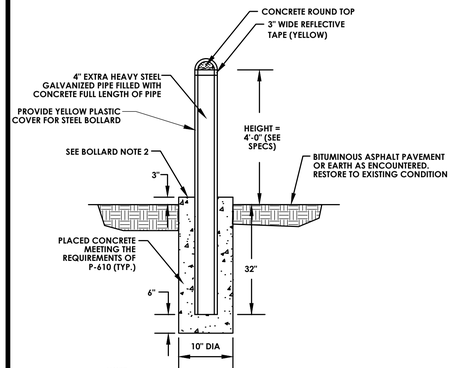
1. EACH LIFT TO BE COMPACTED WITH VIBRATORY ROLLER.

CONCRETE PAVEMENT SECTION
N.T.S.



NOTE: ALL DEPTHS ARE COMPACTED THICKNESSES

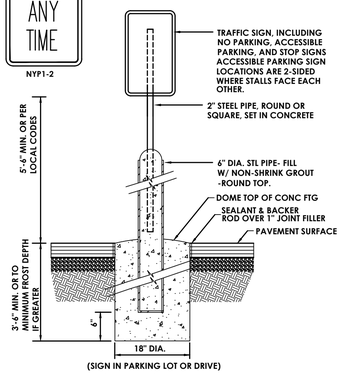
ASPHALT PAVEMENT OVERLAY SECTION
N.T.S.



NOTE:
1. ALL BOLLARDS ADJACENT TO GATE OPERATORS SHALL BE 3'-0" ABOVE FINISHED GRADE.
2. ALL BOLLARDS TO BE SET PLUMB.

BOLLARD
N.T.S.

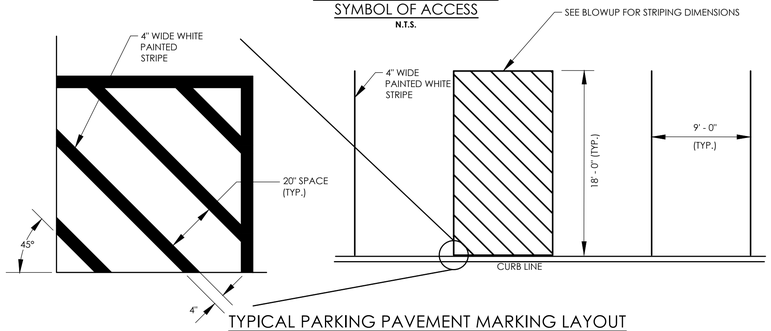




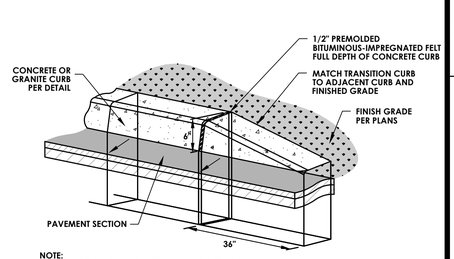
(SIGN IN PARKING LOT OR DRIVE)

TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION
N.T.S.

MODIFIED INTERNATIONAL SYMBOL OF ACCESS
N.T.S.

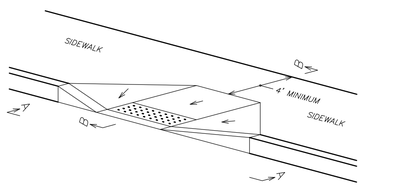


TYPICAL PARKING PAVEMENT MARKING LAYOUT
N.T.S.

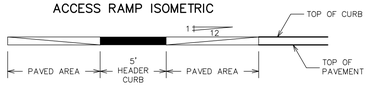


NOTE:
1. TRANSITION CURB LENGTHS SHALL BE 36" UNLESS OTHERWISE INDICATED IN THE DRAWINGS.

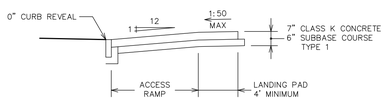
TRANSITION CURB TO GRADE
N.T.S.



ACCESS RAMP ISOMETRIC



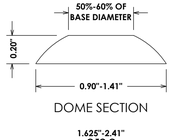
VIEW A–A



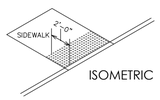
SECTION B–B

NOTES:
1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARE IN PAVED AREA.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP–RESISTANT, TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

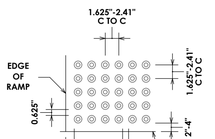
SIDEWALK RAMP
N.T.S.



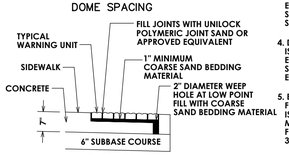
DOME SECTION



ISOMETRIC



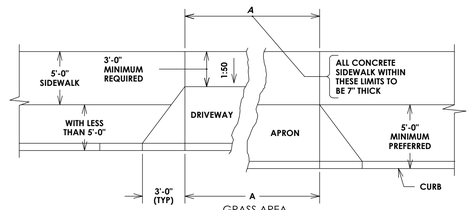
DOME SPACING



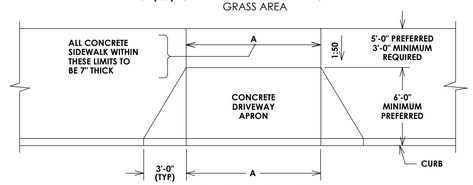
SECTION

NOTES:
1. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. TO DEPICT REQUIRED SQUARE GRID PATTERN.
2. TRUNCATED DOMES ARE TO BE ALIGNED IN SQUARE GRID PATTERN IN PREDOMINANT DIRECTION OF TRAVEL.
3. DETECTABLE WARNING SYSTEM FIELD IS TO BE 2 FEET DEEP, AND IS TO EXTEND ACROSS FULL WIDTH OF SIDEWALK ACCESS RAMP, BUT NOT UP SIDE FLARES.
4. DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SUCH THAT OUTER EDGE OF WARNING FIELD NEAREST TO STREET IS 2 TO 4 INCHES OFF BACK EDGE OF CURB.
5. ENTIRE DETECTABLE WARNING SYSTEM FIELD INCLUDING TRUNCATED DOMES, IS TO BE DARK GRAY IN COLOR, PER MUNSELL BOOK NOTATION 10BG 3/1, FEDERAL STANDARD 595B NUMBER 36081, OR APPROVED EQUIVALENT.

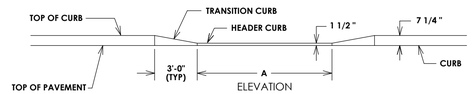
DETECTABLE WARNING SURFACE
N.T.S.



GRASS AREA



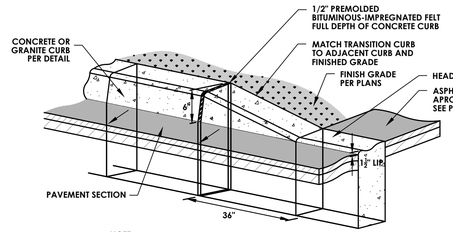
FULL WIDTH PAVED AREA



ELEVATION

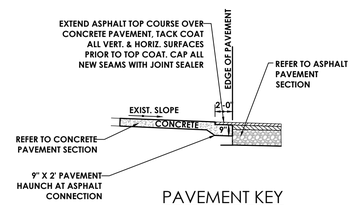
NOTES:
1. DIMENSION "A" WILL BE AS APPROVED BY THE CITY.
2. FOR RESIDENTIAL DRIVEWAYS "A" WILL BE 10' MINIMUM AND 15' MAXIMUM. FOR COMMERCIAL DRIVEWAYS "A" WILL BE 30' MAXIMUM.

DRIVEWAY APRON
N.T.S.



NOTE:
1. TRANSITION CURB LENGTHS SHALL BE 36" AS DETERMINED BY THE PROJECT MANAGER UNLESS OTHERWISE INDICATED IN THE DRAWINGS.

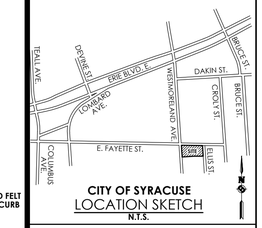
TRANSITION CURB TO HEADER CURB
N.T.S.



PAVEMENT KEY
(FOR CONNECTION TO EXISTING PAVEMENT)
N.T.S.

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:



Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
SAA / EVI
1 SENECA ST. SUITE 2952, 29th FLR
BUFFALO, NY 14203

BFC PARTNERS
150 MYRTLE AVENUE
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691
PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED. ©

DETAILS

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

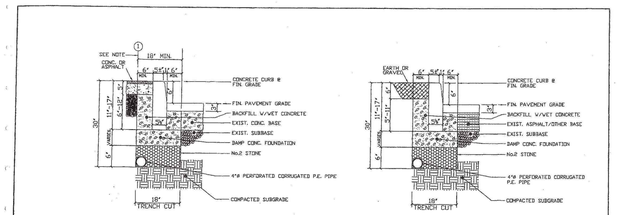
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-201**

DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\B_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 11:05 AM Jacob Lewis



TYPICAL GRANITE CURB REPLACEMENT
CONCRETE ROADBASE
N.T.S.

TYPICAL GRANITE CURB REPLACEMENT
NON-CONCRETE ROADBASE
N.T.S.

GRANITE CURB
PAY ITEMS 15 & 16

NOTES :

1) SIDEWALK OR DRIVEWAY WITH CONCRETE OR ASPHALT SURFACE TO BE SAWCUT 1" BACK FROM FACE OF CURB.

2) REMOVAL AND RESTORATION OF EXISTING AND NEW MATERIAL RESPECTIVELY TO BE AS DIRECTED BY CITY'S ENGINEER.

3) 8" DIMENSION FROM TOP OF CURB TO BOTTOM OF CURB IS OPTIMAL DESIGN DIMENSION. THIS DIMENSION WILL VARY DUE TO CHANGES IN PAVEMENT GRADES AS PER PLANS OR THE CITY'S ENGINEER.

4) CONCRETE SIDEWALK TO BE 5" OVERALL IN DEPTH OF WHICH FIRST COURSE GRUFF FINISH OF 4" IS ON COMPACTED BASE. TOP COURSE TO BE 1" WITH BROOM FINISH. (SEE SPECIFICATIONS).

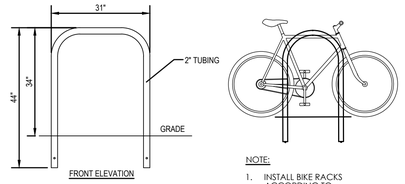
CITY OF SYRACUSE
DEPARTMENT OF ENGINEERING

REVISIONS	DESIGN - CONSTRUCTION DIVISION	SCALE:	PLOTTED BY:
		NONE	APPROVED BY:
	GRANITE CURB REPLACEMENT DETAILS		
DATE: NOV 1998	HARRY E. ROBISON, P.E. CITY ENGINEER		

REVISED 4/NOV/97 GFR

S:\SHARED\ENGST\STANDETL\TYPCURB.DWG

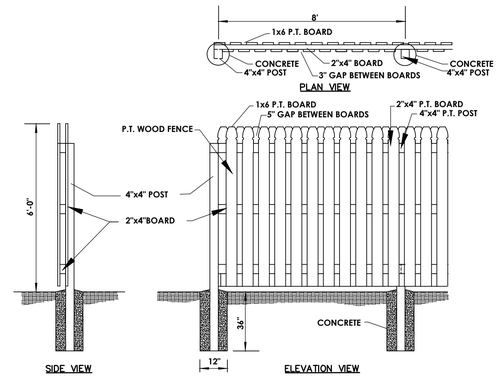
10



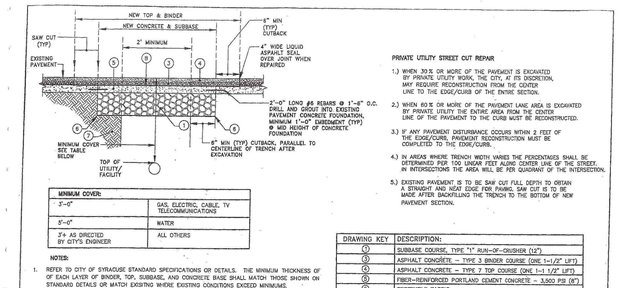
NOTE:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

EXTERIOR BIKE RACK
N.T.S.



6' TALL BOARD ON BOARD FENCE
N.T.S.



MINIMUM COVER:	
3'-0"	GAS, ELECTRIC, CABLE, TV TELECOMMUNICATIONS
5'-0"	WATER
3'± AS DIRECTED BY CITY'S ENGINEER	ALL OTHERS

NOTES:

1. REFER TO CITY OF SYRACUSE STANDARD SPECIFICATIONS OR DETAILS. THE MINIMUM THICKNESS OF OF EACH LAYER OF BINDER, TOP, SUBBASE, AND CONCRETE BASE SHALL MATCH THOSE SHOWN ON STANDARD DETAILS OR MATCH EXISTING WHERE EXISTING CONDITIONS EXCEED MINIMUMS.
2. IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SURROUNDING EXISTING CONCRETE
3. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE DISTURBED OR DESTROYED THEY SHALL BE REPLACED IN ACCORDANCE WITH CITY OF SYRACUSE STANDARDS.
4. MATCH EXISTING PAVEMENT SLOPE
5. IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE DOWELS.

DRAWING KEY	DESCRIPTION:
①	SUBBASE COURSE, TYPE "1" RUN-OF-CRUSHER (12")
②	ASPHALT CONCRETE – TYPE 3 BINDER COURSE (ONE 1-1/2" LIFT)
③	ASPHALT CONCRETE – TYPE 2 TOP COURSE (ONE 1-1 1/2" LIFT)
④	FIBER-REINFORCED PORTLAND CEMENT CONCRETE – 3,500 PSI (6")
⑤	GEOTEXTILE FABRIC
⑥	COMPACTED SUBGRADE
⑦	ASPHALT TACK COAT

STREET CUT REPAIR - CONCRETE BASE

CITY OF SYRACUSE
DEPARTMENT OF ENGINEERING

REVISIONS	DESIGN-CONSTRUCTION DIVISION	SCALE: NONE	PLOTTED BY: APPROVED BY:
	STREET CUT REPAIR - CONCRETE BASE		
DATE: 1998	HARRY E. ROBISON, P.E. CITY ENGINEER		

N

PRIVATE UTILITY STREET CUT REPAIR

1.) WHEN 30 S. OR MORE OF THE PAVEMENT IS EXCAVATED BY PRIVATE UTILITY WORK, THE CITY, AT ITS DISCRETION, MAY REQUIRE RECONSTRUCTION FROM THE CENTER LINE TO THE EDGE/CURB OF THE ENTIRE SECTION.

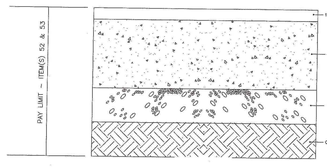
2.) WHEN 60 S. OR MORE OF THE PAVEMENT LANE AREA IS EXCAVATED BY PRIVATE UTILITY THE ENTIRE AREA FROM THE CENTER LINE OF THE PAVEMENT TO THE CURB MUST BE RECONSTRUCTED.

3.) IF ANY PAVEMENT DISTURBANCE OCCURS WITHIN 2 FEET OF THE EDGE/CURB, PAVEMENT RECONSTRUCTION MUST BE COMPLETED TO THE EDGE/CURB.

4.) IN AREAS WHERE TRENCH WIDTH VARIES THE PERCENTAGES SHALL BE DETERMINED PER 100 LINEAR FEET ALONG CENTER LINE OF THE STREET. IN INTERSECTIONS THE AREA WILL BE PER QUADRANT OF THE INTERSECTION.

5.) EXISTING PAVEMENT IS TO BE SAW CUT FULL DEPTH TO OBTAIN A STRAIGHT AND NEAT EDGE FOR PAVING. SAW CUT IS TO BE MADE AFTER BACKFILLING THE TRENCH TO THE BOTTOM OF NEW PAVEMENT SECTION.

THE STANDARD WIDTH FOR SIDEWALKS SHALL BE FIVE FEET (5') (NEW OR REPLACEMENT). THE DIMENSIONS AND SLOPES PRESENTED IN THE DETAILS AND SPECIFICATIONS ARE THE MINIMUM NECESSARY TO COMPLY WITH ADA, CITY AND NYSDOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT POSSIBLE AND CONSISTENT WITH THE MOST CURRENT ADAAG. THE CITY ENGINEER SHALL BE CONSULTED IN ALL DEVIATIONS FROM THE STANDARDS.

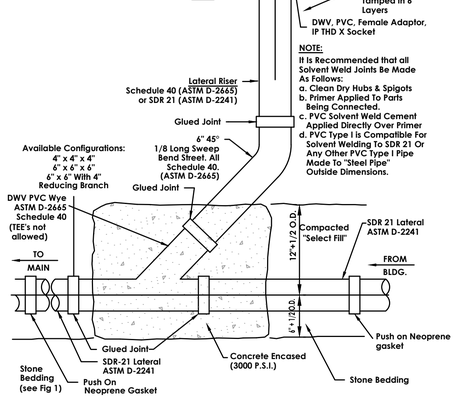


SIDEWALK AND DRIVEWAY SIDEWALK DETAIL
PAY ITEM 52 AND 53
(NOT TO SCALE)

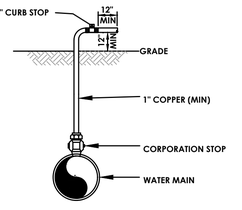
CITY OF SYRACUSE
DEPARTMENT OF ENGINEERING

REVISIONS	DESIGN-CONSTRUCTION DIVISION	SCALE:	PLOTTED BY:
MARCH 17, 2014		NONE	APPROVED BY:
	SIDEWALK AND DRIVEWAY SIDEWALK DETAIL		
DATE: 1998	HARRY E. ROBISON, P.E. CITY ENGINEER		

WALKDET.DWG

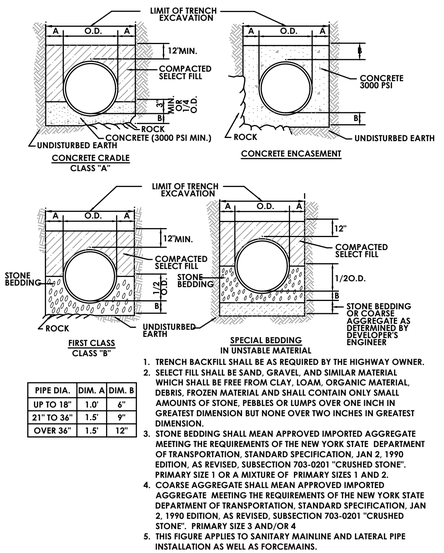


6" P.V.C. CLEANOUT DETAIL FOR LATERAL CONNECTION
N.T.S.



NOTE:
IMMEDIATELY PRIOR TO THE AUTHORITY PLACING WATER MAIN IN SERVICE CONTRACTOR SHALL REMOVE ALL CORPORATIONS ASSOCIATED WITH TEMPORARY FACILITIES (I.E. SAMPLING TAPS, ETC.) AND REPLACE WITH THREADED BRASS PLUGS. PLACEMENT OF THREADED BRASS PLUG MUST BE WITNESSED BY A CITY OF SYRACUSE WATER DEPARTMENT OFFICIAL.

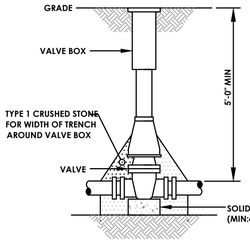
DISINFECTION / BLOW-OFF/ SAMPLING TAP
N.T.S.



PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

1. TRENCH BACKFILL SHALL BE AS REQUIRED BY THE HIGHWAY OWNER.
2. SELECT FILL SHALL BE SAND, GRAVEL AND SIMILAR MATERIAL WHICH SHALL BE FREE FROM CLAY LOAM, ORGANIC MATERIAL, DEBRIS, FROZEN MATERIAL AND SHALL CONTAIN ONLY SMALL AMOUNTS OF STONE, PEBBLES OR LUMPS OVER ONE INCH IN GREATEST DIMENSION BUT NONE OVER TWO INCHES IN GREATEST DIMENSION.
3. STONE BEDDING SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION, JAN 2, 1990 EDITION, AS REVISED, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE 1 OR A MIXTURE OF PRIMARY SIZES 1 AND 2.
4. COARSE AGGREGATE SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION, JAN 2, 1990 EDITION, AS REVISED, SUBSECTION 703-0201 "CRUSHED STONE". PRIMARY SIZE 3 AND/OR 4
5. THIS FIGURE APPLIES TO SANITARY MAINLINE AND LATERAL PIPE INSTALLATION AS WELL AS FORCEMAINS.

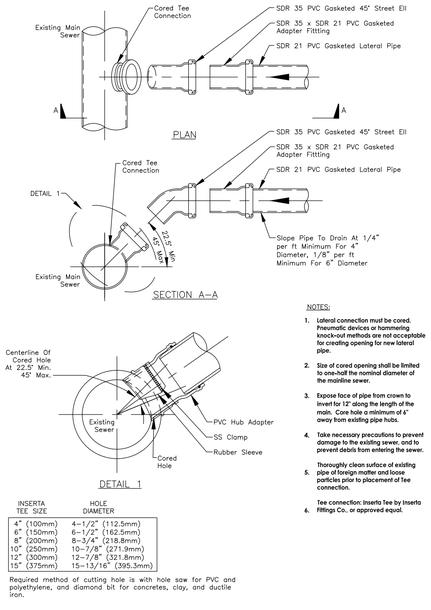
STORM SEWER/SANITARY SEWER BEDDING
N.T.S.



NOTE:

1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER

WATER VALVE
N.T.S.



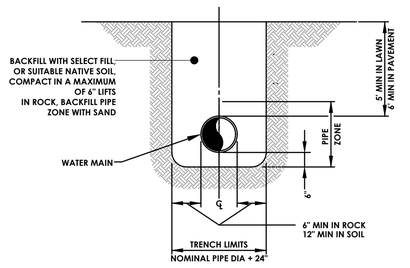
INSERTA TEE SIZE	HOLE DIAMETER
4" (100mm)	4–1/2" (112.5mm)
6" (150mm)	6–1/2" (162.5mm)
8" (200mm)	8–3/4" (218.8mm)
10" (250mm)	10–7/8" (271.9mm)
12" (300mm)	12–7/8" (321.8mm)
15" (375mm)	15–13/16" (395.3mm)

Required method of cutting hole is with hole saw for PVC and polyethylene, and diamond bit for concretes, clay, and ductile iron.

NOTES:

1. Lateral connection must be cored. Pneumatic devices or hammering knock-out methods are not acceptable for creating opening for new lateral pipe.
2. Size of cored opening shall be limited to one-half the nominal diameter of the mainline sewer.
3. Expose face of pipe from crown to invert for 12" along the length of the main. Core hole a minimum of 6" away from existing pipe hubs.
4. Take necessary precautions to prevent damage to the existing sewer, and to prevent debris from entering the sewer.
5. Thoroughly clean surface of existing pipe of foreign matter and loose particles prior to placement of Tee connection.
6. Tee connection: Inserta Tee by Inserta Fittings Co., or approved equal.

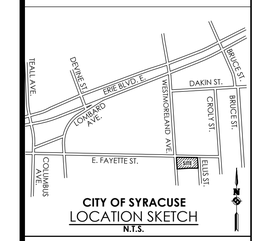
CORED TEE CONNECTION TO EXISTING SEWER
N.T.S.



WATERMAIN TRENCH
N.T.S.

PERMIT SET

PASSERO
architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
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Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

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PROJECT MANAGER — Andrew Burns, PE
PROJECT ENGINEER — Andrew Burns, PE
DESIGNER — Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

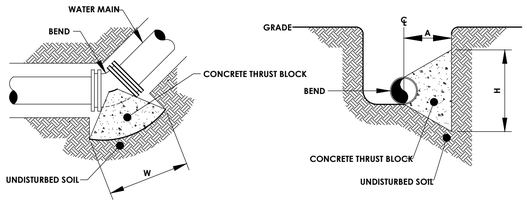
TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-202**

DATE: **DECEMBER 22, 2025**

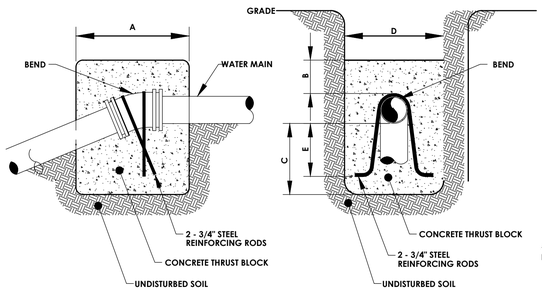
Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\B_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 11:05 AM Jacob Lewis



MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
4" x 11-1/4° BEND	0.5	1.0	0.7
4" x 22-1/2° BEND	0.7	1.5	0.7
4" x 45° BEND	1.0	2.0	1.0
4" x 90° BEND	1.5	3.0	1.2
4" TEE OR PLUG	1.2	2.5	1.0
6" x 11-1/4° BEND	1.0	1.5	1.5
6" x 22-1/2° BEND	1.5	2.0	1.5
6" x 45° BEND	2.0	3.0	1.5
6" x 90° BEND	2.5	4.0	1.5
6" TEE OR PLUG	2.0	3.0	1.5
8" x 11-1/4° BEND	1.0	2.0	1.5
8" x 22-1/2° BEND	1.5	3.0	1.5
8" x 45° BEND	2.0	4.0	2.0
8" x 90° BEND	3.0	6.0	2.5
8" TEE OR PLUG	2.5	5.0	2.0

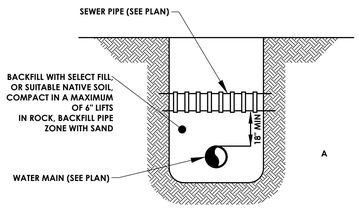
NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.

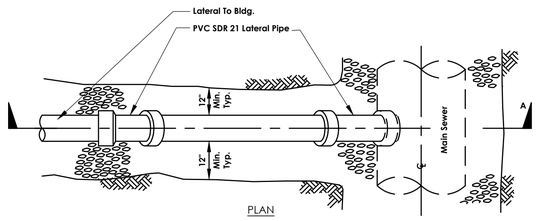


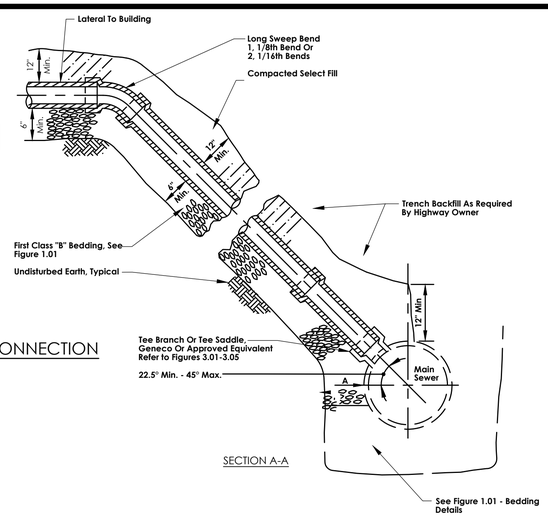
BEND *	MINIMUM VOLUME OF CONCRETE	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
	DIMENSIONS	A	B	C	D	E
4" x 11-1/4°	0.35 C.Y.	0.5	1.2	0.5	1.0	0.5
4" x 22-1/2°	0.70 C.Y.	0.5	1.2	0.7	1.0	0.5
4" x 45°	1.40 C.Y.	0.7	1.2	0.7	1.0	0.5
6" x 11-1/4°	0.7 C.Y.	3.0	1.0	1.0	2.5	0.5
6" x 22-1/2°	1.1 C.Y.	3.5	1.0	1.5	3.0	1.0
6" x 45°	2.2 C.Y.	5.0	1.0	1.5	4.0	1.5
8" x 11-1/4°	1.0 C.Y.	3.0	1.0	1.5	3.0	1.0
8" x 22-1/2°	2.0 C.Y.	4.5	1.0	2.5	3.0	2.0
8" x 45°	3.7 C.Y.	5.0	1.5	3.0	4.0	2.5

VERTICAL THRUST BLOCK
N.T.S.

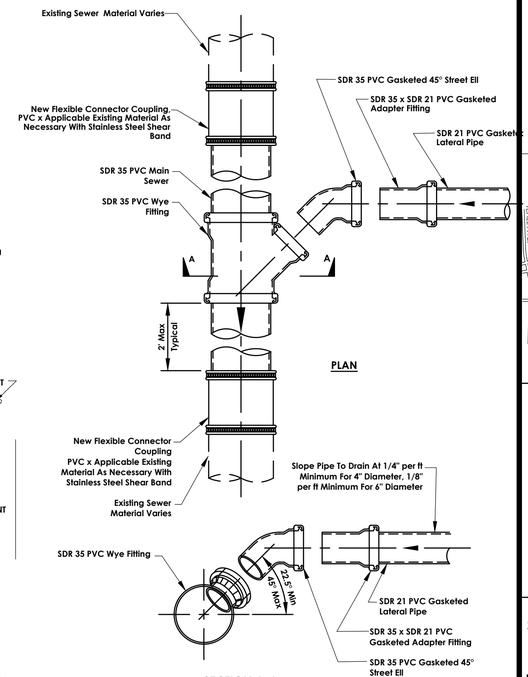


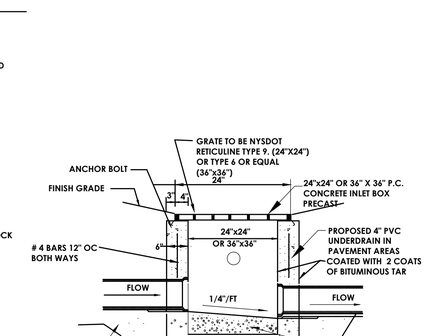
WATER / SEWER MAIN CROSSING
N.T.S.





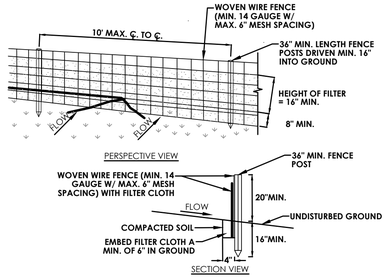
LATERAL RISER CONNECTION
N.T.S.





1. ALL CONCRETE TO BE 3500 psi CLASS A N.Y.S.D.O.T. ITEM 601.05
2. ALL CONCRETE IN CONTACT WITH ASPHALT PAVEMENT SHALL BE COVERED WITH A TACK COAT IN ACCORDANCE WITH N.Y.S.D.O.T. SECTION 407.

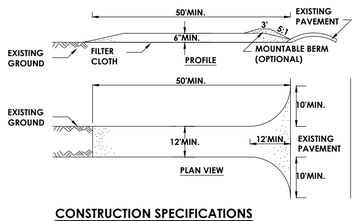
STANDARD CATCH BASIN
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE . FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

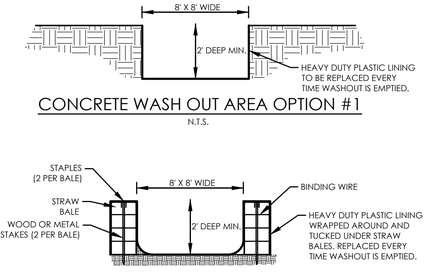
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. Main sewer pipe, lateral pipe, wye and other fittings shall be gasketed type fittings. Solvent weld joints are not allowed, except at cleanouts, see Figures 4.01-4.07.
2. See Figure 1.01 for pipe bedding and backfill.
3. This detail does not apply to existing PVC sewers. See Figure 3.04 for connection to existing PVC Sewer.

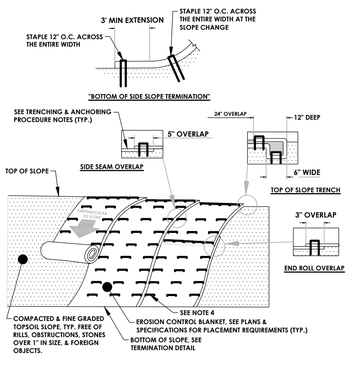
SECTION A-A

NEW LATERAL WYE CONNECTION TO EXISTING NON-PVC SEWER
N.T.S.



CONCRETE WASH OUT AREA OPTION #1
N.T.S.

CONCRETE WASH OUT AREA OPTION #2
N.T.S.



NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS, SECURE ALL PRODUCT OVERLAPS, OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE IN LOOSE SOIL CONDITIONS. THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

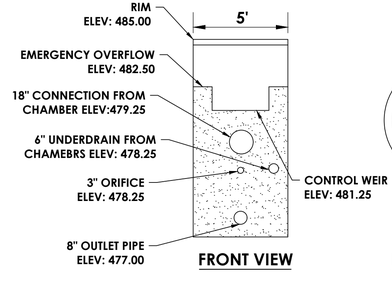
TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D X 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.



CHAMBER OUTLET CONTROL STRUCTURE DETAIL
N.T.S

PERMIT SET

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architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

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STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
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Reg. Exp: 10/31/2026
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PROJECT MANAGER Andrew Burns, PE
PROJECT ENGINEER Andrew Burns, PE
DESIGNER Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**
DRAWING NO.: **C-203**
DATE: **DECEMBER 22, 2025**

Y:\PROJECTS-NEW\2024\20243922\20243922.0003\01_CAD-BIM-MODELS\CIVIL\8_20243922.0003_NOTES & DETAILS.DWG 12/19/2025 11:05 AM Jacob Lewis

Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR WEBSITE

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45470 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG DURATION DEAD LOADS AND 2) SHORT DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.05 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TESTED LONG-TERM CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

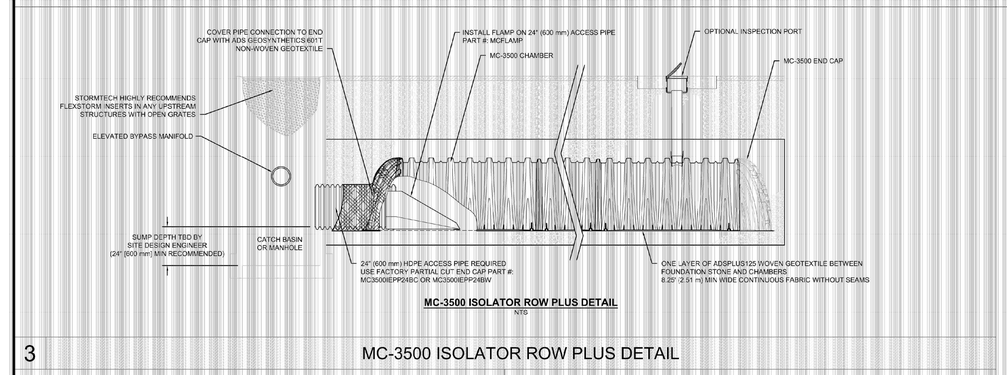
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBERS".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM -6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBERS".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBERS".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE MC-3500 & MC-4500 CHAMBERS".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

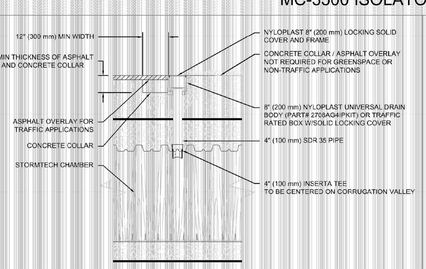
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL



4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1 REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2 REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3 USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4 LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5 IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1 REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2 USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3 IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

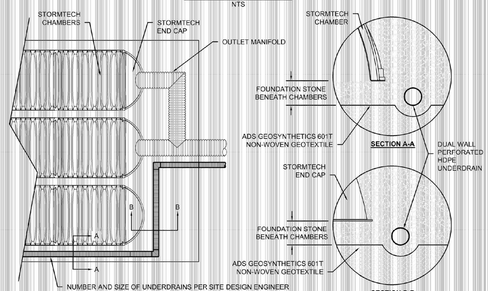
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

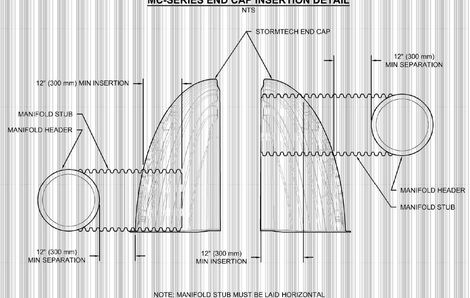
4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

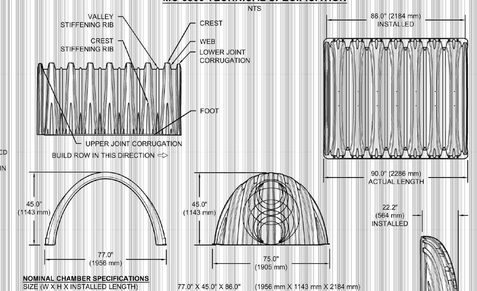
MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING

6 MC-SERIES END CAP INSERTION DETAIL

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)	
CHAMBER STORAGE	106.9 CUBIC FEET	(3.11 m³)	
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)	
WEIGHT	134 lbs.	(60.8 kg)	

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)	
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)	
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)	
WEIGHT	49 lbs.	(22.2 kg)	

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TG	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			---
MC3500IEPP18BG		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TG	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			---
MC3500IEPP24BG		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BG	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

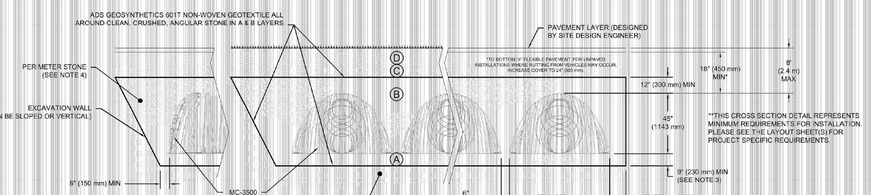
CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN "B" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED RING-RID GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1]: A-1, A-2-4, A-3 OR AASHTO M43[1]: 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1]: 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1]: 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
   CHAMBER CLASSIFICATION 45470 DESIGNATION SS
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT AND HAS NOT INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE ADS' RECOMMENDATIONS ONLY. IT IS THE RESPONSIBILITY OF THE SITE DESIGN ENGINEER OF RECORD TO REVIEW THESE DETAILS FOR CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

DRAWN: SMW | DATE: 08/05/2024
REVIEWED: JLM | PROJECT NO: 724-390
REV: | NOT TO SCALE

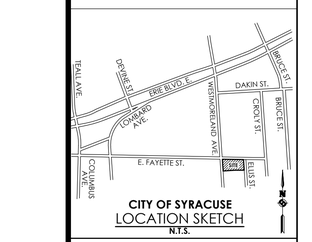
MC-3500 STANDARD DETAILS

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1

PASSERO architecture engineering



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

STAMP:



Reg. Exp: 10/31/2026
Cert. of Authorization: 021475

CLIENT:
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1 SENECA ST. SUITE 2952, 29th FLR
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BFC PARTNERS
150 MYRTLE AVENUE
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Passero Associates
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(585) 325-1000 FAX: (585) 325-1691
PROJECT MANAGER: Andrew Burns, PE
PROJECT ENGINEER: Andrew Burns, PE
DESIGNER: Carole Harvey

