East Adams Redevelopment Phase III

&

SEQR Review Phase III - XII

The applicant will present the Major Site Plan Reviews, MaSPR-2026-28, the SEQR Materials for following phase 3-12 in this meeting

On this meeting, CPC will review the Major Plan Reviews and SEQR materials for development phase 3 -12. Planning Commission will deliberate to SEQR declaration and Major Site Plan Review.;

All the City Reviewing Departments involved finished reviewing this project as final Major Site Plan Review and SEQR review.

The applications will be heard in the following order.

MaSPR-2026-28 – Major Site Plan Review - Mixed-use development

SEQR documents

Full Environmental Assessment Form Part 1 (Phase 3-12)

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

MaSPR-2026-28	***Staff Report – August 10, 2026***
Application Type:	Major Site Plan Review – East Adams Redevelopment Phase III
Project Address:	927 S State St. (Tax Map ID: 095.-08-01.4);
Summary of Proposed Action:	The Phase 3 project is part of the ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative. The applicant intends to demolish existing apartment complex at Chavez Terrace and redevelop the site into 147 mixed-income and affordable dwelling units, and commercial units across 6 new buildings. (2 mixed-use building, 3 townhouses) "Office" and "Retail, General" , and " Dwelling, Multi-units" land use types are permitted by right under the regulations of the MX-2 Zone District. Site changes include reconfiguring 89 on-site off-street parking spaces, and providing new landscaping and screening improvement. The development will include resident amenity spaces such as community rooms, fitness/exercise spaces, outdoor play areas, property management offices. Additionally, there will be commercial space for offices and other future tenants. Total site area: 3.123 Acres / 136,019 SF
Owner/Applicant	Syracuse Housing Authority (Owner) McCormack Baron Salazar (Applicant) Andrew Schuster, Ashley McGraw Architects (Representative) Andrew Van Roo, Project manager (Representative)
Existing Zone District:	Neighborhood Center (MX-2) Zone District
Surrounding Zone Districts:	The Zone Districts that the neighboring properties are adjacent to: the north are in the Central Business District (MX-5), to the south are Light Industry and Employment (IN) and Neighborhood Center (MX-2), to the west are Open Space (OS), Central Business District, and Mixed-Use Transition (MX-3), and to the east are Neighborhood Center.
Companion Application(s)	N/A
Scope of Work:	**Exterior work:** (1) Demolishing the six existing townhouses and courtyard parking lot. (2) Constructing 2 four-story mixed-use buildings, and 3 two-story townhouse buildings (3) Installing new sidewalks to the proposed buildings from the existing pedestrian network of access from S State St, S Townsend St, and McKinney St. The internal sidewalks will be provided in the courtyards between five buildings. (4) Installing eight-8 on-site bicycle parking racks (2 spaces each) (5) Reconfigure onsite parking lot to strip 89 spaces (including 7 ADA spaces) at the courtyard area. with landscaped islands. (6) Planting grass, shrubs and trees along the street frontages of S Townshend

Street and S State St, and McKinney Street to provide natural buffers between adjacent public street and the new buildings

(7) On-site landscaping will be provided through landscaped parking island, lawn areas between pedestrian walkways, and trees and shrub buffers separating the buildings from the parking lot.

Interior work:

(1) Building A (mixed-use): a L- shaped four-story building at the western corner of the site

- 1st floor- residential component: one-bedrooms and two-bedrooms, and public facilities including community room, dog wash, fitness studio;
  commercial component : Office tenant space.
- 2-4th floor -fully designate for residential component: one-bedrooms, two-bedrooms, and three-bedrooms

(2) Building B (mixed-use): a L- shaped four-story building at the eastern corner of the site,

- 1st floor- residential component: one-bedrooms and two-bedrooms, and other facility including leasing office, maintenance room;
  commercial component: two commercial tenant spaces (land use type TBD)
- 2-4th floor -fully designated for residential component: one-bedrooms, two-bedrooms, three-bedrooms, and four-bedrooms

(3) Building C (townhouse): a two-story building for total four (4) dwelling units. separate access to onsite parking lot and S Townsend St are provided from each unit.

(4) Building D (townhouse): a two-story building for total seven (7) dwelling units. separate access to onsite parking lot and McKinney St are provided from each unit.

(5) Building E (townhouse): a two-story building for total seven (7) dwelling units. separate access to onsite parking lot and McKinney St are provided from each unit.

Facts on Project:

Existing Conditions

- Public housing townhouse apartment at Chavez Terrace

Nonconformities

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

SEQRA :

The updated Full Environmental Assessment Form includes the scope of work for Phase 3 through phase 12, and the public infrastructure improvements for both phases. Consideration of the impacts of all the work is required to assess whether the mitigation measures the developer is taking are satisfactory.

Specially, the applicant proposes:

A. Demolish the existing development in each phase area.

B. Construct approximately 1,843,920 gross floor area of residential comprising up to 1,563 dwelling units, 22,000 SF of grocery space, 28,700 SF of other retail, approximately 1,477 accessory parking spaces and accessory landscaped areas.

C. Conduct public realm improvements adjacent to the Project Site, including sidewalk reconstruction, public sewer improvements, and improvements to the street.

Dimensional Standards

- The existing lot meets all Dimensional standards of the MX-2 Zone District.
- The MX-2 the maximum allowable coverage is 95%, and the proposed total lot coverage (building + parking surface+ other non-natural surface) only occupies 75% of the lot.

Use Specific Standards

- The Applicant proposes 79% of the units within the structure (116 units) for future affordable housing, which must be certified affordable units for a period of no less than 30 years.

Local Land Use and Residential Compatibility

- The site is Neighborhood Center (MX-2), where the commercial use types including "Office", "Retail, General", and "Dwelling, Multi-units" are permitted by right, which will diversify the S State St. and S Townsend St. corridors with commercial uses to revive the 15th Ward.
- The surrounding land uses primarily consist of public housing managed by the Syracuse Housing Authority. In the long term, the surrounding parcels are included in the East Adams Redevelopment Plan and are scheduled for redevelopment in multiple phases.
  While the area is currently dominated by residential uses, this existing development pattern does not fully reflect the intent of the MX-2 and MX-3 Zone districts for creating mixed-use development and compatible nonresidential uses with surrounding residential neighborhoods. The proposed commercial land uses will diversify the area, support future redevelopment objectives, and promote economic activity consistent with the long-term vision of the East Adams Redevelopment Plan.

Off-Street Parking and Loading

- The proposed parking lot design will provide a new vehicle circulation path, striped parking space, landscaped islands, better directing the vehicle inflow and outflow from S Townsend St.
- According to the traffic study prepared by GTS Consulting, the proposed land use types and its related demand from phase 3 (91 parking spaces) thorough the future phase 12 are anticipated to generate significantly low traffic flow. The City of Syracuse Department of Public has reviewed the study with no additional comments.

Landscaping, Buffering, and Screening

- Provide on-site landscaping through landscaped parking islands, lawn areas between pedestrian walkways, and tree and shrub buffers to screen the parking lot from the buildings, improve the visual appearance of the site, and enhance the living environment for residents.
- Landscaping buffers along the frontages of S. Townsend Street, S. State Street, and McKinney Street buffers between the new buildings, enhancing privacy for the ground-floor residential units while creating a more attractive and pedestrian-friendly streetscape.

Site, Building Design, and Exterior Lighting

- The proposed building comply with the applicable design and dimensional standards for townhouses and mixed-use building, including building size , length, and height. The site is designed with a single controlled vehicular entrance and exit, while providing multiple pedestrian entrances for residents. This layout supports the intent of the MX-2 Zone District by promoting a pedestrian-friendly environment and minizine vehicle conflicts with sidewalks and pedestrian circulation.

Signage

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

Historic Preservation

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

Additional Standards, Building Placement, and Transparency

- The mixed-use buildings and townhouse buildings meet the specific standards for sufficient opening transparency and proper building placement in MX-2 Zone District.

Proposed Plan During Construction

- Applicant prepare specific mitigation plan of dust & noise control that will be generated during the construction period which anticipate over 12 months. (see attached mitigation plans for dust and noise control)

Staff Analysis:

Major Site Plan Approval Criteria

Consistency with the General Purpose and Intent of the Ordinance: The proposed mixed-use building align with the MX-2 District's intent to encourage various commercial uses with medium to high density residential development. The proposal also build pedestrian-friendly community with new commercial activity through the introduction of future commercial use uses diversifying the corridor's land use mix and replaces deteriorated, public housing structures.

MaSPR-2026-28

	Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the MX-2 District and introduces sidewalk access, bicycle parking, landscaping, snow storage , and improved vehicle circulation. Lot coverage is reduced substantially from 100% to 75%, and required transparency percentages are met for both the ground floor units & commercial units, and the second floor residential units **Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:** The proposed restoration and conversion of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in the sole public housing site, promoting small, middle scale business
Staff Recommendation:	**Staff recommend approving this project.**
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Site Plan application.(See the attached sheet General Conditions for Site Plan Approval) 2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 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 spaces in the mixed-use buildings (A&B) shall obtain appropriate approval(s) before commencing operation. 8. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) Flow Control Division for any infrastructure related disturbance of land within the county easement and include County-owned infrastructure must be on the related plans 9. The demolition and construction activities shall be conducted in accordance with the proposed Noise and Dust Control Mitigation Plan.
Zoning Procedural History:	R-24-56 | Resubdivision, Syracuse Housing Authority (SHA), proposes to split one lot (927 South State Street) into 2 new lots. approved 10/21/2024
Summary of Zoning History:	The subject site, commonly known as Chavez Terrace, has been utilized for public housing since the 1960s following the construction of the I-81 viaduct. The site has historically consisted of six townhouse buildings and was originally part of a larger property at 311 E. Taylor Street, which included Angelou Terrace (Phase I of the redevelopment), Chavez Terrace, and Latimer Terrace (Children Rising Center). Through a series of resubdivisions, these three developments were separated into individual parcels. The subject parcel was formally created through Resubdivision R-24-56, approved in 2024.
Code Enforcement	See attached code enforcement history.

MaSPR-2026-28

History:	
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject lot 927 S State St is also known as **929 South State St upon R-24-56**. It will be an irregularly shaped parcel with 136,019 FT (3.123 Acres). The property will have three primary street frontages with 303.52 FT of east frontage on South Townsend Street., 330.16 FT of west frontage on South State Street., and the northern frontage on McKinney Street for 411.97 feet in width. The southern property line borders 413.83 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal including construction of Phase III through Phase XII is a Type I action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 7/15/2026 with no position

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

- Major Site Plan Review Application
- Full Environmental Assessment Form
- Site Plan Package (Sheet CS002, CD101, CS101, CA101, CG101, CU101,CE101, LL101, CS502) East Adams Phase III Multi Family Buildings; East Adams Neighborhood, Syracuse, NY, 13202 ; Prepared by: McCormack Baron Salazar Development,, Inc. Ashely McGraw 125 East Jefferson Street, Syracuse, New York 13202; Langan Engineering and Environmental Services, LLC, 368 Ninth Avenue, 8th Floor, New York, NY 10001; Scale: as shown
- Floor Plan & Elevation Package (Building A,B,C,D,E), East Adams Phase III Multi Family Buildings; East Adams Neighborhood, Syracuse, NY, 13202 ; Prepared by: McCormack Baron Salazar Development,, Inc. Ashely McGraw 125 East Jefferson Street, Syracuse, New York 13202; Langan Engineering and Environmental Services, LLC, 368 Ninth Avenue, 8th Floor, New York, NY 10001; Scale: as shown
- Landscaping Plan (Sheet L100, L900, L901); East Adams Phase III Multi Family Buildings; East Adams Neighborhood, Syracuse, NY, 13202 ; Prepared by: McCormack Baron Salazar Development,, Inc. Ashely McGraw 125 East Jefferson Street, Syracuse, New York 13202; Langan Engineering and Environmental Services, LLC, 368 Ninth Avenue, 8th Floor, New York, NY 10001; Scale: as shown

Attachments:

Major Site Plan Review Application
Code Enforcement History
SEQR supplementary documents
OCPB Comments
Camino Comments from City Departments

MaSPR-2026-28

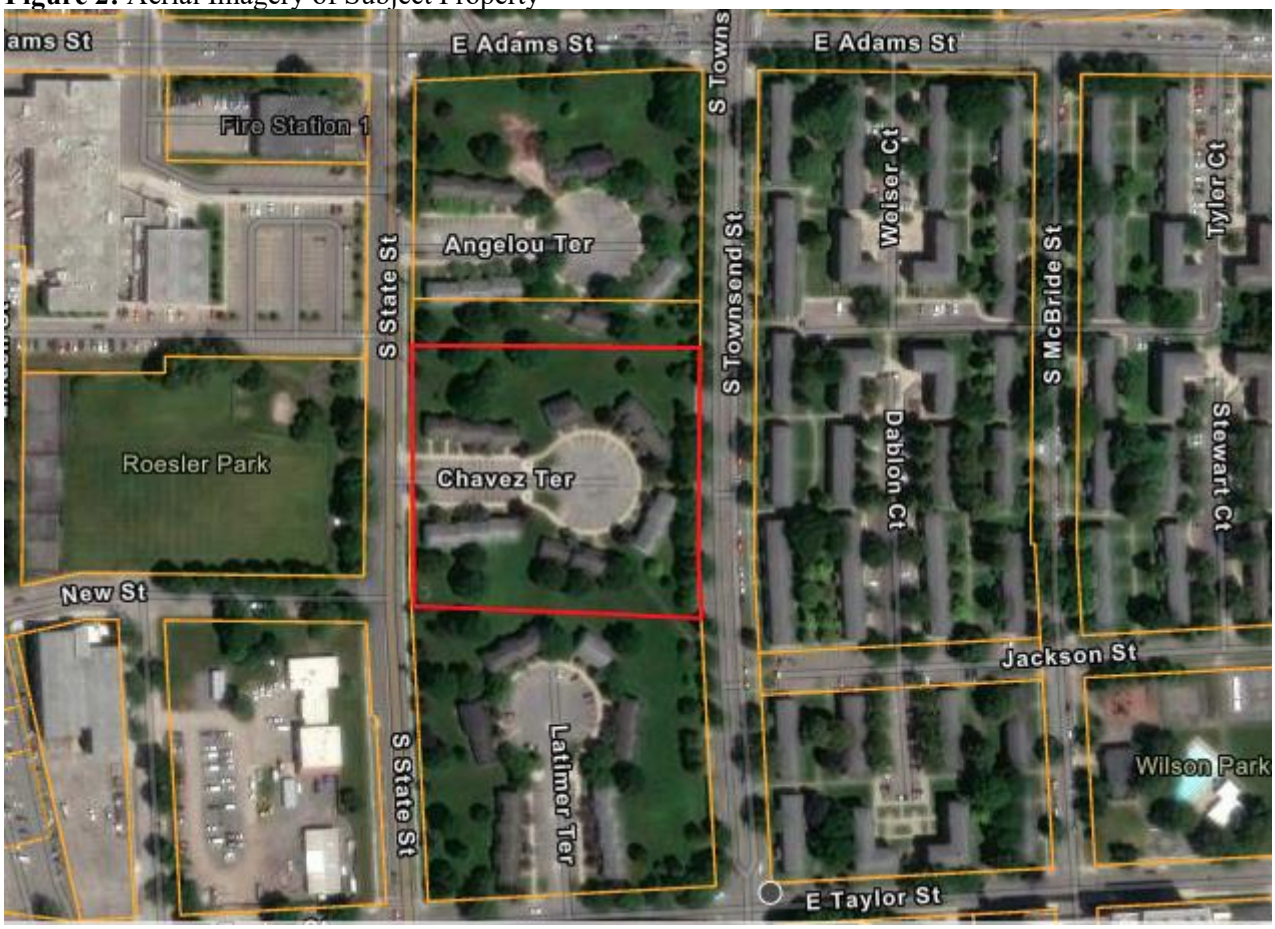
Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



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

Application MaSPR-2026-28 and SEQR Phase 3-12

is (1) a Major Site Plan Review to continue the East Adams Redevelopment Initiative for Phase III to establish two mix-used buildings and three townhouses with total 147 units and commercial space. The location of the project is 927 State Street. The parcel is owned by the Syracuse Housing Authority and is in the Neighborhood Center (MX-2) Zone District.; (2) A coordinated review under the New York State Environmental Quality Review Act (SEQRA) to evaluate the potential environmental impacts of the proposed Phase III development together with the anticipated future phases of the East Adams Redevelopment Initiative (Phases III through XII).

