



**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](mailto:Zoning@syr.gov)

| <b><i>MaSPR-2026-33</i></b>               | <b><i>Staff Report – June 29, 2026</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Application Type:</i></b>           | Major Site Plan Review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><i>Project Address:</i></b>            | 115 S Geddes St. (Tax Map ID: 105.-13-22.1) 900 W Fayette St. (Tax Map ID: 105.-13-22.2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Summary of Proposed Action:</i></b> | <p>The applicant intends to establish a 72-space asphalt “Parking Lot” land use type on 115 S Geddes St. and driveway on 900 W Fayette St. to support the new Syracuse Public Safety Facility at 1153 W Fayette St.</p> <p>The “Parking Lot” land use type permitted by right under the regulations of the LI Zone District.</p> <p>Site changes include a stormwater detention pond to be constructed to the south, introducing site lighting and pedestrian connections, and construction of an 8 ft high security fence around the parking lot. A concrete driveway entrance is proposed to be constructed to access the parking lot which will cross onto the city owned property at 900 W Fayette St. (Lipe Art Park) and follow the existing unpaved path. The existing park layout will not be affected.</p> <p>Total site area: 4.94 Acres / 214,989.00 SF</p> |
| <b><i>Owner/Applicant</i></b>             | NY Susquehanna & Western Railway Co (Owner 115 S Geddes St.)<br>City of Syracuse (Owner 900 W Fayette St.)<br>CHA Consulting (Applicant & Representative)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><i>Existing Zone District:</i></b>     | Light Industry and Employment (LI) Zone District (115 S Geddes St.)<br>Open Space (OS) Zone District (900 W Fayette St.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Surrounding Zone Districts:</i></b> | The neighboring properties to the north and south are the Mixed-Use Transition, MX-3 Zone District; the neighboring properties to the east and west are the Light Industry and Employment, LI Zone District.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b><i>Companion Application(s)</i></b>    | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b><i>Scope of Work:</i></b>              | <p>Exterior work:</p> <ol style="list-style-type: none"><li>(1) Asphalt paving of 72 space parking lot with concrete driveway entrance through 900 W Fayette St..</li><li>(2) Creation of stormwater detention pond to the south of the proposed parking lot.</li><li>(3) Installation of 8 ft security fence around the parking lot with gates on the east and west ends.</li><li>(4) Installation of lighting for the proposed parking lot.</li></ol> <p>Interior work:</p> <ol style="list-style-type: none"><li>(1) N/A</li></ol>                                                                                                                                                                                                                                                                                                                                  |

***Facts on Project:***

**Existing Conditions**

- The site currently is mostly vacant and consists primarily of open green space.

**Nonconformities**

- No nonconformities exist on the site or in the proposed new parking lot.

**Dimensional Standards**

- The proposed configuration of the lot meets all Dimensional Standards of the LI Zone District.

**Use Specific Standards**

- Parking spaces will be marked and maintained on pavement.

**Local Land Use and Residential Compatibility**

- The site is in the Light Industry and Employment (LI), where the use type of “Parking Lot” is permitted by right. Uses within this zone district are primarily physically extensive and concentrated on parcels that are less desirable for more intensive mixed-use or commercial use. This parcel has a railroad which runs directly through it and is more difficult to utilize for commercial or residential uses due to the disruptions caused by the train. Nearby parcels bear this out, a park directly borders the railway, while the opposite site of the tracks have commercial structure with large parking areas that buffer the railway. The opposite is true across W Fayette St. where buildings line the street and parking areas exist at the rear bordering Marcellus St. As such, the land use is largely in keeping with existing nearby uses.

**Off-Street Parking and Loading**

- Snow storage area is designated at northeast side of the parking lot, preventing excessive snow from being pushed to encroach R.O.W or onto adjacent properties.
- The proposed parking lot design will provide a new vehicle circulation path, striped parking space, landscaped islands, better directing the vehicle inflow and outflow comparing the existing all paved parking area with none of any above mentioned items.
- 12 bicycle parking spaces are proposed on staple style racks in order to meet the 1 bicycle parking space to 6 vehicle parking space requirement.