NO.	DATE	BY	DESCRIPTION

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DETAILS

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

TOWN/CITY: **SYRACUSE**
COUNTY: **ONONDAGA** STATE: **NY**

PROJECT NO.: **20243922.0003**

DRAWING NO.: **C-204**

DATE: **DECEMBER 22, 2025**

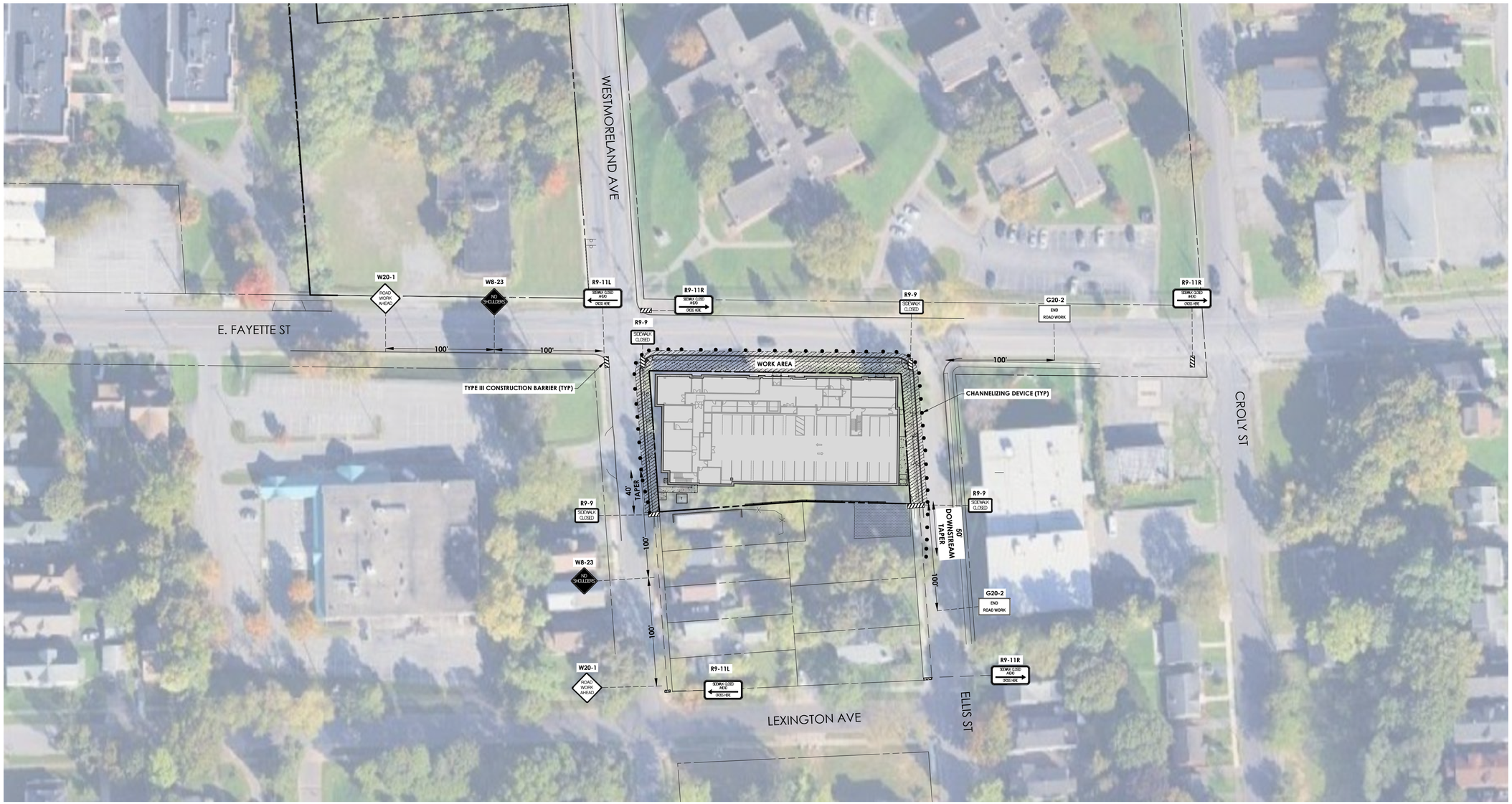
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HORIZONTAL SCALE

50 0 25 50 100

SCALE: 1"=50'



N



CITY OF SYRACUSE
LOCATION SKETCH
N.T.S.

PASSERO
architecture engineering

STAMP:

STATE OF NEW YORK
ANDREW CAMPBELLE BURNS
LICENSED PROFESSIONAL ENGINEER
108899

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(585) 325-1000
FAX: (585) 325-1691

PROJECT MANAGER — Andrew Burns, PE
PROJECT ENGINEER — Andrew Burns, PE
DESIGNER — Carole Harvey

NO.	DATE	BY	DESCRIPTION

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WZTC PLAN

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

TOWN/CITY: SYRACUSE

COUNTY: ONONDAGA STATE: NY

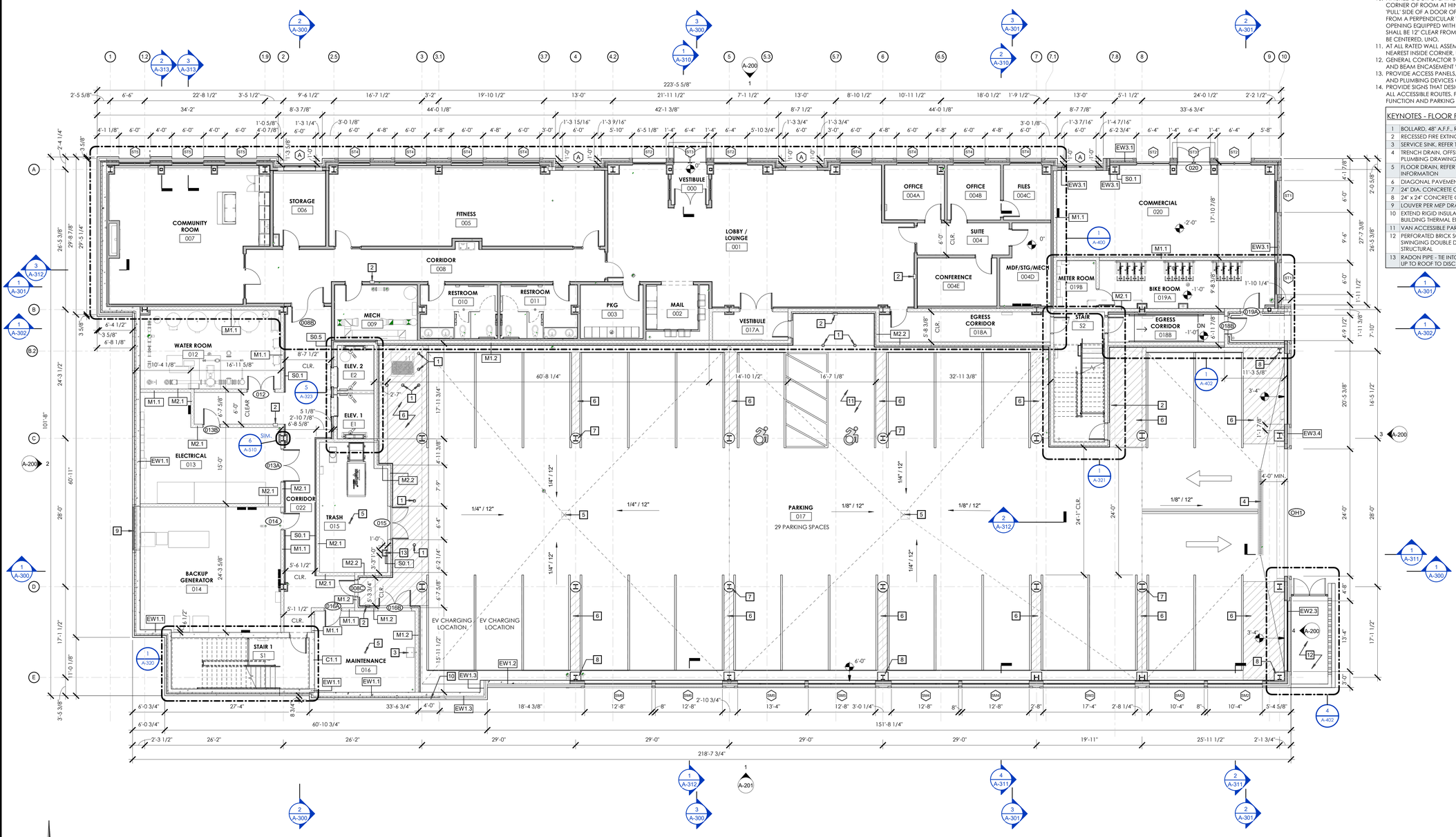
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20243922.0003

DRAWING NO.:
C-301

DATE:
DECEMBER 22, 2025

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1 LEVEL 0 FLOOR PLAN - SUBGRADE PARKING

0' 2' 4' 8' 16'
1/8" = 1'-0"

REVISED PERMIT SET

OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
2. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
3. COORDINATE ALL STEEL STRAPPING LOCATIONS AND EXTENTS WITH STRUCTURAL DRAWINGS.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO.
6. REFER TO ASSEMBLIES SHEET FOR WALL TYPES.
7. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
8. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
9. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
10. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE, ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL, ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
11. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
12. GENERAL CONTRACTOR TO COORDINATE INDIVIDUAL STEEL COLUMN AND BEAM ENCASEMENT W/ CONSTRUCTION SEQUENCE.
13. PROVIDE ACCESS PANELS, RATED AS REQUIRED, FOR ALL MECHANICAL AND PLUMBING DEVICES CONCEALED IN WALLS OR CEILING.
14. PROVIDE SIGNS THAT DESIGNATE PERMANENT ROOMS OR SPACES AND ALL ACCESSIBLE ROUTES. PROVIDE DIRECTION, INFORMATION, FUNCTION AND PARKING FACILITIES PER ANSI/ACCESSIBILITY CODE.

KEYNOTES - FLOOR PLAN

1	BOLLARD, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
2	RECESSED FIRE EXTINGUISHER CABINET
3	SERVICE SINK, REFER TO PLUMBING DRAWINGS
4	TRENCH DRAIN, OFFSET 4'-0" FROM GARAGE DOOR OPENING, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
5	FLOOR DRAIN, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
6	DIAGONAL PAVEMENT STRIPING
7	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
8	24" x 24" CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
9	LOUVER PER MEP DRAWIINGS
10	EXTEND RIGID INSULATION WITHIN WALL ASSEMBLY 4'-0" PAST BUILDING THERMAL ENVELOPE
11	VAN ACCESSIBLE PARKING SPOT
12	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING, REFER TO CIVIL AND STRUCTURAL
13	RADON PIPE - TIE INTO UNDER-SLAB SYSTEM AND CONTINUE STACK UP TO ROOF TO DISCHARGE. SEE RADON DRAWINGS FOR DETAILS

PASSERO engineering architecture

STAMP:

REGISTERED ARCHITECT ANDREW MARTIN PASSERO 028703 STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
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PROJECT ARCHITECT: JAMES LENK, RA
DESIGNER: TYLER BEERSE & ANDI PRETLOW, ASSOC. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 0 FLOOR PLAN

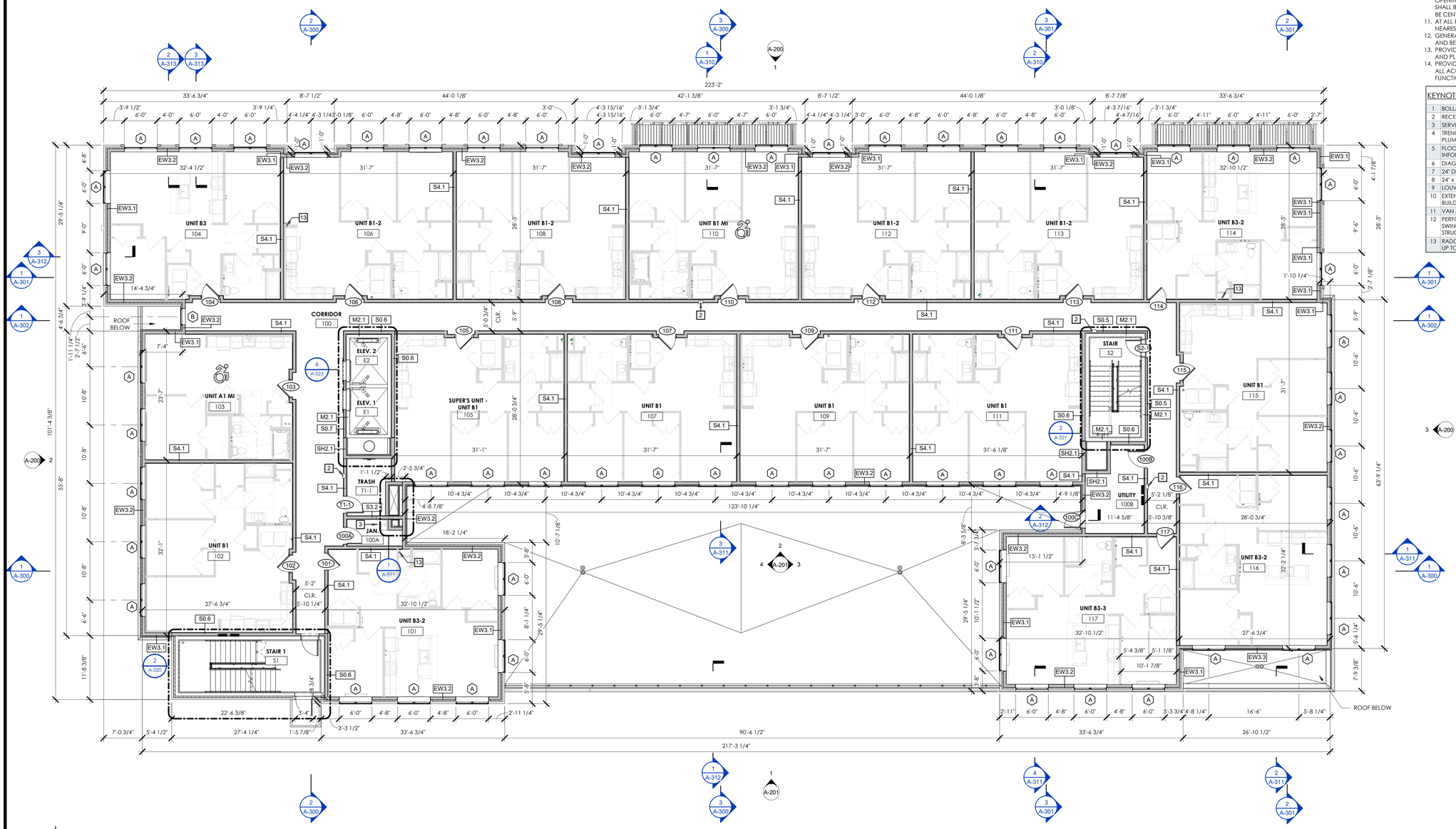
2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-100

DATE: JANUARY 21, 2026



OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
2. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
3. COORDINATE ALL STEEL STRAPPING LOCATIONS AND EXTENTS WITH STRUCTURAL DRAWINGS.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO.
6. REFER TO ASSEMBLIES SHEET FOR WALL TYPES.
7. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
8. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
9. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
10. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL. ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
11. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
12. GENERAL CONTRACTOR TO COORDINATE INDIVIDUAL STEEL COLUMN AND BEAM ENCASEMENT W/ CONSTRUCTION SEQUENCE.
13. PROVIDE ACCESS PANELS, RATED AS REQUIRED, FOR ALL MECHANICAL AND PLUMBING DEVICES CONCEALED IN WALLS OR CEILING.
14. PROVIDE SIGNS THAT DESIGNATE PERMANENT ROOMS OR SPACES AND ALL ACCESSIBLE ROUTES. PROVIDE DIRECTION, INFORMATION, FUNCTION AND PARKING FACILITIES PER ANSI/ACCESSIBILITY CODE.

KEYNOTES - FLOOR PLAN

1	BOLLARD, 48" A.F.F., REFER TO STRUCTURAL DRAWINGS
2	RECESSED FIRE EXTINGUISHER CABINET
3	SERVICE SINK, REFER TO PLUMBING DRAWINGS
4	TRENCH DRAIN, OFFSET 4'-0" FROM GARAGE DOOR OPENING, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
5	FLOOR DRAIN, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
6	DIAGONAL PAVEMENT STRIPING
7	24" DIA. CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
8	24" x 24" CONCRETE COLUMN ENCASEMENT, 48" A.F.F. TYP.
9	LOUVER PER MEP DRAWINGS
10	EXTEND RIGID INSULATION WITHIN WALL ASSEMBLY 4'-0" PAST BUILDING THERMAL ENVELOPE
11	VAN ACCESSIBLE PARKING SPOT
12	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING. REFER TO CIVIL AND STRUCTURAL
13	RADON PIPE - TIE INTO UNDER-SLAB SYSTEM AND CONTINUE STACK UP TO ROOF TO DISCHARGE. SEE RADON DRAWINGS FOR DETAILS

N

1 LEVEL 1 FLOOR PLAN

0' 2' 4' 8' 16'

1/8" = 1'-0"

REVISED PERMIT SET

PASSERO engineering architecture

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REGISTERED ARCHITECT JAMES LENK 028703 STATE OF NEW YORK

Reg. Exp: 08/31/2026
Cert of Authorization: 021475

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PROJECT ARCHITECT: JAMES LENK, RA
DESIGNER: TYLER BEERSE & ANDI PRETLOW, ASSOC. AIA

NO.	DATE	BY	DESCRIPTION

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LEVEL 1 FLOOR PLAN

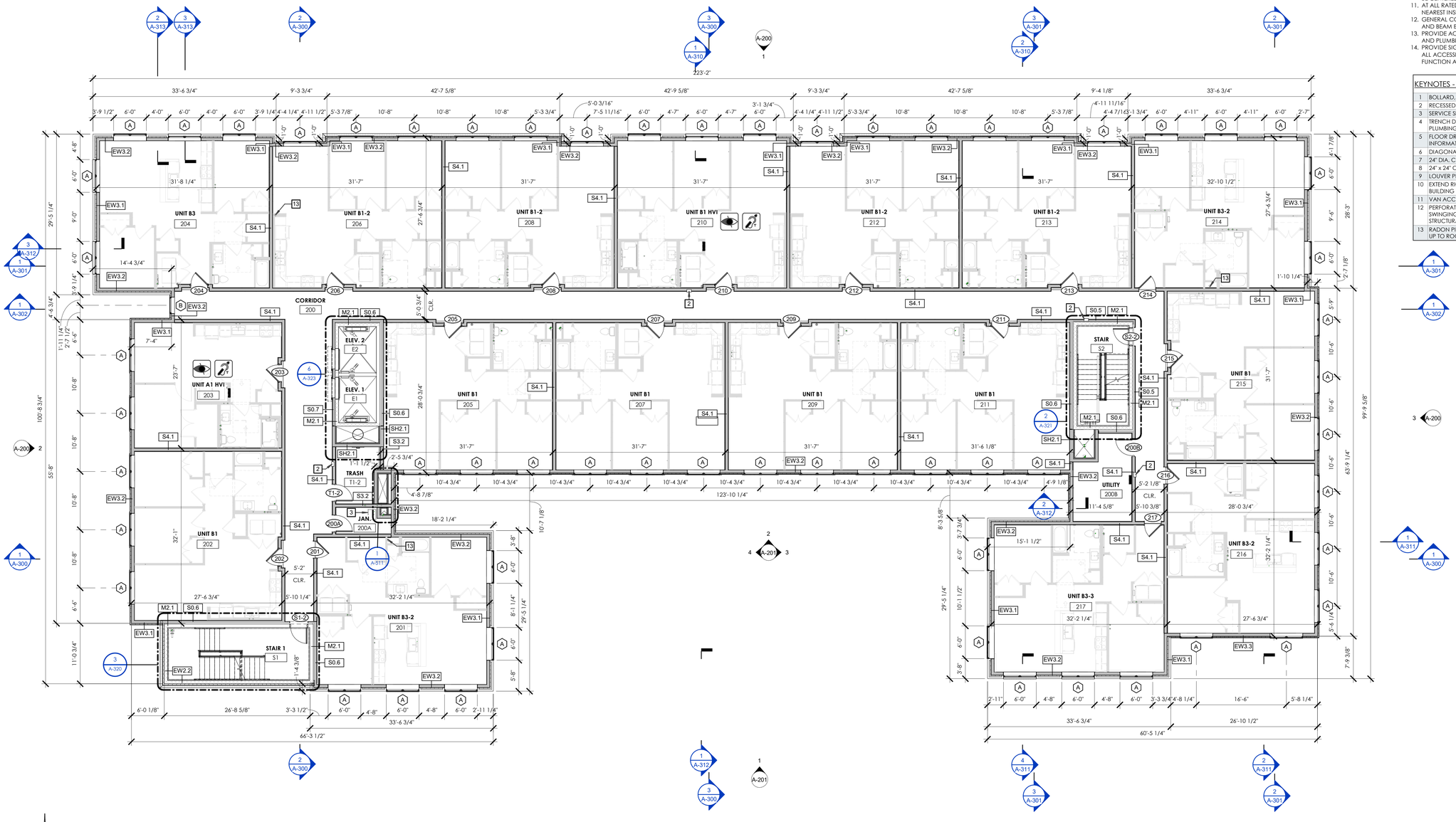
2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-101