THIS MATTER WILL BE DISCUSSED AT A CITY PLANNING COMMISSION MEETING ON JULY 20TH, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK."

CITY OF SYRACUSE
CITY PLANNING COMMISSION

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING · COMMISSION ACTION



PROPOSED PHASE III — 927 STATE STREET

Application MaSPR-2026-28 & SEQR Phase 3-12

East Adams Redevelopment Initiative — Phase III

1 **MAJOR SITE PLAN REVIEW**

To continue the East Adams Redevelopment Initiative for Phase III — establishing **two mixed-use buildings and three townhouses, totaling 147 units** plus commercial space at **927 State Street**. The parcel is owned by the Syracuse Housing Authority and lies within the Neighborhood Center **(MX-2)** Zone District.

2 **COORDINATED SEQRA REVIEW**

A coordinated review under the New York State Environmental Quality Review Act (SEQRA) to evaluate the potential environmental impacts of the proposed Phase III development together with the anticipated future phases of the East Adams Redevelopment Initiative **(Phases III through XII)**.

3 **COMMISSION ACTION**

At this meeting the City Planning Commission is expected to **make a determination of significance under SEQR** for the coordinated review, and to **vote on the Major Site Plan Review application** for Phase III. Members of the public may be heard before the Commission votes.

PROPERTY ADDRESS	PARCEL OWNER	ZONE DISTRICT	DEVELOPER
927 State Street Syracuse, NY	Syracuse Housing Authority	Neighborhood Center (MX-2)	McCormack Baron Salazar & Syracuse Housing Authority

AUG
10

THIS MATTER WILL BE VOTED ON AT

City Planning Commission Meeting

Monday, August 10, 2026 · 6:00 P.M.
Common Council Chambers, City Hall
233 East Washington Street, Syracuse, NY 13202

McCormack Baron Salazar
SHA Syracuse Housing Authority

A PROJECT OF THE
East Adams Transformation Plan

INTERNAL USE ONLY

Your Submission Details

Submission Number:
MaSPR-2026-28

Status:
Staff Review

Message:

Applicant Name:
Andrew Van Roo

Applicant Email:
[redacted]

Primary Location:
927 STATE ST S TO TOWNSEND ST S

Primary APN:
095.-08-01.3

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

Last Updated:
July 1, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/771707/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

2 Apply for a Permit

Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

INTERNAL USE ONLY

1 **Are you the property owner?**

Yes | No

Data Fields

General Project Information

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

Proposal involves no change on Accessory Land Use Type

2 **Proposed Number of Dwelling Units (if applicable)**

147.0

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

0.0

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

Mixed Use Development

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

Yes

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

No

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

Yes

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

No

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

10 **Proposed Onsite Parking**

64

11 **Current Onsite Parking**

0

12 **Proposed Hours of Operation**

8a-5p

13 **Current Hours of Operation**

N/A

14 **Proposed Use of the Property**

Mx-2

15 **Current Use of the Property**

MX-2

16 **Lot Size (sq ft)**

136,061.8

17 **Business/Project Name**

East Adams Redevelopment: Phase 3

INTERNAL USE ONLY

1 **Description of Work**

The Phase 3 Project Site is part of the ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative. The Site is bounded by South State Street (West), Proposed Road (North), South Townsend Street (East), Linear Park (South) and is situated adjacent to previously completed and ongoing phases of the redevelopment. The project site consists of previously cleared land to accommodate the proposed development. Phase 3 is planned to include approximately 147 mixed-income residential units in a combination of multifamily buildings and attached townhomes. Building heights are expected to range from two to four stories and will offer a variety of unit types to accommodate different household sizes. The Development will include Resident Amenity Spaces such as Community Rooms, Fitnes/Exercise Spaces, Outdoor Play Areas, Property Management Offices, and Spaces dedicated to Maintenance/Operation Space. Additionally, there will be Commercial Space for Offices and other Future Tenants. Parking for residents and visitors will be provided, consisting primarily of Surface Parking integrated with the overall site design. Parking shall include Accessible Stalls, Electric Vehicle Charging Stations, and Electric Vehicle Capable Stalls for future installation of Charging Stations. The project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements. Additionally, the project will comply with Housing of Urban Development (HUD), New York State Homes & Community Renewal (HCR) Design Standards, Fair Housing Act, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, New York State Uniform Fire Prevention & Building Code, and Local Municipal Regulations.

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

Owner/Owner's Agent Certification

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

Print owner's name: Syracuse Housing Authority

Signature: [signature] Date: May 29, 2026

Mailing address: 516 Burt Street, Syracuse, NY 13202

Phone: [redacted]6 [redacted]

Print applicant's name: East Adams Phase III, LP

Signature: [signature] Date: May 29, 2026

Mailing address: 100 North Broadway, Suite 100 | St. Louis, Missouri 63102

Phone: [redacted] Email: [redacted]

Print authorized representative's name (if applicable):

Andrew Schuster

Signature: [signature] Date: May 29, 2026

Mailing address: 125 E Jefferson Street, Syracuse, NY 13202

Phone: [redacted] Email: [redacted]

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

PLEASE NOTE:

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

ASHLEY MCGRAW

East Adams Phase III, LP
100 North Broadway, Suite 100 | St. Louis, Missouri 63102

East Adams Phases 3
15th Ward, Syracuse, New York 13202

Project Description
Date: May 29, 2026

AM Project No.: 24132 | HFA Project No.: TBD

The Phase 3 Project Site is part of the ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative.

The Site is bounded by South State Street (West), Proposed Road (North), South Townsend Street (East), Linear Park (South) and is situated adjacent to previously completed and ongoing phases of the redevelopment. The project site consists of previously cleared land to accommodate the proposed development.

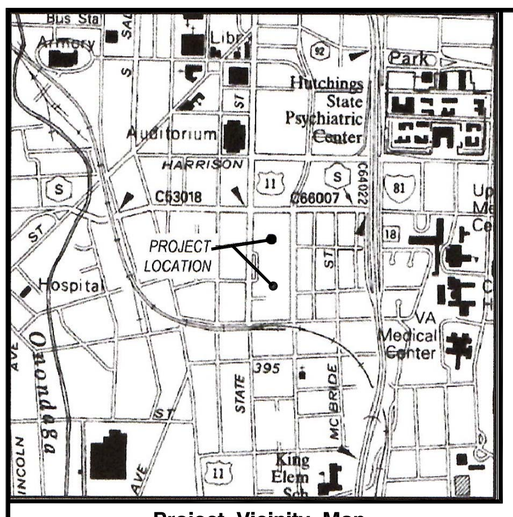
Phase 3 is planned to include approximately 147 mixed-income residential units in a combination of multifamily buildings and attached townhomes. Building heights are expected to range from two to four stories and will offer a variety of unit types to accommodate different household sizes.

The Development will include Resident Amenity Spaces such as Community Rooms, Fitnes/Exercise Spaces, Outdoor Play Areas, Property Management Offices, and Spaces dedicated to Maintenance/Operation Space. Additionally, there will be Commercial Space for Offices and other Future Tenants.

Parking for residents and visitors will be provided, consisting primarily of Surface Parking integrated with the overall site design. Parking shall include Accessible Stalls, Electric Vehicle Charging Stations, and Electric Vehicle Capable Stalls for future installation of Charging Stations.

The project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements. Additionally, the project will comply with Housing of Urban Development (HUD), New York State Homes & Community Renewal (HCR) Design Standards, Fair Housing Act, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, New York State Uniform Fire Prevention & Building Code, and Local Municipal Regulations.

Andrew T Van Roo
Associate Principal | Project Manager
Ashley McGraw Architects, DPC



Project Vicinity Map

Block 151

Lot 1

Judge Langston C. McKinney Manor
East Adams - Phase I and III
Area: 132,459 Sq.Ft.+/-
3.014 Acre +/-

310.39' To Southerly Boundary Line East Adams Street
S 89°55'30" E — 411.94'
330.47' To Southerly Boundary Line East Adams Street

Lot 2

Area: 27189.1 Sq. Ft.+/-
0.624 Acre +/-

66.0'
411.97' — N 89°55'30" W
66.0'

Lot 3

Area: 136,019 Sq. Ft.+/-
3.123 Acres +/-

Easterly Street Boundary
Westerly Street Boundary
Centerline Pavement
Chain Link Fence
Sidewalk
Concrete
Street
Two Story Frame Apartment Building
Covered Patio
Overhang
Monitoring Well
Concrete Pad
Utility Service Area
(No Access)
Chain Link Fence
Electric Box
Utility Box
Mailbox
Concrete Curb
Chavez Terrace
(Asphault Pavement)
Concrete Pad / Utility Access Boxes
" Vault " Steel Cover
Fire Hydrant
Gas Valves
Catch Basin
Septic Cleanouts
Sanitary Sewer Manhole
Septic Cleanout
Open 8" PVC
Electrical Transformer Box
(Unknown Utility)
Monitoring Well
N 00°06'10" E — 330.16'
S 00°04'30" W — 303.52'
S 89°55'30" E — 413.83'
2.06'
N 03°42'10" W — 462.62'
S 03°37'00" E — 438.45'
412.41' S 86°26'30" W
Northerly Street Boundary
Granite Curb
Centerline Pavement +/-
Sign
Latimer Terrace
Jackson Street (Abandoned 6-1-93)
Townsend
State
South
East Taylor Street
(60' - Wide)
(66' - Wide)
(80' - Wide)
New Street (Open - 66' Wide)

Block 150
Block 152
Block 250
Block 251
Lot 4
186,393.5 Sq. Ft+/-
4.28 Acres +/-
Block 252

General Notes

1.) This survey was prepared without the benefit of an up to date Abstract of Title, and Is subject to any additional facts such an up to date Abstract may disclose.

2.) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.

3.) The locations of underground utilities shown hereon were compiled from observable surface evidence and mapping by other resources the actual locations are subject to field excavation.

4.) The data collected for utilities shown hereon were NOT demarcated by any Utility Locator Company.

5.) There are no Federal or State Wetlands within the parcel surveyed shown hereon.

6.) Fieldwork performed October 2023 & April 2024, August 2024.

7.) Elevations are based on NGVD 1988 Datum.

8.) Horizontal Datum based on City of Syracuse Block Plates.

9.) Total Acreage of Lot 3 = 7.40 +/-

10.) This surveyed parcel is zoned "RB" Residential District, Class B, City of Syracuse.

Land Owner: Syracuse Housing Authority - Tax Parcel #095.-08-01.0
Deed Reference: Book 3303 - Page 178

These standard symbols may be found in the drawing and are not always Drawn to scale.

Legend

Storm Sewer Manhole	Storm Sewer
Sanitary Sewer Manhole	Sanitary Sewer
Underground Electric Manhole	Combined Sewer
Street Line & Pole	Gas Main
Water Valve	Underground Electric
Fire Hydrant	Water Main
Gas Valve	Underground Communications
Septic Cleanout	Centerline Pavement
Catch Basin	Chain Link Fence
Catch Basin	Post & Chain Fence
Catch Basin	Utility Service Area = Gas Meter & Electric Meters
8" Open PVC Pipe For Drainage Runoff	
Monitoring Well	
4" Hardwood Tree or Larger (Symbol Sizes Vary and are not to scale.)	

Map Reference

Resubdivision of Block 151
Judge Langston C. McKinney Manor
East Adams - Phase I and II
Prepared By Bryant Associates, P.C.
Dated June 28, 2023

Onondaga County Health Department	City of Syracuse Department of Public Works
Property Owner	City of Syracuse Planning Commission Secretary
City of Syracuse Assessor	City of Syracuse Engineer

Revisions
10-18-2024 (State Street Bearing)

I hereby certify that this is an accurate subdivision plat prepared by me on August 19, 2024. This subdivision plat meets the current standards stated In the NYSAPLS Code of Practice for Land Surveys.