**Landscaping, Buffering, and Screening**

- The proposed green space buffer, fencing, and stormwater detention pond will maintain the existing character of the area and buffer the parking area from the nearby streets. Additional security fencing is proposed due to the site being exclusively for use by the Syracuse Police Department.

**Site, Building Design, and Exterior Lighting**

- Exterior lighting is proposed to illuminate the parking area, none is proposed to spill onto any nearby properties.

**Signage**

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

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 | <p>the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.</p> <p><b><u>Historic Preservation</u></b></p> <ul style="list-style-type: none"><li>- This property is not on the City’s Historic Properties list and does not require by the Landmark Preservation Board.</li></ul> <p><b><u>Additional Standards, Building Placement, and Transparency</u></b></p> <ul style="list-style-type: none"><li>- No additional standards apply since no buildings are proposed.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><i>Staff Analysis:</i></b>                   | <p><b><u>Major Site Plan Approval Criteria</u></b></p> <p><b>Consistency with the General Purpose and Intent of the Ordinance:</b><br/>The proposed parking lot is a permitted use within the LI Zone District, and adds additional uses in areas adjacent to the railroad which has limited other uses.</p> <p><b>Consistency with Dimensional &amp; Design Development Standard of Zoning Ordinance:</b><br/>The project meets all applicable dimensional standards for the LI Zone District and introduces sidewalk access, bicycle parking, landscaping, snow storage , and improved vehicle circulation. Lot coverage increased substantially, but still maintains much greenspace.</p> <p><b>Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:</b><br/>The proposed construction of the parking lot is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties, promoting small, middle scale business</p> |
| <b><i>Staff Recommendation:</i></b>             | <b>Staff recommend approving this project.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b><i>Recommend conditions if approved:</i></b> | <ol style="list-style-type: none"><li>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)</li><li>2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties.</li><li>3. The applicant shall obtain an access agreement between 115 S Geddes St. and 900 W Fayette St. for allowing vehicles access the parking lot from W Fayette St.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning Procedural History:</b>               | No Zoning history exists for this parcel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Summary of Zoning History:</b>               | No Zoning history exists for this parcel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Code Enforcement History:</b>                | See attached code enforcement history.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Zoning Violations:</b>                       | The proposed lot has no zoning violations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Summary of Changes:</b>                      | This is not a continued application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Property Characteristics:</b>                | <p><b>Existing property characteristics</b></p> <p>The subject property at 115 S Geddes St. is an irregularly shaped parcel with a lot size of 214,989 SF (4.94 Acres). The property has three street frontages, to the south along W Fayette St. and W 1022-32 Fayette St., to the west along S Geddes St. and 737 W Erie Blvd. and to the north along W Erie Blvd., 735, 721-25, 717, 713, and 709 W Erie Blvd. To the east the property borders both 900 W Fayette St. and 500 W Fayette St.; The parcel is current vacant and all paved for the office tenant and customers at 1207 W Genesee St. to park vehicle.</p> |
| <b>SEQR Determination:</b>                      | Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Onondaga County Planning Board Referral:</b> | Pursuant to GML §239-1, m and n, the proposal does not require review by the Onondaga County Planning Board.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1
- Site Layout Plan (Sheet C101) South Geddes Street Parking Lot Expansion 115 S. Geddes Street Syracuse, NY 13202; Drawn by CHA Consulting LLC ,Dated 6/18/2026, ; Scale: As shown
- Boundary and Topographic Survey Map for the Northwest and Northeast Corners of the South Geddes Street and Fayette Street Intersection, Part of Farm Lots 260, 261, 262 of the Late Onondaga Salt Springs Reservation,, City of Syracuse, Onondaga County, New York; Signed and Sealed by David Michael Sliski of C. T. Male Associates; Dated 4/16/2026; Scale: 1" = 20'