DATE: JANUARY 21, 2026



1 LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
2. REFER TO MEP DRAWINGS FOR ALL MEP PENETRATION SIZES AND QUANTITIES.
3. COORDINATE ALL STEEL STRAPPING LOCATIONS AND EXTENTS WITH STRUCTURAL DRAWINGS.
4. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR MORE DETAILS AND INFORMATION.
5. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY, UNO.
6. REFER TO ASSEMBLIES SHEET FOR WALL TYPES.
7. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
8. NOT ALL TOILET AND BATHROOM ACCESSORIES ARE SHOWN IN FLOOR PLAN. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL ITEMS AND DESCRIPTIONS.
9. PROVIDE (1) FLOOR DRAIN IN ALL UNIT LAUNDRY ROOMS, MECH. CLOSETS, TRASH ROOMS AND WHERE SHOWN ON PLUMBING DRAWINGS. PROVIDE (1) LINEAR TRENCH DRAIN AT UNITS WITH ROLL-IN SHOWERS.
10. FINISHED DOOR OPENINGS SHALL BE NOMINAL @ 5" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, UNLESS NOTED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE 18" CLEAR FROM A PERPENDICULAR WALL. ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE 12" CLEAR FROM A PERPENDICULAR WALL. CLOSET DOORS TO BE CENTERED, UNO.
11. AT ALL RATED WALL ASSEMBLIES, EXTEND LAYER OF GYP. BD. TO THE NEAREST INSIDE CORNER, UNO.
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KEYNOTES - FLOOR PLAN

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3	SERVICE SINK, REFER TO PLUMBING DRAWINGS
4	TRENCH DRAIN, OFFSET 4'-0" FROM GARAGE DOOR OPENING, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
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12	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING. REFER TO CIVIL AND STRUCTURAL
13	RADON PIPE - TIE INTO UNDER-SLAB SYSTEM AND CONTINUE STACK UP TO ROOF TO DISCHARGE. SEE RADON DRAWINGS FOR DETAILS

PASSERO
engineering architecture

STAMP:

REGISTERED ARCHITECT
JAMES M. LEHR
028703
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Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
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LEVEL 2 FLOOR PLAN

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B

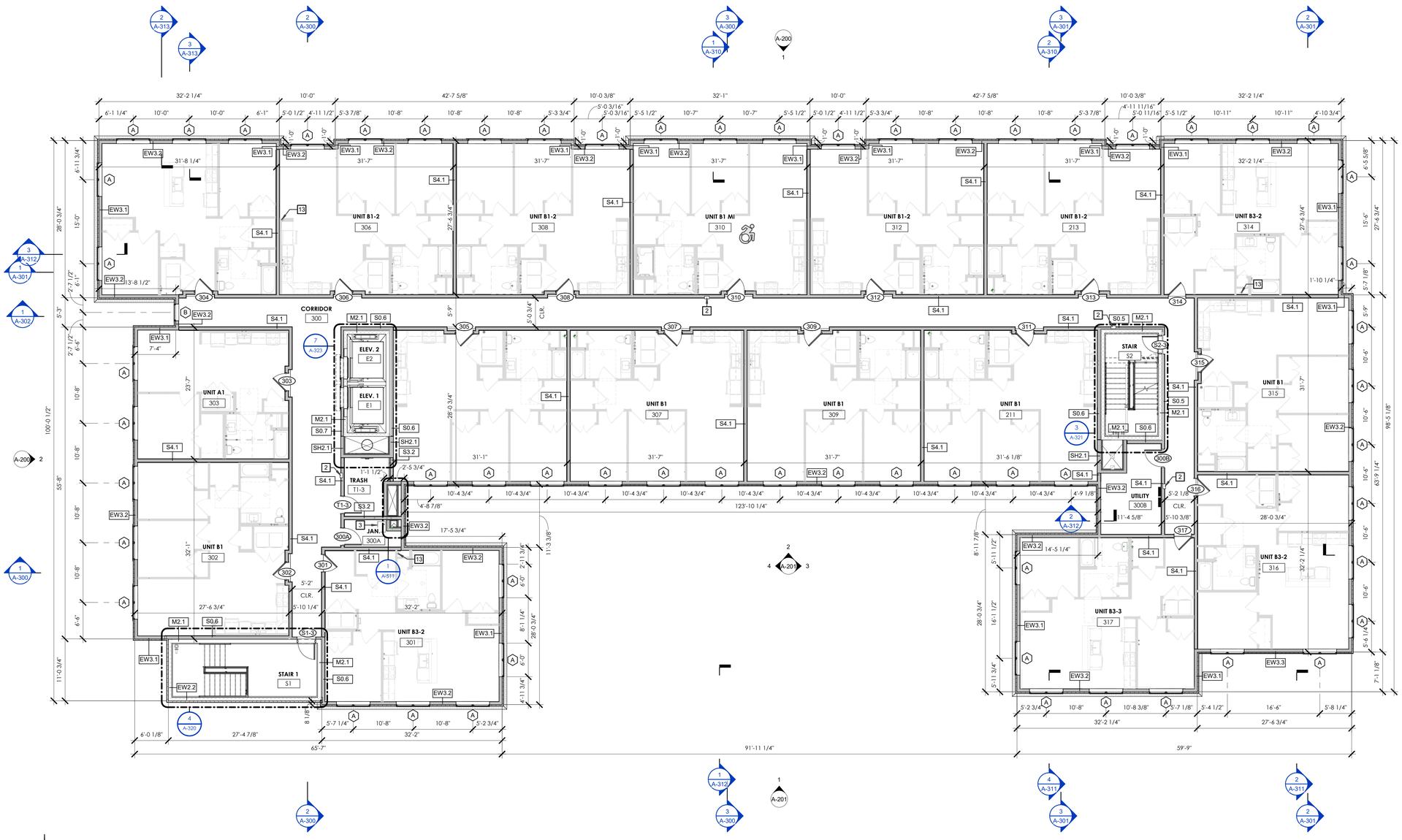
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

DRAWING NO.: A-102

DATE: JANUARY 21, 2026

REVISED PERMIT SET



1 LEVEL 3 FLOOR PLAN

0' 2' 4' 8' 16'

1/8" = 1'-0"

REVISED PERMIT SET

OVERALL FLOOR PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION.
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13	RADON PIPE - TIE INTO UNDER-SLAB SYSTEM AND CONTINUE STACK UP TO ROOF TO DISCHARGE. SEE RADON DRAWINGS FOR DETAILS

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engineering architecture

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PROJECT ARCHITECT: JAMES LEHR, RA
DESIGNER: TYLER BEERSE & ANDI PRITLOW, ASSOC. AIA

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LEVEL 3 FLOOR PLAN

2012 EAST FAYETTE STREET

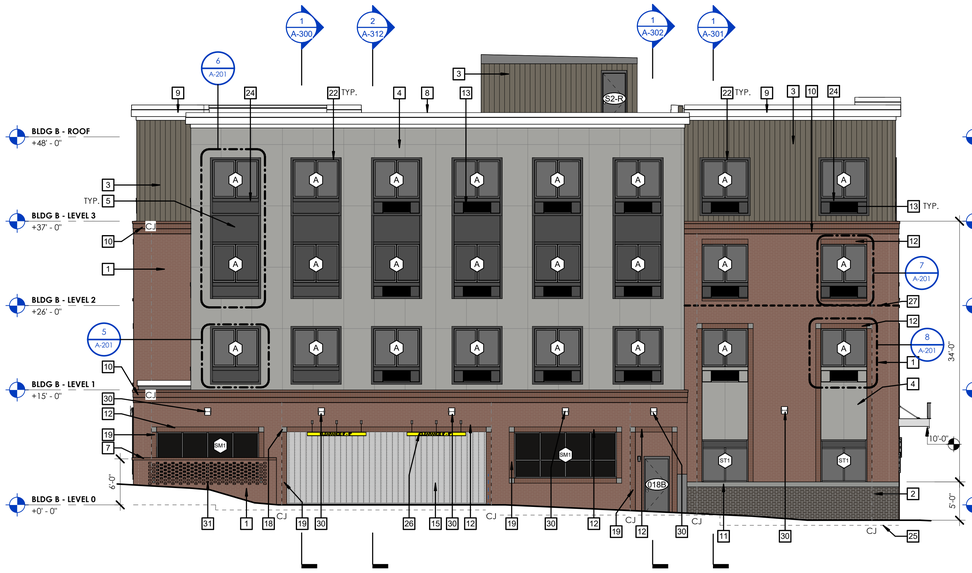
PARKSIDE APARTMENTS - BUILDING B

TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.: 20243922.0002

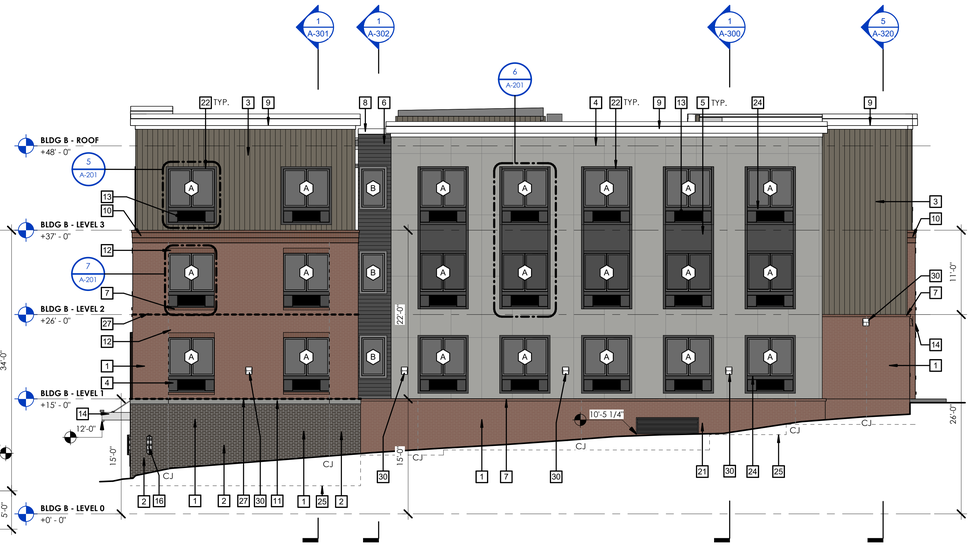
DRAWING NO.: A-103

DATE: JANUARY 21, 2026



3 EAST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



2 WEST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



1 NORTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

PERMIT SET

EXTERIOR ELEVATION GENERAL NOTES:

1. KEYNOTES ARE TYPICAL AND MAY NOT REFLECT ALL INSTANCES.
2. EXTERIOR MATERIALS, DETAILS AND COLORS ARE TO WRAP CORNERS AND TERMINATE AT INSIDE CORNER, U.N.O.
3. PROVIDE 3/8" JOINT SPACE WITH SEALANT BETWEEN DISSIMILAR FINISHES/TRIM.
4. PROVIDE COMMERCIAL BUILDING WRAP AT ALL EXTERIOR WALLS. INSTALL WITH STRICT ACCORDANCE OF MANUFACTURER.
5. PROVIDE 12" MEMBRANE FLASHING AT ALL INSIDE/OUTSIDE CORNERS.
6. SEAL ALL DOORS TO BACK-UP WALL.
7. ALL SEALANTS AT DOORS/WINDOWS WITH FIBER CEMENT PANEL/TRIM TO BE 10% URETHANE IF PAINTED, SILICONE IF UN-PAINTED.
8. PARGE COAT ALL EXPOSED FOUNDATION WALLS.
9. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL VENTS (DRYER, EXHAUST, ETC.) COORDINATE WITH ENGINEERING AND ARCHITECTURAL DRAWINGS. COORDINATE EXTERIOR WALL PENETRATION SIZE, TYPE, QUANTITY AND FINAL LOCATIONS WITH MEP DRAWINGS.
10. PRIME ALL EDGES OF FIBER CEMENT PANEL AND TRIM PRIOR TO INSTALLATION
11. FIBER CEMENT PANEL JOINTS TO BE AT FLOOR LINE AND AS NOTED ON ELEVATIONS
12. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O.
13. PAINT VENTS (WALL AND ROOF) TO MATCH ADJACENT FINISH U.N.O. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL LINE.
14. GENERAL CONTRACTOR TO COORDINATE ALL BRICK CONTROL JOINTS WITH BRICK MANUFACTURER.
15. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
16. FINAL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE OF COLORS.
17. ALL DRIP EDGES TO BE ABOVE GRADE.

KEYNOTES - ELEVATIONS EXTERIOR

1	BRICK, FINISH #1
2	BRICK, FINISH #2
3	VERTICAL FIBER CEMENT, FINISH #1
4	FIBER CEMENT PANEL, FINISH #1
5	FIBER CEMENT PANEL, FINISH #2
6	FIBER CEMENT LAP SIDING, FINISH #1
7	BRICK ROWLOCK
8	PRE-FINISHED METAL COPING W/ DRIP EDGE
9	FIBER CEMENT CORNICE AND PRE-FINISHED METAL COPING W/ DRIP EDGE
10	BRICK ROWLOCK CORNICE
11	PRECAST CONCRETE BAND
12	BRICK SOLDIER COURSE
13	LOUVER PER PACKAGE TERMINAL HEAT PUMP (PTHP) MANUFACTURER
14	PREMANUFACTURED METAL CANOPY
15	GARAGE DOOR
16	EXTERIOR LIGHTING FIXTURE PER ELECTRICAL
17	PROPOSED KNOX BOX LOCATION
18	PRECAST 8"X8" CONCRETE BLOCK
19	BRICK STACK BOND AT JAMB
20	METAL GUARDRAIL, 40" MIN HEIGHT
21	LOUVER PER MEP DRAWINGS
22	1X4 FIBER CEMENT TRIM SURROUND, FINISH #2
23	CONCRETE CURB AT LEVEL 1 ROOF
24	1X6 FIBER CEMENT WINDOW SILL TRIM, FINISH #2
25	APPROX. LINE OF BRICK SHELF, REFER TO STRUCTURAL
26	OVERHEAD CLEARANCE BAR
27	STEEL RELIEF ANGLE, REFER TO STRUCTURAL
28	ILLUMINATED BUILDING SIGNAGE
29	DRIP EDGE OF THRU WALL METAL FLASHING. DRIP EDGE TO BE ABOVE GRADE. TYP. OFFSET THRU WALL METAL FLASHING VERTICALLY IN 8" STEPS TO ACCOUNT FOR GRADE CHANGE. OVERLAP ADJACENT DRIP EDGE 2'-0" TYP. HORIZONTALLY.
30	EXTERIOR WALL PACK; BASIS OF DESIGN: AXCENT LARGE LED WALL PACK
31	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING. REFER TO CIVIL AND STRUCTURAL

PASSERO engineering architecture

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EXTERIOR ELEVATIONS

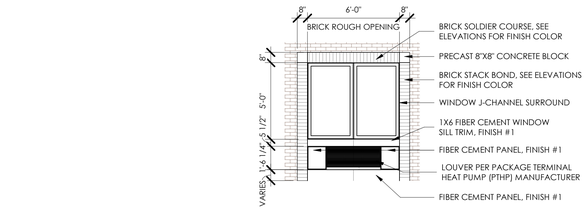
2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B
TOWN/CITY: CITY OF SYRACUSE
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PROJECT NO.: 20243922.0002

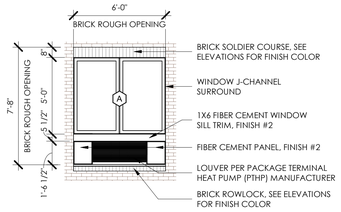
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DATE: DECEMBER 22, 2025



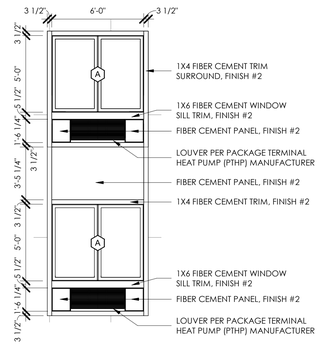
8 ENLARGED ELEV. AT TYP. WINDOW W/ BRICK AND PANEL

0' 1' 2' 4' 8'
1/4" = 1'-0"



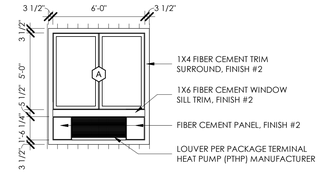
7 ENLARGED ELEV. AT TYP. WINDOW W/ BRICK

0' 1' 2' 4' 8'
1/4" = 1'-0"



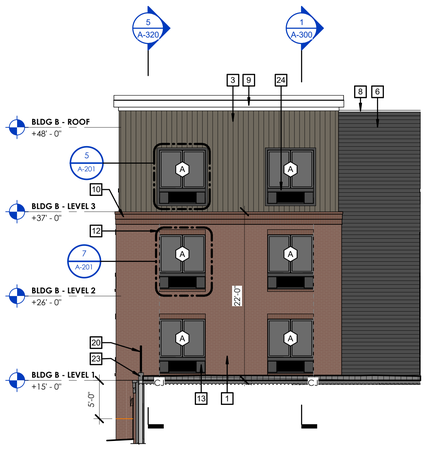
6 ENLARGED ELEV. AT TYP. DOUBLE WINDOW TRIM

0' 1' 2' 4' 8'
1/4" = 1'-0"



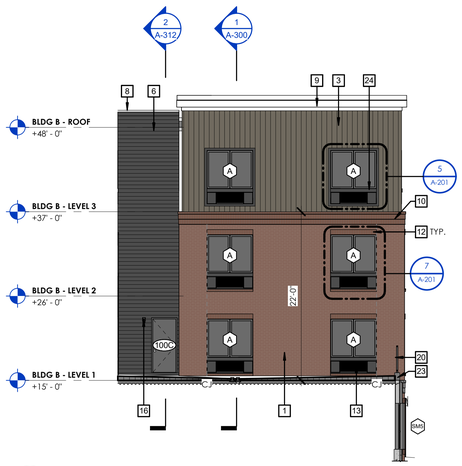
5 ENLARGED ELEV. AT TYP. WINDOW TRIM

0' 1' 2' 4' 8'
1/4" = 1'-0"



