



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

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

<u>Z-2579M1</u>	<i>Staff Report – June 29, 2026</i>
<i>Application Type:</i>	Planned Development District Plan Amendment
<i>Project Address:</i>	1405 E Genesee St. & Pine St. (Tax Map ID: 047.-01-20.1); 1415-17 E Genesee St. (Tax Map ID: 047.-01-19.2); 1419 E Genesee St. (Tax Map ID: 047.-01-19.1)
<i>Summary of Proposed Action:</i>	The applicant intends to amend the existing Planned Development District from former retail use (Walgreen) to allow for construction of mixed-use building with residential apartments and ground floor retail use. The proposed district plan includes new specific design and developmental standards and will cross three parcels through resubdivision of three existing lots situated at 1405 East Genesee St & Pine St., 1415-17 East Genesee St., and 1419 East Genesee St. totaling 1.05 Acres/45,738 SF into one new lot “Dwelling, Multi-unit” land use types are currently not included under the regulations of this PDD Zone District, however this amendment would alter the permitted uses. Total site area: 1.05 Acres / 45,805 SF
<i>Owner/Applicant</i>	NorthSide Land Holdings LLC (Owner 1405 E Genesee St.) NorthSide Land Holdings LLC (Owner 1415-17 E Genesee St. and 1419 Genesee St. CHA Consulting (Applicant & Representative)
<i>Existing Zone District:</i>	Planned District Development (PDD) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are within the Urban Core, MX-4 Zone District; The properties to the east are within the Urban Neighborhood, MX-1 Zone District; the neighboring properties to the south across E Genesee St. are within the Medium Density Residential, R4 Zone District; the neighboring properties to the west across Pine St. are within the Neighborhood Center, MX-2 Zone District.
<i>Companion Application(s)</i>	R-2026-42 Combine three existing parcels into one new lot In Review Z-2026-11 Project Plan Review for a 6-story Mixed-use building construction
<i>Scope of Work:</i>	Amendment includes (See detail in attached district plan amendment); New development Standards: A. Setbacks (1). Front yard: Facades along the public realm will have zero setback with allowance for transitional features as defined in Building Edge (2) Side yard: 10’ (3)Rear yard is not applicable as the PDD is a corner lot. B. Building Height: No max height. C. Number of Stories: 1-story minimum, 6-story max. D. Lot Size Minimums: 1 acre. E. Lot Coverage Maximum (all non-natural surfaces and structures): 75%.

	F. Off-Street Parking: Shall be in accordance to the City standards for parking requirements. G. Primary Permitted Use (1) Retail: shall be a minimum of 1,500 SF (2). Mixed Income set aside: shall be 10% for 20-75 units and 12% for 76 units and greater. Units must be certified by the Department of Neighborhood and Business Development.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The lot is currently occupied by a vacant brick building and parking lot accessible from E Genesee St. The other two lots are vacant. <u>Nonconformities</u> - No nonconformities exist on the site or in the proposed new lot and structure after the approval of the new PDD Plan. <u>Dimensional Standards</u> - The existing PDD Zone District only allow retail use as it set up one story building, deviating the City's future development goal to revitalize the E Genesee corridor with active commercial actives and more housing opportunity. - The proposed development standard will update the existing PDD to align with the existing neighborhood, which is for medium to large scale mixed-use development as MX-2, and MX-4 Zone District intents for. <u>Use Specific Standards</u> - 12% of the units within the structure (30 units) must be certified affordable units for a period of no less than 30 years. <u>Local Land Use and Residential Compatibility</u> - The site is in a Planned Development District (PDD), where the "Multi-Unit" land use type is permitted by right under the proposed amendments. The new proposal would continue the trend of increasing density near the corner of Pine and E Genesee St. To the north uses are small scale multi unit dwellings, primarily 3 and 4 units, but additional density is possible as seen at E Fayette & Pine where the new Housing Visions project is proposed. To the east, small medium scale multi unit dwellings are present. To the south across E Genesee small scale two unit and multi unit uses are present. To the west the Rosie apartment project is under construction, with very intensive multi unit land uses consisting of 186 dwelling units and 150 parking spaces. The proposed land use types are intense compared to the properties to the north, east, and south, but in keeping density with neighbors to the west. <u>Off-Street Parking and Loading</u> - No snow storage area is necessary since all parking is within the basement. - After applying applicable parking reductions, the total required parking is 45 spaces, whereas 98 spaces are provided within the basement which meets the minimum. - 16 Bicycle parking should be provided in a covered area.

	<u>Landscaping, Buffering, and Screening</u> - No residential compatibility concerns for this site as all nearby properties are within Mixed-Use Zone Districts. <u>Site, Building Design, and Exterior Lighting</u> - The new site and building would be in keeping with nearby development and meet the requirements of the new proposed District plan. - Any proposed exterior lighting must not shine into the ROW or onto nearby properties. <u>Signage</u> - Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable. <u>Historic Preservation</u> - The structure is not an National Register structure. - The lot is the former site of the Loguen House. The Historic Preservation Planner has requested a Phase 1a/1b archeological survey as part of the SEQRA review. - Additionally she has requested that the State Historic Preservation Office be provided the opportunity to review and make recommendations based on the findings of those reports. <u>Additional Standards, Building Placement, and Transparency</u> - No additional standards apply.
<i>Staff Analysis:</i>	<u>Planned District Approval Criteria</u> Consistency with the General Purpose and Intent of the Ordinance: The proposed amendment with the PDDs intent to include commercial and residential uses while acting as a transitional section of E Genesee St. as the intensity of development reduces further from the downtown core area and towards the Near Eastside neighborhood. Impact on surrounding properties : The intensity of development in the proposed Planned Development District is not expected to create significantly adverse impacts to surrounding neighborhood. Impacts on public facilities and service: The proposed development will not adversely impact the existing public facilities and services and maintain as a adequate level to the existing neighborhood.
<i>Staff Recommendation:</i>	Staff recommend approving this project.

<i>Recommend conditions if approved:</i>	1. The required affordable units must be certified prior to occupation of the structure. 2. Except for the development and design standards specifically approved as part of this application, the Planned Development District shall comply with all other applicable provisions of the most current Syracuse Zoning Ordinance. 3. Any new primary land use type or design development standard shall apply additional District Plan Amendment for City of Syracuse Common Council's approval 4. Any new principal land use or modification to the approved development and design standards shall require approval of an additional District Plan Amendment by the City of Syracuse Common Council.
<i>Zoning Procedural History:</i>	- V-89-54 Erect 58' x 122' stone masonry building for a drug store w/ ATM to be occupied by Rite Aid. Approved - AS-90-003 Waiver of permitted signs, location, area, and number for Rite Aid Approved - AS-90-003A Request for a 3' x 5' ground sign on appeal from Zoning Administrator Denied - Z-2579 District Plan (PDD) for Rite Aid Approved - Z-2578 Zone change from RB to PDD Approved - R-98-23 Combine 4 lots into 2 new lots, map was never filed, thus void - R-25-17 Combine 3 lots into 1 new lot, applicant withdrew - A two family home located at 1415-17 East Genesee St. was demolished in 2004 pursuant to permit number 70103 - A 16 unit apartment building located at 1419 East Genesee St. was demolished in 1998 pursuant to permit number 35184
<i>Summary of Zoning History</i>	- In 1989 a variance allowed the existing stone masonry structure to be constructed for use as a <i>Rite Aid</i>. In 1990 a sign waiver was approved for signage advertising the <i>Rite Aid</i>. In 1999 a District Plan, Zone Change, and Resubdivision were approved to change the Zone District to a Planned Development District Zone District. The resubdivision was approved, but never filed, thus void. In 1998 and 2004 the existing structures at 1419 E Genesee St. and 1415-17 E Genesee St. were demolished respectively. In 2025 an application to combine the three lots of the PDD into one was begun, but withdrawn before its hearing.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 1405 E Genesee St. is an irregularly shaped parcel with a lot size of 24,888 SF (0.57 Acres). The property has two street frontages with 123.91 FT of southern frontage along E Genesee St. and 197.21 FT to the west along Pine St.. To the north, the property line borders 309 Pine St. & E Fayette St. for 147.2 FT. To the east, the property line borders 1415-1417 E Genesee St. for 206.88 FT; The parcel is currently occupied by a vacant brick building and parking lot accessible from E Genesee St. The subject property at 1415-17 E Genesee St. is an irregularly shaped parcel with a lot size of 7,005 SF (0.16 Acres). The property has one street frontages with 39.95 FT of

	southern frontage along E Genesee St. To the west, the property line borders 1405 E Genesee St. for 206.88 FT and 309 Pine St. & E Fayette St. for 9 FT. To the north, the property line borders 309 Pine St. & E Fayette St. for 16.55 FT. To the east, the property line borders 1419 E Genesee St. for 200.17 FT; The parcel is currently vacant. The subject property at 1419 E Genesee St. is an irregularly shaped parcel with a lot size of 13,912 SF (0.32 Acres). The property has one street frontage with 69.49 FT of southern frontage along E Genesee St. To the west, the property line borders 1415-17 E Genesee St. for 200.17 FT. To the north, the property line borders 309 Pine St. & E Fayette St. and 1316 E Fayette St. for 69.48 FT. To the east, the property line borders 1433 E Genesee St. for 200.17 FT; The parcel is currently vacant. <u>Proposed property characteristics After Resubdivision R-2026-42</u> The subject property at 1405-19 E Genesee St. is an irregular shaped parcel with a lot size of 45,805 SF (1.05 Acres). The property has two street frontages with 233.35 FT of southern frontage along E Genesee St. and 197.21 FT to the west along Pine St. To the east, the property line borders 309 Pine St & E Fayette St. and 1316 E Fayette St. for 200.17 FT. To the north, the property line borders for 267.62 FT.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.4(b), the proposal is a Type I Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, 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:

- Proposed Planned Development District Plan Amendment
- Full Environmental Assessment Form
- Site Plan Package (Sheets C-001 – C-605, C-502) 1405 E. Genesee St. Apartments, Syracuse, New York; Drawn by CHA; Dated 4/22/2026; Scale: As Depicted.
- Floor Plan Layout (Sheets A100, A203) 1405 E. Genesee St. Apartments, Syracuse, New York; Drawn by In Architects; Dated 3/13/2026; Scale: As Depicted.
- Elevation Plan Layout (Sheet A1 – A10) 1405 E. Genesee Street, Syracuse, New York Conceptual Design; Drawn by InArchitects; Dated 3/13/2026; Scale: Not To Scale
- Property Survey Part of Block No.224, City of Syracuse, County of Onondaga, State of New York; Signed and Sealed by Paul J. Olszewski of Paul James Olszewski, PLS, PLLC. Dated: 9/6/2024 Scale 1” = 20’.

Attachments:

Zoning Map Amendment Application
Code Enforcement History

Camino Comments from City Departments



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<u>Z-2026-11</u>	<u>Staff Report – June 29, 2026</u>
<i>Application Type:</i>	Planned Development District - Project Plan Review
<i>Project Address:</i>	1405 E Genesee St. & Pine St. (Tax Map ID: 047.-01-20.1); 1415-17 E Genesee St. (Tax Map ID: 047.-01-19.2); 1419 E Genesee St. (Tax Map ID: 047.-01-19.1)
<i>Summary of Proposed Action:</i>	The applicant intends to demolish the existing one-story commercial building to establish a 6- story mixed use structure including one story of basement parking with one commercial unit on a portion of the first floor and 246 “Dwelling, Multi-Unit” apartments on the first through fifth floor, and basement parking available. “Dwelling, Multi-Unit” land use type is not included under the regulations of this PDD Zone District; however, the companion District Plan amendment (Z-2579M1) would alter the permitted uses. Numbers of Dwelling units: Studios: 69; 1-bedrooms dwelling: 138; 2-bedrooms dwelling: 35; 3-bedrooms dwelling: 4 Site changes include construction of the proposed 5-story building with other landscaping Total site area: 1.05 Acres / 45,805 SF
<i>Owner/Applicant</i>	NorthSide Land Holdings II LLC (Owner 1405 E Genesee St.) NorthSide Land Holdings LLC (Owner 1415-17 E Genesee St. and 1419 Genesee St. CHA Consulting (Applicant & Representative)
<i>Existing Zone District:</i>	Planned District Development (PDD) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are within the Urban Core, MX-4 Zone District; The properties to the east are within the Urban Neighborhood, MX-1 Zone District; the neighboring properties to the south across E Genesee St. are within the Medium Density Residential, R4 Zone District; the neighboring properties to the west across Pine St. are within the Neighborhood Center, MX-2 Zone District.
<i>Companion Application(s)</i>	R-2026-42 Combine three existing parcels into one new lot In Review Z-2579M1 Amend existing PDD for mixed-use development
<i>Scope of Work:</i>	Exterior work: (1) Demolishing the one-story existing vacant commercial building. (2) Constructing a new 6-story, 215,505 sqft mixed-use building. (3) Installing new sidewalks, access to the proposed building from the existing pedestrian network. Interior work: (1) Building out a portion of first floor for 1 retail space. (2) Building out the basement with 98 designated parking spaces. (3) Constructing 246 “Dwelling, Multi-Unit” apartments on the first through fifth floors.

<i>Facts on Project:</i>	<u>Existing Conditions</u> - The lot is currently occupied by a vacant brick building and parking lot accessible from E Genesee St. The other two lots are vacant. <u>Nonconformities</u> - No nonconformities exist on the site or in the proposed new lot and structure after the approval of the new PDD Plan. <u>Dimensional Standards</u> - The proposed lot meets all Dimensional standards of the new PDD plan. - The proposed lot would conform to the requirements of the new PDD plan - The total lot coverage will reach 75% of the new subdivided lot, which conforms to the maximum allowable lot coverage requirement in PDD plan. <u>Use Specific Standards</u> - 12% of the units within the structure (30 units) must be certified affordable units for a period of no less than 30 years. <u>Local Land Use and Residential Compatibility</u> - The site is in a Planned Development District (PDD), where the “Multi-Unit” land use type is permitted by right under the proposed amendments. The new proposal would continue the trend of increasing density near the corner of Pine and E Genesee St. To the north uses are small scale multi unit dwellings, primarily 3 and 4 units, but additional density(144 units) is possible as seen at E Fayette & Pine where the new Housing Visions project is proposed. To the east, small medium scale multi unit dwellings are present. To the south across E Genesee small scale two unit and multi unit uses are present. To the west the Rosie apartment project is under construction, with very intensive multi unit land uses consisting of 186 dwelling units and 150 parking spaces. The proposed land use types are intense compared to the properties to the north, east, and south, but in keeping density with neighbors to the west. <u>Off-Street Parking and Loading</u> - No snow storage area is necessary since all parking is within the basement. - After applying applicable parking reductions, the total required parking is 45 spaces, whereas 98 spaces are provided within the basement which meets the minimum. - 16 Bicycle parking should be provided in a covered area. <u>Landscaping, Buffering, and Screening</u> - No residential compatibility concerns for this site as all nearby properties are within Mixed-Use Zone Districts. <u>Site, Building Design, and Exterior Lighting</u> - The new site and building would be in keeping with nearby development and meet the requirements of the new District plan. - Any proposed exterior lighting must not shine into the ROW or onto nearby properties.
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	<u>Signage</u> - Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable. <u>Historic Preservation</u> - The structure is not a National Register structure. - The lot is the former site of the Loguen House. The Historic Preservation Planner has requested a Phase 1a/1b archeological survey as part of the SEQRA review. - Additionally, the Historic Preservation Planner has requested that the State Historic Preservation Office be provided with the opportunity to review and make recommendations based on the findings of those reports. <u>Additional Standards, Building Placement, and Transparency</u> - No additional standards apply.
<i>Staff Analysis:</i>	<u>Project Plan Approval Criteria</u> Consistency with the General Purpose and Intent of the Ordinance: The proposed mixed-use building aligns with the PDDs intent to include commercial and residential uses while acting as a transitional section of E Genesee St. as the intensity of development reduces further from the downtown core area and towards the Near Eastside neighborhood. Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the PDD Zone District. Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed construction of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant and underutilized properties, promoting increased housing opportunities.
<i>Staff Recommendation:</i>	Staff recommend approving this project.