**Attachments:**

Major Site Plan Review Application  
Code Enforcement History

Camino Comments from City Departments

**Context Maps:**

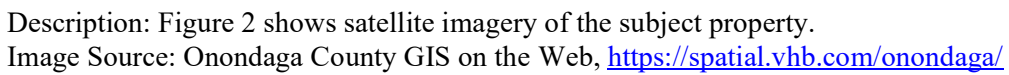
**Figure 1:** Zone District of Subject Property



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



ON THIS SITE MASPR-2026-33 IS A MAJOR SITE PLAN REVIEW TO  
CONSTRUCT AND ESTABLISH A NEW 72 SPACE "PARKING LOT" LAND USE  
TYPE. THE PROPERTY IS OWNED BY NY SUSQUEHANNA & WESTERN  
RAILWAY CO. AND IS IN THE LIGHT INDUSTRY AND EMPLOYMENT (LI)  
ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A CITY PLANNING  
COMMISSION MEETING ON JUNE 29TH, 2026, AT 6:00 P.M. IN THE  
COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.



# Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

**Jacob R. Dishaw**  
Zoning Administrator

**Conor Rourke**  
Land Use & Zoning  
Attorney

**Haohui Pan**  
Zoning Planner II

**Noah Garcia**  
Zoning Planner II

**Rebeca Baker**  
Zoning Planner I

**Masihullah Omry**  
Zoning Planner II

**Samuel Prescott**  
Zoning Planner I

James Bonner  
NY Susquehanna & Western Railway Co.

C.C: Brian Bouchard  
CHA Consulting Inc.

6/17/2026

Re: Application Completeness for City Planning Commission

Dear James,

On 6/17/2026, Noah Garcia determined the proposed project MaSPR-2026-33 at 115 S Geddes St. and 900 W Fayette St. to be **complete**.

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

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

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

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

**GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.**

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

Office 315 448 8640 [zoning@syr.gov](mailto:zoning@syr.gov) [www.syr.gov](http://www.syr.gov)