Graphic Barscale
One Inch = Thirty Feet
0' 30' 60' 90'

37 First Street, Camillus, New York 13031
Email: jrllandsurveying@aol.com
J.R.L. Land Surveying PLLC
Phone: (315) 263-9621
Fax: (315) 320-4298
James Richard Lighton New York State Licensed Land Surveyor #50606

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Resubdivision Map on part Block No.151 & 251
City of Syracuse, County of Onondaga, State of New York.
Known as Lot 4 Resubdivision of Block 151 & 251- Judge Langston C. McKinney Manor East Adams Phase I and III
Scale: 1"= 30' | Date: 08-22-2024 | Drawn By: JRL
Revisions: 10-18-2024

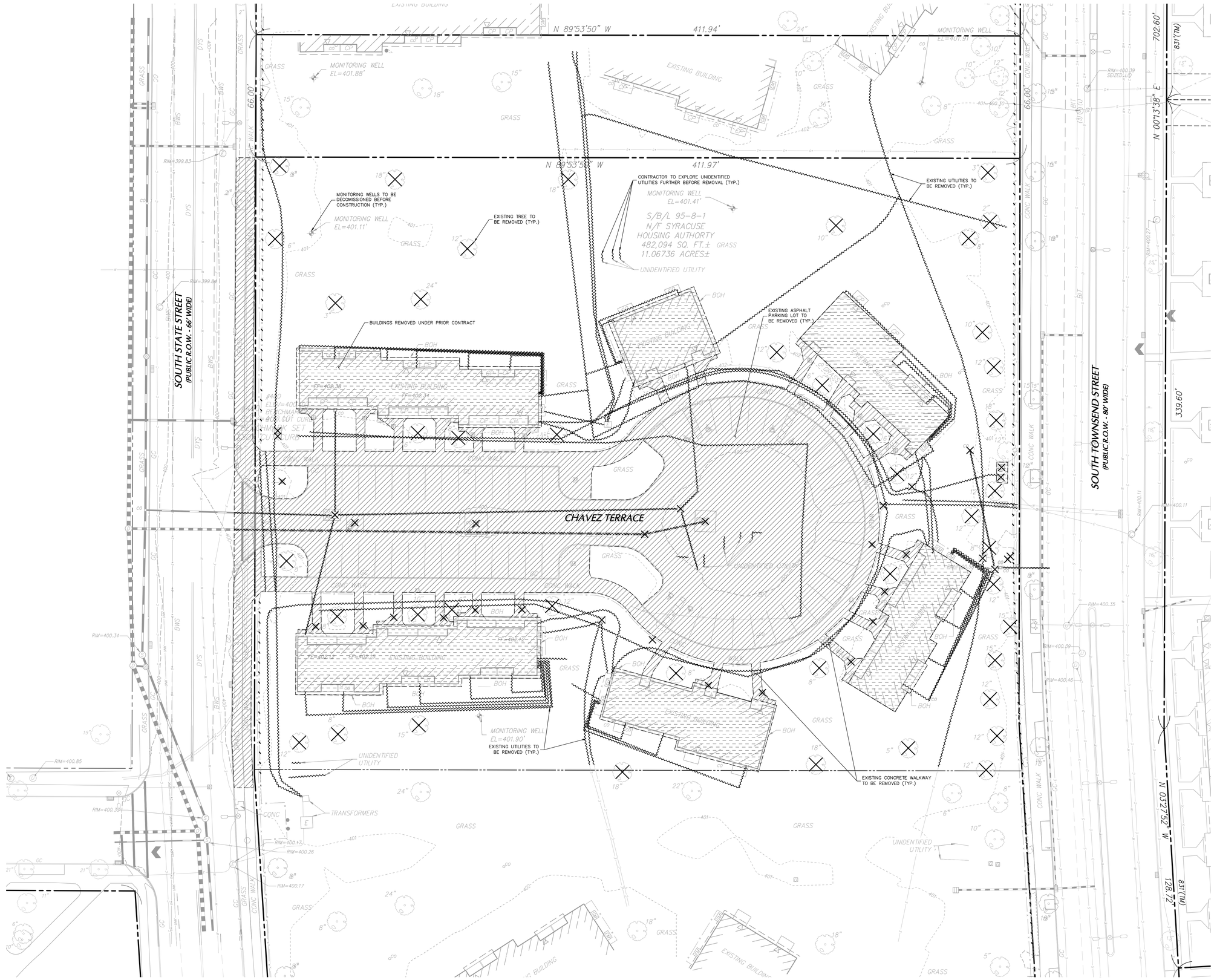
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ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
LANGAN
Langan Engineering and Environmental Services, LLC.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

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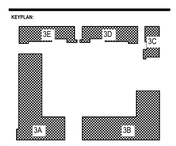
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Signature Date

MICHAEL FINAN, P.E., LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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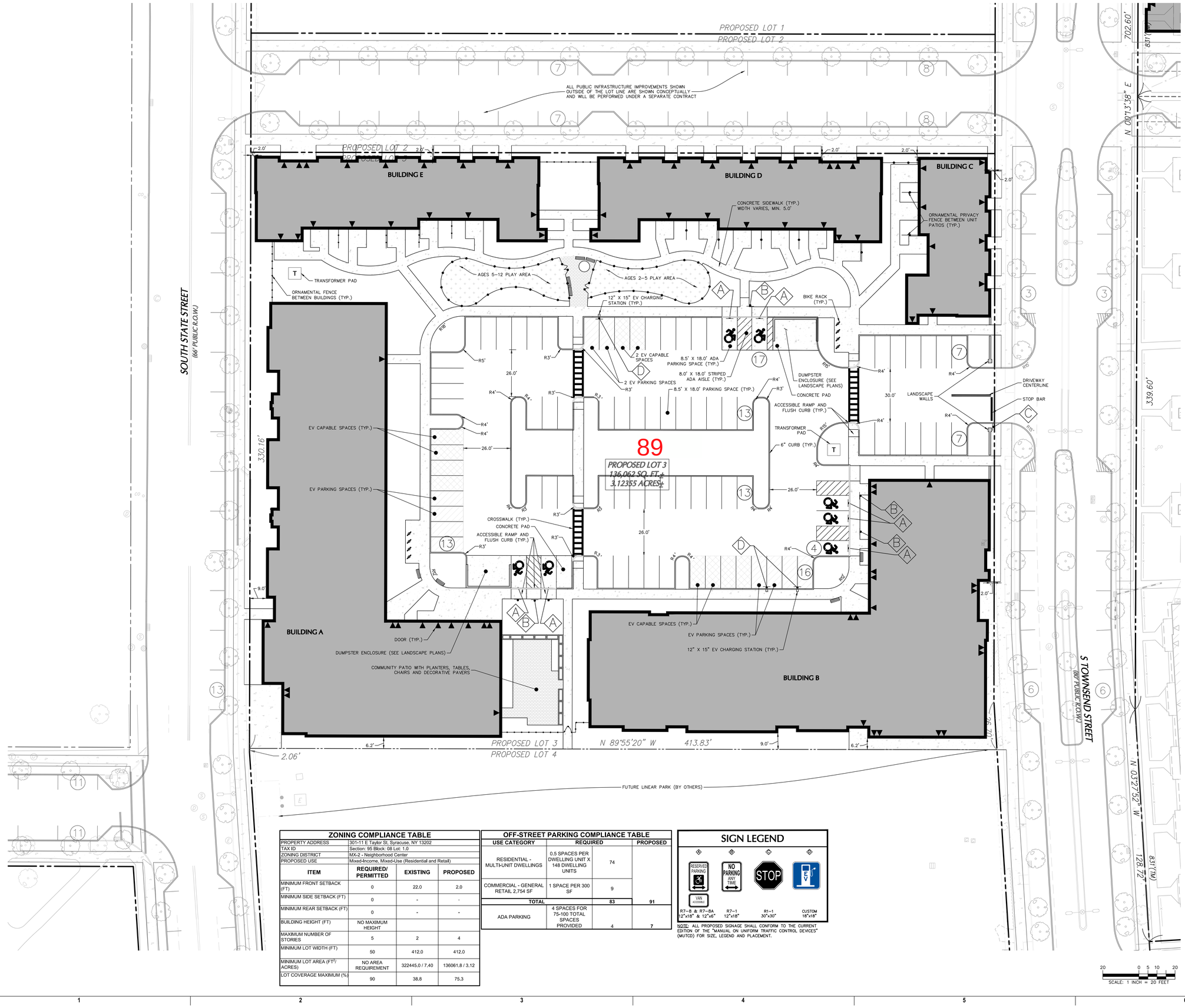
PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

EXISTING CONDITIONS & REMOVALS PLAN

CD101

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ZONING COMPLIANCE TABLE

PROPERTY ADDRESS	301-11 E Taylor St, Syracuse, NY 13202
TAX ID	Section: 95 Block: 08 Lot: 1.0
ZONING DISTRICT	MX-2 - Neighborhood Center
PROPOSED USE	Mixed-Income, Mixed-Use (Residential and Retail)

ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED
MINIMUM FRONT SETBACK (FT)	0	22.0	2.0
MINIMUM SIDE SETBACK (FT)	0	-	-
MINIMUM REAR SETBACK (FT)	0	-	-
BUILDING HEIGHT (FT)	NO MAXIMUM HEIGHT		
MAXIMUM NUMBER OF STORIES	5	2	4
MINIMUM LOT WIDTH (FT)	50	412.0	412.0
MINIMUM LOT AREA (FT^2/ ACRES)	NO AREA REQUIREMENT	322445.0 / 7.40	136061.8 / 3.12
LOT COVERAGE MAXIMUM (%)	90	38.8	75.3

OFF-STREET PARKING COMPLIANCE TABLE

USE CATEGORY	REQUIRED		PROPOSED
RESIDENTIAL - MULTI-UNIT DWELLINGS	0.5 SPACES PER DWELLING UNIT X 148 DWELLING UNITS	74	
COMMERCIAL - GENERAL RETAIL 2,754 SF	1 SPACE PER 300 SF	9	
TOTAL		83	91
ADA PARKING	4 SPACES FOR 75-100 TOTAL SPACES PROVIDED	4	7

SIGN LEGEND

R7-8 & R7-8A 12"x18" & 12"x6" | R7-1 12"x18" | R1-1 30"x30" | CUSTOM 18"x18"

NOTE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) FOR SIZE, LEGEND AND PLACEMENT.

SCALE: 1 INCH = 20 FEET

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125 EAST JEFFERSON STREET
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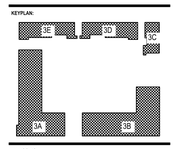
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SITE PLAN

CS101

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SOUTH STATE STREET
(66' PUBLIC R.O.W.)

BUILDING E

BUILDING D

BUILDING C

BUILDING A

BUILDING B

89

Sutphen Mid Mount

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

837'(TM)

339.60'

42.06

6.83 19.17

Sutphen Mid Mount

	feet
Width	: 7.30
Track	: 7.30
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

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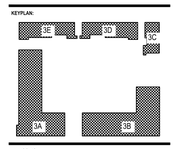
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

AERIAL FIRE APPARATUS CIRCULATION PLAN

CA101

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ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS AND GRADING OUTSIDE OF THE LOT LINE WILL BE PERFORMED UNDER A SEPARATE CONTRACT

BUILDING E
FINISHED FLOOR ELEV. 402.0

BUILDING D
FINISHED FLOOR ELEV. 402.0

BUILDING C
FINISHED FLOOR
ELEV. 401.5

BUILDING A
FINISHED FLOOR ELEV. 401.5

BUILDING B
FINISHED FLOOR ELEV. 401.5

SOUTH STATE STREET
(66' PUBLIC R.O.W.)

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

CULTEC R-300HD
SEPARATOR ROWS FOR
PRETREATMENT
4 ROWS X 20 CHAMBERS
PER ROW

CULTEC R-300HD
[15 ROWS, 20 CHAMBERS=300 CHAMBERS]
TOP OF STONE: 397.5
TOP OF CHAMBERS: 396.5
INV. OUT (24"ø): 394.3
BOTTOM OF CHAMBERS: 394.0
BOTTOM OF STONE: 392.0

OUTLET CONTROL STRUCTURE (OCS-1)
INV. IN (6" W): 395.70
INV. OUT (6" ORIFICE): 394.00
INV. OUT (6" X 30" ORIFICE):396.00
INV. OUT (12"ø HDPE): 394.00

NOTE: ALL SIDEWALKS WITHIN INTERIOR OF SITE TO SLOPE AT NO MORE THAN 2% IN ANY DIRECTION

SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
LANGAN
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SEAL:

NOT FOR CONSTRUCTION

Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

KEYPLAN:

AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

GRADING & DRAINAGE PLAN

CG101

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ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS OUTSIDE OF THE LOT LINE WILL BE PERFORMED UNDER A SEPARATE CONTRACT

BUILDING E

BUILDING D

BUILDING C

BUILDING A

BUILDING B

CENTRAL HOT WATER SHED FOR BUILDINGS D AND E

CO-1
RIM: 401.99
INV. IN: 397.54 (4" W)
INV. OUT: 397.44

CO-2
RIM: 401.28
INV. IN (4" W): 396.90
INV. OUT: 396.80

INV. OUT: 396.93

INV. OUT: 397.63
27 LF 4" DIP @ 1.06%
3" ELECTRIC CONDUIT

3" ELECTRIC CONDUIT
28 LF 4" DIP @ 1.06%

171 LF 8" DIP @ 1.03%

SMH-1
RIM: 401.68
INV. IN (4" N): 397.16
INV. OUT: 396.71

SMH-2
RIM: 401.77
INV. IN (4" N): 396.51
INV. IN (8" W): 394.95
INV. OUT: 394.85

DOMESTIC WATER CONNECTION
FIRE SUPPRESSION WATER CONNECTION
3" ELECTRIC CONDUIT
HOT WATER SHED LOCATION
INV. OUT: 395.70

TRANSFORMER PAD
PROPOSED ELECTRIC MANHOLE

FIRE HYDRANT

8" DIP FIRE SUPPRESSION WATER PIPE (TYP.)
6" DIP DOMESTIC WATER PIPE (TYP.)

TAPPING SLEEVE AND VALVE

CONTRACTOR TO CONFIRM WATER MAIN SIZE AND MATERIAL BEFORE CONSTRUCTION

0.58%
84 LF 8" DIP
0.33%
49 LF 4" PVC @
PROPOSED HOT BOX WITH RPZ METER PIT

38 LF 8" DIP @ 1.00%
62 LF 8" PVC @ 1.03%

SMH-4
RIM: 400.79
INV. IN (8" W): 393.54
INV. IN (4" N): 395.55
INV. OUT: 392.54

ISOLATION VALVES

UNDERGROUND STORMWATER MANAGEMENT AREA

10.0'

PROPOSED STORM DRAINAGE MANHOLE (TYP.)
PROPOSED STORM PIPE (TYP.)
PROPOSED STORM DRAIN INLET (TYP.)

SMH-3
RIM: 401.01
INV. IN (8" N): 394.02
INV. IN (8" S): 395.60
INV. OUT: 393.92

SMH-6 (PROPOSED DOGHOUSE MANHOLE)
RIM: 400.46
INV. IN (8" W): 391.90
INV. IN (15" S): 389.44
INV. OUT: 389.34

PROPOSED ELECTRIC MANHOLE
TRANSFORMER PAD
102 LF 8" DIP @ 1.00%
DOMESTIC WATER CONNECTION
FIRE SUPPRESSION WATER CONNECTION
3" ELECTRIC CONDUIT

WATER VALVES (TYP.)
FIRE HYDRANT
13.1'
8" DIP FIRE SUPPRESSION WATER PIPE (TYP.)
6" DIP DOMESTIC WATER PIPE (TYP.)

3" ELECTRIC CONDUIT
INV. OUT: 396.93

240 LF 6" DIP @ 1.00%

SMH-5
RIM: 401.47
INV. IN (6" S): 396.89
INV. IN (6" W): 394.53
INV. OUT: 396.62

6 LF 6" DIP @ 1.00%
INV. OUT: 396.95

SOUTH STATE STREET
(66' PUBLIC R.O.W.)

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

RIM=400.34
FLOW=388.34

RIM=400.26
INV(1)=388.76
FLOW=388.66

RIM=400.30
INV(1)=388.90
INV(2)=389.10
FLOW=388.90

RIM=400.19
SEIZED L.S.

REFER TO MECHANICAL DRAWINGS FOR PROPOSED GEOTHERMAL WELL FIELD AND PIPING LAYOUT

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

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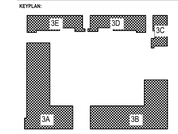
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UTILITY PLAN

CU101

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SOUTH STATE STREET
(66' PUBLIC R.O.W.)