<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval) 2. The applicant shall designate at least 10% of the 30 apartment units as affordable dwelling units. 3. Affordable dwelling units must comply with City income and rent restrictions regardless of a change in Building or property ownership. 4. All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments. 5. All Affordable Dwelling Units must be certified by the City's Department of Neighborhood and Business Development administrative procedures. 6. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy is issued. 7. Any land use type occupying the ground-floor commercial tenant space shall obtain appropriate approval(s) before commencing operation. 8. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) for permission to connect sanitary sewer to any required sewers. 9. A SWPPP must be submitted to the City Engineer.
<i>Zoning Procedural History:</i>	- V-89-54 Erect 58' x 122' stone masonry building for a drug store w/ ATM to be occupied by <i>Rite Aid</i>. Approved - AS-90-003 Waiver of permitted signs, location, area, and number for Rite Aid Approved - AS-90-003A Request for a 3' x 5' ground sign on appeal from Zoning Administrator Denied - Z-2579 District Plan (PDD) for Rite Aid Approved - Z-2578 Zone change from RB to PDD Approved - R-98-23 Combine 4 lots into 2 new lots Map was never filed, thus void - R-25-17 Combine 3 lots into 1 new lot Applicant withdrew - A two-family home located at 1415-17 East Genesee St. was demolished in 2004 pursuant to permit number 70103 - A 16-unit apartment building located at 1419 East Genesee St. was demolished in 1998 pursuant to permit number 35184
<i>Summary of Zoning History</i>	In 1989 a variance allowed the existing stone masonry structure to be constructed for use as a <i>Rite Aid</i>. In 1990 a sign waiver was approved for signage advertising the <i>Rite Aid</i>. In 1999 a District Plan, Zone Change, and Resubdivision were approved to change the Zone District to a Planned Development District Zone District. The resubdivision was approved, but never filed, thus void. In 1998 and 2004 the existing structures at 1419 E Genesee St. and 1415-17 E Genesee St. were demolished respectively. In 2025 an application to combine the three lots of the PDD into one was begun, but withdrawn before its hearing.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.

<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 1405 E Genesee St. is an irregularly shaped parcel with a lot size of 24,888 SF (0.57 Acres). The property has two street frontages with 123.91 FT of southern frontage along E Genesee St. and 197.21 FT to the west along Pine St.. To the north, the property line borders 309 Pine St. & E Fayette St. for 147.2 FT. To the east, the property line borders 1415-1417 E Genesee St. for 206.88 FT; The parcel is currently occupied by a vacant brick building and parking lot accessible from E Genesee St. The subject property at 1415-17 E Genesee St. is an irregularly shaped parcel with a lot size of 7,005 SF (0.16 Acres). The property has one street frontages with 39.95 FT of southern frontage along E Genesee St. To the west, the property line borders 1405 E Genesee St. for 206.88 FT and 309 Pine St. & E Fayette St. for 9 FT. To the north, the property line borders 309 Pine St. & E Fayette St. for 16.55 FT. To the east, the property line borders 1419 E Genesee St. for 200.17 FT; The parcel is currently vacant. The subject property at 1419 E Genesee St. is an irregularly shaped parcel with a lot size of 13,912 SF (0.32 Acres). The property has one street frontage with 69.49 FT of southern frontage along E Genesee St. To the west, the property line borders 1415-17 E Genesee St. for 200.17 FT. To the north, the property line borders 309 Pine St. & E Fayette St. and 1316 E Fayette St. for 69.48 FT. To the east, the property line borders 1433 E Genesee St. for 200.17 FT; The parcel is currently vacant.
	<u>Proposed property characteristics After Resubdivision R-2026-42</u> The subject property at 1405-19 E Genesee St. is an irregular shaped parcel with a lot size of 45,805 SF (1.05 Acres). The property has two street frontages with 233.35 FT of southern frontage along E Genesee St. and 197.21 FT to the west along Pine St. To the east, the property line borders 309 Pine St & E Fayette St. and 1316 E Fayette St. for 200.17 FT. To the north, the property line borders for 267.62 FT.
	<u>SEQR Determination:</u> Pursuant to the 6 NYCRR §617.4(b), the proposal is a Type I Action.
	<u>Onondaga County Planning Board Referral:</u> Pursuant to GML §239-l, 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:

- Project Plan Review Application
- Full Environmental Assessment Form
- Site Plan Package (Sheets C-001 – C-605, C-502) 1405 E. Genesee St. Apartments, Syracuse, New York; Drawn by CHA; Dated 4/22/2026; Scale: As Depicted.
- Floor Plan Layout (Sheets A100, A203) 1405 E. Genesee St. Apartments, Syracuse, New York; Drawn by In Architects; Dated 3/13/2026; Scale: As Depicted.
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- Property Survey Part of Block No.224, City of Syracuse, County of Onondaga, State of New York; Signed and Sealed by Paul J. Olszewski of Paul James Olszewski, PLS, PLLC. Dated: 9/6/2024 Scale 1” = 20’.



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Attachments:

Zoning Map Amendment Application
Code Enforcement History

Camino Comments from City Departments

Context Maps:

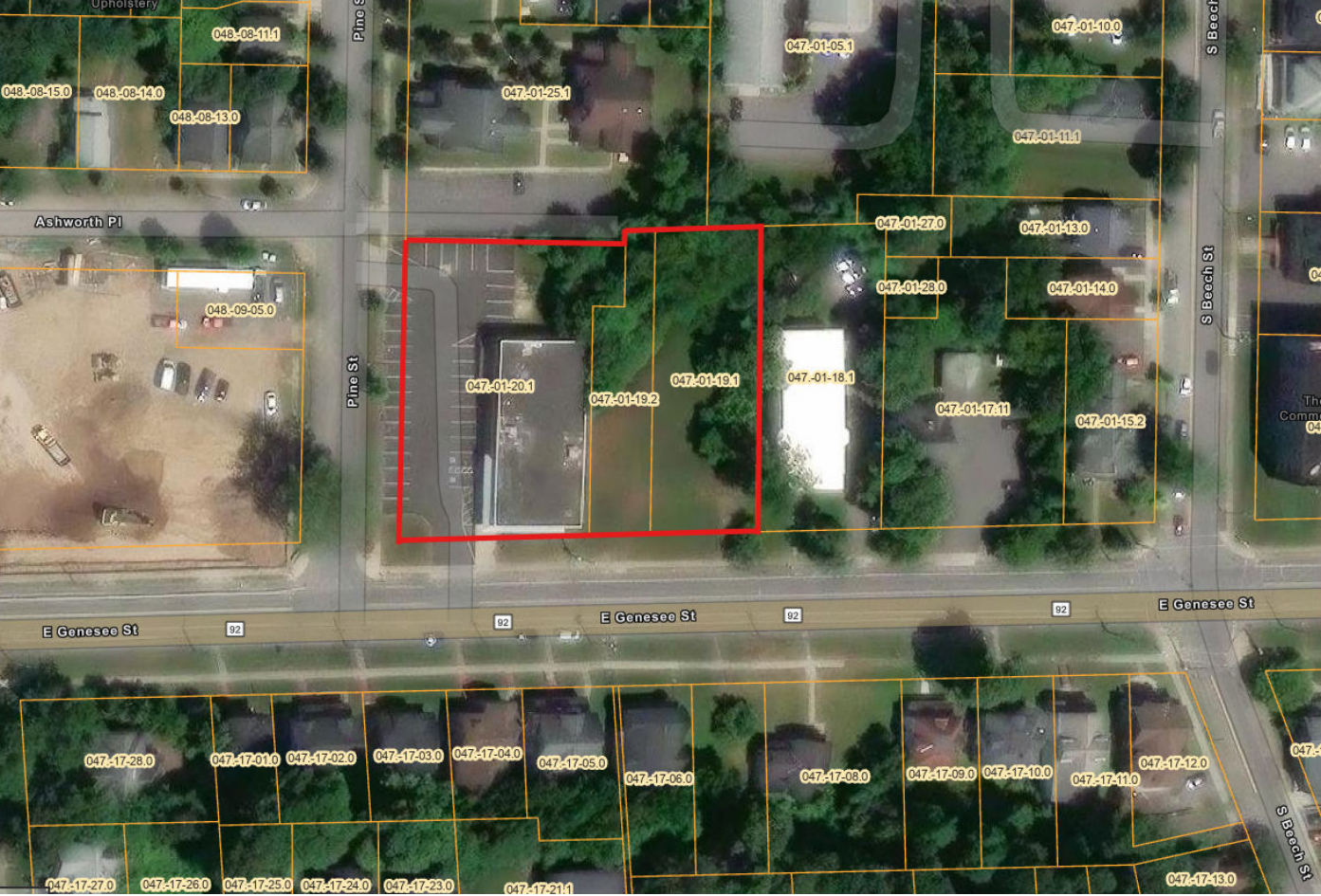
Figure 1: Zone District of Subject Property



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



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web,



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<i>R-2026-42</i>	<i>Staff Report – June 29, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	1405 East Genesee St & Pine St (Tax ID: 47.-01-20.1) 1414-17 East Genesee St (Tax ID: 47.-01-19.2) 1419 Genesee St E & Pine St (Tax ID: 47.-01-19.1)
<i>Summary of Proposed Action:</i>	The applicant intends to combine three lots into one new lot for future development of an existing PDD. Total square footage of New Lot: 45738 SF, 1.05 Acres
<i>Owner/Applicant</i>	Northside Land Holdings II, LLC, Jack Mamiye (Owner) CHA Consulting, Inc., Brian Bouchard (Applicant)
<i>Existing Zone District:</i>	The three parcels involved in the resubdivision are located in the Planned Development (PDD) District Zone.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are located in the Urban Core Mixed Use (MX-4) Zone District. The neighboring properties to the east are located in the Urban Neighborhood Mixed (MX-1) Use Zone District. The neighboring properties to the south are located in the Medium Density Residential (R4) Zone District. The neighboring properties to the west are located in the Neighborhood Center Mixed Use (MX- 2) Zone District.
<i>Companion Application(s)</i>	Z-2026-11 To amend the Planned District Development (Z-2578M1 (IPS))
<i>Scope of Work:</i>	The applicant proposes combining two vacant lots with a lot containing one 24888 SF commercial building which was formally occupied by a pharmacy. The proposed future development includes the demolition of the existing commercial structure & parking lot, followed by the construction of a mixed use residential apartment building with retail space.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivision lot meets the dimensional standards for the intended future development within the Planned Development District as listed in SZO Art. 2 Sec 2.15 C (3). <u>Facts on Project</u> - The future land use type intended for this site is mixed use, this use can be permitted with the approval of the companion application to amend the existing PPD Zone District. - The applicant intends on building a new 5-story, 215,505 sqft mixed-use building with 248 apartments and one retail space located on the first floor. - According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for lot 1405 East Genesee St.
<i>Staff Recommendation:</i>	Staff recommend approving this project
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file the resubdivision map of R-2026-42 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
<i>Zoning Procedural History:</i>	- V-89-54 Erect 58' x 122' stone masonry building for a drug store w/ ATM to be occupied by Rite Aid. Approved - AS-90-003 Waiver of permitted signs, location, area, and number for Rite Aid Approved - AS-90-003A Request for a 3' x 5' ground sign on appeal from Zoning Administrator Denied - Z-2579 District Plan (PDD) for Rite Aid Approved

	- Z-2578 Zone change from RB to PDD Approved - R-98-23 Combine 4 lots into 2 new lots, map was never filed, thus void - R-25-17 Combine 3 lots into 1 new lot, applicant withdrew
Summary of Zoning History:	In 1989 a variance allowed the existing stone masonry structure to be constructed for use as a <i>Rite Aid</i> . In 1990 a sign waiver was approved for signage advertising the <i>Rite Aid</i> . In 1999 a District Plan, Zone Change, and Resubdivision were approved to change the Zone District to a Planned Development District Zone District. The resubdivision was approved, but never filed, thus void. In 1998 and 2004 the existing structures at 1419 E Genesee St. and 1415-17 E Genesee St. were demolished respectively. In 2025 an application to combine the three lots of the PDD into one was begun, but withdrawn before its hearing.
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:	<u>Existing Lots</u> The subject property at 1405 E Genesee St. is an irregularly shaped parcel with a lot size of 24,888 SF (0.57 Acres). The property has two street frontages with 123.91 FT of southern frontage along E Genesee St. and 197.21 FT to the west along Pine St.. To the north, the property line borders 309 Pine St. & E Fayette St. for 147.2 FT. To the east, the property line borders 1415-1417 E Genesee St. for 206.88 FT; The parcel is currently occupied by a vacant brick building and parking lot accessible from E Genesee St. The subject property at 1415-17 E Genesee St. is an irregularly shaped parcel with a lot size of 7,005 SF (0.16 Acres). The property has one street frontages with 39.95 FT of southern frontage along E Genesee St. To the west, the property line borders 1405 E Genesee St. for 206.88 FT and 309 Pine St. & E Fayette St. for 9 FT. To the north, the property line borders 309 Pine St. & E Fayette St. for 16.55 FT. To the east, the property line borders 1419 E Genesee St. for 200.17 FT; The parcel is currently vacant. The subject property at 1419 E Genesee St. is an irregularly shaped parcel with a lot size of 13,912 SF (0.32 Acres). The property has one street frontage with 69.49 FT of southern frontage along E Genesee St. To the west, the property line borders 1415-17 E Genesee St. for 200.17 FT. To the north, the property line borders 309 Pine St. & E Fayette St. and 1316 E Fayette St. for 69.48 FT. To the east, the property line borders 1433 E Genesee St. for 200.17 FT; The parcel is currently vacant. <u>Proposed Lot</u> The subject property at 1405-19 E Genesee St. is an irregular shaped parcel with a lot size of 45,805 SF (1.05 Acres). The property has two street frontages with 233.35 FT of southern frontage along E Genesee St. and 197.21 FT to the west along Pine St. To the east, the property line borders 309 Pine St & E Fayette St. and 1316 E Fayette St. for 200.17 FT. To the north, the property line borders for 267.62 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Mr. Jack Mamiye
Northside Land Holdings II, LLC
188 E. 78th St
Apt 15B
New York, NY 11016

6/5/2026

Re: Application Completeness for Lot Alteration R-2026-42, 1405 GENESEE ST E

Dear Mr. Jack Mamiye,

On 6/5/2026, Rebeca Baker determined the proposed project R-2026-42, at 1405 GENESEE ST E 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 documents must be submitted to Rebeca Baker 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 Rebeca Baker at least six (6) business days before the date of the hearing.

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

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

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

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/Zoning.aspx

Office Use Filing Date: _____ Case: _____ Zoning District: _____

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
☒ Resubdivision:	1405 East Genesee Street	3	1.05
☐ Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 1405 E Genesee St	047.-01-20.1	Northside Land Holdings II, LLC	
2) 1415-17 E Genesee St	047.-01-19.2	Northside Land Holdings, LLC	
3) 1419 E Genesee St	047.-01-19.1	Northside Land Holdings, LLC	
4) _____	_____	_____	

As listed in the Department of Assessment property tax records at <http://syr.gov/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) PDD amendment 3) _____

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

☒ Demolition (full and partial):	Removal of 1 story retail building and associated pavement
☒ New Construction:	New 5-story Mixed Use Building
☐ Façade (Exterior) Alterations:	_____
☒ Site Changes:	Site Improvements for new building

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	1405 E. Genessee Street Apartments
Current Land Use(s):	Vacant land / Retail
Proposed Land Use(s):	Mixed Use
Number of Dwelling Units:	246 units
Days and Hours of Operation:	24/7 (residential)
Number of Onsite Parking Spaces:	98 spaces

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

Resubdivision to combine three (3) existing parcels into one (1) new lot to facilitate the new construction of Mixed-use building.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Jack	Mamiye	Member	Northside Land Holdings II, LLC	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
188 E. 78th St	Apt 15B	New York	NY 11016	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>			<i>Date:</i>	

Jack	Mamiye	Member	Northside Land Holdings, LLC	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
188 E. 78th St	Apt 15B	New York	NY 11016	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>			<i>Date:</i>	

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

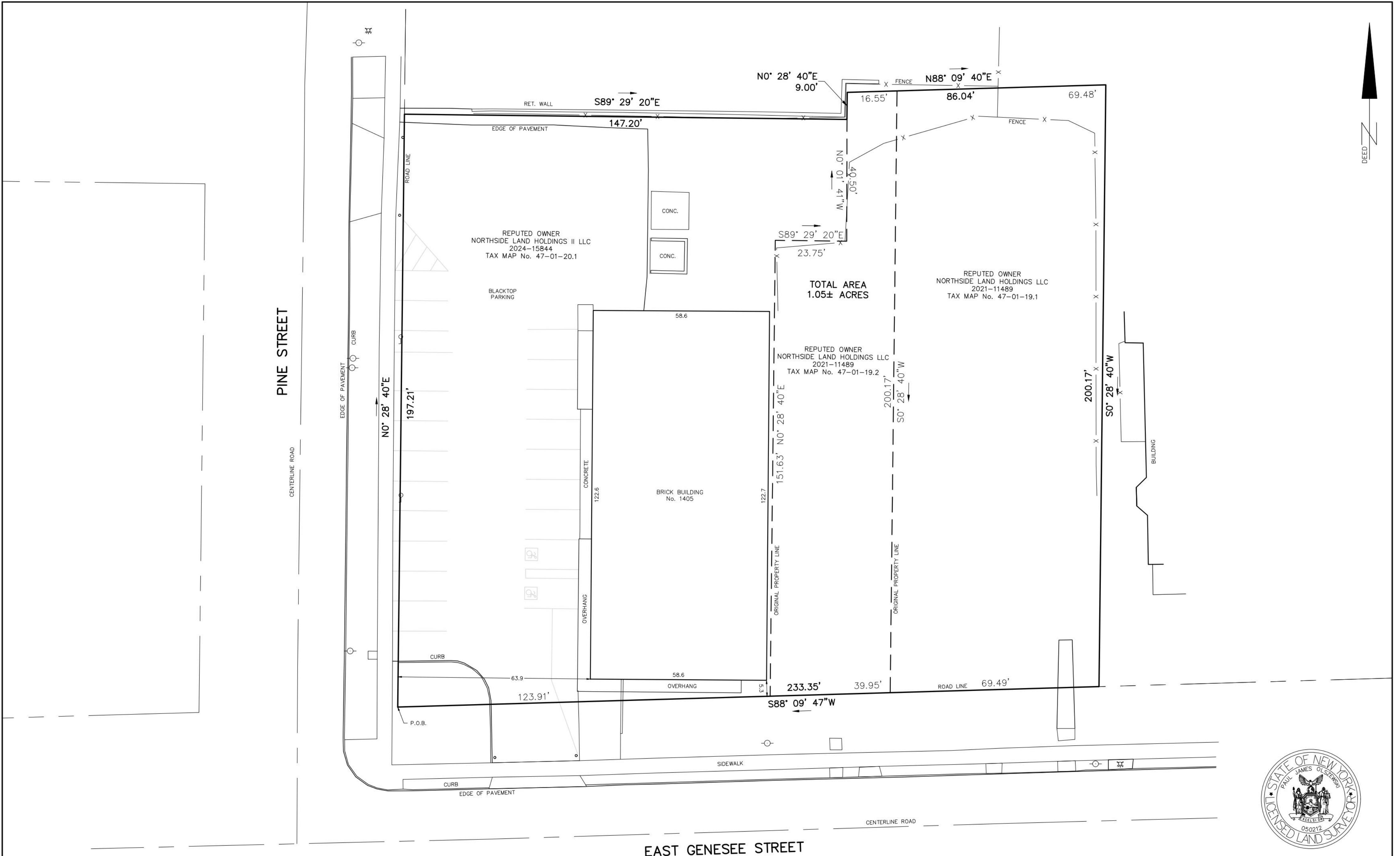
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Brian	Bouchard	Section Manager	CHA Consulting Inc	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
300 S. State St	Suite 600	Syracuse	NY 13202	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>



REFERENCE
CITY OF SYRACUSE ATLAS
No. 186 FILED IN THE CITY
ENGINEERS OFFICE.