Questions and Answers

1 Are you the property owner?

Yes

No

Data Fields

General Project Information

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

Proposal involves no change on Accessory Land Use Type

2 Proposed Number of Dwelling Units (if applicable)

0.0

3 Current Number of Dwelling Units (if applicable)

0.0

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

Parking lot

5 Will this project include site changes?

Yes

6 Will this project include exterior alterations?

No

7 Will this project include new construction?

No

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

No

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

none

10 Proposed Onsite Parking

72

11 Current Onsite Parking

0

12 Proposed Hours of Operation

24

13 Current Hours of Operation

0

14 Proposed Use of the Property

Parking Lot

15 Current Use of the Property

bicycle track / vacant land

16 Lot Size (sq ft)

7.35 acres

17 Business/Project Name

South Geddes Street - Public Safety Parking Lot

Project Details

1 Description of Work



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

### Owner/Owner's Agent Certification

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

**Print owner's name:** see attached owners authorization forms

Signature: *see attached* Date: 06/18/2026

Mailing address: a

Phone: a Email: a

**Print applicant's name:** see attached owners authorization forms

Signature: *a* Date: 06/18/2026

Mailing address: a

Phone: a Email: a

**Print authorized representative's name (if applicable):**  
see attached

Signature: *see attached* Date: 06/18/2026

Mailing address: a

Phone: a Email: a

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

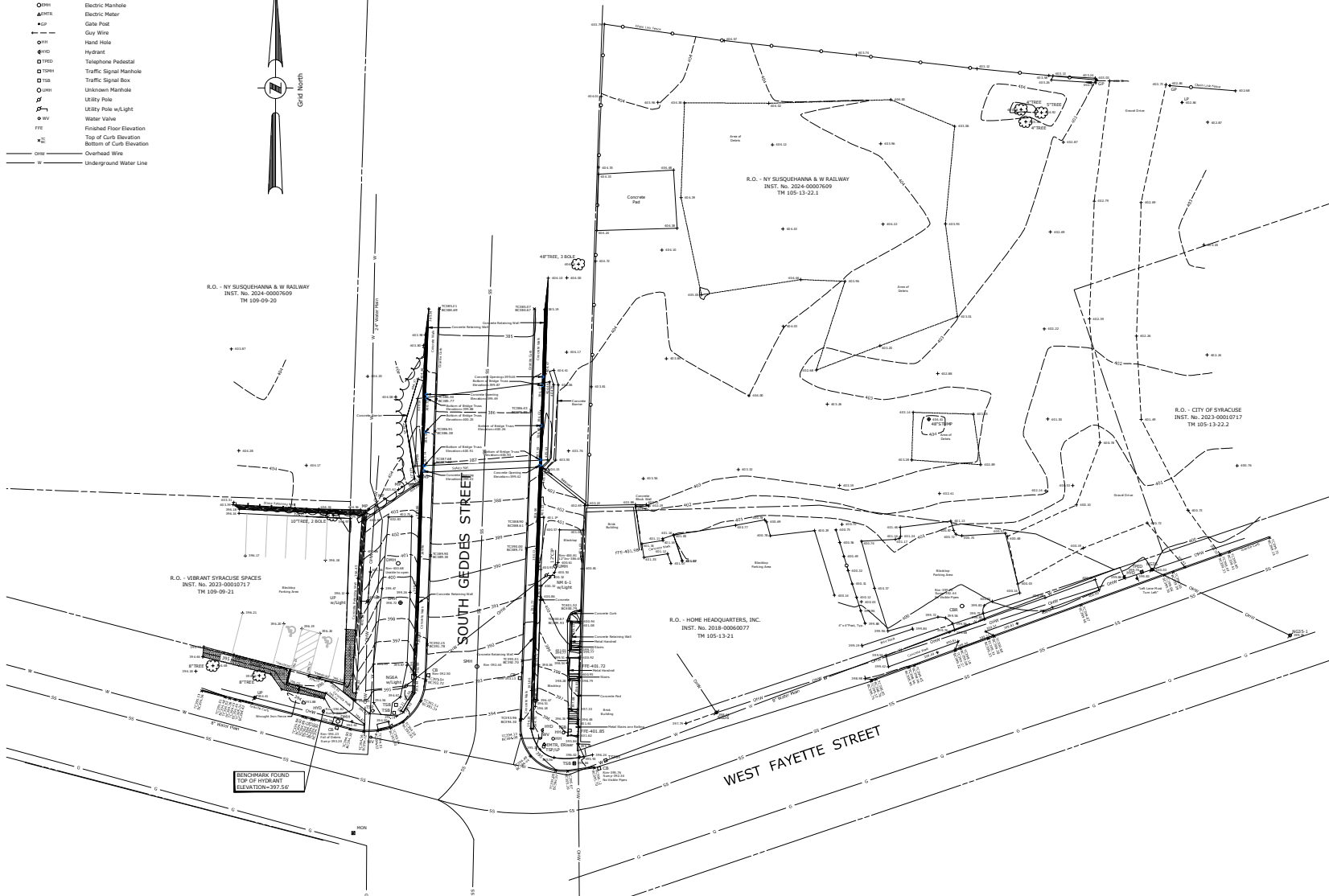
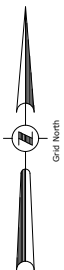
**PLEASE NOTE:**