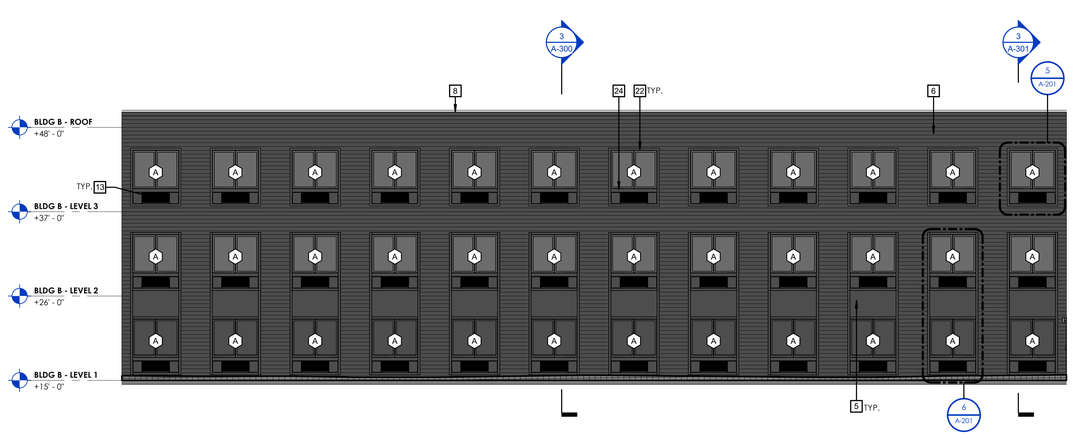
4 INTERIOR EAST ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



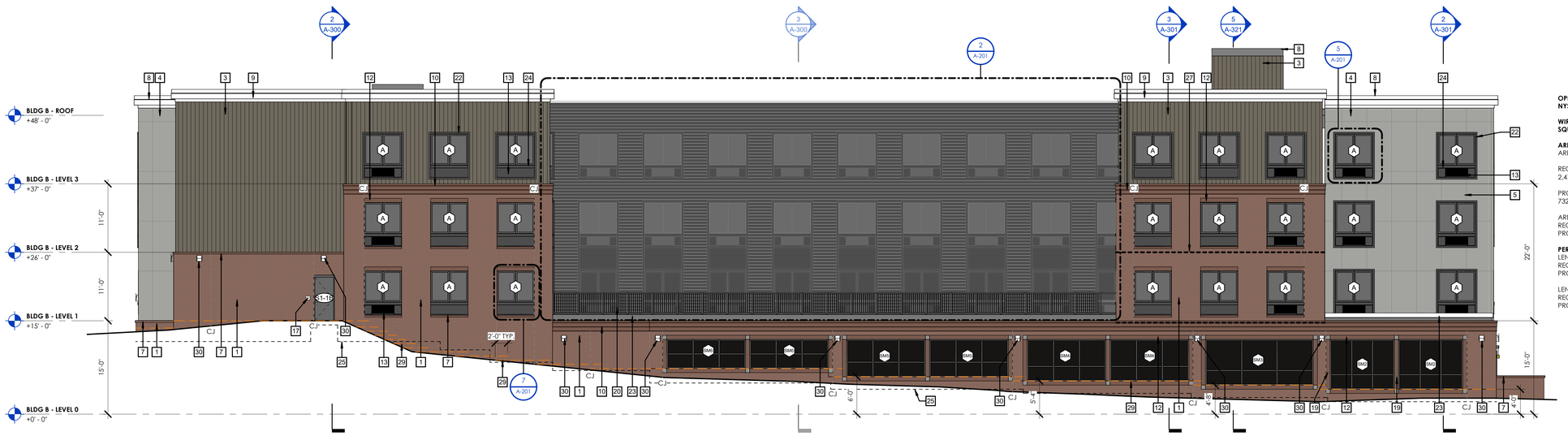
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1/8" = 1'-0"



2 INTERIOR SOUTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"



1 SOUTH ELEVATION

0' 2' 4' 8' 16'
1/8" = 1'-0"

OPEN GARAGE CALCULATION:
NYSBC 406.5

WIRE MESH BASIS OF DESIGN: MCNICHOLS STAINLESS STEEL, 1"X1" SQUARE MESH W/ 80% OPEN AIR

AREA REQUIREMENT
AREA SOUTH PARKING GARAGE WALL: 2,275 SF

REQUIRED OPENING AREA (20% OF WALL AREA):
2,470 X 0.2 = 494 SF (718 SF W/ 80% OPENNESS)

PROVIDED OPENING AREA:
732 SF X 0.80 (SCREENING MIN.) = 585.6 SF MIN.

AREA OF EAST PARKING GARAGE WALL: 1,083 SF
REQUIRED OPENING AREA (20% OF WALL AREA): 1,083 X 0.2 = 217 SF
PROVIDED OPENING AREA: 420 SF X 0.80 = 336 SF

PERIMETER LENGTH REQUIREMENT:
LENGTH OF THE SOUTH PARKING GARAGE WALL: 164'-8"
REQUIRED OPENING LENGTH (40% OF PERIMETER): 164.66 X 0.4 = 65'-10"
PROVIDED OPENING LENGTH: 12'-0" X 10 = 120'

LENGTH OF THE EAST PARKING GARAGE WALL: 70'-2"
REQUIRED OPENING LENGTH (40% OF PERIMETER): 70.166 * 0.4 = 28'-1"
PROVIDED OPENING LENGTH: 46'-0"

PERMIT SET

EXTERIOR ELEVATION GENERAL NOTES:

1. KEYNOTES ARE TYPICAL AND MAY NOT REFLECT ALL INSTANCES.
2. EXTERIOR MATERIALS, DETAILS AND COLORS ARE TO WRAP CORNERS AND TERMINATE AT INSIDE CORNER, U.N.O.
3. PROVIDE 3/8" JOINT SPACE WITH SEALANT BETWEEN DISSIMILAR FINISHES/TRIM.
4. PROVIDE COMMERCIAL BUILDING WRAP AT ALL EXTERIOR WALLS. INSTALL WITH STRICT ACCORDANCE OF MANUFACTURER.
5. PROVIDE 12" MEMBRANE FLASHING AT ALL INSIDE/OUTSIDE CORNERS.
6. SEAL ALL DOORS TO BACK-UP WALL.
7. ALL SEALANTS AT DOORS/WINDOWS WITH FIBER CEMENT PANEL/TRIM TO BE 10S URETHANE IF PAINTED, SILICONE IF UN-PAINTED.
8. PARGE COAT ALL EXPOSED FOUNDATION WALLS.
9. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL VENTS (DRYER, EXHAUST, ETC.) COORDINATE WITH ENGINEERING AND ARCHITECTURAL DRAWINGS. COORDINATE EXTERIOR WALL PENETRATION SIZE, TYPE, QUANTITY AND FINAL LOCATIONS WITH MEP DRAWINGS.
10. PRIME ALL EDGES OF FIBER CEMENT PANEL AND TRIM PRIOR TO INSTALLATION
11. FIBER CEMENT PANEL JOINTS TO BE AT FLOOR LINE AND AS NOTED ON ELEVATIONS
12. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING U.N.O.
13. PAINT VENTS (WALL AND ROOF) TO MATCH ADJACENT FINISH U.N.O. ARCHITECT TO SELECT COLOR FROM MANUFACTURER'S FULL LINE.
14. GENERAL CONTRACTOR TO COORDINATE ALL BRICK CONTROL JOINTS WITH BRICK MANUFACTURER.
15. PROVIDE RODENT SCREEN AT ALL EXTERIOR PENETRATIONS AT GRADE.
16. FINAL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL LINE OF COLORS.
17. ALL DRIP EDGES TO BE ABOVE GRADE.

KEYNOTES - ELEVATIONS EXTERIOR

1	BRICK, FINISH #1
2	BRICK, FINISH #2
3	VERTICAL FIBER CEMENT, FINISH #1
4	FIBER CEMENT PANEL, FINISH #1
5	FIBER CEMENT PANEL, FINISH #2
6	FIBER CEMENT LAP SIDING, FINISH #1
7	BRICK ROWLOCK
8	PRE-FINISHED METAL COPING W/ DRIP EDGE
9	FIBER CEMENT CORNICE AND PRE-FINISHED METAL COPING W/ DRIP EDGE
10	BRICK ROWLOCK CORNICE
11	PRECAST CONCRETE BAND
12	BRICK SOLDIER COURSE
13	LOUVER PER PACKAGE TERMINAL HEAT PUMP (PTHP) MANUFACTURER
14	PREMANUFACTURED METAL CANOPY
15	GARAGE DOOR
16	EXTERIOR LIGHTING FIXTURE PER ELECTRICAL
17	PROPOSED KNOX BOX LOCATION
18	PRECAST 8"X8" CONCRETE BLOCK
19	BRICK STACK BOND AT JAMB
20	METAL GUARDRAIL, 40" MIN HEIGHT
21	LOUVER PER MEP DRAWINGS
22	1X4 FIBER CEMENT TRIM SURROUND, FINISH #2
23	CONCRETE CURB AT LEVEL 1 ROOF
24	1X6 FIBER CEMENT WINDOW SILL TRIM, FINISH #2
25	APPROX. LINE OF BRICK SHELF, REFER TO STRUCTURAL
26	OVERHEAD CLEARANCE BAR
27	STEEL RELIEF ANGLE, REFER TO STRUCTURAL
28	ILLUMINATED BUILDING SIGNAGE
29	DRIP EDGE OF THRU WALL METAL FLASHING. DRIP EDGE TO BE ABOVE GRADE, TYP. OFFSET THRU WALL METAL FLASHING VERTICALLY IN 8" STEPS TO ACCOUNT FOR GRADE CHANGE. OVERLAP ADJACENT DRIP EDGE 2'-0" TYP. HORIZONTALLY
30	EXTERIOR WALL PACK; BASIS OF DESIGN: AXCENT LARGE LED WALL PACK
31	PERFORATED BRICK SCREEN FOR DUMPSTER ENCLOSURE. PROVIDE SWINGING DOUBLE DOOR GATE AT OPENING. REFER TO CIVIL AND STRUCTURAL

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STAMP:



Reg. Exp: 08/31/2026
Cert of Authorization: 021475

CLIENT:
PARKSIDE COMMONS VENTURES LLC
150 MYRTLE AVENUE, 2ND FLOOR
BROOKLYN, NY 11201

Passero Associates
242 WEST MAIN ST., SUITE 100
ROCHESTER, NY 14614
(585) 325-1000
FAX: (585) 325-1691
PROJECT MANAGER: MIRA MEJBOVSKY, AIA
PROJECT ARCHITECT: JAMES LENK, RA
DESIGNER: TYLER BEERSE & ANDI PRETLOW, ASSOC. AIA

NO.	DATE	BY	DESCRIPTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED. ©

EXTERIOR ELEVATIONS

2012 EAST FAYETTE STREET

PARKSIDE APARTMENTS - BUILDING B
TOWN/CITY: CITY OF SYRACUSE
COUNTY: ONONDAGA STATE: NY

PROJECT NO.:
20243922.0002

DRAWING NO.:
A-201

DATE:
DECEMBER 22, 2025

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Rishdi Towfik Nagi

From: Haohui Pan, Zoning Planner

Date: 1/30/2026 9:42:08 AM

Re: Major Site Plan Review MaSPR-25-26
2000 Fayette St E & Westmorela, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	10/07/2025	Vinny Esposito	SWPPP must be approved by the City Engineer. All sewer connections must be reviewed and approved by the City Engineer and OCWEP, and installations inspected by same. Street cut approvals are required for service connections.
DPW - Transportation Planner	Conditionally Approved	10/10/2025	Neil Milcarek-Burke	REVISED PLANS REQUIRED No major concerns with proposed redevelopment, however, there are site conditions (existing and proposed) that require remedy as part of this work. The proposed redevelopment of the area represents a significant increase in intensity of use and density, as such the streetscape requires corresponding investment, appropriate for a multi-story 50 unit building. - Sidewalks are to be expanded beyond the single-flag width 5' minimum to reflect a two-flag width 10' wide concrete sidewalk/pedestrian area with appropriate snow storage areas between walk and curb of top soil/ seed or brick colored permeable pavement. - Site constraints along Westmoreland Avenue and Ellis Street (lot lines/grade) may require deviation from the two-flag width conc. sidewalk to ~8' on Ellis at ~6' on Westmoreland. - Sidewalk may not neck down to 3.3' at the driveway along Ellis Street. - Short-term bike parking is required, in a conspicuous and well-lit area near entrances, utilizing a 2+ staple-

				style (no wave style) racks. - Existing curb cut/s are to be properly abandoned and replaced with full-height granite curb and must be shown on plans.
Zoning Planner	Waiting on Board	10/16/2025	Zhitong Wu	No concerns.
Parks - Forestry	Approved	10/16/2025	Jeff Romano	Forestry is in agreeance with the proposed Planting Schedule. Forestry requires additional street trees along the E Fayette St façade (approx. 225'). Suitable soils to be placed along the entire frontage to a depth of 2' . Provide 2" caliper trees spaced 25'+/- (8 trees total). Recommended species; Carpinus, Ostrya.
Planning Commission	Pending	10/03/2025		
Eng. Design & Cons. - Zoning	Conditionally Approved	10/09/2025	Mirza Malkoc	• All construction in the R.O.W. will require a 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. • Applicant shall replace all the existing sidewalk and the curb along the project's property line as part of this project. This proposed building will cover most of the project's property so that means that all the construction vehicles will drive over the existing curb and sidewalk. • Applicant shall repave Westmoreland, East Fayette and Ellis Streets from curb to curb along the property since the road will be damaged from all the construction activity. • Designer shall clearly indicate on the plans where the staging areas for materials are going to be located, where are all the contractors going to park, where the crane will be staged, etc. This is just a reminder that a road closure is not allowed to accommodate all of this. • Designer needs to be aware of all the ROW fees that will be applied for this project. • 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.
Eng. Mapping - Zoning	Approved	10/10/2025	Ray Wills	Work should have no impact on Mapping Division assets in the area. Work in the ROW may require separate review and permits be issued, prior to any work commencing.
Fire Prevention - Zoning	Conditionally Approved	10/07/2025	George Cowburn Jr.	Existing overhead utility lines to be relocated so as not to interfere with aerial apparatus access per 2020 FCNYS Appendix D105.4 as identified in plans.
DPW Traffic Control- Zoning	Conditionally Approved	10/07/2025	Charles Gafrancesco	10.7.25 Conditionally Approved. Applicants must submit 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 the public ROW. All necessary warning signs, flaggers, detours, and or barriers etc., shall be clearly drawn on WZTC plan. It is the applicant's responsibility to ensure WZTC plan is

compliant with all MUTCD regulations, local, state, county and permitting agency laws. If the contractor is unfamiliar with requirements, they are instructed to reach out to the central permit office.

-Site plan must include on site storage area for trash/ container collection to avoid collection in ROW.

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October 23, 2025

Greater Syracuse Property Development Corp.
1941 S Salina St
Syracuse, NY 13205

Re: Major Site Plan Review MaSPR-25-26
2000 Fayette St. E & Westmoreland, Syracuse, 13210
Comments dated October 16, 2025

To whom it may concern:

This letter is regarding the comments we received from the Office of Zoning Administration – Haohui Pan, dated October 16, 2025. The comments are in the order received and our responses are in bold italics.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	10/07/2025	Vinny Esposito	
Response: Acknowledged.				SWPPP must be approved by the City Engineer. All sewer connections must be reviewed and approved by the City Engineer and OCWEP, and installations inspected by same. Street cut approvals are required for service connections.

Approval	Status	Status Date	Reviewer	Comments
DPW - Transportation Planner	Conditionally Approved	10/10/2025	Neil Milcarek-Burke	**REVISED PLANS REQUIRED**
Response: Acknowledged.				No major concerns with proposed redevelopment, however, there are site conditions (existing and proposed) that require remedy as part of this work.
Response: Acknowledged.				The proposed redevelopment of the area represents a significant increase in intensity of use and density, as such the streetscape requires corresponding investment, appropriate for a multi-story 50-unit building
Response: Sidewalks have been expanded to 10' wide along East Fayette Street.				Sidewalks are to be expanded beyond the single-flag width 5' minimum to reflect a two-flag width 10' wide concrete sidewalk/pedestrian area with appropriate snow storage areas between walk and curb of topsoil/ seed or brick colored permeable pavement.

Approval	Status	Status Date	Reviewer	Comments
DPW - Transportation Planner	Conditionally Approved	10/10/2025	Neil Milcarek-Burke	
Response: Sidewalks have been expanded on Westmoreland and Ellis Streets as requested.				Site constraints along Westmoreland Avenue and Ellis Street (lot lines/grade) may require deviation from the two-flag width conc. sidewalk to ~8' on Ellis at ~6' on Westmoreland.
Response: Sidewalks have been revised.				Sidewalk may not neck down to 3.3' at the driveway along Ellis Street.
Response: Short term bike parking has been provided as requested.				Short-term bike parking is required, in a conspicuous and well-lit area near entrances, utilizing a 2+ staple style (no wave style) racks.
Response: Plans revised to show proposed 6" reveal granite curb along entire property minus the driveway entrance.				Existing curb cut(s) are to be properly abandoned and replaced with full-height granite curb and must be shown on plans.
Zoning Planner	On Hold	10/16/25	Zhitong Wu	No concerns.
Parks – Forestry	Approved	10/16/2025	Jeff Romano	
Response: Landscaping Plan has been revised to show street trees and note regarding suitable soils.				Forestry is in agreeance with the proposed Planting Schedule. Forestry requires additional street trees along the E Fayette St façade (approx. 225'). Suitable soils to be placed along the entire frontage to a depth of 2'. Provide 2" caliper trees spaced 25'+/- (8 trees total). Recommended species; Carpinus, Ostrya.
Planning Commission	Pending	10/3/2025		
Eng. Design & Cons - Zoning	Conditionally Approved	10/9/25	Mirza Malkoc	
Response: Acknowledged.				All construction in the R.O.W. will require a 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.

Response: Plans have been revised to show replacement of sidewalk and curb along the project's property line as requested.				Applicant shall replace all the existing sidewalk and the curb along the project's property line as part of this project. This proposed building will cover most of the project's property so that means that all the construction vehicles will drive over the existing curb and sidewalk.
Eng. Design & Cons - Zoning	Conditionally Approved	10/9/25	Mirza Malkoc	
Response: Plans have been revised to show a 1 ½" mill and overlay along project extents.				Applicant shall repave Westmoreland, East Fayette and Ellis Streets from curb to curb along the property since the road will be damaged from all the construction activity.
Response: Contractor to provide detailed plan indicating locations prior to building permit for review.				Designer shall clearly indicate on the plans where the staging areas for materials are going to be located, where are all the contractors going to park, where the crane will be staged, etc. This is just a reminder that a road closure is not allowed to accommodate all of this.
Response: Acknowledged.				Designers need to be aware of all the ROW fees that will be applied for this project.
Response: Acknowledged. Updated Stormwater Pollution Plan has been included.				Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.
Response: Draft Access and Maintenance Agreements have been included in the SWPPP.				Stormwater Access & Maintenance Agreements shall be submitted for review.
Response: Grading has been adjusted to minimize the areas that flow to adjoining properties and City R.O.W. compared to existing conditions.				Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Response: Acknowledged. Proposed sanitary flow data has been included in the submitted engineers report.				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.