LEGEND	
CONCRETE MONUMENT FOUND	⊕
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⦿
UTILITY POLE	⊖

APPROVED OWNER
DATE: _____ BY: _____

EAST GENESEE STREET

FOR HEALTH DEPARTMENT USE

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

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL
SURVEY COMPLETED 08-22-2024.

Paul J. Olszewski
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S
SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.*
*COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SUR-
VEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.*

DATE: MARCH 3, 2025

SCALE: 1" = 20 FEET

LOT LINE MERGER
PART OF LOTS 3, 4, 5, & 6
BLOCK 224
CITY OF SYRACUSE PLAT 186

PART OF BLOCK No. 224 CITY OF SYRACUSE
COUNTY OF ONONDAGA STATE OF NEW YORK

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



PROJECT No. SY47-01-20.1



APPLICATION (PRESENTATION ONLY) R-2026-42, Z-2578M1, AND Z-2011 ARE A PLANNED DEVELOPMENT DISTRICT (PDD) PLAN AMENDMENT, PROJECT PLAN REVIEW, AND RESUBDIVISION APPLICATION TO AMEND THE EXISTING PDD OF FORMER RETAIL LAND USE TO CONSTRUCT A 6-STORY, 246-UNIT MIXED-USE APARTMENT BUILDING. THE PROPERTIES ARE OWNED BY NORTHSIDE LAND HOLDINGS, LLC & NORTHSIDE LAND HOLDINGS II, LLC AND ARE IN THE PLANNED DEVELOPMENT DISTRICT (PDD) 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.



May 21, 2026

Syracuse Zoning Administration
300 S. State Street, Suite 700
Syracuse NY 13202

**RE: Planned Development District (PDD) Amendment – Project Plan Review
1405-1419 E. Genesee Street
CHA Project No. 100484**

Dear Syracuse Zoning Administration:

CHA, on behalf of the owner, is pleased to submit the following Project Plan Review application for an amendment to the existing Planned Development District (PDD) at the above referenced property.

The application materials are being submitted for review and approval to allow an amendment of the existing Planned Development District (PDD) for this specific property. The amendment is intended to allow the addition of residential apartment uses on site, as well as the site specific bulk regulations related to the proposed Mixed Use Residential Apartment building.

ADDRESS	TAX ID #	CURRENT OWNERSHIP	PARCEL SIZE
1405 E. Genesee St.	047.-01-20.1	Northside Land Holdings II, LLC	0.575 +/- Acres
1415-17 E. Genesee St.	047.-01-19.2	Northside Land Holdings, LLC	0.157 +/- Acres
1419 E. Genesee St.	047.-01-19.1	Northside Land Holdings, LLC	0.319 +/- Acres

PDD Amendment Application

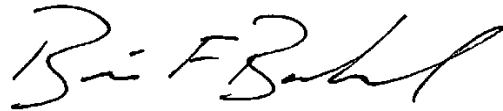
The proposed project includes the construction of a new 5-story residential apartment building located at 1405-1419 East Genesee Street and the corner of Pine St. The proposed apartment building consists of 2,250 SF retail space and 246 residential dwelling units with amenity space for the residents (meeting rooms, gathering space, and management office). A basement level parking garage will egress onto Pine Street at the northwest corner of the building. Site improvements will include new driveway access, landscaping, courtyards and pedestrian walkways.

The following information is submitted for review and approval:

- Project Plan Review Application Form
- Owner's Authorization Forms
- Full Environmental Assessment Form (FEAF)
- Site Photos
- Site Survey
- Site Plan Drawings
- Architectural Floor Plans and Building Elevations/Renderings
- Planned Development District (PDD) – District Plan

Should you have any questions related to the submission, please do not hesitate to contact me at

Very truly yours,



Brian F. Bouchard, P.E.
Project Engineer V

BFB

Cc:

V:\Projects\ANY\K7\100484.000\07_Permitting\Local\1 - Project Plan Review-2026-4-21\1 - Cover Letter -Zone Change-5-21-26.docx



APPLICATION FOR PLANNED DEVELOPMENT DISTRICT AMENDMENT

1405-1419 East Genesee Street
Syracuse, New York

Prepared for:
Syracuse Zoning Administration
One Park Place
300 S. State Street, Suite 700
Syracuse, NY 13202

Prepared by:
CHA Consulting, Inc.
300 South State Street, Suite 600
Syracuse, New York, 13202
Phone: (315) 471-3920

June 25, 2026



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2.0	PURPOSE AND INTENT OF AMENDMENT	2
3.0	ELIGIBLE USES.....	3
4.0	NON-CONFORMING USES.....	3
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LIST OF APPENDICES

Appendix A	Site Photographs
Appendix B	Existing Conditions Property Survey
Appendix C	Site Plan Drawings
Appendix D	Building Elevations and Floor Plans

1.0 CURRENT PROPERTY CONDITIONS

The properties under consideration for the amended Planned Development District include the location of the former RiteAid at the corner of Pine Street and East Genesee St, and adjacent vacant parcels along East Genesee Street. The properties proposed to be part of the amended Planned Development District total approximately 1.05± acres and include the following parcels:

ADDRESS	TAX ID #	CURRENT OWNERSHIP	PARCEL SIZE
1405 E. Genesee St.	047.-01-20.1	Northside Land Holdings II, LLC	0.575 +/- Acres
1415-17 E. Genesee St.	047.-01-19.2	Northside Land Holdings, LLC	0.157 +/- Acres
1419 E. Genesee St.	047.-01-19.1	Northside Land Holdings, LLC	0.319 +/- Acres

The above described properties are presently zoned Planned Development District (PDD). The properties in the immediate vicinity are zoned Mixed Use-1 (MX-1), Mixed Use-2 (MX-2), Mixed Use-4 (MX-4), and Residential (R-4)

2.0 PURPOSE AND INTENT OF AMENDMENT

The purpose of this amendment is to create a redevelopment project that fits the current ReZone Syracuse Ordinance at an intersection where several zoning districts converge. The adjacent properties are mainly multi-family dwellings of varying densities with supportive retail uses. The surrounding uses and zoning districts will provide the context for the development of the amended PDD requirements.

To the west, across Pine Street, the 5-story Rosie Apartment Building is currently under construction. The zoning district is MX-2 which allows for up to 5-stories when 75% of the first floor is dedicated to off-street parking within the building. Lot coverage can be a maximum of 80% when mixed income requirements are provided.

The neighbors to the north feature numerous 2 to 3-story multi-family homes. The zoning district immediately north of the project site is MX-4 which allows for a max of 8-stories and up to 95% lot coverage when mixed income set aside or mixed use apply.

To the east of the site is a multi-family 2 story structure. This zoning district is MX-1 allowing for up to 3-stories and 70% lot coverage.

Across E. Genesee Street to the south are 2 and 3-story multi-family homes. These houses are elevated above the street level. The zoning district here is R-4 allowing up to 50' in height and 75% lot coverage.

Building setbacks will blend with the adjacent MX-4, MX-2, and MX-1 neighbors. Facades along the public realm along the street frontages will have zero setback. The side yard setback will require 10' of relief to the existing 2-3 story residential structures to the north and east.

Requirements of the amended PDD must also meet the existing conditions and use of the property to allow the existing 1-story retail space to remain as an allowable condition for commercial uses within the amended PDD.

3.0 ELIGIBLE USES

As briefly described above, the Planned Development District is proposed to be utilized for mixed-use (residential and retail) purposes. The proposed uses are consistent and compatible with the uses in the general vicinity of the site. Overall, the project will provide a significant economic investment to help transform the neighborhood with physical improvements, filling in vacant lots and providing continuity along E. Genesee Street in accordance with the adjacent and established ReZone Syracuse districts.

4.0 NON-CONFORMING USES

To the applicant's knowledge, there are no currently non-conforming uses within the proposed Planned Development District.

5.0 DISTRICT PLAN

The proposed apartment building consists of ground floor retail uses and residential dwelling units, along with amenity space for the residents (meeting rooms, gathering space, and management office). A basement parking garage will provide access onto Pine Street at the north of the building, similar to the existing curb cut location. No vehicular access will egress from E. Genesee Street. Site improvements will include new driveway access, parking within the enclosed garage, landscaping, sidewalk replacement and pedestrian walkways to the building entrances.

6.0 SUPPORTING EXPLANATORY MATERIALS

The proposed improvements include the demolition of the abandoned RiteAid facility, the rehabilitation of vacant residential lots and the construction of a new building in the combined parcels. Other site improvements will include new parking areas, curbing, hardscape courtyards, pedestrian scale lighting, landscaping and utility service connections.

The project will connect to the existing water and sewer systems. In addition, proper and appropriate stormwater and erosion controls will be utilized during construction and include permanent stormwater maintenance facilities to control stormwater runoff from the site.

The current land uses within the general vicinity of the proposed site include:

- West – Adjacent parcels across Pine Street include Mixed Use-2 (MX-2) zoned property which is currently under construction for the development of the Rosie, a 5-story apartment building.

- North – Adjacent parcels to the north include Mixed Use-4 (MX-4) zoned property which continues along E. Fayette Street. and North to Water Street. E Fayette Street is mostly multi-family residential, with a few retail locations. Continuing further north the commercial uses outnumber residential ones.
- East – Adjacent parcels to the east include Mixed Use-1 (MX-1) zoned properties, mostly multi-family residential.
- South – Adjacent parcels across E. Genesee Street include Residential-4 (R-4). The existing houses sit on topography a full two-stories above the street level.

Northside Land Holdings LLC respectfully submits this request for approval of the Planned Development District for the above referenced parcels to benefit the existing neighborhood's redevelopment consistent with the surrounding ReZone Syracuse regulations. Considering former uses located on the site and the surrounding land uses, the proposed PDD Amendment and uses will have no negative impact to the overall area or the surrounding neighborhood but rather would continue the foundation of reinvigoration of this corridor.

7.0 DEVELOPMENT REQUIREMENTS

A. Setbacks:

- Front yard: Facades along the public realm will have zero setback with allowance for transitional features as defined in Building Edge.
- Side yard: 10'
- Rear yard is not applicable as the PDD is a corner lot.

B. Building Height: No max height.

C. Number of Stories: 1-story minimum, 6-story max.

D. Lot Size Minimums: 1 acre.

E. Lot Coverage Maximum (all non-natural surfaces and structures): 75%.

F. Off-Street Parking: Shall be in accordance to the City standards for parking requirements.

G. Primary Residential Use

- Retail: shall be a minimum of 1,500 SF
- Mixed Income set aside: shall be 10% for 20-75 units and 12% for 76 units and greater. Units must be certified by the Department of Neighborhood and Business Development.

APPENDIX A

Site Photographs



PHOTO LOCATION MAP



VIEW 1 NORTH



VIEW 2 NORTHEAST



VIEW 3 EAST



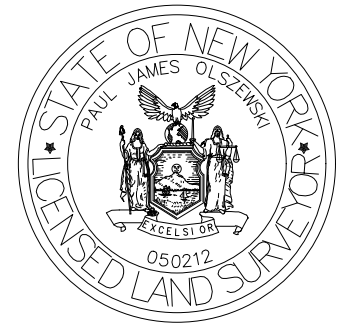
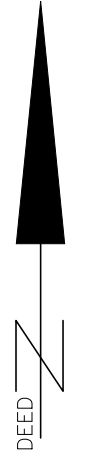
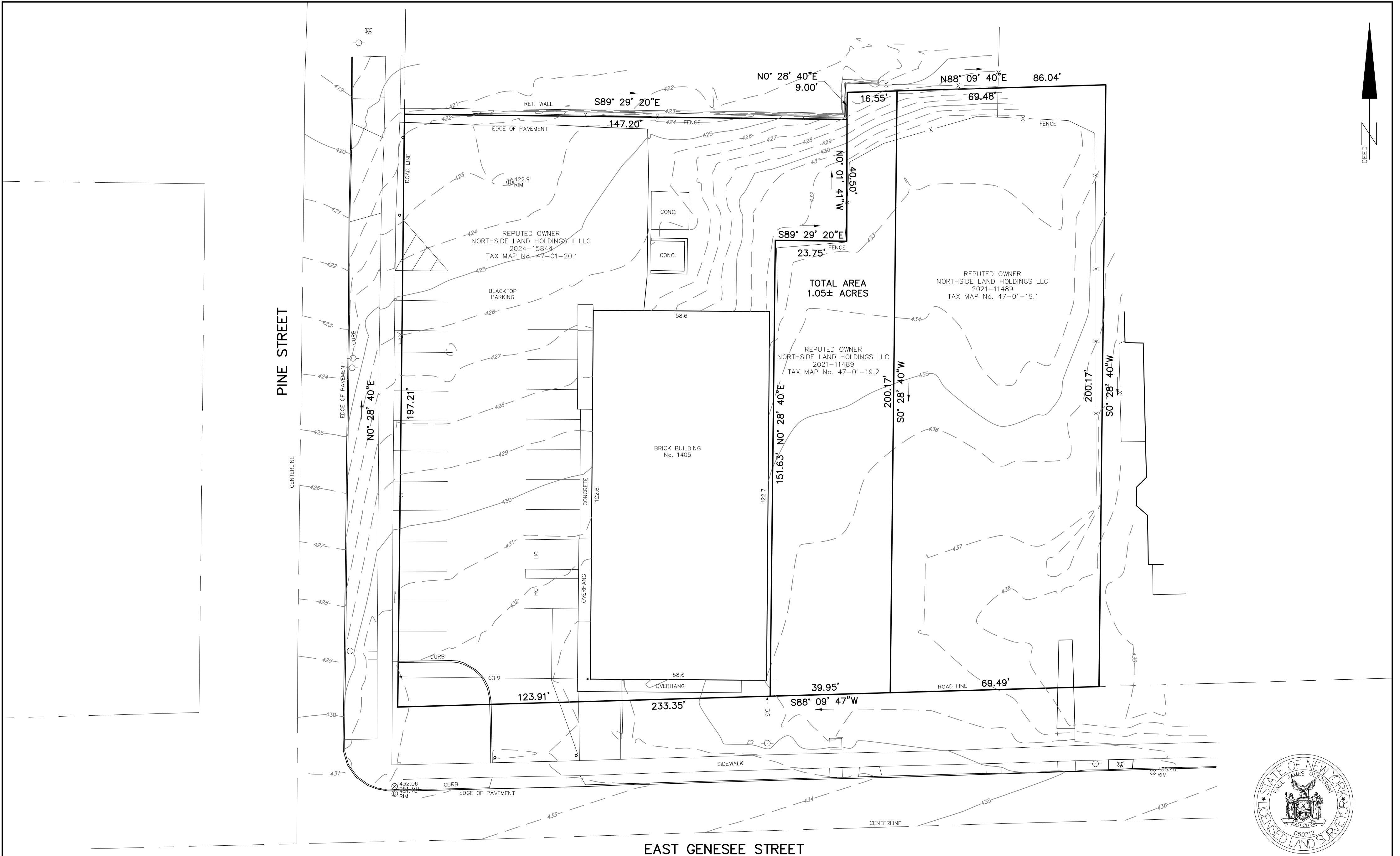
VIEW 4 SOUTHEAST



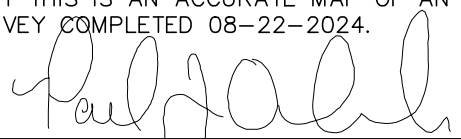
VIEW 5 NORTHWEST

APPENDIX B

Existing Conditions Property Survey



LEGEND	
CONCRETE MONUMENT FOUND	⊕
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.	
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 08-22-2024.	
	