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

BUILDING E
FINISHED FLOOR ELEV. 402.0

BUILDING D
FINISHED FLOOR ELEV. 402.0

BUILDING C
FINISHED FLOOR
ELEV. 401.5

BUILDING A
FINISHED FLOOR ELEV. 401.5

BUILDING B
FINISHED FLOOR ELEV. 401.5

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED TEMPORARY CONCRETE WASHOUT AREA

PROPOSED UNDERGROUND INFILTRATION AREA TO BE EXCAVATED AFTER THE SITE IS STABILIZED. THIS AREA MUST BE PROTECTED FROM COMPACTION, CONSTRUCTION TRAFFIC, AND SEDIMENT DEPOSITION DURING CONSTRUCTION.

ORANGE CONSTRUCTION FENCE

PROPOSED INLET PROTECTION (TYP.)

PROPOSED TEMPORARY SOIL STOCKPILE AREA

PROPOSED SILT FENCE (TYP.)

PROPOSED LIMIT OF DISTURBANCE

NOTE: ALL SIDEWALKS WITHIN INTERIOR OF SITE TO SLOPE AT NO MORE THAN 2% IN ANY DIRECTION

N 00°13'38" E 702.60'

N 03°27'52" W 831.(TM)
128.72'

339.60'

SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
LANGAN
Langan Engineering and Environmental Services, LLC.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

SEAL:

NOT FOR CONSTRUCTION

Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:

AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

EROSION & SEDIMENT CONTROL PLAN

CE101

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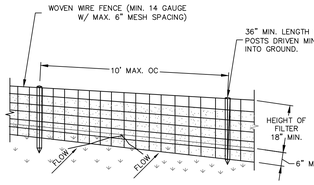
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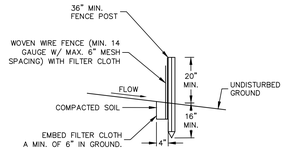
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE PLOTTING.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS:

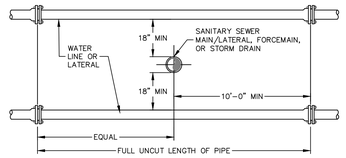
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM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

DETAIL NOTES

1. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
3. THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
4. SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

		SLOPE LENGTH/FENCE LENGTH (FT.)		
SLOPE	STEEPNESS	STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2–10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10–20%	10:1 TO 5:1	100/750	150/1000	200/1000
20–33%	5:1 TO 3:1	60/500	80/750	100/1000
33–50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

SILT FENCE
SCALE: NTS



VERTICAL SEPARATION



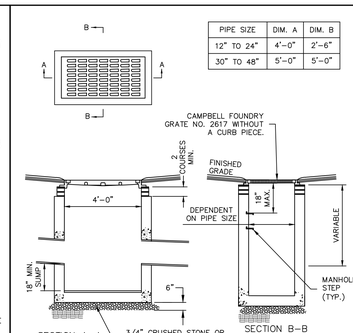
HORIZONTAL SEPARATION

NOTES:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE HEALTH DEPARTMENT.
2. IF THE MINIMUM SEPARATION REQUIREMENTS CANNOT BE ACHIEVED, ONE OF THE FOLLOWING MUST USED:
   A. VERTICAL:
      - OFFSET THE WATER LINE TO PROVIDE 18" MINIMUM VERTICAL SEPARATION FROM THE SEWER/STORM PIPE. ONE FULL LENGTH OF PIPE MUST BE CENTERED OVER THE SEWER/STORM PIPE SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER/STORM PIPE AS POSSIBLE. REFER TO WATER LINE OFFSET DETAIL FOR ADDITIONAL INFORMATION.

   B. VERTICAL AND HORIZONTAL:
      - CONSTRUCT THE SEWER OF PVC PRESSURE PIPE MATERIAL, 10' ON EACH SIDE OF THE WATER LINE/SEWER CROSSING. THE SEWER PIPE MUST BE PRESSURE TESTED.
      - ENCASE THE WATER LINE IN 3,500 PSI CONCRETE, 10' ON EACH SIDE OF THE WATER LINE/SEWER CROSSING. CONCRETE ENCASEMENT MUST BE A MINIMUM OF 6" AROUND THE WATER LINE.

WATER LINE SEPARATION
SCALE: NTS

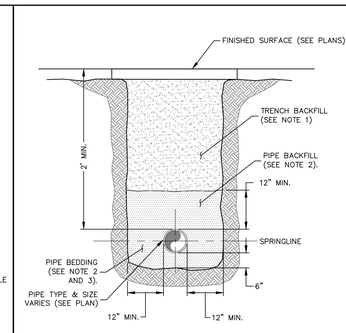


PIPE SIZE	DIM. A	DIM. B
12" TO 24"	4'–0"	2'–6"
30" TO 48"	5'–0"	5'–0"

NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS REVIEW PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM–C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS–20 LOADING AS REQUIRED.
6. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

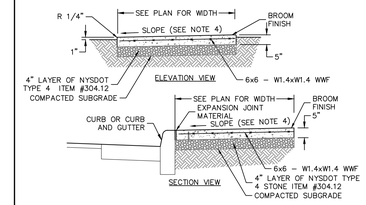
DRAIN INLET
SCALE: NTS



NOTES:

1. CONTROLLED DENSITY BACKFILL (K–CRETE OR APPROVED EQUAL)
2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE ¾", COMPACT IN MAX. 6" LOOSE LIFTS.
3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL COMPACT TO THE SPRINGLINE IN MAX. 6" LOOSE LIFTS.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

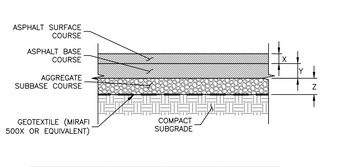
DRAINAGE PIPE TRENCH
SCALE: NTS



NOTES:

1. CONCRETE TO BE 3,500 PSI @ 28 DAY COMPRESSIVE STRENGTH
2. 6% AIR–ENTRAINED (±1.5%), WITH A MEDIUM BROOM FINISH.
3. WATER CEMENTITOUS RATIO OF 0.45
4. PROVIDE SLUMP OF 5 INCHES (±1 INCH) AT TRUCK DISCHARGE
5. EXPANSION JOINTS TO BE INSTALLED @ 20–FT INTERVALS
6. 1" TOOLED JOINTS @ 5–FT INTERVALS.
7. THE CROSS SLOPE IF A SIDEWALK SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT; AND 2.0% MAXIMUM FOR WORK ACCEPTANCE

CONCRETE SIDEWALK
SCALE: N.T.S.

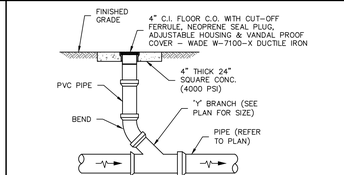


ASPHALT SECTION	SURFACE COURSE - "X"	BASE - "Y"	SUBBASE - "Z"
CAR PARKING (LIGHT DUTY ASPHALT)	2 INCHES (NYSDOT TYPE 6F)	2 INCHES (NYSDOT TYPE 3)	6 INCHES (NYSDOT TYPE 1)

NOTES:

1. PRIOR TO PLACEMENT OF SUBBASE, THE SUBGRADE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
2. PRIOR TO ANY PAVING ACTIVITIES, THE SUBBASE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
3. ALL AREAS TO BE PAVED SHALL BE COMPACTED AND PROOFROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. THE EXPOSED PAVEMENT SUBGRADE SHALL BE COMPACTED WITH A MINIMUM 4 PASSES UTILIZING A 10–TON SMOOTH DRUM–ROLLER AND BE PROOFROLLED WITH A LOADING TANDEM–AXLE DUMP TRUCK UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER TO EVALUATE STABILITY.
4. PRIOR TO COMPACTING SUBGRADE, FRAGEMENTED ROCK OR LOOSE SOIL SHALL BE EXCAVATED AND REPLACED WITH STRUCTURAL FILL TO THE SATISFACTION OF THE GEOTECH ENGINEER. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
5. AS AN ADD ALTERNATIVE, RECYCLED CONCRETE AGGREGATE (RCA) IN LIEU OF AGGREGATE SUBBASE COURSE. RCA SHALL MEET THE SAME SUBBASE SPECIFICATIONS AS SHOWN IN THE TABLE.

SITE ASPHALT PAVEMENT SECTION (STANDARD DUTY ASPHALT)
SCALE: N.T.S.



SANITARY CLEANOUT
SCALE: NTS

NOTES:

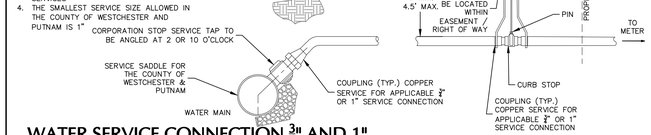
1. CLEANOUTS SHALL BE REQUIRED EVERY 150 FEET OR AT CHANGES IN DIRECTION GREATER THAN 45 DEGREES.
2. CLEANOUT RISER AND SANITARY TEE SHALL BE SCHEDULE 40 PVC.
3. ALL LATERAL INSTALLATIONS SHALL BE AIR TESTED IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE SUPERINTENDENT.
4. AIR TESTED ONLY 3 POUNDS.

4"	4 MINUTES
6"	4 MINUTES
8"	5 MINUTES

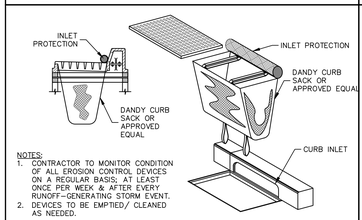
5. SHOULD ANY TEST DISCLOSE AN AIR LOSS GREATER THAN THAT PERMITTED, THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, REPAIR THE DEFECTIVE PIPE AND RETEST UNTIL THE AIR LOSS IS WITHIN THE ALLOWANCE.

NOTES:

1. SEE STANDARD SPECIFICATION FOR MATERIAL TYPES
2. WHERE MAIN DEPTH IS LESS THAN 4 FEET, TAP IS TO BE ANGLED AT 9 OR 3 O'CLOCK
3. IN THE COUNTY OF ROCKLAND, ORANGE, AND TIOGA USE DIRECT TAP FOR 1" & 1" SERVICES
4. THE SMALLEST SERVICE SIZE ALLOWED IN THE COUNTY OF WESTCHESTER AND PUTNAM IS 1"



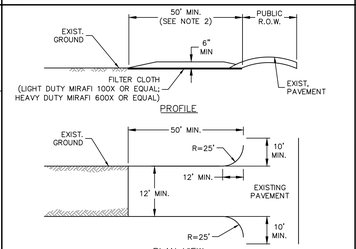
WATER SERVICE CONNECTION ¾" AND 1"
SCALE: NTS



NOTES:

1. CONTRACTOR TO MONITOR CONDITION OF ALL EROSION CONTROL DEVICES ON A REGULAR BASIS; AT LEAST ONCE PER WEEK & AFTER EVERY RUNOFF–GENERATING STORM EVENT.
2. DEVICES TO BE EMPTIED/ CLEANED AS NEEDED.

INLET PROTECTION - DANDY SACK
SCALE: NTS

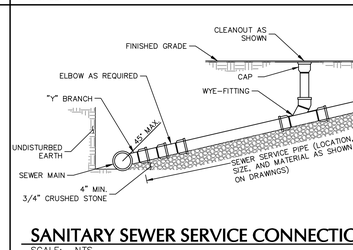


NOTE:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

CONSTRUCTION SPECIFICATIONS

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

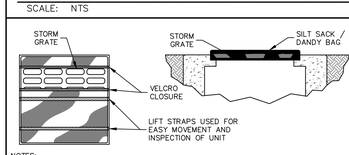
STABILIZED CONSTR. ENTRANCE
SCALE: NTS



SANITARY SEWER SERVICE CONNECTION NOTES:

1. MINIMUM SLOPE OF LATERAL–1/4" PER FOOT, EXCEPT AS OTHERWISE NOTED.
2. MAXIMUM SLOPE OF LATERAL AS DETERMINED BY GRADES OF MAIN LINE AND HOUSE ELEVATION.
3. NO "CHIMNEY TYPE" CONSTRUCTION SHALL BE PERMITTED. LATERALS MUST REST ON UNDISTURBED GROUND.
4. CLEANOUTS TO BE INSTALLED EVERY 50', OR WHERE SHOWN OR AS DIRECTED.

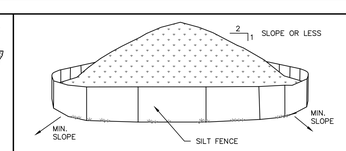
SANITARY SEWER SERVICE CONNECTION DETAIL
SCALE: NTS



NOTES:

1. INLET SEDIMENT CONTROL DEVICE SHALL BE SILT SACK BY ACF ENVIRONMENTAL PRODUCTS, DANDY BAG BY DANDY PRODUCTS, OR APPROVED EQUAL.
2. INLET SEDIMENT CONTROL DEVICE SHALL BE MAINTAINED AS PER THE STANDARDS AND SPECIFICATIONS OF THE NYSDEC STANDARDS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).
3. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED (GREATER THAN 75% VEGETATIVE COVER), THE INLET SEDIMENT CONTROL DEVICE SHALL BE CLEANED OUT AND REMOVED FROM THE STRUCTURE.