Response: Acknowledged. Coordination with Onondaga Plumbing Control has been initiated.				Onondaga County Plumbing Control shall review and approve the plans as well.
Response: Acknowledged. Coordination with Onondaga Plumbing Control has been initiated.				Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
City Engineer – Zoning	Pending	10/03/2025		
Eng. Mapping - Zoning	Approved	10/10/2025	Ray Wills	
Response: Acknowledged.				Work should have no impact on Mapping Division assets in the area. Work in the ROW may require separate review and permits be issued, prior to any work commencing.
Water Engineering - Zoning	Pending	10/03/2025		
Fire Prevention - Zoning	Conditionally Approved	10/07/2025	George Cowburn Jr.	
Response: Acknowledged. Coordination with National Grid and other utility companies is ongoing.				Existing overhead utility lines to be relocated so as not to interfere with aerial apparatus access per 2020 FCNYS Appendix D105.4 as identified in plans.
DPW Traffic Control- Zoning	Conditionally Approved	10/07/2025	Charles Gafrancesco	10.7.25 Conditionally Approved.
Response: Work zone traffic control plan has been included as requested.				Applicants must submit 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 the public ROW. All necessary warning signs, flaggers, detours, and or barriers etc., shall be clearly drawn on WZTC plant. It is the applicant's responsibility to ensure WZTC plan is compliant with all MUTCD regulations, local, state, county and permitting agency laws. If the contractor is unfamiliar with requirements, they are instructed to reach out to the central permit office.
Response: Plans revised as requested.				Site plan must include on site storage area for trash/container collection to avoid collection in ROW.

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December 22, 2025

Captain J. Milana
Lt. JM Giarrusso
Syracuse Police

Syracuse, NY

Re: Parkside Commons – CPTED Survey | Comment Letter of October 25, 2025

Dear Captain Milana and Lt. Giarrusso,

This letter is in response to the comments we received regarding the above-mentioned project. The comments are in the order received and our responses are in bold italics.

Access Control

SPD Comment: Properly located entrances, exits, fencing, landscaping and lighting can direct both foot and motor vehicle traffic in ways that discourage crime. The site plans indicate that a fence will surround the property. We would recommend that this be a black cast iron fence that allows for natural surveillance while also accomplishing the mission of access control. The building should be well lit, and the entrance should be clearly identifiable. The parking garage should clearly indicate direction for the flow of vehicular traffic to reduce accidents.

Response: The building exterior is designed to guide pedestrian and vehicular traffic and deter criminal activity through adequate lighting, clear visibility, and well-defined, prominently signed entrances.

Surveillance

SPD Comment: The site plans indicate an enclosed courtyard. This would create an issue with natural surveillance from the street and could become an area for criminal behavior to occur. We would recommend a bridge on the East Fayette St. side to open the area and create sightlines into and out of the courtyard.

Response: As discussed with the SPD, the building will be fully monitored and staffed with 24/7 on-site security. In addition, a dedicated space has been provided within the building for the SPD, offering access to the CCTV system and direct views into the courtyard of concern. SPD signed off on our proposed plan during our call with them.

SPD Comment: Stairwells should be open so that individuals cannot conceal themselves within them. Outer stairwells should have windows so that sightlines are created.

Response: Stairwells will be monitored by the CCTV system, with the SPD granted access through a dedicated SPD monitoring room to observe and oversee these areas.

SPD Comment: 4000 kelvin lighting should be used throughout the site and the lighting should be consistent. Any areas that may offer concealment should be well lit.

Response: Exterior lighting will be provided around the building perimeter to enhance security and visibility. Lighting will utilize 4000K fixtures and will be consistent across the site. A variety of surface-mounted exterior light fixtures will be installed, including decorative wall sconces and fixtures located above exterior doors. Additional wall-mounted fixtures will be distributed to provide coverage along exterior walls and perimeter circulation areas. Fixtures will be selected and oriented to direct light downward, reduce light spill, and minimize light pollution. All exterior lighting fixtures will be dark-sky compliant. Refer to the building elevations for fixture locations.

SPD Comment: A high-quality surveillance camera system should be installed. Employees should have access to the cameras at all times. Ideally, the police department should also have access.

Response: A high-quality CCTV system will be provided, with access available to the SPD through a dedicated SPD monitoring room.

SPD Comment: Security/police detail should walk the premises.

Response: The buildings will be monitored by on-site, 24/7 manned security personnel who will actively survey the premises.

SPD Comment: Any trees should have canopies no lower than 6ft. Any ground vegetation should be no higher than 2 ft. This will increase sightlines and decrease areas of concealment.

Response: Trees will be selected and maintained with canopies set at a minimum height of six feet, and all other vegetation will be limited to a maximum height of two feet. The landscape will be designed to enhance sightlines and minimize potential concealment areas.

Territorial Reinforcement

SPD Comment: Ensure that exterior doors are locked and accessible to residents, maintenance or public safety. Signs that indicate no trespassing and loitering to clearly show ownership of the area.

Response: All exterior doors will be secured and accessible only to residents, authorized maintenance personnel, and public safety officials through a key fob access system. The building premises will be clearly defined, with signage posted to prohibit trespassing and loitering.

Lighting

SPD Comment: Adequate lighting will help improve security and surveillance. 4000 kelvin white lighting is best and should be used in a manner that is consistent across the site. All exterior walls should be lit. Fixtures should be ones that direct the light towards the ground and reduce light pollution.

Response: Exterior lighting will be provided around the building perimeter to enhance security and visibility. Lighting will utilize 4000K fixtures and will be consistent across the site. A variety of surface-mounted exterior light fixtures will be installed, including decorative wall sconces and fixtures located above exterior doors. Additional wall-mounted fixtures will be distributed to provide coverage along exterior walls and perimeter circulation areas. Fixtures will be selected and oriented to direct light downward, reduce light spill, and minimize light pollution. All exterior lighting fixtures will be dark-sky compliant. Refer to the building elevations for fixture locations.

Please contact me directly with any questions.

Sincerely,



Andrew Burns, P.E.
Project Manager

/ab
cc: efile

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Parkside Commons		
Project Location (describe, and attach a general location map): 256 Westmoreland Avenue, 1965 East Fayette Street, 1961 East Fayette Street, 1951 East Fayette Street, 1939 Fayette St E To Ives, 1953 East Fayette Street, 2000 East Fayette Street, 2012 East Fayette Street, 2016-24 East Fayette Street		
Brief Description of Proposed Action (include purpose or need): The proposed project is located in the City of Syracuse, NY located on opposite corners of the intersection between East Fayette Street and Westmoreland Street. The project consists of combing five parcels on the northwest corner of the intersection of East Fayette Street and Westmoreland Street (Tax Account Numbers 036.-01-15.0, 036.-01-23.0, 036.-01-17.0, 036.-01-16.2, 036.-01-16.1, 036.-01-022.0) situated on approximately 1.635 acres and combining three parcels on the southeast corner of the intersection (Tax Account Numbers 037.-03-01.0, 037.-03-02.0, 037.-03-03.0) situated on 0.65 acres into two separate lots to facilitate the redevelopment of the two sites. The lot to the northwest, Building A, will consist of a 5-story building with 5 levels of residential over 1 level of sub-grade parking and the lot to the southeast, Building B, will consist of a 4-story building with three levels of residential over 1 level of parking and amenity space. Building A will consist of 1.38 acres of disturbance and Building B will consist of 0.65 acres of disturbance. This project will include new sidewalks and utilities that will serve the proposed buildings. See **Exhibit A** for a Parkside Commons Location Map		
Name of Applicant/Sponsor: SAA | EVI, Attn: Connor Kenney	Telephone: 716-984-5710 E-Mail: ckenney@saaevi.com	
Address: 1 Seneca St. S-2952		
City/PO: Buffalo	State: NY	Zip Code: 14203
Project Contact (if not same as sponsor; give name and title/role): Andrew Burns	Telephone: 585-760-8565;ext=306 E-Mail: aburns@passero.com	
Address: 242 W Main St #100		
City/PO: Rochester	State: NY	Zip Code: 14614
Property Owner (if not same as sponsor): *Greater Syracuse Property Development Corporation	Telephone: 315-422-2301 E-Mail: info@syracuselandbank.org	
Address: 1941 S Salina St		
City/PO: Syracuse	State: NY	Zip Code:

*Multiple Owners. See **Exhibit B** for a table listing Parcel IDs, and their current owner

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Syracuse Planning Commission: Site Plan Review and Subdivision	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Syracuse Office of Zoning Administration: Area Variances	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC-SPDES	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

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?
MX-2 Neighborhood Center District See **Exhibit C** for a Zoning Map

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? Syracuse City School District

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

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

d. What parks serve the project site?
Westmoreland Park, Loguen Park, Salt Springs Park, Homer Wheaton Park, Ormand Spencer Park, Thornden Park,

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)? Multi-Family Residential

b. a. Total acreage of the site of the proposed action? 2.285 acres
b. Total acreage to be physically disturbed? 2.03 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.285 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
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				193
At completion of all phases				193

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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

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.

_____

_____

i*v.* 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: 48,400 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: Syracuse Water Department, City of Syracuse municipal district
- 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: 48,400 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 waste water

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: Onondaga County Consolidated Sanitary District (CSD)
- 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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

88,75 Square feet or 2.03 acres (impervious surface)

99,66 Square feet or 2.29 acres (parcel size)

ii. Describe types of new point sources. Not applicable (only non-point sources)

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater will be directed into the proposed storm water management vault, then to an existing combined sewer infrastructure.

- If to surface waters, identify receiving water bodies or wetlands: Storm water runoff will not be directed to any surface waters.
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Temporary, only during construction, and would not occur post construction.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Temporary, only during construction, and would not occur post construction.

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Temporary, only during construction, and would not occur post construction.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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 8am to 5pm.

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

_____

iii. Parking spaces: Existing 0 Proposed 110 Net increase/decrease +110

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 ½ 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: _____

_____

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

_____

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.

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: 0
- Sunday: 0
- Holidays: 0

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

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:

Construction of proposed project will increase noise temporarily from construction equipment, only during daytime hours 8 AM - 5 PM weekdays.

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:

Minimal Lighting on the exterior of each building.

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: _____

Odor emissions would come from the temporary construction equipment used for the construction.

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): Vacant Land

ii. If mix of uses, generally describe:

2002 E Fayette St contains a vacant commercial building, that will be demolished. All other land is open space.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.666	1.48	+0.814
• Forested	1.18	0.536	-0.644
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.447	0.274	-0.173
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

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:

Bilingual Daycare, Boys & Girls Club of Syracuse

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: See **Exhibit D** for a Hazardous Waste Map

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

Based on the DECinfo Locator, site number 7-600139 adjoins the Parkside Commons project location. This site previously held three, 8,000 gallon tanks which stored #6 fuel oil for on site consumption. All three tanks were closed on 12/01/1992, and have been removed since.

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): 734047, B00072, B00146, C734090

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

734047: Remedial actions are complete and measures are in place to control the potential for coming in contact with residual contamination remaining at the site. **B00072**: Because the site is vacant, the inhalation of site related contaminants due to soil vapor intrusion does not represent a current concern. Soil vapor intrusion is a potential concern for offsite buildings. **B00146**: Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of on- and off-site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. **C734090**: Soil contaminated with petroleum compounds was excavated and properly disposed off-site. Site remediation is complete. A soil management plan is in place to prevent future exposure to metals in subsurface soil. Exposures to potentially contaminated groundwater are not expected because public water serves the area.

See **Exhibit E** for a Remediation Sites Map

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? >6.6 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:
Ub-Urban Land — 100 %
_____ — _____%
_____ — _____%

d. What is the average depth to the water table on the project site? Average: >6.6 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % 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: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Deer | Squirrels | Foxes
Racoons | Snakes |
Field Mice | Chipmunks

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): See **Exhibit F** for a Environmental Resource Map

Northern Long-eared Bat , Tricolored Bat, Monarch Butterfly See **Exhibit G** for an IPAC Species list, and Determination

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? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property:JOSEPH LYNCH RESIDENCE See **Exhibit H** for a Archaeological Site Map

iii. Brief description of attributes on which listing is based:

The property at 1918 East Fayette Street is eligible for the National Register of Historic Places under Criterion C, Architecture, as a substantially intact early-twentieth-century residence designed by one of Syracuse's most prolific architects of the period, Ward Wellington Ward.

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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Onondaga Park City View

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): City overlook

iii. Distance between project and resource: 2.9 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ 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.

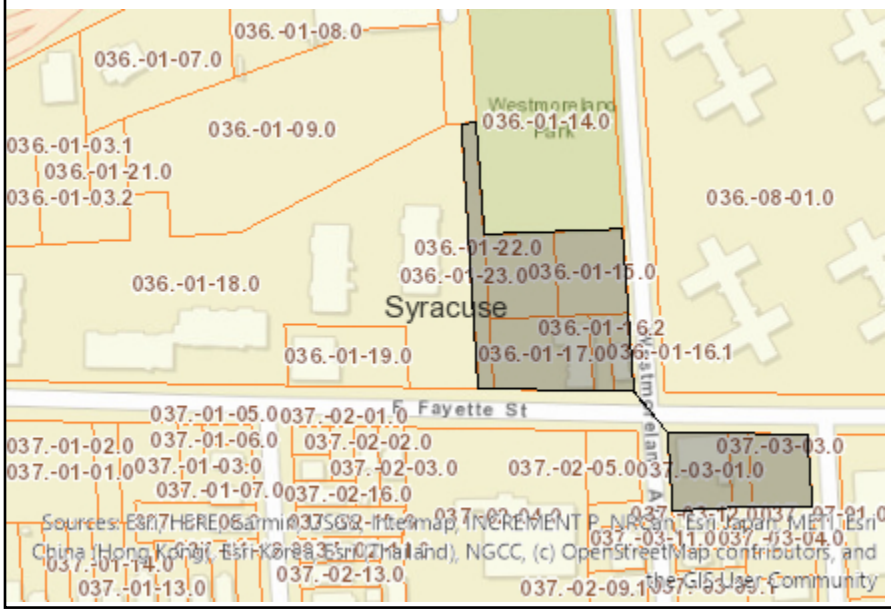
Applicant/Sponsor Name Andrew Burns Date 12/23/25

Signature Andrew C. Burns Title Project Manager

PRINT FORM

EAF Mapper Summary Report

Friday, December 19, 2025 2:34 PM



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

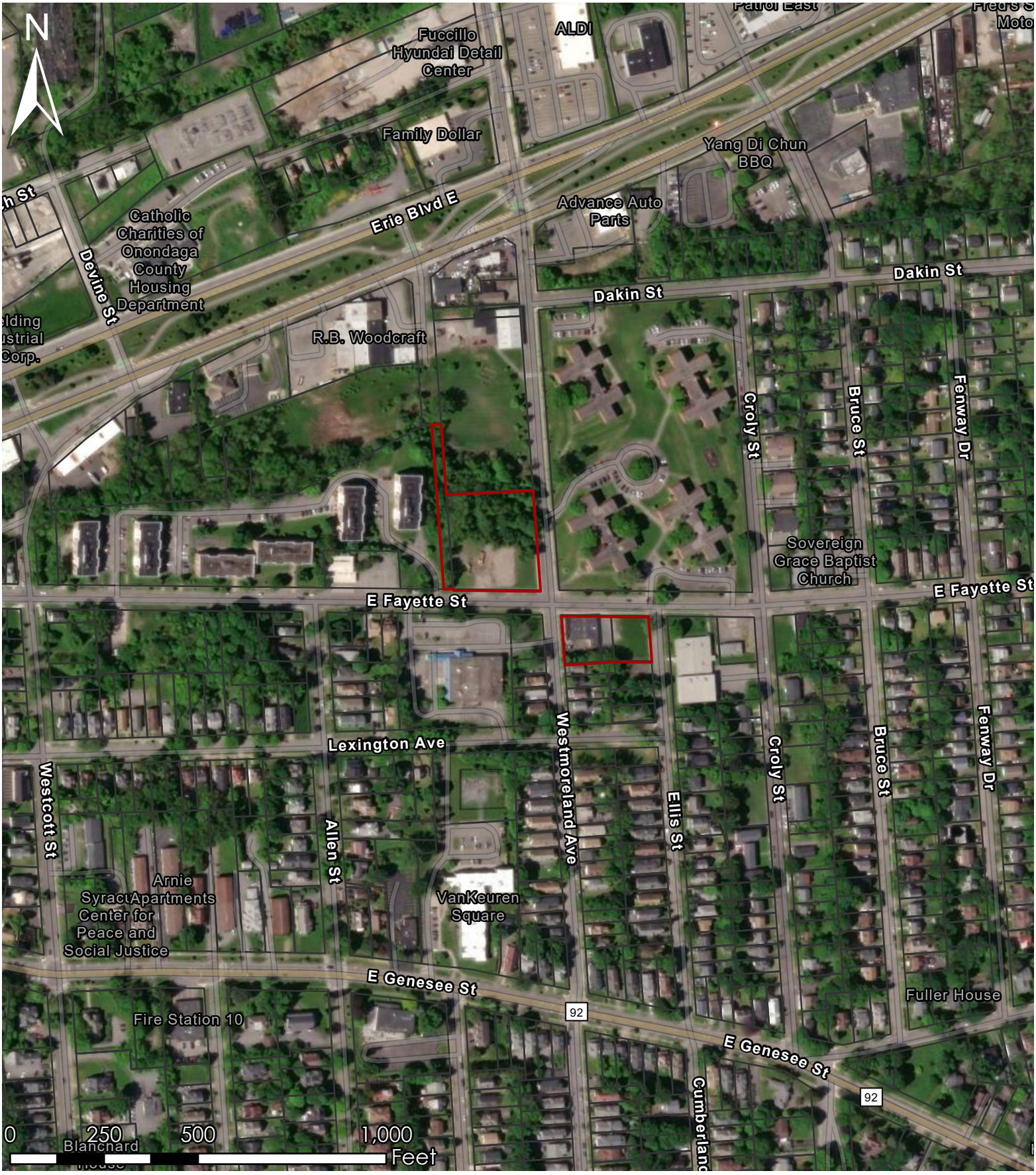


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are 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]	734047, B00072, B00146, C734090
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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
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:JOSEPH LYNCH RESIDENCE
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EXHIBIT A:

Parkside Commons Location Map



Legend

- Project Location
- Parcels

Parkside Commons Location Map

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York Central
Municipality: City of Syracuse
Source: Onondaga County GIS

PASSERO architecture engineering

Service Credits:

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Microsoft, Vantor

Date: 7/29/2025

EXHIBIT B:

Parcel IDs, Addresses
& Owners

Tax ID:	Address:	Owner Name:
036.-01-15.0	256 Westmoreland Avenue	GSPDC
036.-01-16.1	1965 East Fayette Street	GSPDC
036.-01-16.2	1961 East Fayette Street	GSPDC
036.-01-17.0	1951 East Fayette Street	GSPDC
036.-01-22.0	1939 Fayette St E To Ives	City Of Syracuse
036.-01-23.0	1953 East Fayette Street	Patrician John S
037.-03-01.0	2000 East Fayette Street	Nagi Rishdi Towfik
037.-03-02.0	2012 East Fayette Street	Nagi Rishdi Towfik
037.-03-03.0	2016-24 East Fayette Street	City Of Syracuse

GSPDC: Greater Syracuse Property Development Corporation

EXHIBIT C:

Zoning Map



Legend

Project Location

Parcels

Zoning Map

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York Central
Municipality: City of Syracuse
Source: Syracuse Open Data

PASSERO
architecture engineering

Service Credits:
New York State, Vantor

Date: 7/1/2025

EXHIBIT D:

Hazardous Waste Map



Legend

- Project Location
- Hazardous Waste TSDFs
- Regulated Transfer Facilities
- Chemical Bulk Storage Facility
- Inactive Solid Waste Landfills
- Active Landfills
- Petroleum Bulk Storage Facility

Hazardous Waste Map

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York Central
Municipality: City of Syracuse
Source: Environmental Resource Mapper