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212	
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.	
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.	
PARCELS OF LAND	
PART OF BLOCK No. 224 COUNTY OF ONONDAGA	CITY OF SYRACUSE STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE B1 SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com	

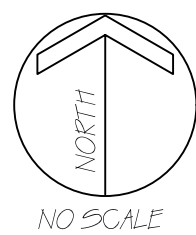
APPENDIX C

Site Plan Drawings

1405 E. GENESEE ST. APARTMENTS

1405-1419 EAST GENESEE STREET
SYRACUSE, NY 13210

SITE LOCATION MAP



DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C-001	TITLE SHEET
C-002	GENERAL NOTES & LEGEND
C-003	EXISTING CONDITIONS PLAN
C-004	DEMOLITION PLAN
C-101	SITE LAYOUT PLAN
C-201	GRADING & DRAINAGE PLAN
C-301	UTILITY PLAN
C-401	LANDSCAPING PLAN
C-501	EROSION & SEDIMENT CONTROL PLAN
C-502	EROSION & SEDIMENT CONTROL DETAILS
C-601	SITE DETAILS
C-602	SITE DETAILS
C-603	SITE DETAILS
C-604	SITE DETAILS
C-605	SITE DETAILS



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

COA # 0021745

NORTHSIDE LAND
HOLDING II, LLC
NEW YORK, NY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE WRITTEN OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER, REVISION OR ADD TO ANY DRAWING BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION, ALTERED BY, FOLLOWED BY THEIR SIGNATURE, THE
DATE OF EACH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

1405 E GENESEE ST
APARTMENTS

1405-1419 E GENESEE ST
SYRACUSE, NY

No.	Submittal / Revision	Appr	By	Date

ZONING APPLICATION BFB EG 04/22/26

SHEET TITLE:

TITLE SHEET

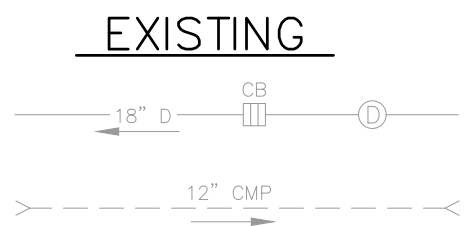
Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

Drawing No.:

C-001

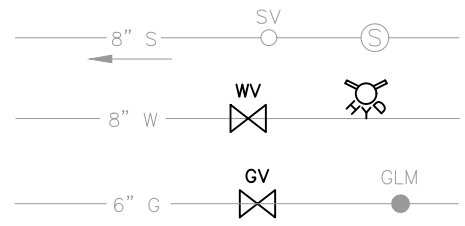
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LEGEND



STORM SEWER

STORM SEWER CULVERT/PIPE END

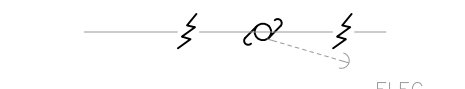


UNDERDRAIN

SANITARY SEWER

WATER LINE

GAS LINE



OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC



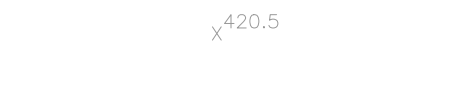
UNDERGROUND TELEPHONE

UNDERGROUND CABLE



1' CONTOUR LINE

5' CONTOUR LINE



SPOT ELEVATION

DITCH OR SWALE

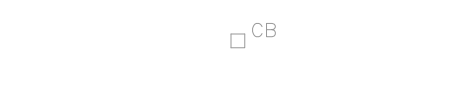


PROPERTY LINE

PERMANENT EASEMENT



TEMPORARY CONSTRUCTION EASEMENT



SAWCUT PAVEMENT

CATCH BASIN

MANHOLE



FIRE HYDRANT

WATER/GAS VALVE



WATER SERVICE

UTILITY POLE



LIGHT POLE, LAMP POST

SIGN



TELEPHONE PEDESTAL

IRON ROD, PIN, OR PIPE



CONCRETE MONUMENT

RIGHT-OF-WAY MONUMENT



DIVERSION BOX

CONCRETE CURB



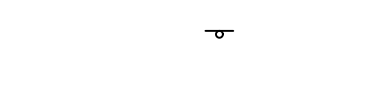
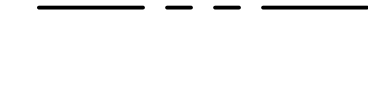
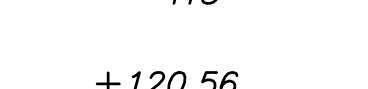
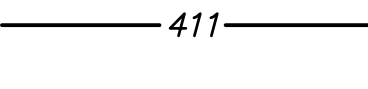
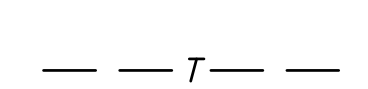
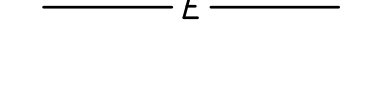
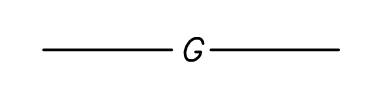
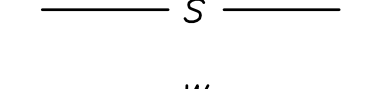
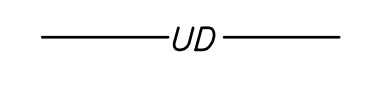
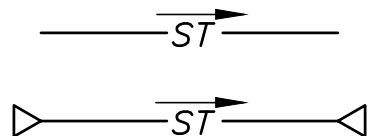
ASPHALT PAVEMENT

GRAVEL PAVEMENT



TREES AND SHRUBS

PROPOSED



ABBREVIATIONS/ ACRONYMS

AD	ALGEBRAIC DIFFERENCE
AOBE	AS ORDERED BY ENGINEER
BM	BENCH MARK
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CY	CUBIC YARD
D	DIAMETER
DIA	DIAMETER
ELEV	ELEVATION
EST	ESTIMATED
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FG	FINISHED GRADE
FT	FEET
GL	GUTTER LINE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
IN	INCHES
INV	INVERT
L	LENGTH
LA	LANDSCAPED AREA
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MPT	MAINTENANCE & PROTECTION OF TRAFFIC
MUTC	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NYS	NEW YORK STATE
NYSOT	NEW YORK STATE DEPARTMENT OF TRANSPORTATION
OC	ON-CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PM	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RG	ROAD GRADE
ROW	RIGHT-OF-WAY
RT	ROUTE
SIM	SIMILAR TO
STA	STATION
TEL	TELEPHONE
TF	TOP OF FRAME
TYP	TYPICAL
UFPO	UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE

GENERAL NOTES

- BASE MAPPING PREPARED BY PAUL JAMES OLSZEWSKI REFER TO TOPOGRAPHIC SURVEY, SY47-01-20.1 1405 E GENESEE ST 9-6-2024 & SY47-01-20.1 LOT MERGER- 1405 E GENESEE ST, MARCH 3, 2025.
- ELEVATIONS REFER TO LOCAL DATUM. CONTRACTOR TO COORDINATE WITH SURVEYOR TO SET BENCHMARKS FOR CONSTRUCTION.
- CONTOUR INTERVAL IS ONE (1) FOOT. CONTOURS ARE INTERPOLATIONS OF EXISTING GROUND SPOT ELEVATIONS AND ARE CONSIDERED APPROXIMATE ONLY.
- LOCATION OF UNDERGROUND FACILITIES TAKEN BY FIELD MEASUREMENT WHERE PRACTICABLE, OTHERWISE TAKEN FROM VARIOUS OTHER SOURCES AND ARE APPROXIMATE ONLY.
- THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. TWO (2) DAYS BEFORE YOU DIG, DRILL, OR BLAST, CALL DIG SAFELY NEW YORK. 1-800-962-7962 TOLL FREE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS OR DISCREPANCIES.
- CONTRACTOR SHALL MAINTAIN FLOW FOR ALL EXISTING UTILITIES, CULVERTS, AND DITCHES.
- BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES OR UTILITIES INSTALLED UNDER OTHER CONTRACTS, VERIFY EXISTING UTILITY INVERTS AND NOTIFY ENGINEER IF ANY VARIATION FROM THE PLANS IS REQUIRED.
- CONTRACTOR SHALL GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE TO OR FROM ANY CRITICAL POINTS.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN OPERATING CONSTRUCTION EQUIPMENT OVER NEW UTILITY TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING A MINIMUM OF TWO FEET OF COVER OVER UTILITY LINES PRIOR TO OPERATION OF TRACKED VEHICLES.
- THE CONTRACTOR SHALL IMPLEMENT ALL EROSION CONTROL MEASURES IN STRICT ACCORDANCE WITH THE PLAN AND SCHEDULE SET OUT IN THESE PLANS AND THE DESIGN SPECIFICATIONS.
- THE CONTRACTOR SHALL:
 - VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
 - NOTIFY UFPO FOR UTILITY MARK-OUT AT LEAST TWO DAYS PRIOR TO BEGINNING CONSTRUCTION.
 - EXAMINE THE SITE AND INCLUDE IN HIS/HER WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
 - PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
 - HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON SITE.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
- THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INDICATED AND INTENDED BY THE ENGINEER.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE SITE PLAN REVIEW APPROVAL AND THE BUILDING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF OTHER PERMITS, INSPECTIONS, CERTIFICATES, ETC AND SHALL COMPLY WITH ALL REQUIRED PERMITS AND CONDITIONS.
- ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING EXPLORATORY TEST PITS AS REQUIRED TO DETERMINE UNDERGROUND CONDITIONS. THE CONTRACTOR SHALL CONDUCT TEST PITS AS REQUIRED FOR PERFORMANCE OF WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP RECORD DRAWINGS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. RECORD DRAWINGS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ANY CORRECTIONS OR OMISSIONS TO THE SATISFACTION OF THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.
- ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE. CONTRACTOR SHALL BE REQUIRED TO NOTIFY PROPERTY OWNER, IN WRITING, 72 HOURS IN ADVANCE OF ANY INTERRUPTION IN UTILITY SERVICES.
- THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO ANY UTILITIES, ESPECIALLY WHEN OPERATING EQUIPMENT NEAR UTILITY LINES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL FRAMES/COVERS, CASTINGS, VALVE BOXES, ETC. WITHIN PAVED AREAS SHALL HAVE THE TOPS SET 0.1' BELOW THE FINAL PAVEMENT GRADE. IN ALL LANDSCAPED AND GRASS AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A NEW YORK STATE PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION.
- ALL SITE FILL SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
- ALL BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL MEET THE MATERIAL SPECIFICATIONS AND COMPACTED PER NYSOT OR CITY OF SYRACUSE STANDARDS
- ALL BACKFILL MATERIALS LOCATED UNDER PROPOSED PAVEMENT ARE REQUIRED TO BE COMPACTED 95% OF MODIFIED PROCTOR DENSITY VALUE AS PER ASTM D-1157.
- WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- PERMANENT OR TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF THE COMPLETION OF BACKFILL OPERATIONS WITHIN THE PAVEMENT AREAS.
- CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN AREAS IN ACCORDANCE WITH THE NYSOT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND SECTION 619 OF NYSOT'S STANDARD SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, LANE CLOSURES, AND DISRUPTIONS WITH THE OWNER AND OTHER GOVERNING OR APPLICABLE AGENCIES.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL COMMERCIAL, RESIDENTIAL, AND PUBLIC PROPERTIES WHENEVER POSSIBLE AND/OR AS DIRECTED BY THE ENGINEER.
- ALL DRIVEWAYS AND SIDE STREETS SHALL BE MADE ACCESSIBLE BY CONTRACTOR AT THE END OF EACH DAY THAT WORK IS PERFORMED. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS TO EXERCISE ALL POSSIBLE CAUTION WHILE WORKING IN THE VICINITY OF EXISTING TREES. ANY DAMAGE TO TREES DURING CONSTRUCTION ACTIVITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC. SHALL BE PERFORMED BY THE CONTRACTOR TO MAKE THE WORK COMPLETE.
- ALL ROADS SHALL BE KEPT CLEAN OF DEBRIS AT ALL TIMES. CLEAN AND SWEEP ALL EXISTING AND NEW PAVEMENTS AND/OR LANES AS PART OF THIS PROJECT PRIOR TO OPENING TO TRAFFIC AND AT THE END OF THE DAY FOR EACH CONSTRUCTION ACTIVITY.
- MATERIALS, EQUIPMENT AND VEHICLES ARE NOT TO BE STORED OR PARKED WITHIN ANY HIGHWAY RIGHT-OF-WAY.

COA # 0021745

**NORTHSIDE LAND
HOLDING II, LLC
NEW YORK, NY**

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STAMP OF A LICENSED PROFESSIONAL AS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
REASON FOR ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

**1405 E GENESEE ST
APARTMENTS**

**1405-1419 E GENESEE ST
SYRACUSE, NY**

No.	Submittal / Revision	Appr	By	Date

ZONING APPLICATION BFB EG 04/22/26

SHEET TITLE:

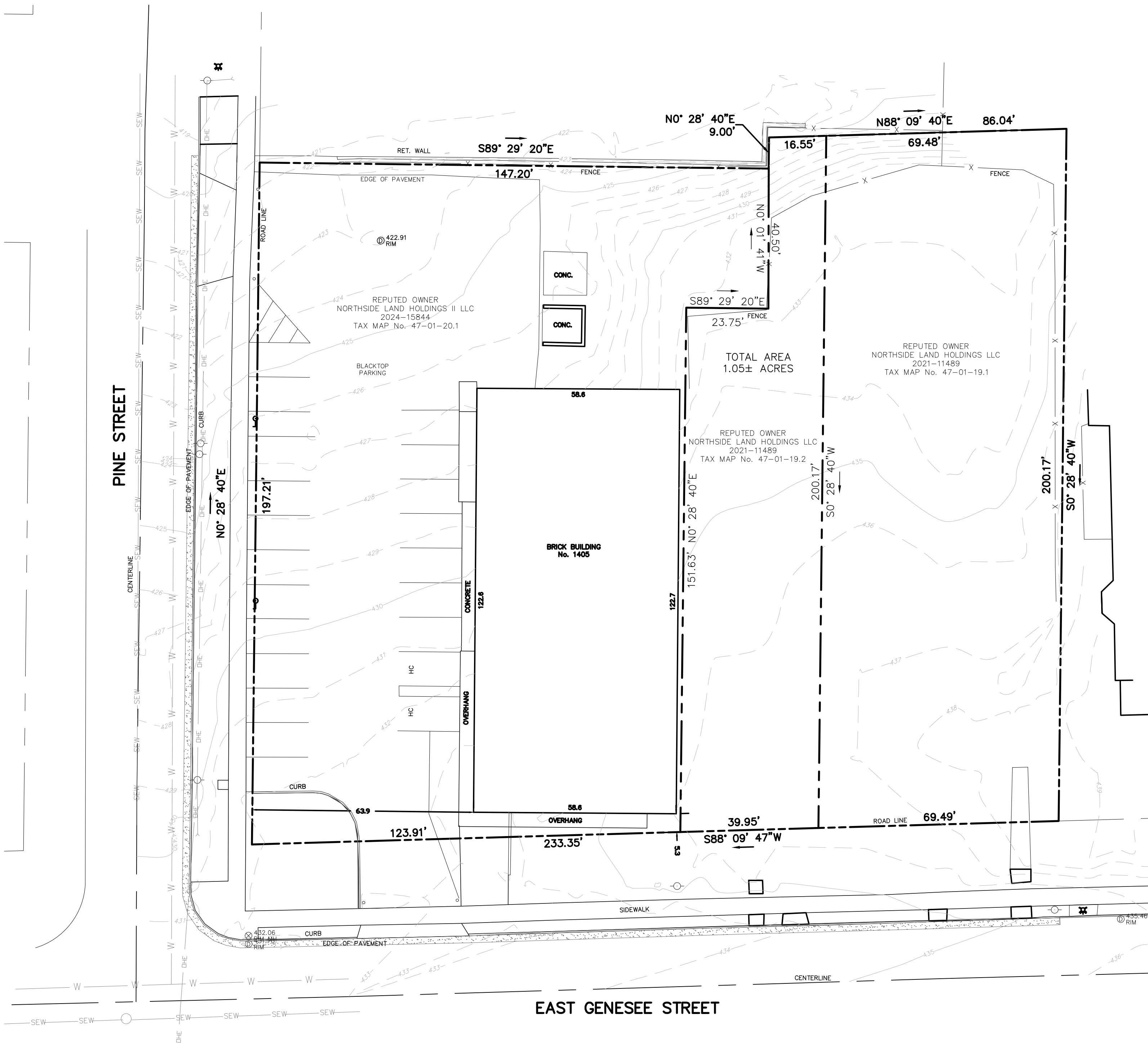
**GENERAL NOTES &
ABBREVIATIONS**

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

Drawing No.:

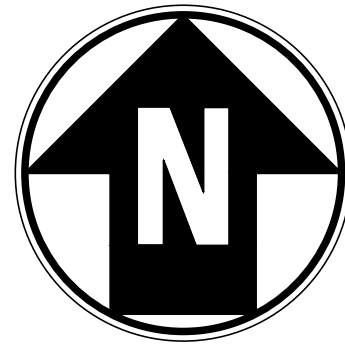
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COA # 0021745

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SURVEYOR TO ALTER, REVISION OR ANY WAY IF, IN ORDER, THE
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ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
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1405 E GENESEE ST
APARTMENTS

1405-1419 E GENESEE ST
SYRACUSE, NY

No.	Submittal / Revision	Appr	By	Date

☒ ZONING APPLICATION BFB EG 04/22/26

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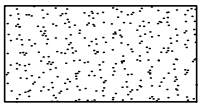
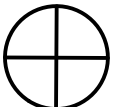
EXISTING
CONDITIONS PLAN

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

Drawing No.:

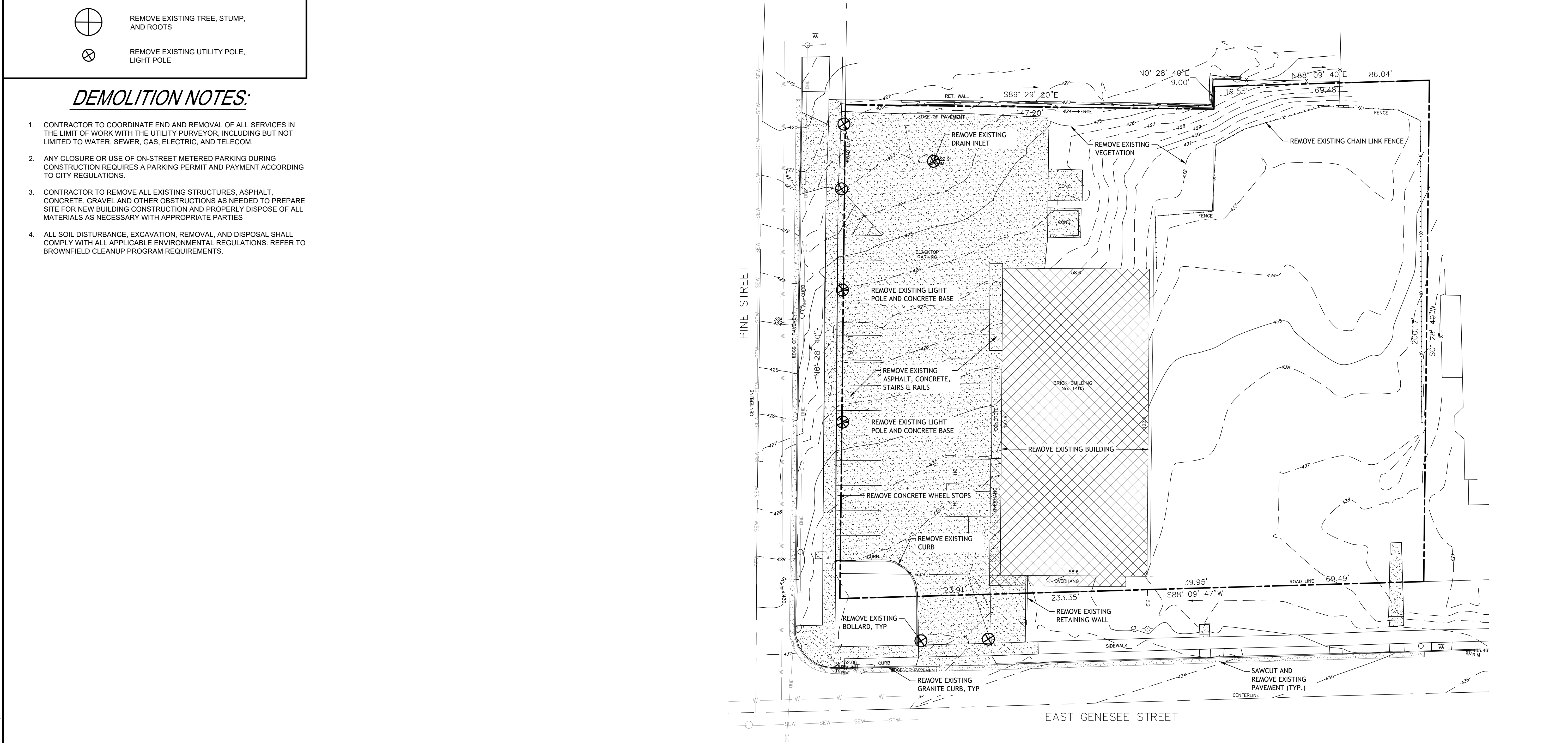
C-003

LEGEND

- | | |
|---|--|
|  | REMOVE SITE FEATURE |
|  | REMOVE EXISTING CURB |
|  | PROPOSED SAWCUT |
|  | REMOVE AND DISPOSE EXISTING
PAVEMENT, GRAVEL, AND CONCRETE |
|  | REMOVE AND DISPOSE EXISTING
STRUCTURE/BUILDING AND
FOUNDATIONS |
|  | REMOVE EXISTING TREE, STUMP,
AND ROOTS |
|  | REMOVE EXISTING UTILITY POLE,
LIGHT POLE |

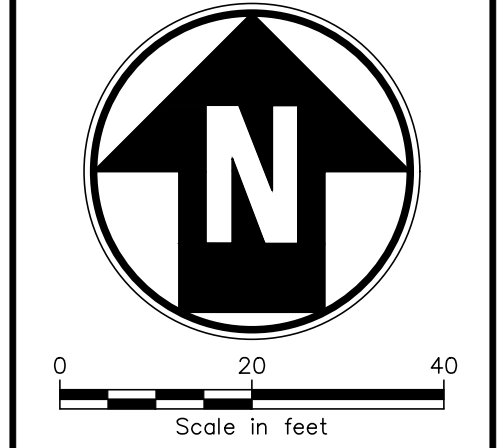
DEMOLITION NOTES:

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



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1405 E GENESEE ST
APARTMENTS

1405-1419 E GENESEE ST
SYRACUSE, NY

[illegible]

SHEET TITLE:

DEMOLITION PLAN

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

Drawing No.:

C-004

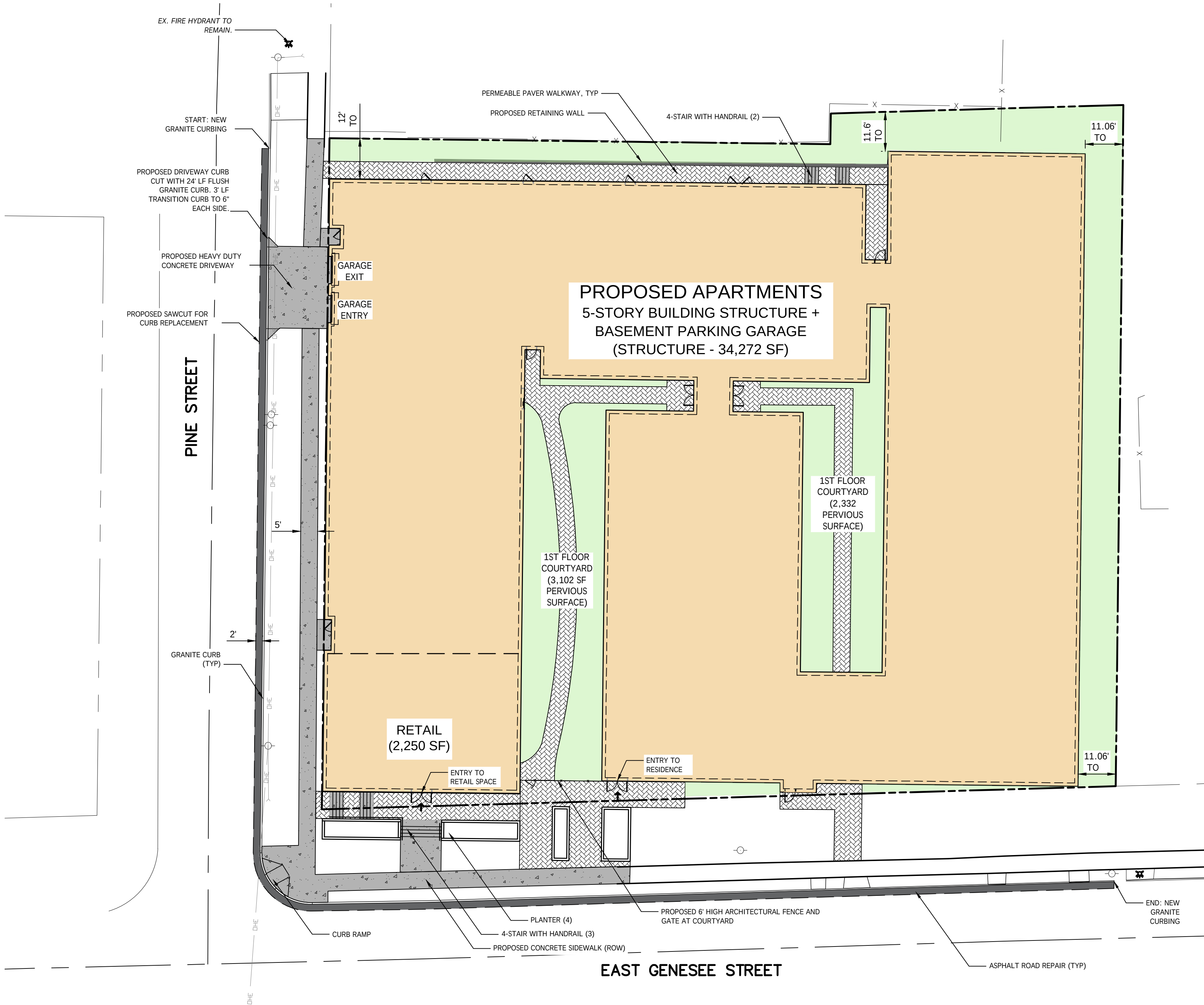
ZONING REGULATIONS FOR DEVELOPMENT

ZONING: PLANNED DEVELOPEMENT (PDD)			
EXISTING LOT INFORMATION:	TAX MAP	PARCEL SIZE	ZONING
1405 EAST GENESEE ST.	047.-01-20.1	0.575 ± ACRES	PDD
1415-17 EAST GENESEE ST.	047.-01-19.2	0.157 ± ACRES	PDD
1419 EAST GENESEE ST.	047.-01-19.1	0.319 ± ACRES	PDD
TOTAL LOT AREA =		(1.05 ACRES)±	(45,781 SF)

LOT COVERAGE MAXIMUM :	PDD	PROPOSED
	75%	74.5%
HEIGHT AND NUMBER OF STORIES:		
NUMBER OF STORIES:		
6		
5 STORIES		
SETBACKS MINIMUM:		
FRONT	0	0'
SIDE	10'	11.0'
REAR	10'	N/A

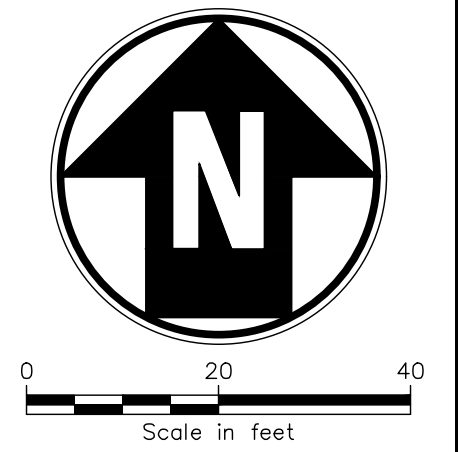
PARKING		
PARKING SPACE SIZE:	8.5' X 18'	8.5' X 18'
REQUIRED PARKING		
RESIDENTIAL: 0.5 SPACES PER DWELLING UNIT		
246 UNITS = 123 PARKING SPACES * = 62 SPACES REQUIRED		
RETAIL: 1 PER 300 SF		
2,250 SF = 8 SPACES REQUIRED		
PARKING PROVIDED		98 SP
* 50% REDUCTION FOR MIXED-INCOME/MIXED-USE (CODE REFERENCE 3.3-A(2)B.11)		
DRIVE AISLE WIDTH		24'
BICYCLE PARKING - (1 SPACE PER 6 VEHICLE SPACES)		12 SP. 16 SP.

NOTES: 1ST FLOOR COURTYARD SPACES TO BE PERVIOUS PAVERS AND TURF WITH UNDER-DRAINAGE



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1405 E GENESEE ST
APARTMENTS
1405-1419 E GENESEE ST
SYRACUSE, NY

No.	Submittal / Revision	Appr	By	Date

ZONING APPLICATION BFB EG 05/15/26

SHEET TITLE:

SITE LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
EG	EG	BFB
Issue Date:	Project No.:	Scale:
04/22/26	100484	AS SHOWN

Drawing No.:
C-101



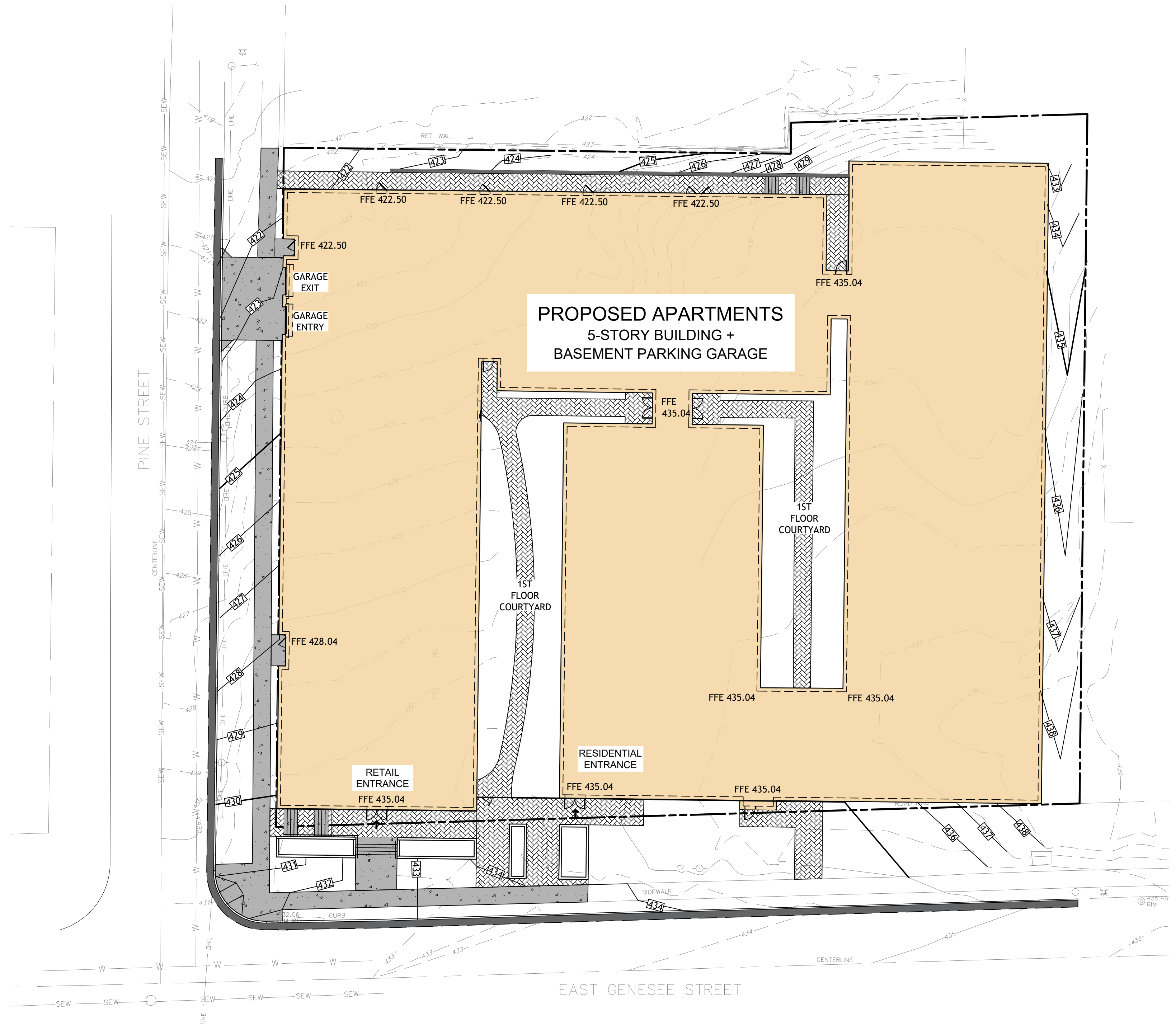
IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE MAP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