INLET PROTECTION - SILT SACK
SCALE: NTS



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAY BALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

TEMPORARY STOCKPILE
SCALE: NTS

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

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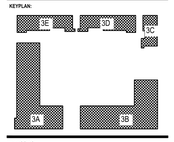
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Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

DETAILS (1 OF 2)

CS501

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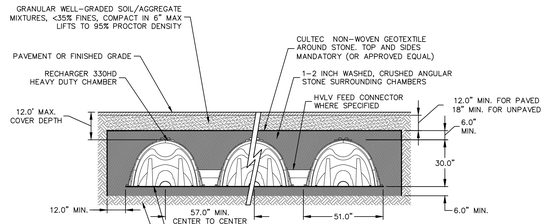
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS IF PRINTED CORRECTLY

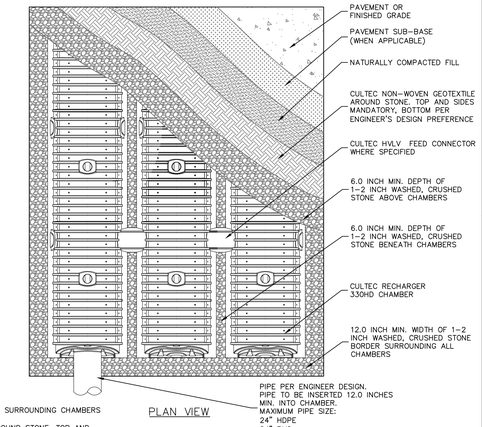
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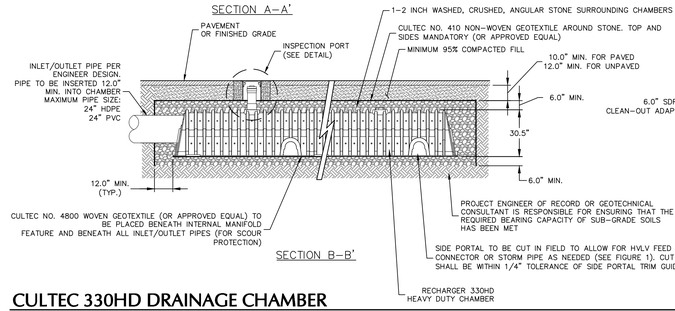
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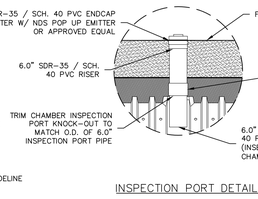
CULTEC 330HD DRAINAGE CHAMBER

SCALE: NTS



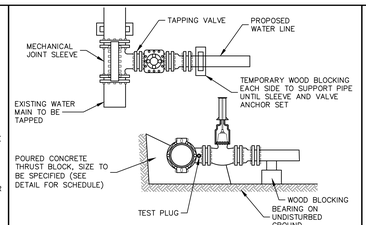






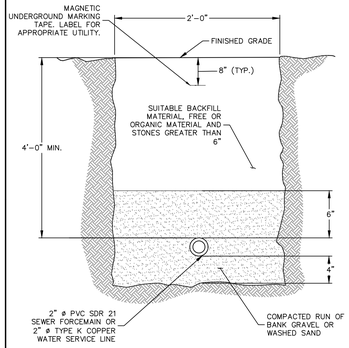
TAPPING SLEEVE AND VALVE ASSEMBLY

SCALE: NTS



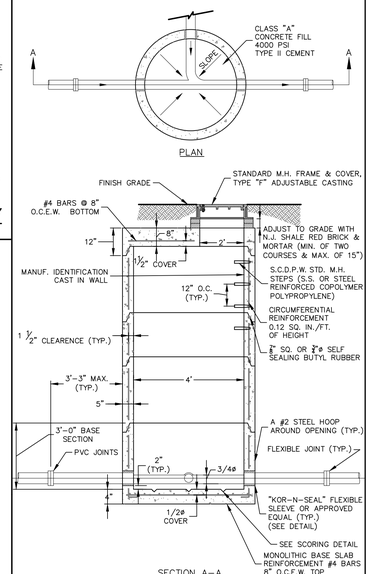
WATER SERVICE LINE TRENCH

SCALE: NTS



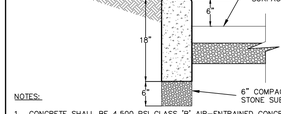
4' DIA. SANITARY SEWER MAHOLE

SCALE: NTS



NOTES:

1. ALL MANHOLES SECTIONS SHALL CONFORM TO A.S.T.M. C-478, LATEST REVISION STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
2. MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3, OR 4' HEIGHTS AS REQUIRED.
3. MANUFACTURE TO CERTIFY THAT MANHOLES DELIVERED MEET ALL REQUIREMENTS OF O.C.D.P.W. SPECS.
4. LOADING TO CONFORM T AASHTO H-20 LOADING
5. REBAR TO CONFORM TO ASTM A-615-60 Fs=60,000PSI
6. WELDED WIRE MESH TO CONFORM TO A.S.T.M. A185 Fs=65,000PSI
7. CONCRETE TO BE 4000PSI @ 28 DAYS
8. FLAT SLAB TOPS (NO JOINT) MUST HAVE TOP & BOTTOM STEEL.

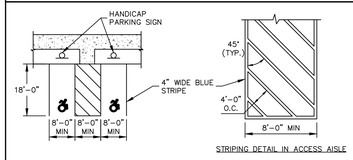


NOTES:

1. CONCRETE SHALL BE 4,500 PSI CLASS 'B' AIR-ENTRAINED CONCRETE.
2. TRANSVERSE JOINTS 1/2" WDE SHALL BE INSTALLED IN THE CURB AT 20 FOOT INTERVALS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.

6-INCH CONCRETE CURB

SCALE: NTS

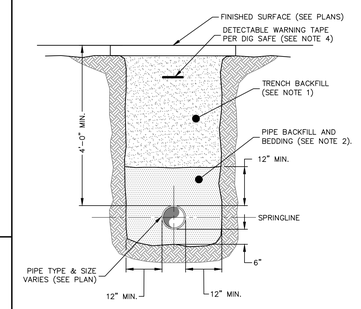


NOTES:

1. ALL STALLS SHALL BE A MINIMUM OF 8'-0" X 18'-0".
2. PROPOSED STRIPING SHALL BE BLUE IN COLOR

ADA PARKING SPACE STRIPING

SCALE: NTS

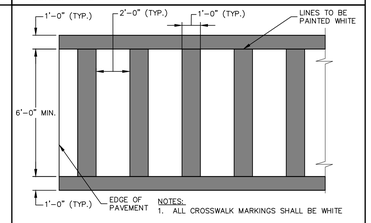


NOTES:

1. PREDOMINATELY GRANULAR FILL MATERIAL. OR ON SITE MATERIAL HAVING A MAX. PARTICLE SIZE 4", COMPACT IN MAX. 8" LOOSE LIFTS TO 95% (98% IN PAVEMENT) MODIFIED PROCTOR DENSITY.
2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE ¾".
3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL. COMPACT TO THE SPRINGLINE.
4. DETECTABLE WARNING TAPE SHALL BE GREEN AND MARKED "SEWER". INSTALL CONTINUOUS DETECTABLE WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
5. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

SEWER PIPE TRENCH

SCALE: NTS



NOTES:

1. ALL CROSSWALK MARKINGS SHALL BE WHITE

CROSSWALK STRIPING

SCALE: NTS

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
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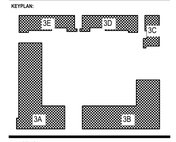
Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

DETAILS (2 OF 2)

CS502

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SITE LIGHTING SCHEDULE

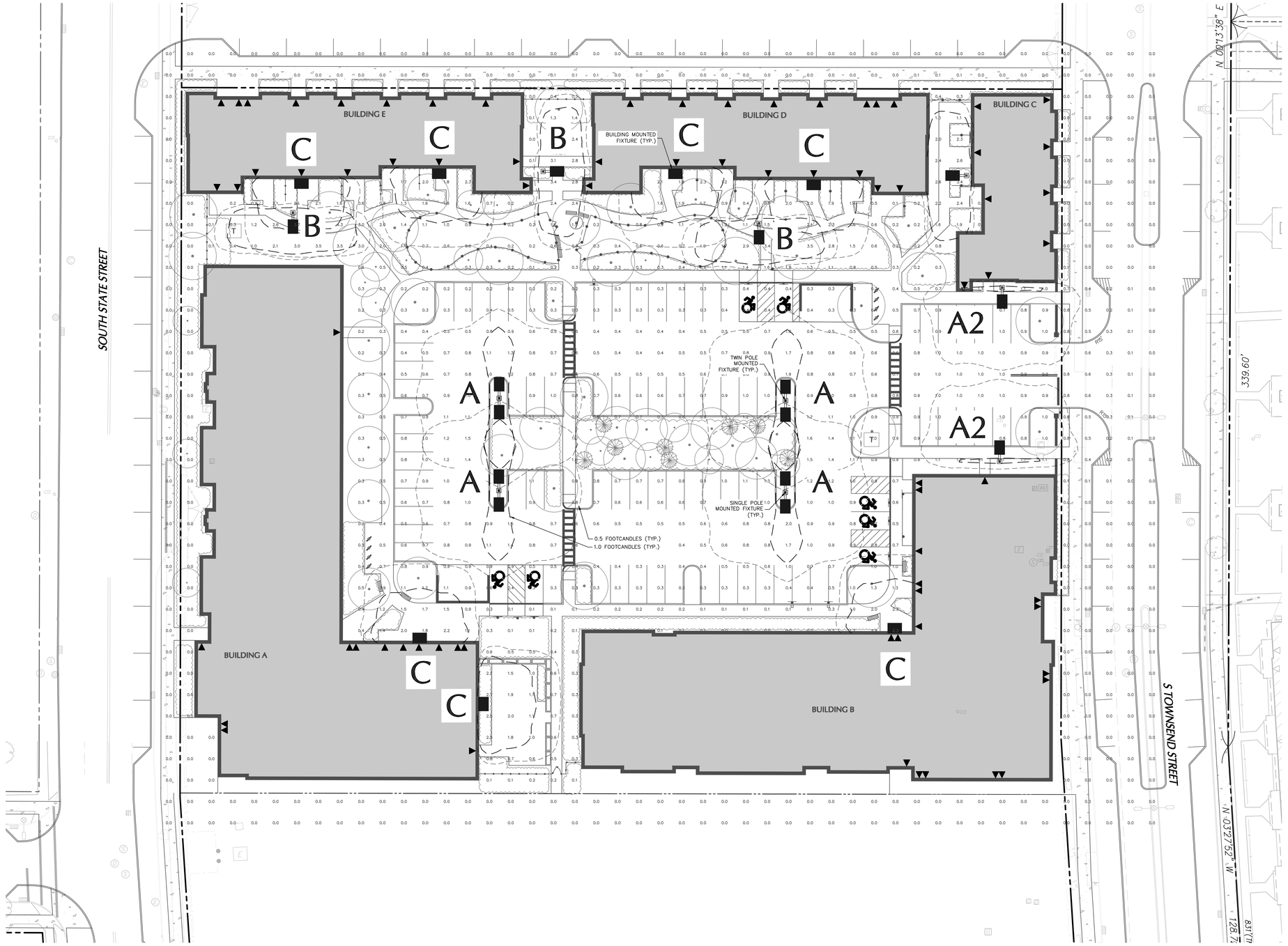
SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A	4	COOPER	GALLEON II	TWIN POLE MOUNTED AREA FIXTURE COLOR: BLACK	23'-0"	44W LED	4000K	TYPE T4FT	4,146	0.90	GALN-SA1B-740-U-T4FT-HSS 7" ARM LENGTH WITH TENSION ADAPTER	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	20' (MOUNTED ON 3' HEIGHT BASE)	RTS30B90-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 20'; MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE
	A2	4	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE COLOR: BLACK	12'-6"	44W LED	4000K	TYPE T4FT	4,146	0.90	GALN-SA1B-740-U-T4FT-HSS 7" ARM LENGTH WITH TENSION ADAPTER	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	12'-0" (MOUNTED ON 6" HEIGHT BASE)	RTS30B90-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 12'-0"; MOUNTED ON 6" HEIGHT EXPOSED CONCRETE BASE
	B	4	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE COLOR: BLACK	12'-6"	33W LED	4000K	TYPE SL2	3,787	0.90	GALN-SA1A-740-U-SL2-HSS 7" ARM LENGTH	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	12'-0" (MOUNTED ON 6" HEIGHT BASE)	RTS30B90-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 12'-0"; MOUNTED ON 6" HEIGHT EXPOSED CONCRETE BASE
	C	4	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE COLOR: BLACK	12'-6"	34W LED	4000K	TYPE T4FT	3,535	0.90	GWC-SA1A-740-U-T4FT-HSS	N/A	N/A	N/A	N/A	N/A

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
2. ALL SITE LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND TIMECLOCK CONTROLS, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LIGHTING CONTROLS, CONTACTORS, RELAYS, WIRING, PROGRAMMING, ENCLOSURES, AND RELATED ACCESSORIES REQUIRED FOR A COMPLETE AND OPERATIONAL EXTERIOR LIGHTING CONTROL SYSTEM.
3.ARCHITECTURAL LIGHTING, BUILDING-MOUNTED LIGHTING, ENTRY LIGHTING, EMERGENCY EGRESS LIGHTING, AND CODE-REQUIRED LIFE SAFETY LIGHTING SHALL BE COORDINATED WITH THE ARCHITECTURAL AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL FIXTURES, CONTROLS, WIRING, MOUNTING, SWITCHING, AND RELATED APPURTENANCES REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. SITE LIGHTING SHOWN ON THE LANDSCAPE LIGHTING PLAN IS FOR EXTERIOR SITE LIGHTING ONLY AND SHALL NOT SUPERSEDE ARCHITECTURAL, ELECTRICAL, OR CODE-REQUIRED EGRESS LIGHTING REQUIREMENTS.

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES

STATISTICS

DESCRIPTION	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING	0.7fc	2.0fc	0.5fc	2.0:1	10.0:1
SIDEWALK	1.1fc	4.3fc	0.1fc	11:1	43.0:1
AMENITY SPACE	1.2fc	2.0fc	0.6fc	2.0:1	3.3:1



SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
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SEAL:

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Signature Date

KRISTEN MITCHELL, RLA
LANDSCAPE ARCHITECT NY Lic. No. 2887

OWNER:
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720 OLIVE STREET
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SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

SITE LIGHTING PLAN

NOT FOR CONSTRUCTION

LL101

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THIS SQUARE SHOULD BE EXACTLY ONE INCH ONLY, IF THIS IS NOT THE CASE, ADJUST PLOTTER SCALING ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

THE USE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT 3 THIS ASSESSOR'S SCALE IS PRINTED

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SITE LIGHTING NOTES:

GENERAL

1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

10. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
11. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
12. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
13. ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

WALL MOUNTED FIXTURES

14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

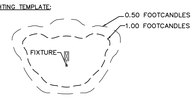
ADJUSTMENT AND INSPECTION

16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
17. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT AND/OR OWNER.
18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

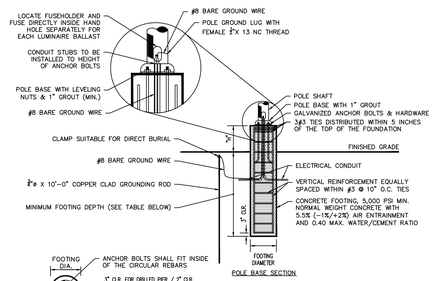
19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
   A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, PROJECT ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
   B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
   C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
   D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
   E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
   F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

PHOTOMETRIC LIGHTING TEMPLATE:



NOTES:

THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

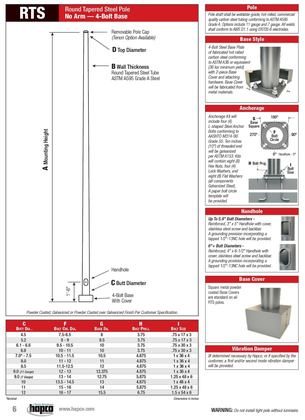


MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	⅜"
23'–0"	4'–0"	2'–0"	6 #5 BARS	3'–0" EXPOSED CONCRETE BASE 6" EXPOSED CONCRETE BASE
12'–6"	4'–0"	2'–0"	6 #5 BARS	6" EXPOSED CONCRETE BASE

NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250–86, N.E.C.
3. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318, CAST–IN–PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28–DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
4. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
5. IF POLE BASE IS CAST–IN–PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND–RUBBED SMOOTH.
6. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORKS SPECIFICATIONS / GEOTECH REPORT.
7. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
8. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