PASSERO
architecture engineering

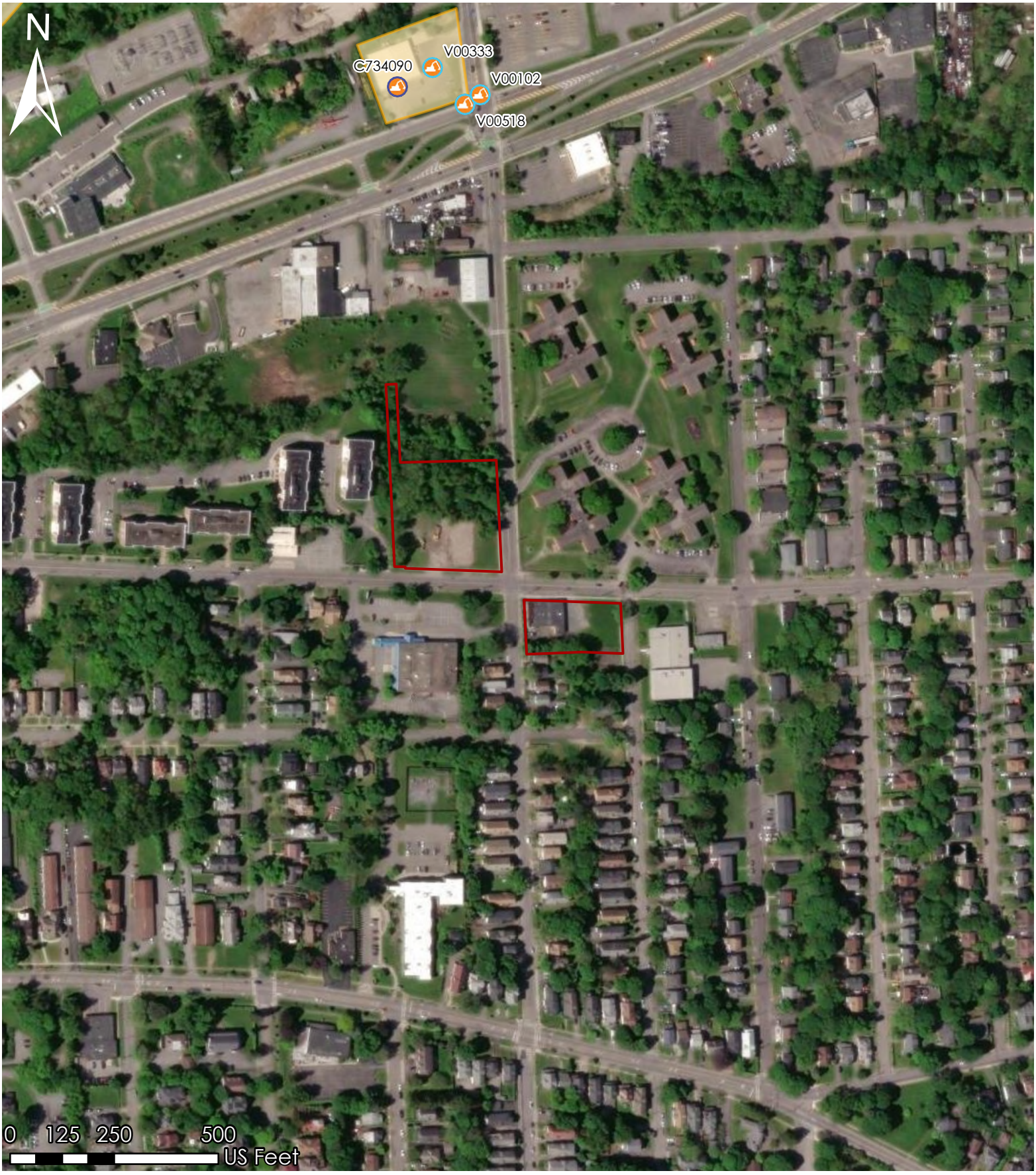
Service Credits:

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Microsoft, Vantor

Date: 7/1/2025

EXHIBIT E:

Remediation Sites Map



Legend

- Project Location
- Remediation Parcels
- Active Sites
- Closed Sites
- No-Action Sites

Remediation Sites Map

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York Central
Municipality: City of Syracuse
Source: NYDEC

PASSERO
architecture engineering

Service Credits:
New York State, Microsoft, Vantor

Date: 7/1/2025

EXHIBIT F:

Environmental
Resource Map



Legend

- Project Location
- Streams & Rivers
- Informational Freshwater Wetland Mapping
- Previously Mapped Freshwater Wetlands
- 100ft Buffer
- Rare Plants & Animals
- Significant Natural Communities

Environmental Resource Map

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York Central
Municipality: City of Syracuse
Source: Environmental Resource Mapper

PASSERO
architecture engineering

Service Credits:

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Microsoft, Vantor, NYSDEC

Date: 7/29/2025

EXHIBIT G:

IPAC Species List, and Determination

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 12/19/2025 19:09:39 UTC
Project Code: 2026-0029452
Project Name: Parkside Commons

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2026-0029452
Project Name: Parkside Commons
Project Type: Residential Construction
Project Description: The proposed project is located in the City of Syracuse, NY located on opposite corners of the intersection between East Fayette Street and Westmoreland Street. The project consists of combing five parcels on the northwest corner of the intersection of East Fayette Street and Westmoreland Street (Tax Account Numbers 036.-01-15.0, 036.-01-23.0, 036.-01-17.0, 036.-01-16.2, 036.-01-16.1, 036.-01-022.0) situated on approximately 1.635 acres and combining three parcels on the southeast corner of the intersection (Tax Account Numbers 037.-03-01.0, 037.-03-02.0, 037.-03-03.0) situated on 0.65 acres into two separate lots to facilitate the redevelopment of the two sites. The lot to the northwest, Building A, will consist of a 5-story building with 5 levels of residential over 1 level of sub-grade parking and the lot to the southeast, Building B, will consist of a 4-story building with three levels of residential over 1 level of parking and amenity space. Building A will consist of 1.38 acres of disturbance and Building B will consist of 0.65 acres of disturbance. This project will include new sidewalks and utilities that will serve the proposed buildings.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.0486445,-76.11537826903754,14z



Counties: Onondaga County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Gabriel Schill
Address: 242 W Main St Apartment 100
City: Rochester
State: NY
Zip: 14614
Email gschill@passero.com
Phone: 5857608587

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 12/19/2025 19:18:23 UTC
Project code: 2026-0029452
Project Name: Parkside Commons

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Record of project representative's no effect determination for 'Parkside Commons'

Dear Gabriel Schill:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on December 19, 2025, for 'Parkside Commons' (here forward, Project). This project has been assigned Project Code 2026-0029452 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	No effect

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions

occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New York Ecological Services Field Office and reference Project Code 2026-0029452 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Parkside Commons

2. Description

The following description was provided for the project 'Parkside Commons':

> The proposed project is located in the City of Syracuse, NY located on opposite corners of the intersection between East Fayette Street and Westmoreland Street. The project consists of combing five parcels on the northwest corner of the intersection of East Fayette Street and Westmoreland Street (Tax Account Numbers 036.-01-15.0, 036.-01-23.0, 036.-01-17.0, 036.-01-16.2, 036.-01-16.1, 036.-01-022.0) situated on approximately 1.635 acres and combining three parcels on the southeast corner of the intersection (Tax Account Numbers 037.-03-01.0, 037.-03-02.0, 037.-03-03.0) situated on 0.65 acres into two separate lots to facilitate the redevelopment of the two sites. The lot to the northwest, Building A, will consist of a 5-story building with 5 levels of residential over 1 level of sub-grade parking and the lot to the southeast, Building B, will consist of a 4-story building with three levels of residential over 1 level of parking and amenity space. Building A will consist of 1.38 acres of disturbance and Building B will consist of 0.65 acres of
> disturbance. This project will include new sidewalks and utilities that will serve the proposed buildings.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.0486445,-76.11537826903754,14z



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

   Automatically answered

   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

9. Will the action result in effects to a culvert or tunnel at any time of year?

   No

10. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

11. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

12. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

13. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

18. Will the proposed action involve blasting or drilling?

    No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

    No

20. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

    No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

23. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

    No

24. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

25. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

    No

26. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    Yes

27. Will the proposed action result in the cutting of entire trees outside of the currently maintained utility right-of-way?

    Yes

28. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

29. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    Yes

30. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    No

31. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    No

32. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    No

33. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

    Yes

34. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

35. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

36. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

37. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

    Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

    Automatically answered
    No

38. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

39. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

40. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

    Automatically answered
    No

41. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

42. Has a presence/probable absence bat survey targeting the tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

43. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
    (If unsure, answer ""Yes."")

    Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (Tillandsia usneoides), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines.

    No

44. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

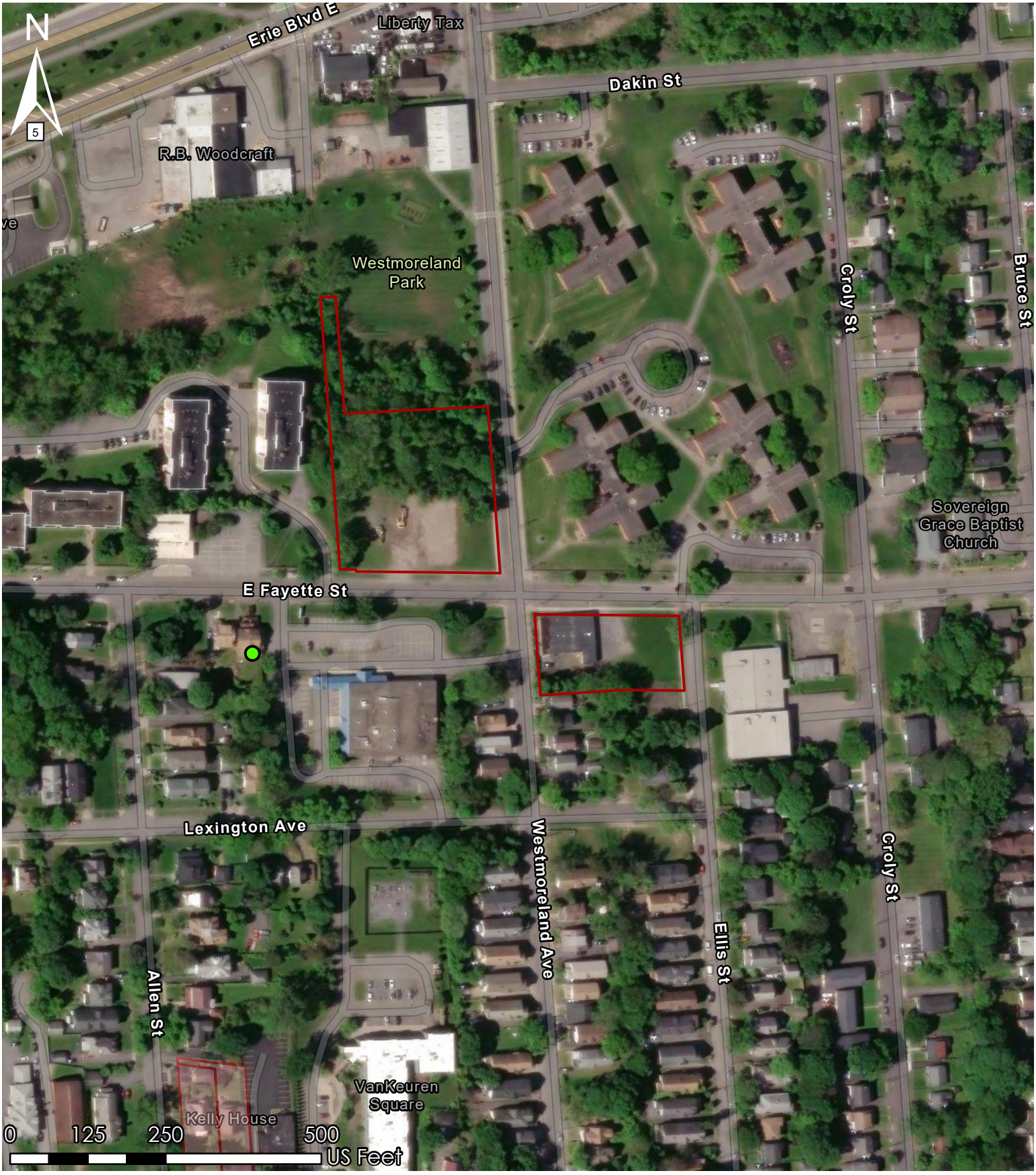
0.64

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Gabriel Schill
Address: 242 W Main St Apartment 100
City: Rochester
State: NY
Zip: 14614
Email gschill@passero.com
Phone: 5857608587

EXHIBIT H:

Archaeological Sensitive Areas



Legend

- National Register Buildings

Historical Points

- Eligible
- Listed

Historical Districts

- Eligible
- Listed
- Project Location

Archeological Sensitive Areas

Maps created by: Passero Associates GIS, AV
CRS: NAD83 State Plane New York Central
Municipality: City of Syracuse
Source: Cultural Resource Information System

PASSERO
architecture engineering

Service Credits:

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Division for Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, New York State, Microsoft, Vantor

Date: 7/29/2025

Agency Use Only [If applicable]

Project : Parkside Commons

Date : 1/30/2026

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

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)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☑	☐

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	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

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	□	□
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	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
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	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
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	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		□	□

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. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	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	□	□
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	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
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	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
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	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	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	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	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	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
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	□	□
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	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
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	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

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.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	 ☐ ☐	 ☐ ☐
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	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

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.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☑	☐
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	☑	☐
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	☑	☐

d. Other impacts: _____ _____		☑	☐
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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ 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	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

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)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ 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	□	□
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	□	□
c. Other impacts: _____ _____		□	□

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	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
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	☐	☐
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	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	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	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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, Elb	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	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	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project : Parkside Commons

Date : 2/2/2026

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: Parkside Commons

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

PRINT FULL FORM

City of Syracuse

Parcel History

01/01/1900 - 09/29/2025
Tax Map #: 036.-01-17.0
Owners: GSPDC
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1951 Fayette St E & Ives St	12/12/62	Project	Variance (Converted)	Denied	V-62-065 | CONSTRUCT A 35 X 90 MASONRY BUILDING TO BE USED AS A BAKERY IN A RESIDENTIAL C ZONE.
1951 Fayette St E & Ives St	03/24/88	Project	Variance (Converted)	Approved	V-88-010 | PERMIT MAINTENANCE OF 2 STORAGE TRAILERS (FOR EXISTING BAKERY).
1951 Fayette St E & Ives St	11/12/01	Project	Project Site Review	Approved with	PR-03-01 | CONSTRUCTION OF LIMOUSINE GARAGE
1951 Fayette St E & Ives St	09/29/03	Project	Resubdivision	Approved	R-03-42 | COMBINE 2 PARCELS INTO 1 NEW LOT
1951 Fayette St E & Ives St	05/18/12	Inspection	Complaint Inspection	Fail	
1951 Fayette St E & Ives St	05/18/12	Violation	2010 IMC - Section 304.2 - Protective Treatment	Closed	
1951 Fayette St E & Ives St	05/18/12	Violation	2010 IMC - Section 304.6 - Exterior walls	Closed	
1951 Fayette St E & Ives St	05/31/12	Inspection	Complaint Re-Inspection	N/A	
1951 Fayette St E & Ives St	06/18/12	Inspection	Complaint Inspection	N/A	
1951 Fayette St E & Ives St	09/13/12	Inspection	Complaint Inspection	N/A	
1951 Fayette St E & Ives St	10/25/12	Inspection	Complaint Inspection	N/A	
1951 Fayette St E & Ives St	01/23/13	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Closed	
1951 Fayette St E & Ives St	01/23/13	Violation	2020 PMCNYS - Section 304.9 - Overhang extensions	Closed	
1951 Fayette St E & Ives St	02/13/13	Inspection	Complaint Inspection	N/A	
1951 Fayette St E & Ives St	05/15/13	Inspection	Complaint Re-Inspection	Pass	
1951 Fayette St E & Ives St	05/16/13	Completed Complaint	Property Maintenance-Ext	Completed	2012-11246
1951 Fayette St E & Ives St	05/17/13	Completed Complaint	Pot Holes in Road	Completed	2013-10946 | hole getting bigger by curb-barricade has been there but no work has been done

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1951 Fayette St E & Ives St	07/25/13	Inspection	Complaint Inspection	Fail	
1951 Fayette St E & Ives St	07/25/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1951 Fayette St E & Ives St	07/31/13	Inspection	Complaint Re-Inspection	N/A	
1951 Fayette St E & Ives St	08/08/13	Inspection	Complaint Re-Inspection	In Progress	
1951 Fayette St E & Ives St	08/23/13	Inspection	Complaint Re-Inspection	Pass	
1951 Fayette St E & Ives St	08/27/13	Completed Complaint	Graffiti: PrivateProperty	Completed	2013-18250 | let Jean Stanton know when done
1951 Fayette St E & Ives St	01/23/14	Inspection	Complaint Inspection	Fail	
1951 Fayette St E & Ives St	01/30/14	Completed Complaint	Sewer Back Up	Completed	2014-02000 | sewer backup
1951 Fayette St E & Ives St	06/18/14	Inspection	Complaint Inspection	Fail	
1951 Fayette St E & Ives St	06/18/14	Violation	2020 PMCNYS - Section 107.2 - Vacant Structures	Closed	
1951 Fayette St E & Ives St	05/11/18	Completed Complaint	Repair ManHoleCover/Grate	Completed	2018-13918 | sewer graete off
1951 Fayette St E & Ives St	09/16/19	Complaint	Sidewalk Condition	Needs Review	2019-25519 | Damaged Sidewalks
1951 Fayette St E & Ives St	06/24/20	Inspection	Complaint Re-Inspection	Fail	
1951 Fayette St E & Ives St	09/22/20	Inspection	Complaint Re-Inspection	No Progress	
1951 Fayette St E & Ives St	12/09/20	Inspection	Complaint Re-Inspection	No Progress	
1951 Fayette St E & Ives St	01/21/21	Inspection	Complaint Re-Inspection	No Progress	
1951 Fayette St E & Ives St	03/09/21	Inspection	Complaint Re-Inspection	No Progress	
1951 Fayette St E & Ives St	04/22/21	Inspection	Complaint Re-Inspection	Fail	
1951 Fayette St E & Ives St	06/16/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	08/23/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	08/30/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1951 Fayette St E & Ives St	08/30/21	Inspection	Vacant Property - Routine Inspection	Fail	
1951 Fayette St E & Ives St	09/20/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	10/05/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1951 Fayette St E & Ives St	10/28/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	11/18/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	06/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	07/05/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	09/06/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	10/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	11/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	04/05/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	05/08/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1951 Fayette St E & Ives St	05/08/23	Inspection	Vacant Property - Routine Inspection	Fail	
1951 Fayette St E & Ives St	07/07/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	08/04/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	09/07/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	03/07/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	04/08/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1951 Fayette St E & Ives St	04/15/24	Completed Complaint	Vacant Lot	Admin-Closed	2013-01652

City of Syracuse

Parcel History

01/01/1900 - 09/29/2025
Tax Map #: 036.-01-16.2
Owners: GSPDC
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1961 Fayette St E	07/01/20	Permit Application	Sidewalk Replace	Issued	PC-0579-20 | Michael McConnell Concrete Replaceing Sidewalk Dimensions: 33' x 5' Owner: Syr Landbank
1961 Fayette St E	07/10/20	Permit	Sidewalk Replace	Open	PC-0579-20 | Michael McConnell Concrete Replaceing Sidewalk Dimensions: 33' x 5' Owner: Syr Landbank | Expires 01/10/2021
1961 Fayette St E	10/16/25	Completed Complaint	Sidewalk Condition	Admin-Closed	2019-25518 | Damaged Sidewalks