405-1419 E GENESEE ST
SYRACUSE, NY

[illegible]

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 4/22/26	Project No.: 100484	Scale: AS SHOWN

C-201





IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE MARK OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

1405-1419 E GENESEE ST
SYRACUSE, NY

SHEET TITLE:

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

C-301



1. OWNER AND CONTRACTOR TO ADHERE TO CITY OF SYRACUSE TREE DESIGN STANDARDS MANUAL.
2. THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN, ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
3. THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE OWNER PRIOR TO INSTALLATION.
4. ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
5. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
6. CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
7. EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
8. GUARANTEE:
 - A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
 - B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
8. MULCH: PROVIDE MINIMUM 3" THICK LAYER OF BROWN SHREDDED BARK MULCH. MULCH SHALL BE USED ONLY AS TREE COLLARS AND IN PLANTING BEDS.
9. PRE-EMERGENT: 1) APPLY TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO ADDITIONAL COST; 2) PROVIDE A MIXTURE WITH ACTIVE INGREDIENTS CONSISTING OF "A-A-TRIFLURLOP-2, 6-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.75% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.25% OF TOTAL MIXTURE), MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP. OR EQUAL.
10. WEED BARRIER FABRIC: 1) APPLY TO PLANTING BEDS BELOW MULCH. 2) PROVIDE BLACK POLYPROPYLENE SHEET 27 MILS THICK, 4 OZ./SQ. YD., GRAB TENSILE STRENGTH PER ASTM D-4632, 90" B (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION). PROVIDE DEWITT "WEED BARRIER" OR APPROVAL EQUAL.
11. WATER ALL PLANTINGS THOROUGHLY IMMEDIATELY AFTER PLANTING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

1. ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEEDED. TOPSOIL TO BE INSTALLED TO A MINIMUM 12" DEPTH IN AREAS OF SEED. PLANTING SOIL TO BE INSTALLED TO A MINIMUM 3" DEPTH IN ALL AREAS OF PLANTINGS (TREES, SHRUBS, PERENNIALS, GROUNDCOVERS).
2. PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.
3. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
4. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.

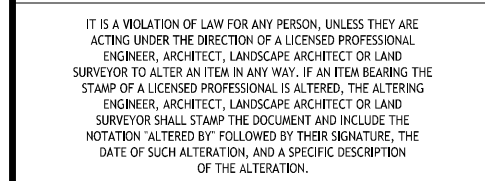
SIEVE	PERCENT PASSING
1/4"	65-100
1"	85-100
NO. 200	20-60

5. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.

1. ALL AREAS TO BE SEEDDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:
 - 30% NASSAU KENTUCKY BLUEGRASS
 - 25% BELMONT KENTUCKY BLUEGRASS
 - 25% KENTUCKY BLUEGRASS
 - 20% FINE TEXTURE RYE
2. WEED SEED CONTENT SHALL NOT EXCEED 0.25%. SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED MIXED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS.
3. THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
4. THE FERTILIZER SHALL BE 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
5. SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.
6. WATER THOROUGHLY IMMEDIATELY AFTER SEEDING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.



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NEW YORK, NY



1405-1419 E GENESEE ST
SYRACUSE, NY

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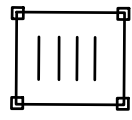
LANDSCAPE PLAN

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

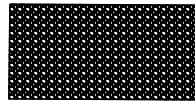
C-401

LEGEND

----- COMPOST FILTER SOCK



INLET PROTECTION



STABILIZED CONSTRUCTION
ENTRANCE



CONCRETE WASHOUT

EROSION & SEDIMENT CONTROL SPECIFICATION

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

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

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

INSPECTION PROCEDURES & MAINTENANCE:

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

CONSTRUCTION SEQUENCE:

GENERAL NOTES:

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

SEQUENCE:

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

PERMANENT EROSION CONTROL MEASURES NOTES

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

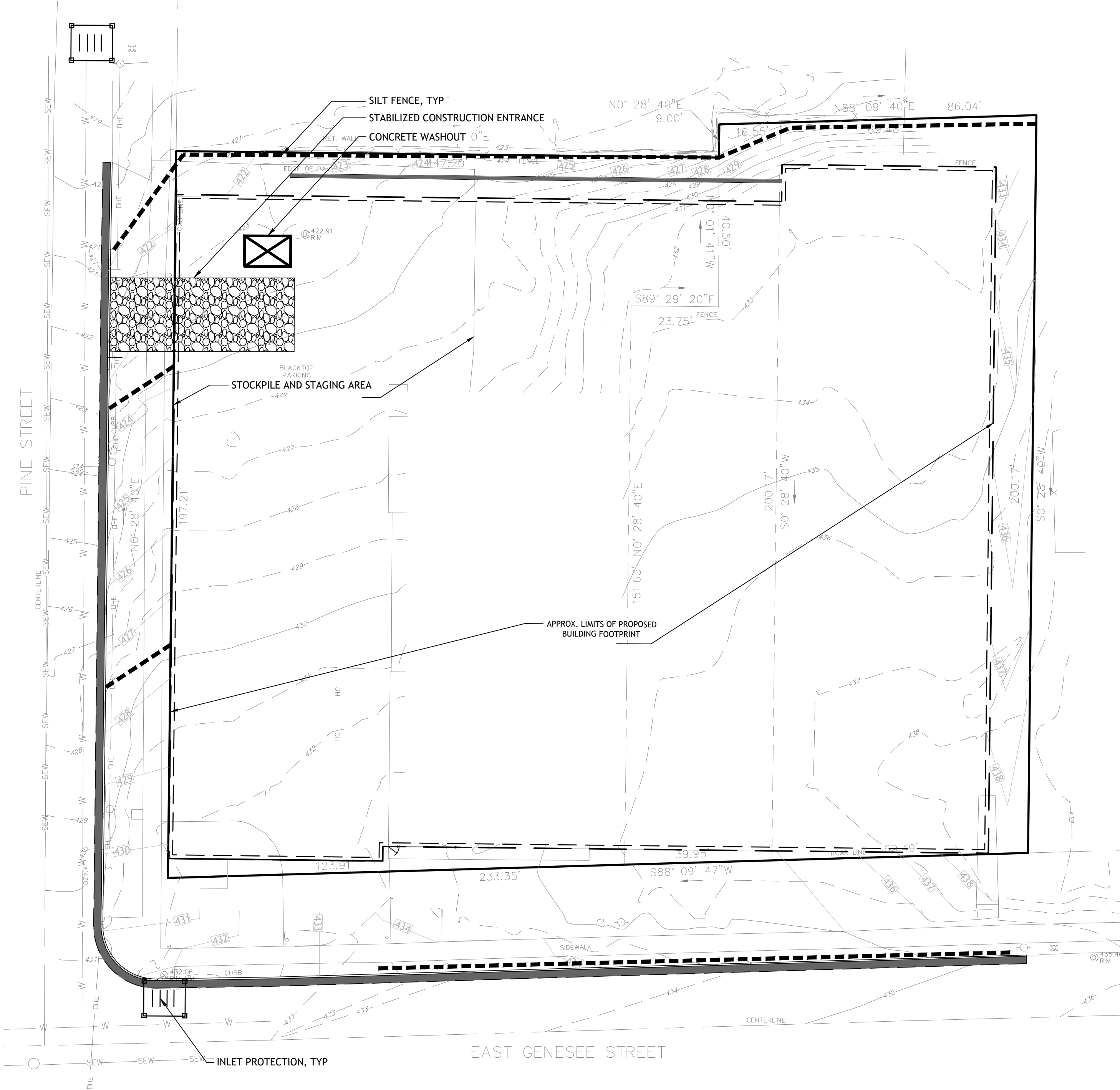
TOPSOIL SHALL HAVE AT LEAST TWO (2) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN SIX (6) PERCENT. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL. TOPSOIL SHALL NOT HAVE LESS THAN 20 PERCENT FINE TEXTURES MATERIAL (PASSING THE No. 200 SIEVE) AND NOT MORE THAN 15 PERCENT CLAY.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

THE PERMANENT SEED MIX SHALL BE AS FOLLOWS:

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

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

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



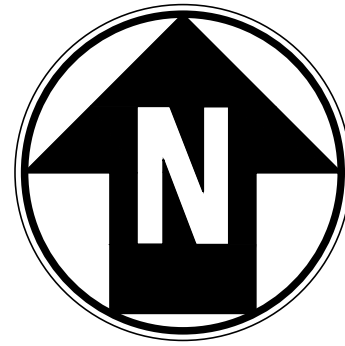
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HOLDING II, LLC
NEW YORK, NY



0 20 40
Scale in feet

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SCAPE ARCHITECT, TO ALTER ANY DRAWING OR MAP OR ANY PART THEREOF
WHICH IS THE PROPERTY OF CMA. IF AN ALTERATION TO THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SCAPE ARCHITECT SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION, ALTERED BY, FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

1405 E GENESEE ST
APARTMENTS

1405-1419 E GENESEE ST
SYRACUSE, NY

No.	Submittal / Revision	Appr	By	Date
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No.	Submittal / Revision	Appr	By	Date

△ ZONING APPLICATION BFB EG 04/22/26

SHEET TITLE:

EROSION &
SEDIMENT CONTROL
PLAN

Designed By: EG	Drawn By: EG	Checked By: BFB
Issue Date: 04/22/26	Project No.: 100484	Scale: AS SHOWN

Drawing No.:

C-501

APPENDIX D

Building Elevations & Floor Plans



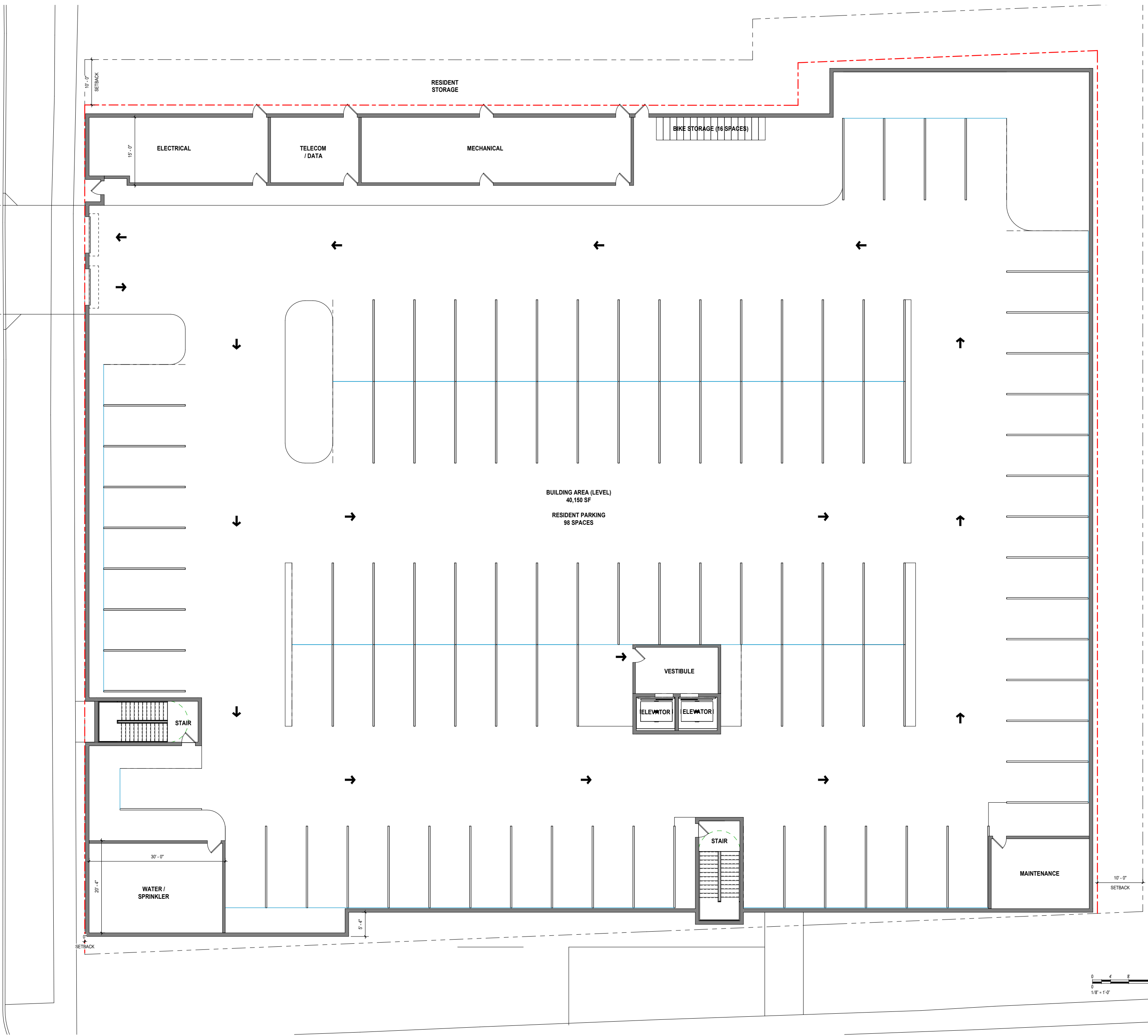
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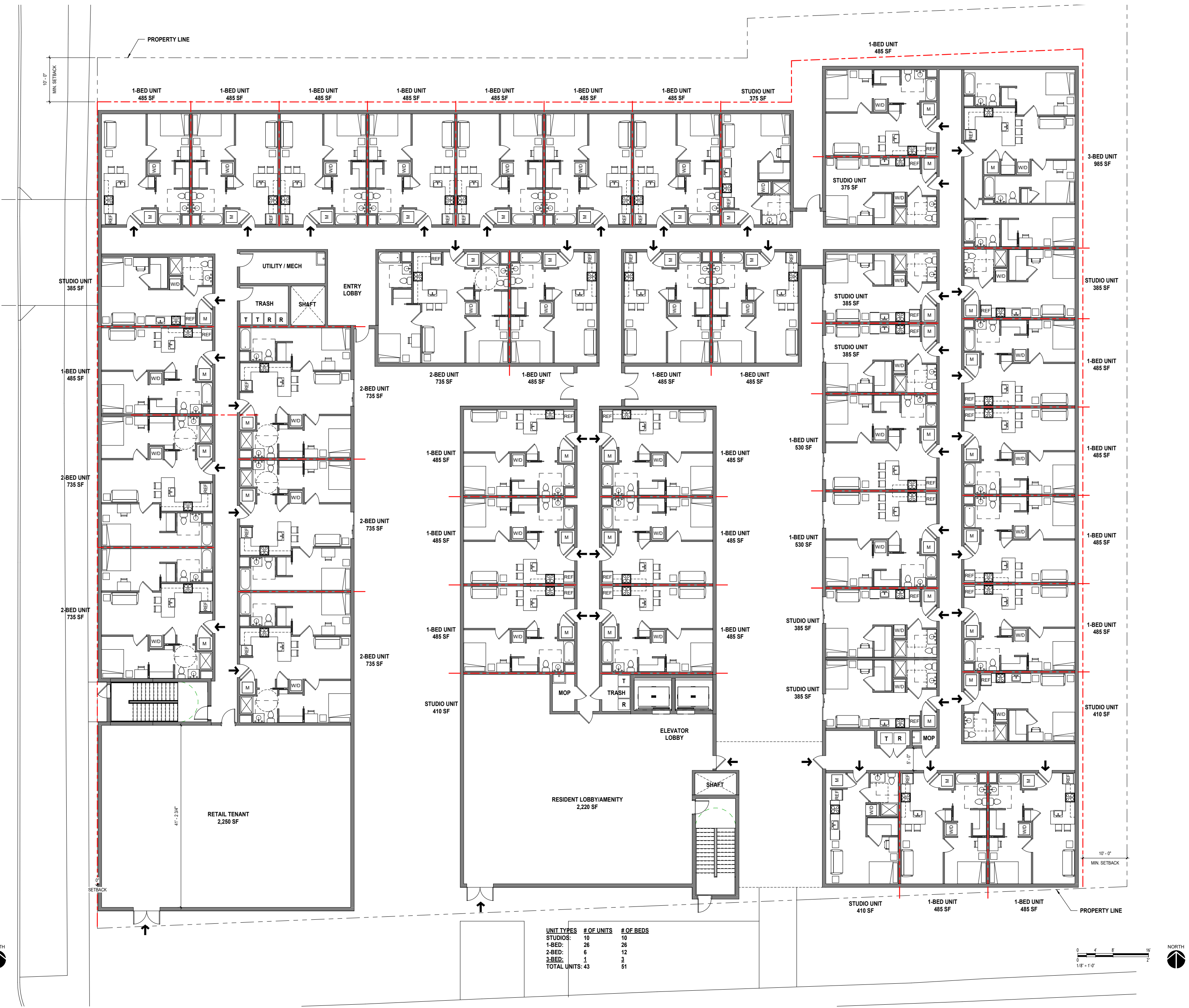
1405 E. GENESEE STREET
SYRACUSE, NEW YORK