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

| <h1 style="text-align: center;">ZONING REGULATIONS FOR DEVELOPMENT</h1>                                                                                                                                                                                                                                                                       |                             |                             |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|------------------------|
| <b>EXISTING LOT INFORMATION:</b><br>115 GEDDES ST S      TAX MAP # 105-13-22.1      4.93± AC      ZONING: LI - LIGHT INDUSTRIAL<br>900 FAYETTE ST W      TAX MAP # 105-13-22.2      2.42± AC      ZONING: OS - OPEN SPACE                                                                                                                     |                             |                             |                        |
| <b><u>PARKING REQUIREMENTS:</u></b>                                                                                                                                                                                                                                                                                                           | <b><u>CODE:</u></b>         | <b><u>PROVIDED:</u></b>     |                        |
| <b>PARKING SPACE SIZE:</b>                                                                                                                                                                                                                                                                                                                    | 8.5' X 18'                  | 9' X 18'                    |                        |
| <b>NUMBER OF SPACES:</b>                                                                                                                                                                                                                                                                                                                      | -                           | 72 SP                       |                        |
| <b><u>LOT REQUIREMENTS:</u></b>                                                                                                                                                                                                                                                                                                               | <b><u>REQUIRED (LI)</u></b> | <b><u>REQUIRED (OS)</u></b> | <b><u>PROPOSED</u></b> |
| MIN. LOT AREA                                                                                                                                                                                                                                                                                                                                 | -                           | N/A                         | 12,900 SF              |
| MIN. LOT WIDTH                                                                                                                                                                                                                                                                                                                                | -                           | N/A                         | 90'                    |
| SNOW STORAGE SPACE                                                                                                                                                                                                                                                                                                                            | 10%                         | 10%                         | 10.4%                  |
| <b><u>SETBACK REQUIREMENTS &amp; RESTRICTIONS:</u></b>                                                                                                                                                                                                                                                                                        |                             |                             |                        |
| <b>BUILDING SETBACK:</b>                                                                                                                                                                                                                                                                                                                      |                             |                             |                        |
| FRONT                                                                                                                                                                                                                                                                                                                                         | -                           | 30'                         | N/A                    |
| SIDE                                                                                                                                                                                                                                                                                                                                          | -                           | 20'                         | N/A                    |
| REAR                                                                                                                                                                                                                                                                                                                                          | -                           | 20715% LOT DEPTH            | N/A                    |
|                                                                                                                                                                                                                                                                                                                                               | -                           | (WHICHEVER IS GREATER)      | N/A                    |
| MAX BUILDING HEIGHT:                                                                                                                                                                                                                                                                                                                          | -                           | 40'                         | N/A                    |
| MAX LOT COVERAGE (IMPERVIOUS)                                                                                                                                                                                                                                                                                                                 | 100%                        | 20%                         | 11.6% (LI) 3.6%(OS)    |
| <b><u>LANDSCAPING REQUIREMENTS:</u></b>                                                                                                                                                                                                                                                                                                       |                             |                             |                        |
| ARTICLE 4-4.4 DEVELOPMENT STANDARDS § 4.4.0F STREET PARKING AND LOADING - F(1) b. ii PARKING AREAS CONTAINING MORE THAN 20 SPACES SHALL BE BROKEN UP INTO BAYS CONTAINING NO MORE THAN 12 PARKING SPACES SEPARATED BY LANDSCAPED ISLANDS, PEDESTRIAN WAYS, OR DRIVE AISLES AND WILL AVOID A DRIVE ACROSS THE FRONT OF THE BUILDING ENTRANCES. |                             |                             |                        |
| <b>MAX PARKING BAY TOTAL:</b>                                                                                                                                                                                                                                                                                                                 | 12 SP                       | 12 SF                       | 9 SP                   |



| LEGEND |                          |
|--------|--------------------------|
|        | Catch Basin              |
|        | Drainage Manhole         |
|        | Electric Manhole         |
|        | Electric Meter           |
|        | Gate Post                |
|        | Guy Wire                 |
|        | Hand Hole                |
|        | Hydrant                  |
|        | Telephone Pedestal       |
|        | Traffic Signal Manhole   |
|        | Traffic Signal Box       |
|        | Unknown Manhole          |
|        | Utility Pole             |
|        | Utility Pole w/ Light    |
|        | Water Valve              |
|        | Finished Floor Elevation |
|        | Top of Curb Elevation    |
|        | Bottom of Curb Elevation |
|        | Overhead Wire            |
|        | Underground Water Line   |



## MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS. NOTATION TO TITLE BEARING IS COUNTER CLOCKWISE 0°12'03". (N: 5 79°35'20" E (TITLE) - S 79°23'17" (GRID))
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED BETWEEN MARCH 10-13, 2026.
- 6.) SANITARY SEWER IN ROADS WERE NOT ACCESSED DUE TO HEAVY TRAFFIC CONCERNS.

## MAP REFERENCES

- 1.) FINAL SUBDIVISION MAP PART OF FARM LOT 261 & 262 PREPARED BY MICHAEL J. MCULLY, P.L.S. DATED 03-25-23 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON AS MAP 1396A.



I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DAVID M. SLESKI  
PLS # 50105  
DATE 06/17/2026

|                                      |                  |                              |         |       |       |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------|------------------|------------------------------|---------|-------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DAVID M. SLESKI<br>P.L.S. NO. 050105 | DATE<br>06/17/26 | REVISIONS RECORD/DESCRIPTION | DRAFTER | CHECK | APPR. | APPROVED: ALTERNATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.<br>C.T. MALE ASSOCIATES<br>APPROVED:<br>DRAFTED: DMS<br>CHECKED: DMS<br>PROJ. NO.: 26-0041<br>SCALE: 1" = 20 FT.<br>DATE: APRIL 16, 2026 | <b>BOUNDARY AND TOPOGRAPHIC SURVEY MAP</b><br>FOR THE NORTHWEST AND NORTHEAST CORNERS OF<br>THE SOUTH GEDDES STREET AND WEST FAYETTE STREET INTERSECTION<br>PART OF FARM LOTS 260, 261 & 262 OF THE LATE ONONDAGA SALT SPRINGS RESERVATION<br>CITY OF SYRACUSE<br>ONONDAGA COUNTY, NEW YORK<br><b>C.T. MALE ASSOCIATES</b><br>Engineering, Surveying, Architecture, Landscape Architecture & Survey, P.C.<br>50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400<br>GLENS FALLS, NY • JOHNSTOWN, NY • Poughkeepsie, NY • SYRACUSE, NY |
|                                      |                  |                              |         |       |       | <br><br>SHEET 1 OF 1<br>DWG. NO.: 26-0206                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

# Short Environmental Assessment Form

## Part 1 - Project Information

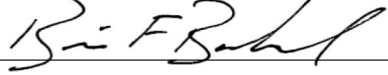
### Instructions for Completing

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

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                           |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------|--------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                           |                                            |
| Name of Action or Project:<br>South Geddes Parking Lot Improvements - City of Syracuse Public Safety Facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                           |                                            |
| Project Location (describe, and attach a location map):<br>115 S. Geddes Street & 900 W. Fayette Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                           |                                            |
| Brief Description of Proposed Action:<br>The proposed project includes the construction of a new parking area to support the new Syracuse Public Safety facility located in close proximity at 1153 W. Fayette Street. The parking area will be used by Syracuse Police and Fire Department employees. A new access driveway will be installed along with 72 parking spaces within a secured asphalt parking lot. Additional site improvements will include stormwater management, site lighting, and pedestrian connections. The existing railroad property access will be maintained with an improved driveway to the existing access gate. |  |                                           |                                            |
| Name of Applicant or Sponsor:<br>City of Syracuse Engineering Department                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Telephone:<br>E-Mail:                     |                                            |
| Address:<br>233 East Washington Street, Suite 401                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                           |                                            |
| City/PO:<br>Syracuse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | State:<br>NY                              | Zip Code:<br>13202                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.                                                                                                                                                                                                                                                                                          |  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: City of Syracuse                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 7.35 acres                                |                                            |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 1.15 acres                                |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | 7.35 acres                                |                                            |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:<br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland                                                                                                                                                 |  |                                           |                                            |