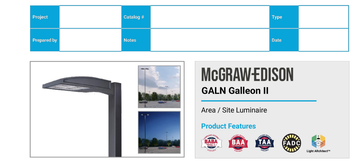
1 LIGHT POLE BASE — NTS



A Mounting Ht.	B Wall Thk.	C Butt Dia.	D Top Dia.	Anchor Bolt Circle
4.5	7.0 & 5	8	3.73	7"x 4.73"x 3
5-7	8 - 9	8.5	3.73	7"x 4.73"x 3
7.5 - 8.5	9 - 10.5	9	3.73	7"x 4.73"x 3
9	10 - 11	10	3.73	7"x 4.73"x 3
7.5* - 7.5	10.5 - 11.5	10.5	4.875	1"x 36"x 4
9.0	11 - 12	11	4.875	1"x 36"x 4
8.5	11.5-12.5	11	4.875	1"x 36"x 4
9.5 or 11 mast	12 - 13	12.25	5.875	1.25"x 42"x 4
9.5* or mast	12 - 13	12.75	5.875	1.25"x 42"x 4
10	13.5 - 14.5	13	4.875	1"x 49"x 4
11	13 - 14	14	6.875	1.25"x 49"x 4
12	16 - 17	15.5	6.75	1.5"x 54"x 6

Tolerance: Dimensions in inches

4 POLE — NTS



2 POLE MOUNTED FIXTURE — NTS



3 WALL MOUNTED FIXTURE — NTS

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
LANGAN
Langan Engineering and Environmental Services, LLC.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

SEAL:

NOT FOR CONSTRUCTION

Signature Date

KRISTEN MITCHELL RLA
LANDSCAPE ARCHITECT NY Lic. No. 2887

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

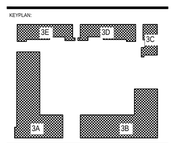
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AW JOB NO.: 24132

REV NO.	REV DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS: SITE PLAN REVIEW

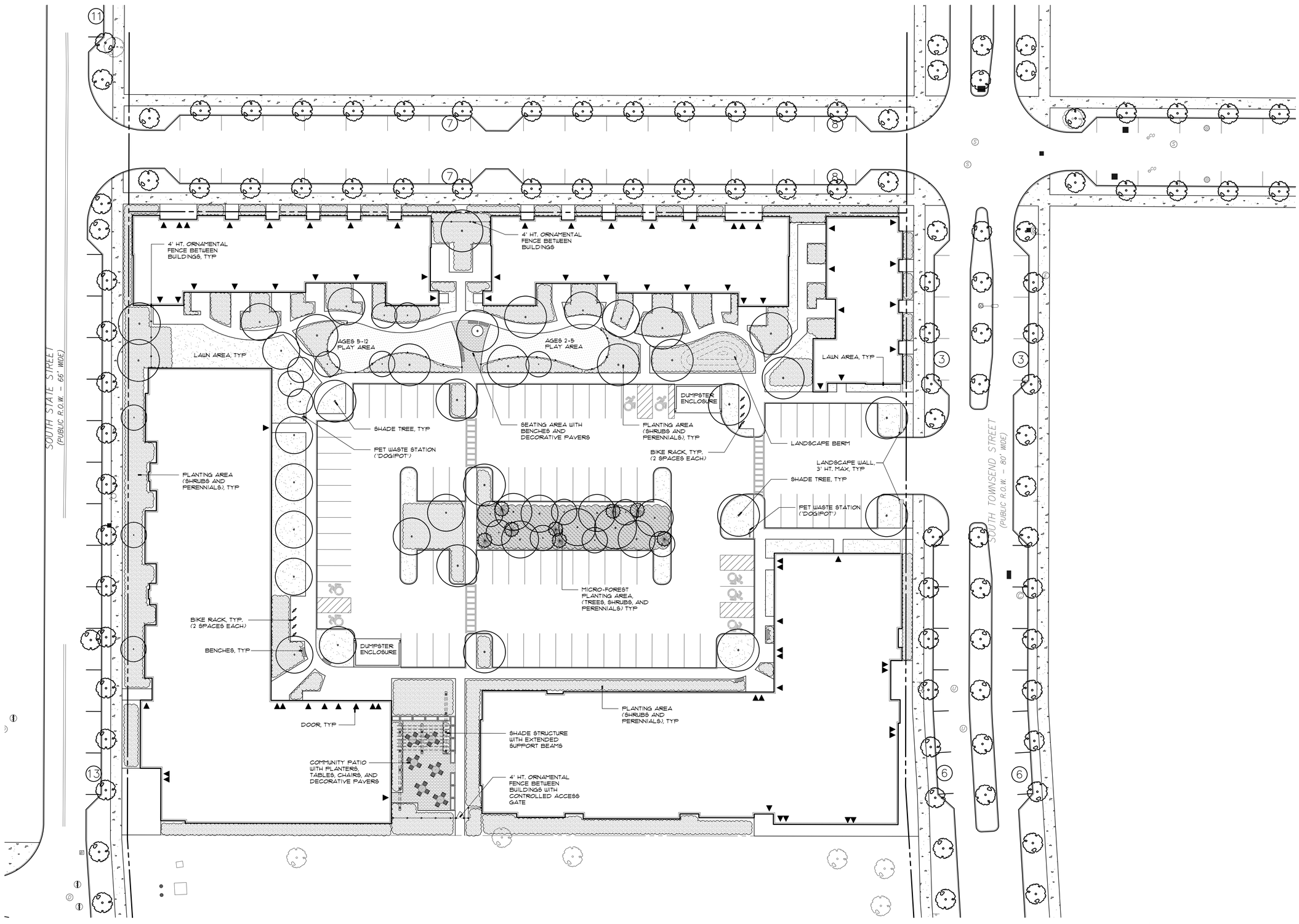
DATE ISSUED: 2026.06.01

SITE LIGHTING NOTES & DETAILS

LL501

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EAST ADAMS PHASE 3 - LANDSCAPE PLAN

0 10 20 40 60
SCALE IN FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
appel osborne landscape architecture
BUFFALO | SYRACUSE | TROY

SEAL:

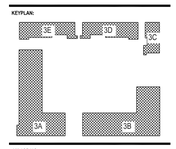
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



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24132

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PROJECT STATUS:
SITE PLAN REVIEW

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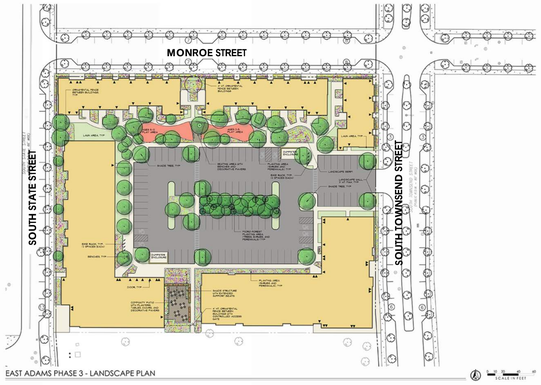
LANDSCAPE PLAN

L100

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KEY PLAN

CONCEPTUAL STREETSCAPE ELEVATIONS FOR REFERENCE PURPOSES ONLY



SOUTH STATE STREET ELEVATION SCALE: 3/32" = 1'-0"



MONROE STREET ELEVATION SCALE: 1/16" = 1'-0"



SOUTH TOWNSEND STREET ELEVATION SCALE: 3/32" = 1'-0"

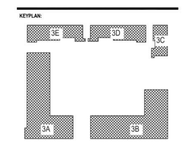
ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:
appel osborne landscape architecture
BUFFALO | SYRACUSE | TROY
SEAL:

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ARCH NAME ARCH ##

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
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EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:


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24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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STREETSCAPE ELEVATIONS

L901

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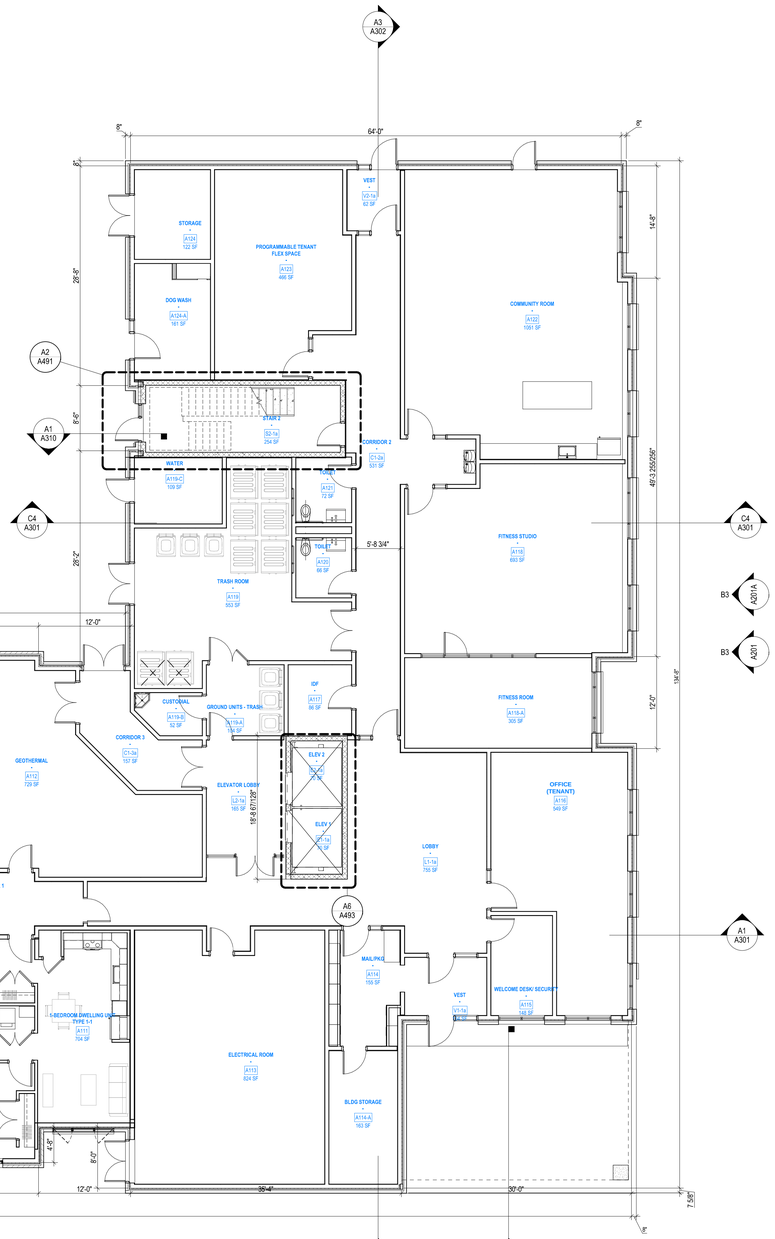
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2 FLOOR PLAN-OVERALL- LEVEL 01
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SYRACUSE, NEW YORK 13202
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SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

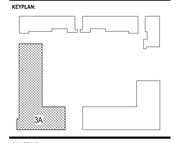
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



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24132

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FLOOR PLAN- LEVEL 01 - BLDG 3A

3A
A101

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PROJECT NORTH

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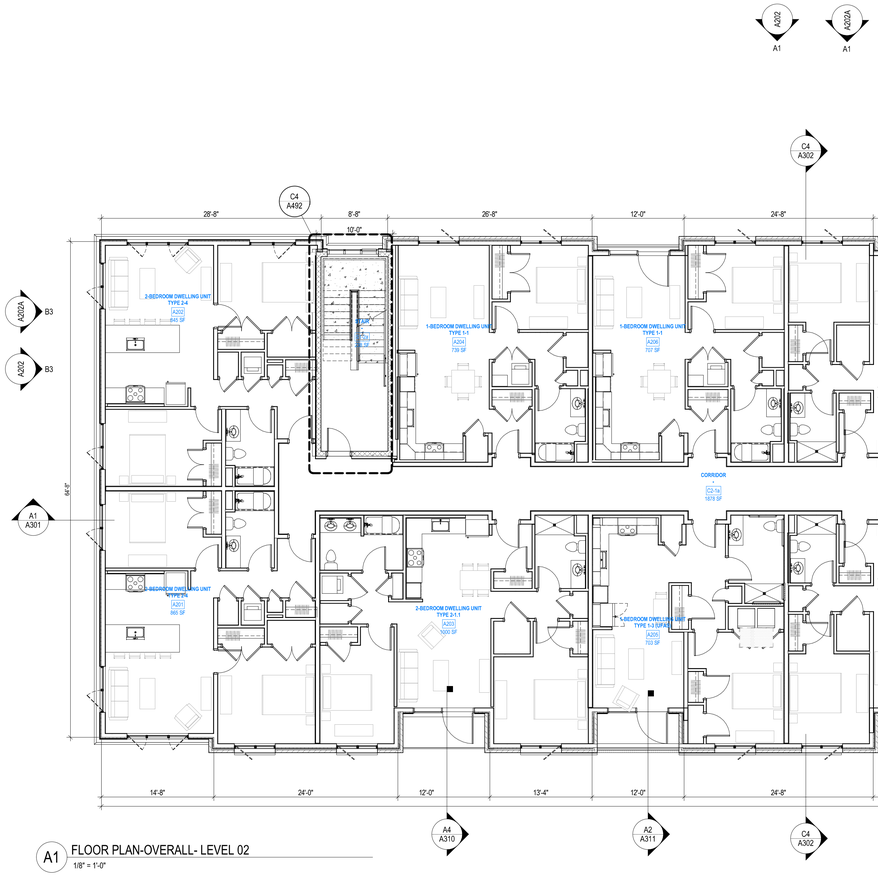
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SEAL:

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OWNER:
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100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:
3A

AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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FLOOR PLAN- LEVEL 02- BLDG 3A

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A102

TRUE NORTH
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SYRACUSE, NEW YORK 13202
CONSULTANTS:

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MAIL:

ARCH NAME ARCH ##
OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

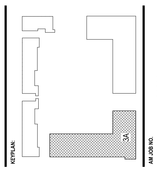
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN



AM JOB NO. 24132

REV. NO	REV. DATE	REV. DESCRIPTION

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DATE ISSUED: 2026.06.01

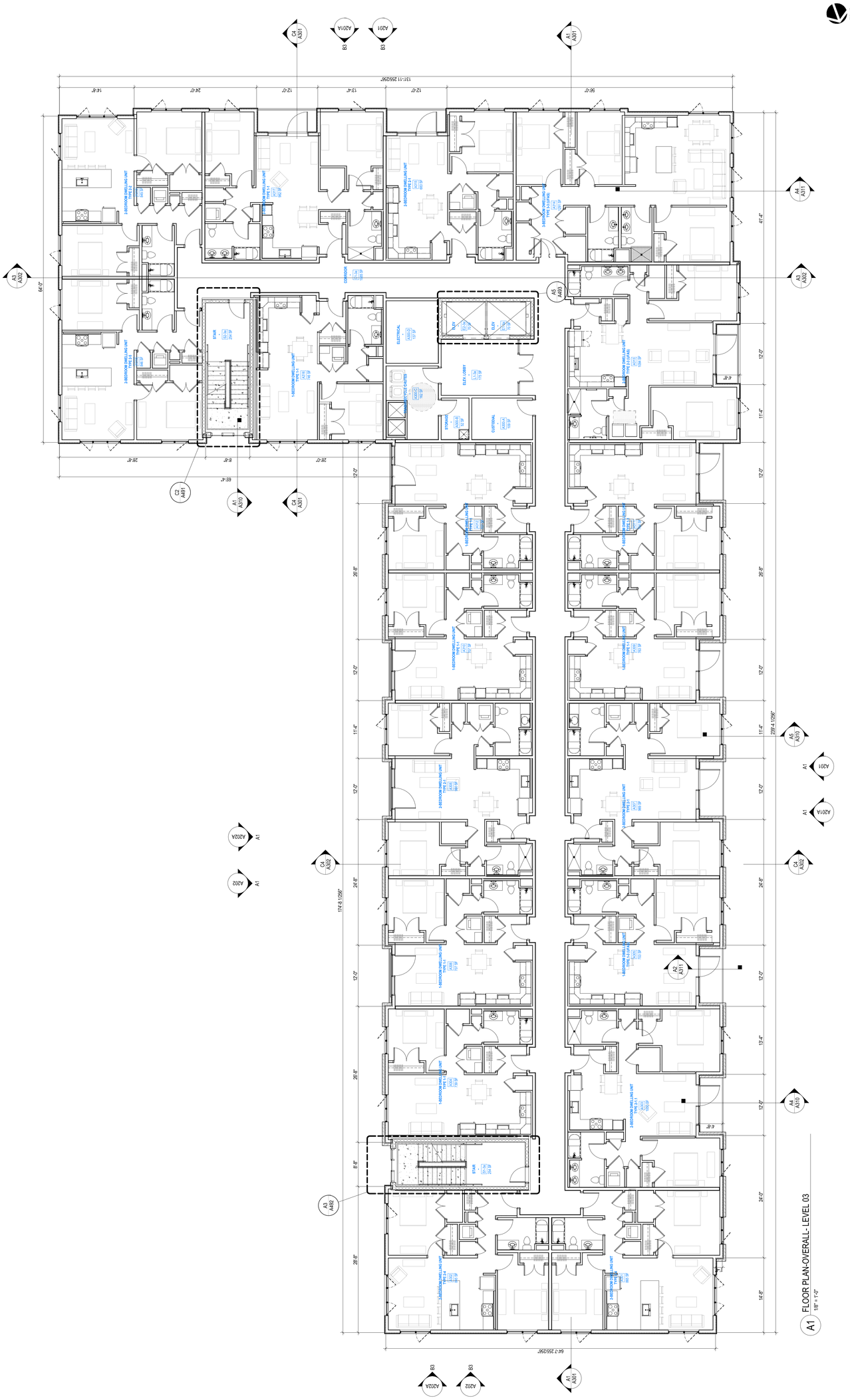
FLOOR PLAN- LEVEL
03- BLDG 3A

3A
A103

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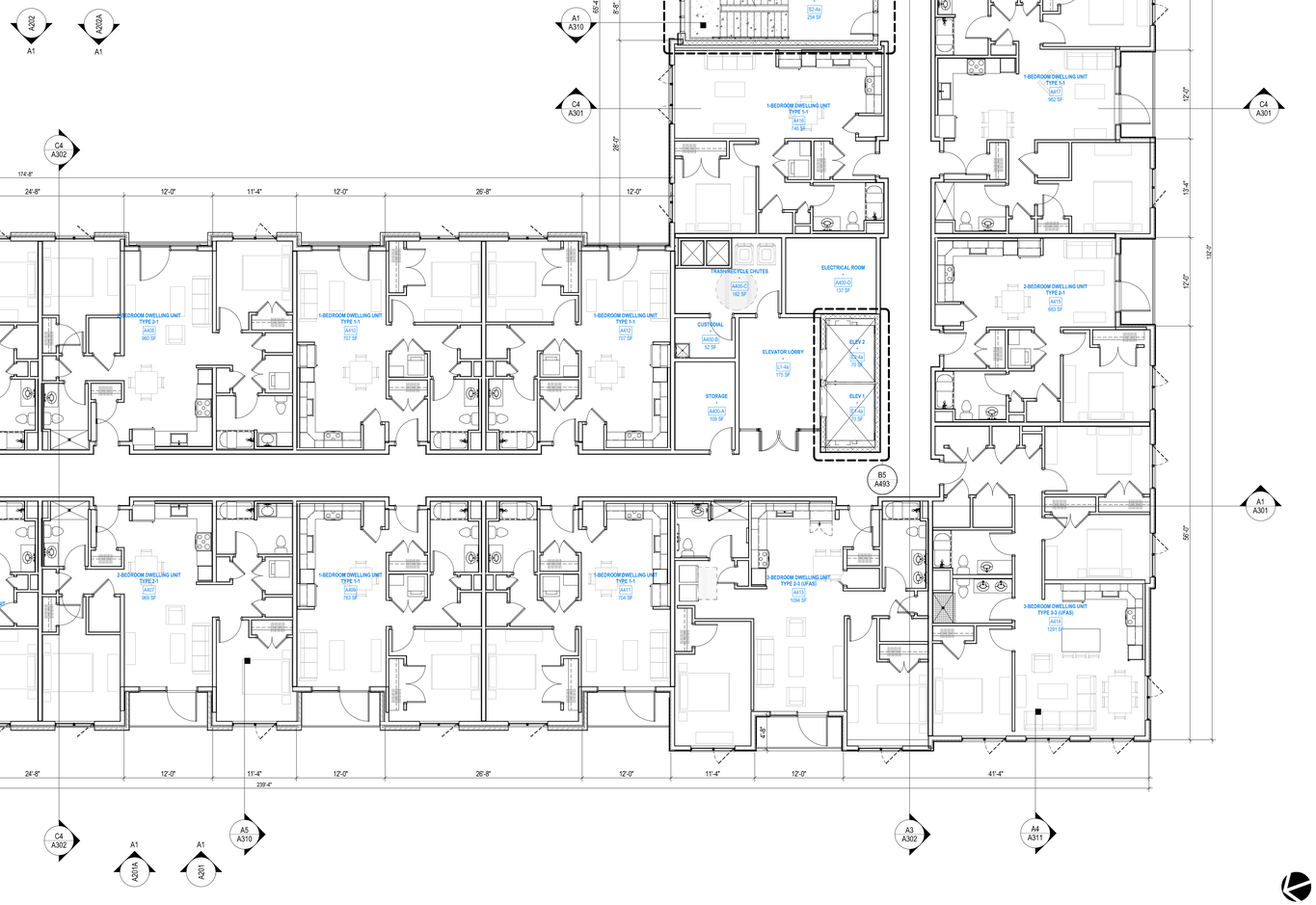
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SYRACUSE, NEW YORK 13202
CONSULTANT:

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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

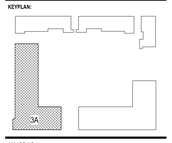
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

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FLOOR PLAN- LEVEL 04- BLDG 3A

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EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
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E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



B3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

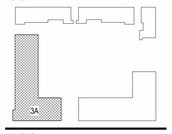
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NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS- EXTERIOR- BUILDING

3A
A201A

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EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
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E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



B3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:

EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

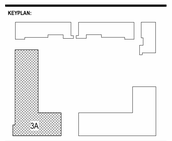
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS-
EXTERIOR- BUILDING

3A
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CONSULTANT:

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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

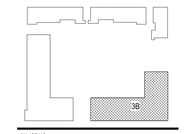
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
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FLOOR PLAN- LEVEL 01 - BLDG 3B

3B
A101

TRUE NORTH
PROJECT NORTH

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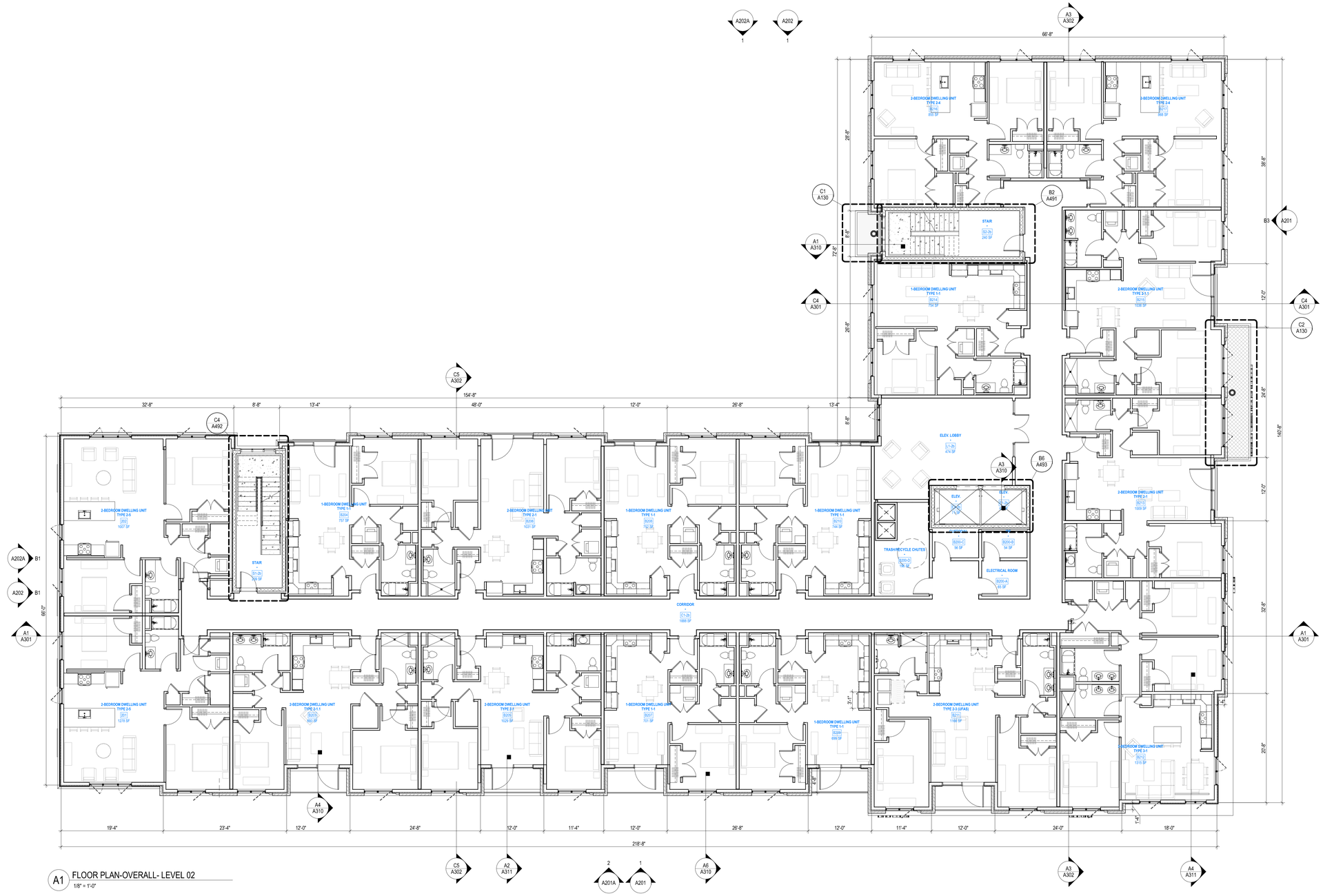
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A1 FLOOR PLAN-OVERALL- LEVEL 02
1/8" = 1'-0"

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125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

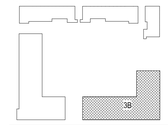
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 02 - BLDG 3B

3B
A102

TRUE NORTH PROJECT NORTH

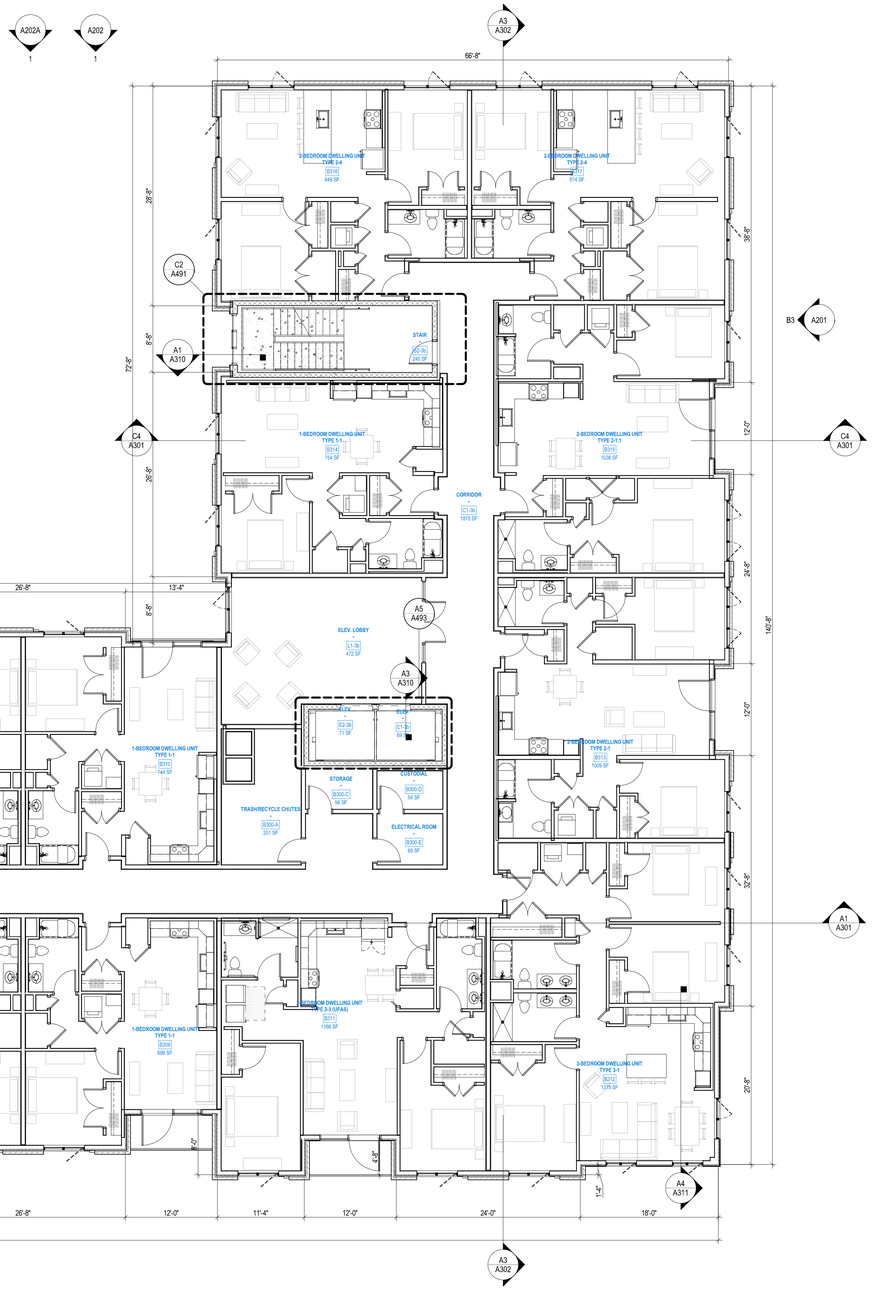
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2 FLOOR PLAN-OVERALL- LEVEL 03
1/8" = 1'-0"