CONCEPTUAL DESIGN

03/13/2026
PROJECT # 24088



BASEMENT PLAN
PARKING GARAGE



GROUND FLOOR PLAN (LEVEL 1)
ENTRY & RESIDENT AMENITIES

1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S.
SHEET NAME: FLOOR PLANS
SHEET NUMBER: A2



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DATE: 03/13/2026
SCALE: N.T.S
SHEET NAME: FLOOR PLANS
SHEET NUMBER: A3



PROPOSED EXTERIOR RENDERING



1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A4



PINE STREET FACADE RENDERING



1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A5

METAL RAILING
DARK BRONZE

ALUM. STOREFRONT
DARK BRONZE

FIBER CEMENT
WOOD TEXTURE

DOUBLE DOOR
DARK BRONZE

VINYL WINDOW
DARK BRONZE

LINEAR LIGHT
SURFACE MOUNTED

PARAPET
RAILING

METAL PANEL
CHAMPAGNE

THIN BRICK MASONRY
TAN



E. GENESEE STREET FACADE RENDERING

ALUM. STOREFRONT
DARK BRONZE

BRICK MASONRY
PLANTER

SCENCE LIGHT
SURFACE MOUNTED



1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A6



RESIDENT ENTRANCE RENDERING



1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A7



COURTYARD ENTRANCE RENDERING

1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A8



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SOUTHEAST EXTERIOR RENDERING

1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S.
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A9



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SOUTH ELEVATION - E. GENESEE STREET



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION - PINE STREET

1405 E. GENESEE STREET
SYRACUSE, NEW YORK

DATE: 03/13/2026
SCALE: N.T.S.
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A10

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PROJECT DESCRIPTION:

1405 E. GENESEE ST. STUDENT HOUSING

SYRACUSE, NEW YORK

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

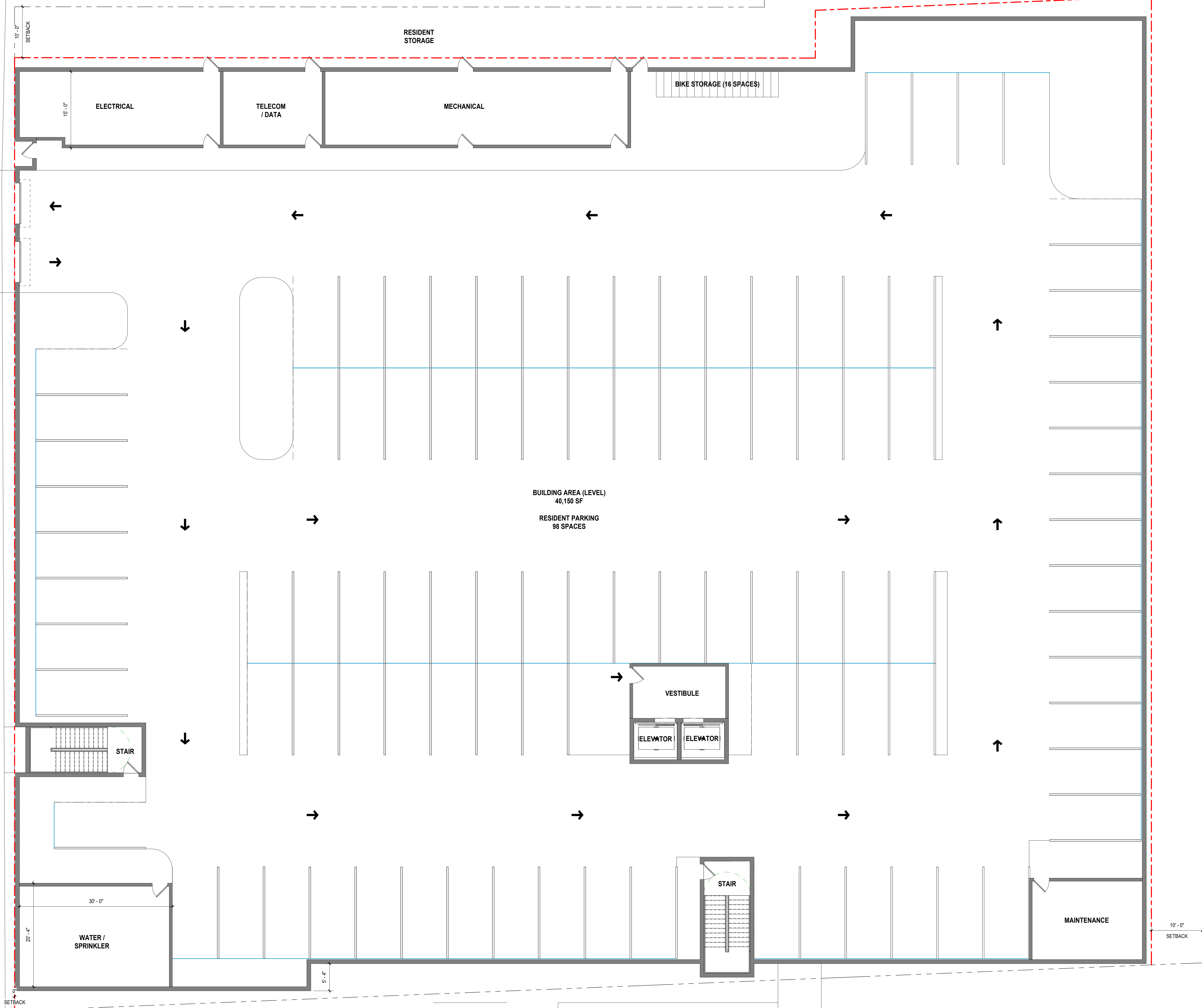
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D1
A200
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

24'-0" DRIVEWAY
PROPOSED NEW CURB CUT



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



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

REVISIONS		
NO.	DESCRIPTION	DATE

**BASEMENT
PLAN - LEVEL 0**

Project Status	PROGRESS
Date	03/13/2026
Project Number	24088
Drawn By	XXX
Checked By	AER

A200

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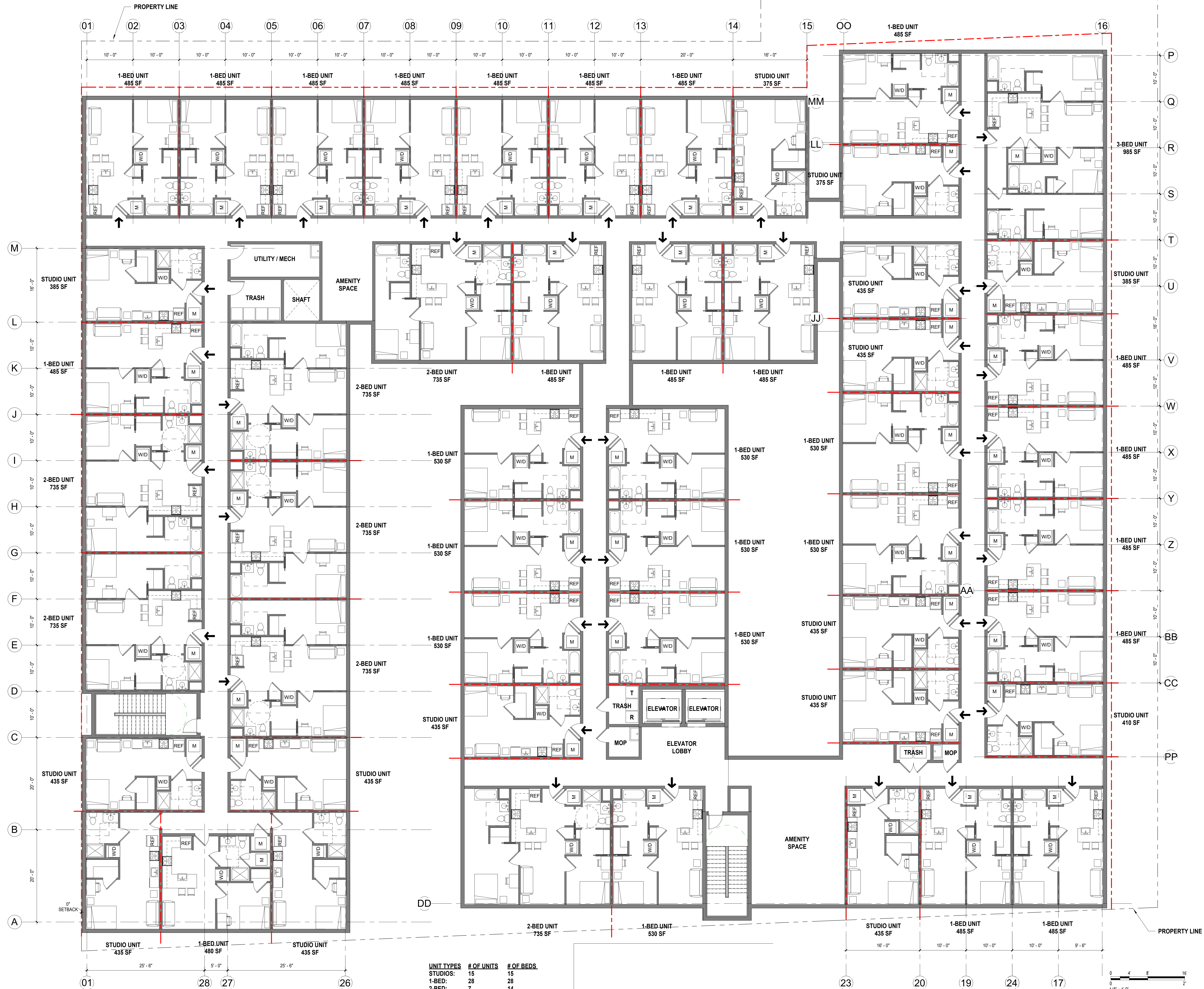
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

Project Status	PROGRES
Date	03/13/202
Project Number	2408
Drawn By	XX
Checked By	AE



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Student Housing, A24_9.rvt

D1 UPPER FLOOR PLAN - LEVELS 2-4
A202 SCALE: 1/8" = 1'-0"



UNIT TYPES	# OF UNITS	# OF BEDS
STUDIOS:	15	15
1-BED:	28	28
2-BED:	7	14
3-BED:	1	3
TOTAL UNITS:	51	60



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1405 E. GENESEE ST. STUDENT HOUSING
SYRACUSE, NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL PRINT TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

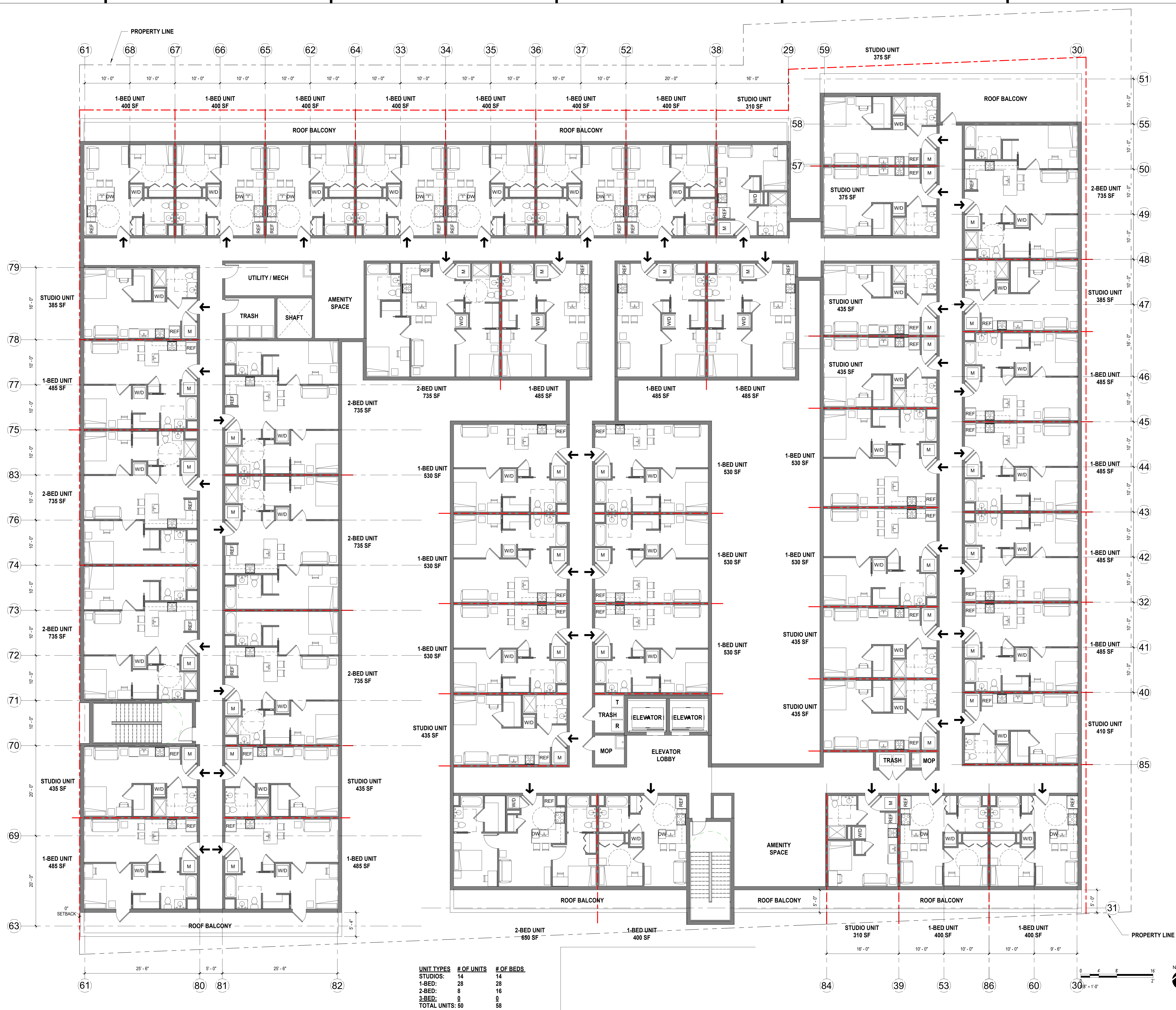
FLOOR PLAN -
LEVELS 2-4

Project Status PROGRESS
Date 03/13/2026
Project Number 24088
Drawn By XXX
Checked By AER

A202

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Student Housing, A24, g.rvt

D1
A203
UPPER FLOOR PLAN - LEVEL 5
SCALE: 1/8" = 1'-0"



UNIT TYPES	# OF UNITS	# OF BEDS
STUDIOS:	14	14
1-BED:	28	28
2-BED:	8	16
3-BED:	0	0
TOTAL UNITS:	50	58

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT DESCRIPTION:
1405 E. GENESEE ST. STUDENT HOUSING
SYRACUSE, NEW YORK

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REVISIONS		
NO.	DESCRIPTION	DATE

**FLOOR PLAN -
LEVEL 5**

Project Status	PROGRESS
Date	03/13/2026
Project Number	24088
Drawn By	XXX
Checked By	AER

A203

www.chasolutions.com



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Apartment Project		
Project Location (describe, and attach a general location map): 1405-1419 E. Genesee St, City of Syracuse		
Brief Description of Proposed Action (include purpose or need): Proposed apartment building consisting of 2,250 SF retail and 246 residential dwelling units along with amenity space. Basement parking garage will be accessed from Pine street at the north end of the building. Site improvements will include removal of curb-cuts along Genesee Street and relocating the existing curb cut south along Pine St. to access basement level parking, as well as landscaping, grading and utilities.		
Name of Applicant/Sponsor: Northside Land Holdings II, LLC	Telephone:	
	E-Mail:	
Address: 188 East 78th Street. Apt 15B		
City/PO: New York	State: New York	Zip Code: 11016
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o Brian Bouchard)	Telephone:	
	E-Mail:	
Address: 300 South State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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 Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City of Syracuse Common Council (Sewer Mitigation improvements)	
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	City of Syracuse Planning Commission (Site plan Review & Resubdivision Application)	April 2026
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	Syracuse IDA	June 2026
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC (Stormwater Permit)	June 2026
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):

Planned Development District (PDD)

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?