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

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban |                                     |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?                                                                                                                                                                                                                                            | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If Yes, briefly describe:<br>_____<br>Onsite collection and conveyance to a proposed stormwater management system, discharging to the established drainage system.<br>_____                                                                                                                                                                                                                                       |                                     |                                     |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: _____                                                                                                                                                                 | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____                                                                                                                                                                                                                                             | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>C734160 - The Lofts at 1117 W. Fayette (Class C)<br>C734164 - Public Safety at 1153 W. Fayette (Class A)                                                                                                                               | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>CHA Consulting Inc (c/o Brian Bouchard)</u> Date: <u>6/17/26</u><br><br>Signature: <u></u> Title: <u>Project Engineer</u>                                                              |                                     |                                     |

Project: MaSPR-2026-33

Date: 6/29/2026

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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

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

Project: MaSPR-2026-33

Date: 6/29/2026

### ***Short Environmental Assessment Form***

#### ***Part 3 Determination of Significance***

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse City Planning Commission

6/29/2026

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

City of Syracuse

# Parcel History

01/01/1900 - 06/25/2026

Tax Map #: 105.-13-22.1

Owners: CHAS R RINALDO, NYSusquehanna&W Railway Co

Zoning: IN

| Address         | Date     | Transaction        | Transaction Type          | Status             | Description                                                                 |
|-----------------|----------|--------------------|---------------------------|--------------------|-----------------------------------------------------------------------------|
| 115 Geddes St S | 06/29/20 | Complaint          | Water Shop:All Complaints | Needs Review       | 2020-12524   No running water in Pike Block building<br><br>Michelle Fuller |
| 115 Geddes St S | 06/24/22 | Permit Application | Com. Reno/Rem/Chg Occ     | Issued             | Location: 115 W Fayette St, Syracuse, New York, 13202<br>46567   Fence      |
| 115 Geddes St S | 07/27/22 | Inspection         | Plan Review Update        | In Progress        |                                                                             |
| 115 Geddes St S | 07/29/22 | Inspection         | Inspector Notification    | In Progress        |                                                                             |
| 115 Geddes St S | 11/01/22 | Inspection         | Final Inspection          | Pass               |                                                                             |
| 115 Geddes St S | 11/02/22 | Completed Permit   | Com. Reno/Rem/Chg Occ     | Certificate Issued | 46567   Fence   Certificate of Completion #46567                            |

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-33

| Approval            | Status                 | Reviewer            | Comments                                |
|---------------------|------------------------|---------------------|-----------------------------------------|
| Zoning Planner      | Waiting on Board       | Noah Garcia         | No concerns, see Staff Report           |
| Planning Commission | In Review              |                     |                                         |
| DPW Traffic Control | In Review              | Charles Gafrancesco |                                         |
| DPW Transportation  | Conditionally Approved | Neil Burke          | No major concern with item as proposed. |

|                                     |                        |                |                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Eng. Mapping-Zoning                 | Approved               | Ray Wills      | Work should have no direct impact on Mapping Division assets in the area.                                                                                                                                                                                                                          |
| Engineering Design and Construction | Conditionally Approved | Mirza Malkoc   | No objection to the proposal                                                                                                                                                                                                                                                                       |
| Engineering-SWPPP                   | Conditionally Approved | Mirza Malkoc   | <ul style="list-style-type: none"> <li>• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> </ul> |
| DPW Sanitation and Sewers           | Conditionally Approved | Vinny Esposito | <p>OK with City Engineers approval.</p> <p>Sewer along west side of property must be located and protected.</p>                                                                                                                                                                                    |
| Parks and Forestry                  | In Review              | Jeff Romano    |                                                                                                                                                                                                                                                                                                    |