City of Syracuse

Parcel History

01/01/1900 - 09/29/2025
Tax Map #: 036.-01-16.1
Owners: GSPDC, PHILLIP STAKES
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1965 Fayette St E & Westmorela	05/18/12	Inspection	Complaint Inspection	Fail	
1965 Fayette St E & Westmorela	05/18/12	Violation	2010 IMC - Section 304.2 - Protective Treatment	Closed	
1965 Fayette St E & Westmorela	05/18/12	Violation	2010 IMC - Section 304.13.2 - Openable windows	Closed	
1965 Fayette St E & Westmorela	05/18/12	Violation	2010 IMC - Section 304.4 - Structural members	Closed	
1965 Fayette St E & Westmorela	05/31/12	Inspection	Complaint Inspection	N/A	
1965 Fayette St E & Westmorela	06/18/12	Inspection	Complaint Inspection	N/A	
1965 Fayette St E & Westmorela	09/13/12	Inspection	Complaint Inspection	N/A	
1965 Fayette St E & Westmorela	10/25/12	Inspection	Complaint Inspection	N/A	
1965 Fayette St E & Westmorela	01/23/13	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1965 Fayette St E & Westmorela	01/23/13	Violation	2015 IMPC - 304.9 - Overhang Extensions	Closed	
1965 Fayette St E & Westmorela	02/13/13	Inspection	Complaint Inspection	N/A	
1965 Fayette St E & Westmorela	05/15/13	Inspection	Complaint Re-Inspection	Fail	
1965 Fayette St E & Westmorela	07/24/13	Completed Complaint	Property Maintenance-Ext	Completed	2012-11244
1965 Fayette St E & Westmorela	07/25/13	Inspection	Complaint Inspection	Fail	
1965 Fayette St E & Westmorela	07/25/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1965 Fayette St E & Westmorela	07/31/13	Inspection	Complaint Re-Inspection	N/A	
1965 Fayette St E & Westmorela	08/08/13	Inspection	Complaint Re-Inspection	In Progress	
1965 Fayette St E & Westmorela	08/23/13	Inspection	Complaint Re-Inspection	Pass	
1965 Fayette St E & Westmorela	08/27/13	Completed Complaint	Graffiti: PrivateProperty	Completed	2013-18133 | let Jean Stanton know when done
1965 Fayette St E & Westmorela	01/23/14	Inspection	Complaint Inspection	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1965 Fayette St E & Westmorela	02/04/17	Completed Complaint	Repair Sewer Pipes-Caps	Completed	2017-03080 | sewer backup- adrian 726-0740
1965 Fayette St E & Westmorela	03/25/17	Completed Complaint	Sewer Back Up	Completed	2017-06761 | sewer back up Adrian 315-726-0740
1965 Fayette St E & Westmorela	05/26/17	Completed Complaint	Catch Basin: Clean	Completed	2017-14251 | 2 cb need cleaning in front- adrian 726-0740
1965 Fayette St E & Westmorela	05/26/20	Project	Project Site Review	Approved with	PR-20-15 | DEMOLITION AND SITE CHANGES (GSPDC - VACANT COMMERCIAL BLDG)
1965 Fayette St E & Westmorela	06/26/20	Permit Application	Demolition	Issued	41859 | Demolish a single story commercail building
1965 Fayette St E & Westmorela	06/29/20	Inspection	Inspector Notification	In Progress	
1965 Fayette St E & Westmorela	07/01/20	Permit Application	Sidewalk Replace	Issued	PC-0578-20 | Michael McConnell Concrete replacing Sidewalk Dimensions144" x 5' Owner : Syr Landbank
1965 Fayette St E & Westmorela	07/10/20	Permit	Sidewalk Replace	Open	PC-0578-20 | Michael McConnell Concrete replacing Sidewalk Dimensions144" x 5' Owner : Syr Landbank | Expires 01/10/2021
1965 Fayette St E & Westmorela	10/07/20	Inspection	Final Inspection	Pass	
1965 Fayette St E & Westmorela	10/13/20	Completed Permit	Demolition	Certificate Issued	41859 | Demolish a single story commercail building | Certificate of Completion #41859
1965 Fayette St E & Westmorela	12/04/20	Inspection	Complaint Re-Inspection	Fail	
1965 Fayette St E & Westmorela	02/02/21	Inspection	Complaint Re-Inspection	No Progress	
1965 Fayette St E & Westmorela	04/19/21	Inspection	Complaint Re-Inspection	No Progress	
1965 Fayette St E & Westmorela	05/27/21	Inspection	Complaint Re-Inspection	No Progress	
1965 Fayette St E & Westmorela	06/16/21	Inspection	Complaint Re-Inspection	Pass	
1965 Fayette St E & Westmorela	06/28/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	08/30/21	Inspection	Vacant Property - Routine Inspection	Fail	
1965 Fayette St E & Westmorela	08/30/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1965 Fayette St E & Westmorela	09/20/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1965 Fayette St E & Westmorela	10/05/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	10/28/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	11/18/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	03/31/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	06/15/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	06/24/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	07/06/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	09/06/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	10/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	11/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	04/05/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	07/06/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	08/02/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	09/06/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	03/07/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1965 Fayette St E & Westmorela	04/03/24	Inspection	Vacant Property - Routine Inspection	Pass	
1965 Fayette St E & Westmorela	04/08/24	Completed Complaint	Vacant Lot	Admin-Closed	2013-01653
1965 Fayette St E & Westmorela	10/16/25	Completed Complaint	Sidewalk Condition	Admin-Closed	2019-25517 | Damaged Sidewalks

City of Syracuse

Parcel History

01/01/1900 - 09/29/2025
Tax Map #: 037.-03-01.0
Owners: Rishdi Towfik Nagi
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	05/16/05	Project	SP - Restaurant	Approved	SP-05-13 | RESTAURANT (POND ST. MARKET)
2000 Fayette St E & Westmorela	05/07/12	Completed Complaint	Sewer Back Up	Completed	2012-10165 | sewer bu
2000 Fayette St E & Westmorela	12/18/12	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	12/18/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 Fayette St E & Westmorela	12/27/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-27525 | Joe Dishaw requests inspector to cite around store for trash and debris
2000 Fayette St E & Westmorela	12/27/12	Inspection	Complaint Re-Inspection	Pass	
2000 Fayette St E & Westmorela	07/03/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 Fayette St E & Westmorela	07/03/13	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	07/10/13	Inspection	Complaint Re-Inspection	Pass	
2000 Fayette St E & Westmorela	07/11/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-15988 | DPW complaint about trash around this property
2000 Fayette St E & Westmorela	08/22/13	Permit Application	Security Alarm	Issued	12369 | Sec. permit
2000 Fayette St E & Westmorela	08/22/13	Completed Permit	Security Alarm	Certificate Issued	12369 | Sec. permit | Certificate of Completion #12369
2000 Fayette St E & Westmorela	09/04/13	Inspection	Progress Inspection	In Progress	
2000 Fayette St E & Westmorela	10/04/13	Inspection	Progress Inspection	Pass	
2000 Fayette St E & Westmorela	01/08/14	Permit Application	Sprinkler	Issued	13839 | Sprinkler
2000 Fayette St E & Westmorela	01/08/14	Completed Permit	Sprinkler	Certificate Issued	13839 | Sprinkler | Certificate of Completion #13839
2000 Fayette St E & Westmorela	01/17/14	Inspection	Progress Inspection	In Progress	
2000 Fayette St E & Westmorela	01/24/14	Inspection	Progress Inspection	Pass	
2000 Fayette St E & Westmorela	04/14/14	Inspection	Complaint Inspection	N/A	
2000 Fayette St E & Westmorela	04/16/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-07536 | Trash and debris
2000 Fayette St E & Westmorela	08/11/14	Inspection	Codes Electric - Licensing	Pass	
2000 Fayette St E & Westmorela	08/11/14	Inspection	Codes - Licensing	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	08/12/14	Violation	2010 IFC - Section 906.2 - General requirements	Closed	
2000 Fayette St E & Westmorela	08/12/14	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
2000 Fayette St E & Westmorela	08/12/14	Violation	2010 IMC - Section 505.4 - Water heating facilities	Closed	
2000 Fayette St E & Westmorela	08/12/14	Violation	2010 IMC - Section 403.4 - Process ventilation	Closed	
2000 Fayette St E & Westmorela	08/12/14	Violation	2010 IMC - Section 302.1 - Sanitation	Closed	
2000 Fayette St E & Westmorela	08/12/14	Violation	2010 IMC - Section 302.4 - Weeds	Closed	
2000 Fayette St E & Westmorela	08/12/14	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
2000 Fayette St E & Westmorela	10/02/14	Inspection	Fire Prevention - Licensing	Pass	
2000 Fayette St E & Westmorela	10/03/14	Inspection	Codes - Licensing	N/A	
2000 Fayette St E & Westmorela	11/04/14	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
2000 Fayette St E & Westmorela	11/04/14	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
2000 Fayette St E & Westmorela	11/04/14	Inspection	Codes - Licensing	Fail	
2000 Fayette St E & Westmorela	11/13/14	Inspection	Codes - Licensing	Pass	
2000 Fayette St E & Westmorela	11/14/14	Inspection	Codes - Licensing	Pass	
2000 Fayette St E & Westmorela	02/18/15	Complaint	Cert of Use - Food Store	x Business Closed	CU2014-0127 | Dido Market
2000 Fayette St E & Westmorela	09/21/16	Complaint	Cert of Use - Food Store	x Business Closed	CU2016-0075 | Uptown Food Market
2000 Fayette St E & Westmorela	11/29/16	Inspection	Codes - Licensing	Fail	
2000 Fayette St E & Westmorela	11/29/16	Inspection	Codes Electric - Licensing	Fail	
2000 Fayette St E & Westmorela	11/30/16	Violation	2010 IFC - Section 605.6 - Unapproved conditions	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Closed	
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
2000 Fayette St E & Westmorela	12/06/16	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
2000 Fayette St E & Westmorela	12/06/16	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
2000 Fayette St E & Westmorela	12/29/16	Inspection	Codes Electric - Licensing	Fail	
2000 Fayette St E & Westmorela	01/03/17	Inspection	Codes - Licensing	Fail	
2000 Fayette St E & Westmorela	02/10/17	Inspection	Codes - Licensing	Fail	
2000 Fayette St E & Westmorela	04/03/17	Inspection	Codes - Licensing	Fail	
2000 Fayette St E & Westmorela	05/04/17	Inspection	Codes - Licensing	N/A	
2000 Fayette St E & Westmorela	05/22/17	Inspection	Codes - Licensing	Fail	
2000 Fayette St E & Westmorela	05/22/17	Inspection	Codes Electric - Licensing	Fail	
2000 Fayette St E & Westmorela	05/22/17	Inspection	Fire Prevention - Licensing	Pass	
2000 Fayette St E & Westmorela	06/19/17	Inspection	Codes Electric - Licensing	In Progress	
2000 Fayette St E & Westmorela	06/19/17	Inspection	Fire Prevention - Licensing	Pass	
2000 Fayette St E & Westmorela	06/19/17	Inspection	Codes - Licensing	Pass	
2000 Fayette St E & Westmorela	07/13/17	Inspection	Complaint Inspection	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	07/19/17	Completed Complaint	Overgrowth: Private, Occ	Owner Compliance	2017-20209 | Overgrowth
2000 Fayette St E & Westmorela	07/19/17	Inspection	Complaint Re-Inspection	Pass	
2000 Fayette St E & Westmorela	07/19/17	Inspection	Codes Electric - Licensing	No Progress	
2000 Fayette St E & Westmorela	08/28/17	Inspection	Codes Electric - Licensing	No Progress	
2000 Fayette St E & Westmorela	09/28/17	Inspection	Codes Electric - Licensing	<None>	
2000 Fayette St E & Westmorela	06/13/19	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	06/13/19	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Fayette St E & Westmorela	07/01/19	Completed Complaint	Overgrowth: Private, Occ	Completed	2019-16415
2000 Fayette St E & Westmorela	07/02/19	Inspection	Complaint Re-Inspection	Pass	
2000 Fayette St E & Westmorela	09/16/19	Complaint	Sidewalk Condition	Needs Review	2019-25520 | Damaged Sidewalks
2000 Fayette St E & Westmorela	07/07/20	Complaint	Cert of Use - Food Store	x Expired	CU2020-0019 | T Plus Market
2000 Fayette St E & Westmorela	07/07/20	Inspection	Fire Prevention - Licensing	Pass	
2000 Fayette St E & Westmorela	07/07/20	Inspection	Codes - Licensing	In Progress	
2000 Fayette St E & Westmorela	07/07/20	Inspection	Codes Electric - Licensing	In Progress	
2000 Fayette St E & Westmorela	07/21/20	Inspection	Codes - Licensing	In Progress	
2000 Fayette St E & Westmorela	08/04/20	Inspection	Codes - Licensing	In Progress	
2000 Fayette St E & Westmorela	08/18/20	Inspection	Codes - Licensing	No Progress	
2000 Fayette St E & Westmorela	09/08/20	Inspection	Codes - Licensing	No Progress	
2000 Fayette St E & Westmorela	09/15/20	Inspection	Codes - Licensing	No Progress	
2000 Fayette St E & Westmorela	10/06/20	Inspection	Codes - Licensing	No Progress	
2000 Fayette St E & Westmorela	10/20/20	Inspection	Codes - Licensing	No Progress	
2000 Fayette St E & Westmorela	11/03/20	Inspection	Codes Electric - Licensing	Pass	
2000 Fayette St E & Westmorela	11/03/20	Inspection	Codes - Licensing	Pass	

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Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	05/26/22	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	05/26/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Fayette St E & Westmorela	05/26/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 Fayette St E & Westmorela	06/03/22	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/12/22	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/21/22	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	08/04/22	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	08/26/22	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	09/02/22	Inspection	BAA - 1st Ticket Plea	Ticket Default	
2000 Fayette St E & Westmorela	09/02/22	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/20/22	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	10/06/22	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	10/21/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-04954 | OG
2000 Fayette St E & Westmorela	10/21/22	Inspection	Complaint Re-Inspection	Pass	
2000 Fayette St E & Westmorela	12/17/22	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
2000 Fayette St E & Westmorela	08/30/23	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	08/30/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Fayette St E & Westmorela	09/12/23	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	10/20/23	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	01/03/24	Completed Complaint	Property Maintenance-Ext	Completed	2023-06185 | OG
2000 Fayette St E & Westmorela	01/03/24	Inspection	Complaint Re-Inspection	N/A	
2000 Fayette St E & Westmorela	02/13/24	Complaint	Cert of Use - Food Store	Certificate: Denied	CU2024-0068 | Uptown Convenience
2000 Fayette St E & Westmorela	02/13/24	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	02/13/24	Violation	SPCC - C of U - Sec 27-164 (A)	Open	

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Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	02/13/24	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
2000 Fayette St E & Westmorela	03/05/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	03/19/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	03/21/24	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	03/21/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 Fayette St E & Westmorela	03/28/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	04/01/24	Inspection	Complaint Re-Inspection	In Progress	
2000 Fayette St E & Westmorela	04/01/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	04/08/24	Inspection	Complaint Re-Inspection	In Progress	
2000 Fayette St E & Westmorela	04/08/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	04/11/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	04/17/24	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	04/22/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	04/29/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	04/29/24	Inspection	Complaint Re-Inspection	In Progress	
2000 Fayette St E & Westmorela	05/13/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Fayette St E & Westmorela	05/13/24	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	05/13/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	05/21/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	05/21/24	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	06/11/24	Inspection	Complaint Re-Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	06/12/24	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	06/12/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	06/12/24	Violation	SGOC - Section 16-15(a) Failure to Obtain	Closed	
2000 Fayette St E & Westmorela	06/17/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	06/18/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	06/21/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/01/24	Inspection	Complaint Inspection	Fail	
2000 Fayette St E & Westmorela	07/01/24	Inspection	Complaint Re-Inspection	In Progress	
2000 Fayette St E & Westmorela	07/01/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/10/24	Inspection	Complaint Inspection	No Progress	
2000 Fayette St E & Westmorela	07/15/24	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	07/15/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/22/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/29/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/29/24	Inspection	Complaint Re-Inspection	Fail	
2000 Fayette St E & Westmorela	07/29/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	07/29/24	Violation	Section 105.2 Building Permits	Closed	
2000 Fayette St E & Westmorela	08/12/24	Inspection	Complaint Re-Inspection	In Progress	
2000 Fayette St E & Westmorela	08/12/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	08/12/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	08/13/24	Completed Complaint	Unsafe Conditions	Completed	2024-06290 | Unfit
2000 Fayette St E & Westmorela	08/13/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
2000 Fayette St E & Westmorela	08/26/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	08/26/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	08/26/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/10/24	Inspection	Complaint Re-Inspection	No Progress	

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Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	09/10/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/10/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/11/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/24/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/24/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	09/26/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	10/10/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	10/15/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	10/15/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	10/21/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	10/29/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	11/08/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	11/08/24	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	11/12/24	Inspection	Complaint Re-Inspection	No Progress	
2000 Fayette St E & Westmorela	11/25/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	11/25/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	11/26/24	Complaint	Tobacco License	Certificate: Denied	TL-2024-0160 | Uptown Convenience (TL Cease and Desist)
2000 Fayette St E & Westmorela	12/03/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	12/03/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	12/10/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	12/12/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	12/12/24	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	12/12/24	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	12/19/24	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	01/03/25	Completed Complaint	Tobacco License	Completed	TL-2024-0134 | T plus (old dido market)
2000 Fayette St E & Westmorela	01/03/25	Project	SP - Other	Denied	SP-25-01 | Applicant proposes to open a convenience store. Tobacco license will be denied due to a proximity to a park.
2000 Fayette St E & Westmorela	01/03/25	Inspection	Tickle Date (Follow Up)	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	01/03/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	01/03/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	01/10/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	01/10/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	01/15/25	Project	Minor Site Plan Review	Denied Without	MiSPR-25-06 | Establish "Food and beverage retail" land use type in the middle tenant space for a convenience store.
2000 Fayette St E & Westmorela	01/24/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	01/24/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	01/24/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	02/06/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	02/06/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	02/20/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	02/20/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	02/20/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	03/06/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	03/06/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	03/06/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	03/14/25	Completed Complaint	Certificate of Compliance	Completed	2024-01777 | Trash and debris
2000 Fayette St E & Westmorela	03/18/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	04/01/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	04/15/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	04/22/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	05/06/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	05/20/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	05/27/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	06/03/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	06/11/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 Fayette St E & Westmorela	06/25/25	Inspection	Tickle Date (Follow Up)	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	07/09/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 Fayette St E & Westmorela	07/23/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Fayette St E & Westmorela	08/13/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Fayette St E & Westmorela	09/03/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	

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Parcel History

01/01/1900 - 09/29/2025
Tax Map #: 037.-03-02.0
Owners: Rishdi Towfik Nagi
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2012 Fayette St E	09/16/19	Complaint	Sidewalk Condition	Needs Review	2019-25521 | Damaged Sidewalks
2012 Fayette St E	02/11/20	Complaint	Demolition	Closed-	D2020-0011
2012 Fayette St E	10/01/21	Complaint	Demolition	Closed-	D2021-0080

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Parcel History

01/01/1900 - 09/29/2025
Tax Map #: 037.-03-03.0
Owners: City Of Syracuse
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2016-24 Fayette St E & Ellis St	07/30/15	Permit Application	Public Assembly	Issued	PC-0474-15 | Application to hold "Stop Violence" rally at City-owned vacant lot on corner of Ellis and E Fayette St on 8/8 from 6-8pm.
2016-24 Fayette St E & Ellis St	08/04/15	Permit	Public Assembly	Open	PC-0474-15 | Application to hold "Stop Violence" rally at City-owned vacant lot on corner of Ellis and E Fayette St on 8/8 from 6-8pm. | Expires 08/04/2016
2016-24 Fayette St E & Ellis St	09/16/19	Complaint	Sidewalk Condition	Needs Review	2019-25522 | Damaged Sidewalks