Planned Development District (PDD)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

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

City of Syracuse police department

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

City of Syracuse Fire Department

d. What parks serve the project site?

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)? Residential Apartments

b. a. Total acreage of the site of the proposed action? 1.03 acres

b. Total acreage to be physically disturbed? 1.10 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.03 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)
combination of existing lots to create a single lot

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: 16 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	246
At completion	_____	_____	_____	246
of all phases	_____	_____	_____	246

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.	

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

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

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 31,790 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Syracuse Water 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: _____ 31,790 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): _____
Residential sanitary sewer waste

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: City of Syracuse
- 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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? 40509 Square feet or 0.93 acres (impervious surface) 44867 Square feet or 1.03 acres (parcel size) ii. Describe types of new 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)? Existing City of Syracuse storm sewer _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within 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 *RESIDENTIAL APTS 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am-5pm • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential) </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am-5pm • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential)
i. During Construction: • Monday - Friday: _____ 7am-5pm • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ 24 hours (residential) • Saturday: _____ 24 hours (residential) • Sunday: _____ 24 hours (residential) • Holidays: _____ 24 hours (residential)		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Typical construction noise of excavators, dump trucks, fork lifts during normal construction hours (7am-5pm) _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Building mounted lighting for security and safety, all will be dark sky compliant and compliant with City of Syracuse regulations. _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: *Residential Apts 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: *Residential Apts i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.52	0.93	+.41
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: vacant residential /lawn	0.51	.1	-0.41

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:
Ronald McDonald House of Charities, Planed Parenthood of Central and Western NY, Muslim Student Life of Syracuse University

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

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

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): C734155, B00075
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Project is within 2,000 of 200 Maple Street (C734155 Active brownfield cleanup),
and 1410 Erie Blvde (B00075 Active Remediation Site)

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? _____ >10 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: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Urban Land</td> <td style="width: 40%; text-align: right;">1000 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Urban Land	1000 %	_____	_____ %	_____	_____ %												
Urban Land	1000 %																		
_____	_____ %																		
_____	_____ %																		
d. What is the average depth to the water table on the project site? Average: _____ feet																			
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☒ Moderately Well Drained:	100 % of site	☐ Poorly Drained	_____ % of site												
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☒ Moderately Well Drained:	100 % of site																		
☐ Poorly Drained	_____ % of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">90 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">10 % of site</td> </tr> </table>		☒ 0-10%:	90 % of site	☐ 10-15%:	_____ % of site	☒ 15% or greater:	10 % of site												
☒ 0-10%:	90 % of site																		
☐ 10-15%:	_____ % of site																		
☒ 15% or greater:	10 % of site																		
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																			
h. Surface water features. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☒ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		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	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☒ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• 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: <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____																	
i. Name of aquifer: _____																			

m. Identify the predominant wildlife species that occupy or use the project site: squirrels, birds _____ _____	
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): _____ _____ _____	
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: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
☐ 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): <u>A Historical Marker by the Preservation Association of Central NY is located at the corner of Pine / Genesee</u>	
ii. Basis for identification: <u>Syracuse Freedom Trail Markers Map</u>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
☐ Yes ☒ No	
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
☐ Yes ☒ No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

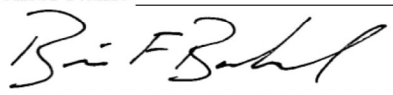
Attach any additional information which may be needed to clarify your project.

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 CHA Consulting (C/o) Brian Bouchard Date 4/22/2026

Signature  Title Project Engineer

City of Syracuse

Parcel History

01/01/1900 - 06/25/2026

Tax Map #: 047.-01-20.1

Owners: NorthSide Land Holdings II LLC, RITE AID

Zoning: PDD

Address	Date	Transaction	Transaction Type	Status	Description
1405 Genesee St E & Pine St	11/28/89	Project	Variance (Converted)	Approved	V-89-054 To erect a 58' x 122' bldg for a drug store w/ ATM. Four parcels included: 313 & 315 Pine St, 1405 & 1413 E. Gen
1405 Genesee St E & Pine St	02/09/90	Project	Off Premise Advertising	Approved w/	AS-90-003 SIGNAGE - RITE AID GROUND SIGN WAS DENIED - APPEAL TO CPC
1405 Genesee St E & Pine St	03/20/90	Project	Off Premise Advertising	Denied	AS-90-003A REQUEST FOR A 3'X5' GROUND SIGN ON APPEAL FROM Z.A.
1405 Genesee St E & Pine St	06/14/99	Project	Resubdivision	Approved	R-98-23 COMBINE 4 LOTS INTO 2 NEW LOTS THIS MAP WAS PROBABLY NEVER FILED - MAKING THIS CASE VOID.
1405 Genesee St E & Pine St	06/14/99	Project	Zoning (Converted)	Approved	Z-2578 ZONE CHANGE RB TO PDD
1405 Genesee St E & Pine St	06/14/99	Project	Zoning (Converted)	Approved	Z-2579 DISTRICT PLAN (RITE AID)
1405 Genesee St E & Pine St	06/21/99	Project	Zoning (Converted)	Withdrawn	Z-2566 ZONE CHANGE (RB TO BA)
1405 Genesee St E & Pine St	01/31/05	Project	Zoning (Converted)	Withdrawn	Z-2634 DISTRICT PLAN AMENDMENT (RITE-AID)
1405 Genesee St E & Pine St	10/23/15	Completed Complaint	Catch Basin: Clean	Completed	2015-29733 retrieve phone
1405 Genesee St E & Pine St	06/13/16	Inspection	Codes - Licensing	Fail	
1405 Genesee St E & Pine St	06/13/16	Inspection	Codes Electric - Licensing	Pass	
1405 Genesee St E & Pine St	06/13/16	Inspection	Fire Prevention - Licensing	Fail	
1405 Genesee St E & Pine St	06/13/16	Violation	2010 IMC - Section 304.3 - Premises Identification	Closed	
1405 Genesee St E & Pine St	06/13/16	Violation	2010 IMC - Section 305.1 - General	Closed	
1405 Genesee St E & Pine St	02/28/17	Inspection	Fire Prevention - Licensing	Pass	
1405 Genesee St E & Pine St	03/24/17	Inspection	Fire Prevention - Licensing	In Progress	
1405 Genesee St E & Pine St	04/07/17	Inspection	Codes - Licensing	In Progress	
1405 Genesee St E & Pine St	04/07/17	Inspection	Codes - Licensing	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1405 Genesee St E & Pine St	04/12/17	Inspection	Codes - Licensing	Pass	
1405 Genesee St E & Pine St	07/26/18	Inspection	Fire Prevention - Licensing	In Progress	
1405 Genesee St E & Pine St	07/26/18	Inspection	Codes - Licensing	Pass	
1405 Genesee St E & Pine St	07/26/18	Violation	2015 IFC Section 604.2.12 Emergency Lighting	Closed	
1405 Genesee St E & Pine St	04/22/19	Completed Complaint	Pot Holes in Road	Completed	2019-08631 There is a pothole located right in front of the Rite Aid.
1405 Genesee St E & Pine St	09/18/19	Completed Complaint	Bulk Household Items	Completed	2019-24167 desk + bulk
1405 Genesee St E & Pine St	10/10/19	Permit Application	Sign	Issued	39671 Walgreens signage
1405 Genesee St E & Pine St	10/30/19	Inspection	Inspector Notification	In Progress	
1405 Genesee St E & Pine St	12/18/19	Inspection	Final Inspection	Pass	
1405 Genesee St E & Pine St	01/22/20	Completed Permit	Sign	Certificate Issued	39671 Walgreens signage Certificate of Completion #39671
1405 Genesee St E & Pine St	08/24/21	Permit Application	Small Cell	Issued	PC-0426-21 Site Name: NYONONSYRA_SpencerPk_06 Project Number:20191994698 Location Code-560671 Pole Number-NG 38-1 Pole Replacement-Yes Contact: Nico Facey (347-712-9444) 4G/5G-Installation
1405 Genesee St E & Pine St	10/15/21	Permit	Small Cell	Open	PC-0426-21 Site Name: NYONONSYRA_SpencerPk_06 Project Number:20191994698 Location Code-560671 Pole Number-NG 38-1 Pole Replacement-Yes Contact: Nico Facey (347-712-9444) 4G/5G-Installation Expires 10/15/2026
1405 Genesee St E & Pine St	04/18/24	Completed Complaint	Cert of Use - Drug Store	Admin-Closed	CU2014-0305 Rite Aid #0632 Owned by Walgreens

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1405 Genesee St E & Pine St	02/28/25	Project	Project Plan Review	Withdrawn	Z-2886 Demolish existing one-story building and accessory parking area previously occupied by Rite Aid. Construct a 6-story Mixed-Income, Multi-Unit apartment Building (interior parking space including 110 parking spaces on the 1st floor and residential units on 2nd to 7th floor).
1405 Genesee St E & Pine St	03/31/25	Project	Resubdivision	Closed	R-25-17 Resubdivision to combine three lots (1405, 1415-17, 1419 E Genesee St.) into one new lot.
1405 Genesee St E & Pine St	03/31/25	Project	Planned Devel. District	Withdrawn	Z-2890 Planned Development District Plan for a mixed-use, mixed-income development that includes residential, commercial land use types.
1405 Genesee St E & Pine St	07/02/25	Inspection	Complaint Inspection	Fail	2025-06017 Graffiti
1405 Genesee St E & Pine St	07/02/25	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1405 Genesee St E & Pine St	07/10/25	Inspection	Tickle Date (Follow Up)	No Progress	
1405 Genesee St E & Pine St	07/18/25	Inspection	Tickle Date (Follow Up)	No Progress	
1405 Genesee St E & Pine St	07/28/25	Inspection	Tickle Date (Follow Up)	No Progress	
1405 Genesee St E & Pine St	08/12/25	Completed Complaint	Property Maintenance-Ext	Completed	Z-2578M1 Demolish existing one-story building and accessory parking area previously occupied by Rite Aid. Construct a 6-story Mixed-Income, Multi-Unit apartment Building (interior parking space including 110 parking spaces on the basement floor and 246 residential units on 1st to 5th floor).
1405 Genesee St E & Pine St	08/12/25	Inspection	Tickle Date (Follow Up)	Pass	
1405 Genesee St E & Pine St	09/02/25	Inspection	BAA - 1st Ticket Plea	Ticket Paid	
1405 Genesee St E & Pine St	06/11/26	Project	Planned Devel. District	Active	

City of Syracuse

Parcel History

01/01/1900 - 06/25/2026

Tax Map #: 047.-01-19.2

Owners: Northside Land Holdings LLC

Zoning: PDD

Address	Date	Transaction	Transaction Type	Status	Description
1415-17 Genesee St E	06/14/99	Project	Resubdivision	Approved	R-98-23 COMBINE 4 LOTS INTO 2 NEW LOTS
1415-17 Genesee St E	06/14/99	Project	Zoning (Converted)	Approved	Z-2578 ZONE CHANGE RB TO PDD
1415-17 Genesee St E	06/21/99	Project	Zoning (Converted)	Withdrawn	Z-2566 ZONE CHANGE (RB TO BA)
1415-17 Genesee St E	01/31/05	Project	Zoning (Converted)	Withdrawn	Z-2634 DISTRICT PLAN (RITE-AID)
1415-17 Genesee St E	10/24/14	Permit Application	Loading Zone (Business)	Application Expired	PC-0925-14 Syracuse New Times - Mark Angiollio 1415 N. Genesee one loading zone License plate - FXH-6785

City of Syracuse
Parcel History
 01/01/1900 - 06/25/2026
 Tax Map #: 047.-01-19.1
 Owners: Northside Land Holdings LLC
 Zoning: PDD

Address	Date	Transaction	Transaction Type	Status	Description
1419 Genesee St E	12/06/73	Project	Variance (Converted)	Denied	V-73-007 To legalize an exising 16 unit apt. building.
1419 Genesee St E	09/24/87	Project	Variance (Converted)	Denied	V-87-085 To convert an eleven-unit apt. bldg. into 45 sleeping rooms.
1419 Genesee St E	06/14/99	Project	Resubdivision	Approved	R-98-23 COMBINE 4 LOTS INTO 2 NEW LOTS
1419 Genesee St E	06/14/99	Project	Zoning (Converted)	Approved	Z-2578 ZONE CHANGE RB TO PDD
1419 Genesee St E	06/21/99	Project	Zoning (Converted)	Withdrawn	Z-2566 ZONE CHANGE (RB TO BA)
1419 Genesee St E	01/31/05	Project	Zoning (Converted)	Withdrawn	Z-2634 DISTRICT PLAN AMENDMENT (RITE-AID)
1419 Genesee St E	01/31/05	Project	Zoning (Converted)	Withdrawn	Z-2633 ZONE CHANGE PDD TO RB
1419 Genesee St E	02/01/12	Completed Complaint	Street Cleaning/Sweeping	Completed	2012-02421 request a street sweeper cars skidding on the trash in on the street
1419 Genesee St E	03/14/12	Inspection	Complaint Inspection	<None>	
1419 Genesee St E	03/29/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-05154 near bridge trash and tv's dumped
1419 Genesee St E	08/04/14	Completed Complaint	Sewer Back Up	Completed	2014-21784 sewer bu

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Z-2026-11

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	In Review	Neil Burke	

Eng. Mapping-Zoning	In Review	Ray Wills	
Fire Permit Review	Conditionally Approved	George Cowburn	The Syracuse Fire Department does not object to a PDD amendment in relation to the proposed multi story mixed use building at this location. That said, depending on proposed building layouts and footprints, discussion regarding aerial apparatus access and the overhead wires on Pine Street will be in order. Ideally, aerial apparatus access would apply to the long axis of a proposed structure and the determination of which side is to be used for that purpose is up to the Fire Code Official.
Engineering Design and Construction	In Review	Mirza Malkoc	

Engineering-SWPPP	In Review	Mirza Malkoc	
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	SWPPP must be submitted and approved by the City Engineer. OCWEP must give permission to connect sanitary sewer to the Genesee Street Main sewer. WEP will dictate connection method.
Landmark Preservation	Approved	Kate Auwaerter	The proposed development at 1405 E. Genesee Street is located on the former property of Jermain and Caroline Loguen. They owned the property at least until 1870s. Researchers have not yet determined when the Loguen house was removed, probably in the 1960s or early 1970s. The Rite Aid building and parking lot were constructed c.1999. The Reverend Jermain Loguen purchased the property in 1848. He and his wife Caroline are said to have helped over 1500 people fleeing slavery and their house at the corner of E. Genessee and Pine streets was well known as a safe house or station on the Underground Railroad. The Loguen family, including Jermain and Caroline and their six children, lived on the property until at least 1870 and there is evidence that Loguen's son continued to live on the property until after the turn of the century. For more on the Loguens and their contributions to the history of abolitionism and the Underground Railroad see: https://www.nationalabolitionhalloffameandmuseum.org/jerm

			ain-wesley-loguen.html and The Freedom Trail in Syracuse and Onondaga County, NY There is a good probability that artifacts associated with the Loguen family remain on the site. Archaeological evidence of their lives would have tremendous educational value and would help further the scholarship on the family. As the City's Preservation Planner, I request that the City Planning Commission require a Phase 1a/1b archaeological survey as part of the SEQRA process and that the State Historic Preservation Office be provided the opportunity to review and make recommendations based on the findings of those reports. Kate Auwaerter, Preservation Planner (kauwaerter@syr.gov, 315-448-8108)
City Planning	Approved	Owen Kerney	I have reviewed the proposal for 1410 East Genesee Street. The proposal includes an amendment to the existing Planned Development District, and a Project Plan Review for the proposed project. I offer the following comments and questions for consideration: The applicant has coordinated the general building design and site layout with the City during the previous year. The redevelopment of the vacant site is positive for the East Genesee Street corridor. The applicant must confirm that all grade level windows, particularly along the East Genesee Street frontage, are clear glass windows, doors and glazing. The applicant must seek permission from the City to use and occupy the City right-of-way adjacent to East

			Genesee Street. If granted permission to use and occupy the City right-of-way, the applicant must confirm that they will maintain these materials including stairs, planters, and hardscape. Along the western elevation, adjacent to Pine Street, the applicant should consider additional architectural details, including lighting, art, and/or materials to mitigate the considerable blank walls at grade. These exterior walls are directly abutting the City sidewalk. The applicant must clarify where trees will be planted. The elevations include numerous trees that are not included on the plan set. The applicant uses a “step back” on the front façade, adjacent to East Genesee Street, to mitigate the overall massing of the building compared to its neighbors to the south and east. This step back also provides outdoor space for residents. The applicant is encouraged to consider a similar “step back” or recess of the top floor along the northern (rear) elevation. The rear elevation of the proposed building is seventy-six feet tall and will dwarf the existing two-and-a-half story residential structures, and obstruct these building’s southern exposure. Owen Kerney 6/18/26
Parks and Forestry	In Review	Jeff Romano	