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SYRACUSE, NEW YORK 13202
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SEAL:

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ARCH NAME ARCH ##

OWNER:
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100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

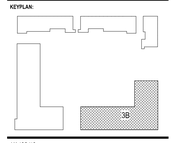
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV NO.	REV DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 03- BLDG 3B

3B
A103

TRUE NORTH
PROJECT NORTH

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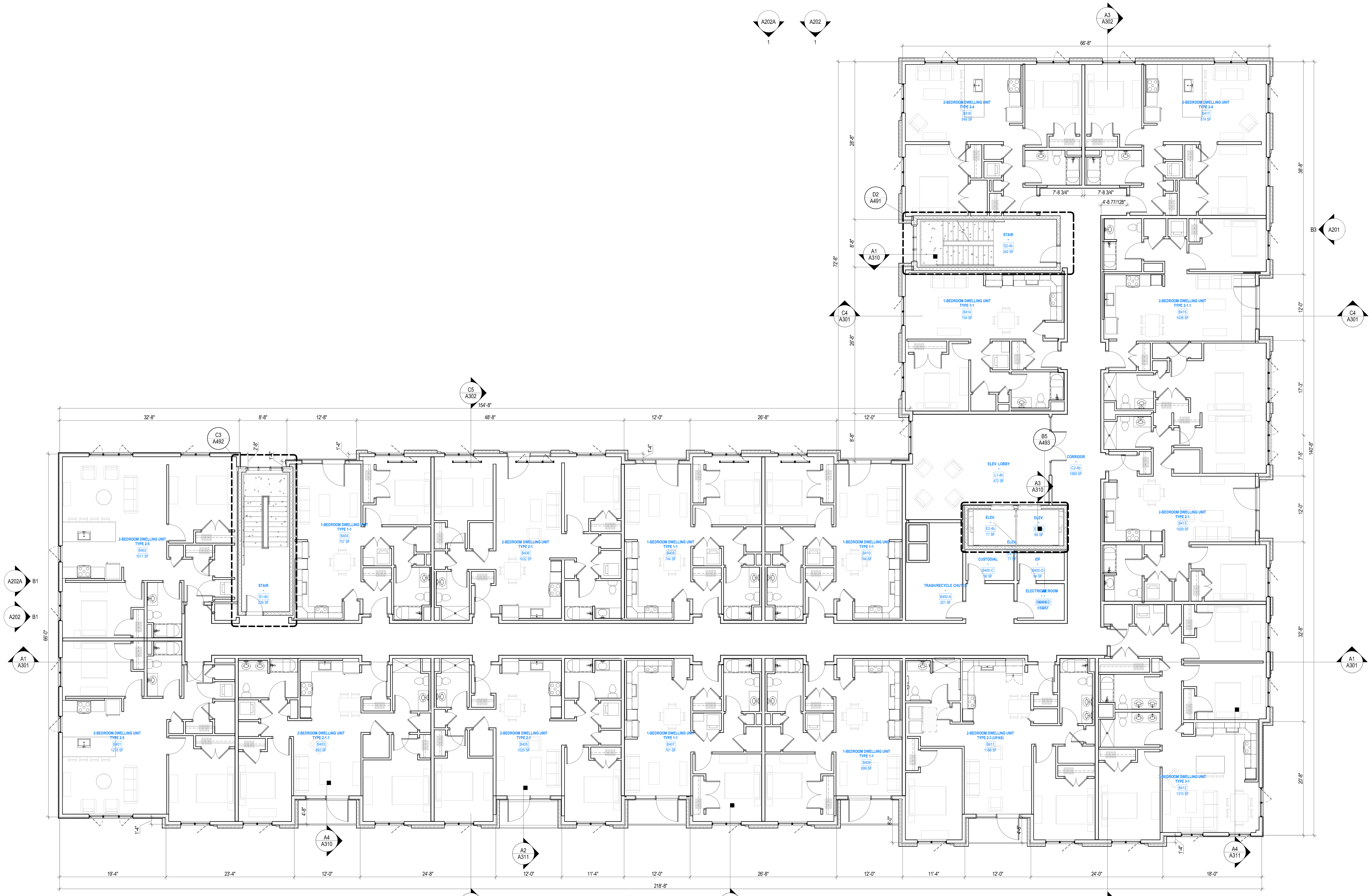
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C M Y K

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2 FLOOR PLAN-OVERALL- LEVEL 04

1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:

SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:

3B

AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 04- BLDG 3B

TRUE NORTH PROJECT NORTH

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3B
A104

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6/2/2026 8:59:54 AM

EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

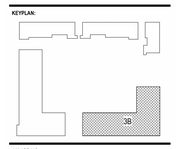
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS-
EXTERIOR- BUILDING

NOT FOR CONSTRUCTION

3B
A201A

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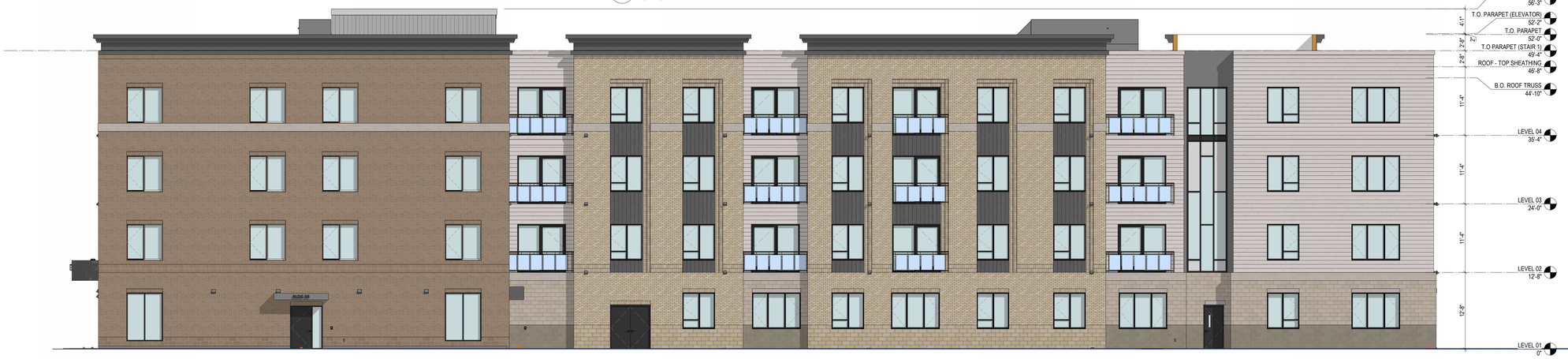
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EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



B1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

NOT FOR CONSTRUCTION

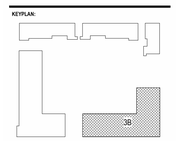
ARCH NAME ARCH ##

OWNER:

EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS- EXTERIOR- BUILDING

3B
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6/11/2026 4:35:13 PM

GENERAL DRAWINGS NOTES

Key Name	Gen Recon Notes
A	GENERAL NOTES APPLY TO THE INTENDED WORK INCLUDED IN THE CONTRACT DOCUMENTS.
B	EXISTING CONDITIONS AND PERTINENT UTILITIES INDICATED ARE BASED ON FIELD OBSERVATIONS, SURVEYS, AND DOCUMENTATION OF PRIOR CONSTRUCTION, AS AVAILABLE. EXISTING DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO CONTRACTOR'S VERIFICATION.
C	EXISTING CONDITIONS MAY VARY FROM THOSE INDICATED. NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
D	SHOULD CONFLICTS EXIST WITHIN THE CONSTRUCTION DOCUMENTS, VERIFY INTENT WITH ARCHITECT PRIOR TO BIDDING. CLARIFICATIONS ISSUED AFTER BIDDING SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATION.
E	WHERE SPECIFIC NOTES CONFLICT WITH GENERAL NOTES, THE SPECIFIC NOTES SHALL GOVERN.
F	IN THE ABSENCE OF DIMENSIONS LAYOUT OF ITEMS SHALL BE CENTERED IN A SPACE, EVENLY SPACED, ALIGNED WITH ADJACENT CONSTRUCTION, OR OTHERWISE SET TO LOGICAL POINTS. WHERE ITEMS ARE INDICATED IN AN UNUSUAL OR ASYMMETRICAL MANNER VERIFY INTENT WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
G	WHERE ADJACENT SURFACES APPEAR FLUSH TO ONE ANOTHER IT IS INTENDED THAT THE FACE OF THE FINISHES ARE ALIGNED UNLESS OTHERWISE INDICATED.
H	REMEDIATION OF UNSATISFACTORY WORK DUE TO FAILURE TO FOLLOW THESE AND OTHER GENERAL NOTES SHALL BE SUBJECT TO ARCHITECT`S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER.
I	WHERE A DOOR IS LOCATED ADJACENT TO A PERPENDICULAR WALL, LOCATE THE DOOR WITH FOUR (4) INCHES FROM THE FACE OF THE WALL TO THE INSIDE FACE OF THE DOOR FRAME
J	LAYOUT DIMENSIONS ARE TO FINISH FACE OF WALL ASSEMBLY AS SHOWN ON THE PARTITION SHEET, EXCLUSIVE OF DECORATIVE SURFACES, UNLESS NOTED OTHERWISE

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

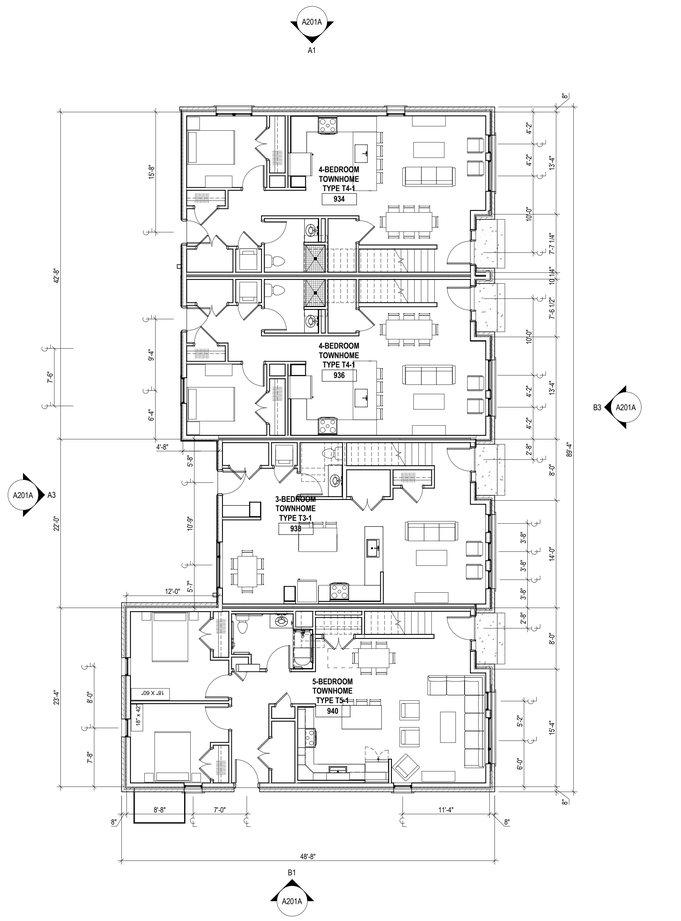
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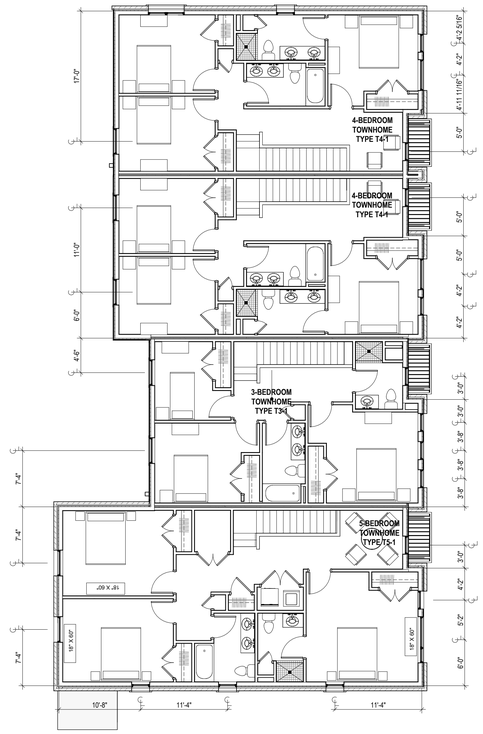
ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

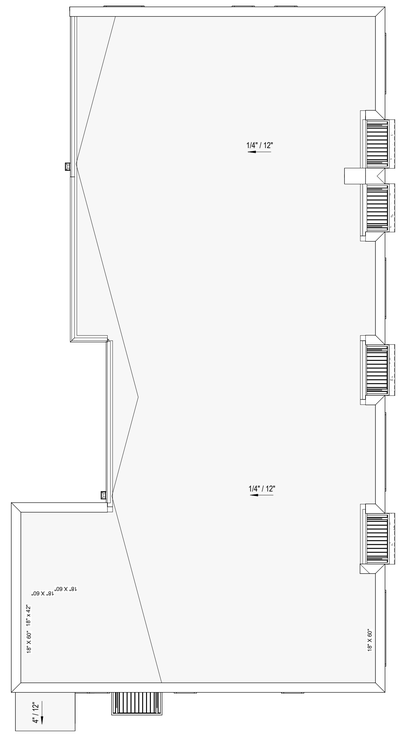
EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:



A1 FIRST FLOOR PLAN - BLOCK 3C
1/8" = 1'-0"

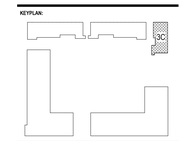


A3 SECOND FLOOR PLAN - BLOCK 3C
1/8" = 1'-0"



A5 ROOF PLAN - BLOCK 3C
1/8" = 1'-0"

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

FLOOR PLANS & ROOF PLAN - BLOCK 3C

NOT FOR CONSTRUCTION

3C
A101

TRUE NORTH PROJECT NORTH

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

6/1/2026 4:35:18 PM

EXTERIOR MATERIAL LEGEND

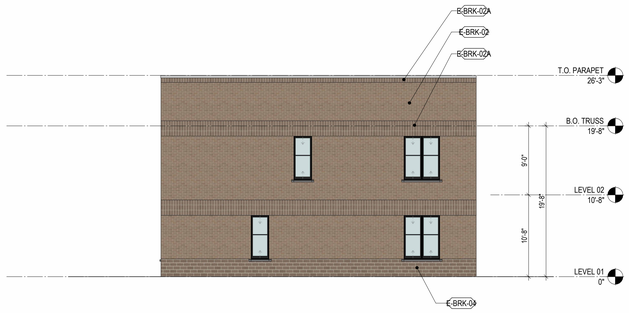
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E-BRK-02	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-03	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-03A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-04	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-MTL-01	TBD				
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE			
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE			



B1 BLOCK 3C - SOUTH ELEVATION
1/8" = 1'-0"



B3 BLOCK 3C - EAST ELEVATION
1/8" = 1'-0"



A1 BLOCK 3C - NORTH ELEVATION
1/8" = 1'-0"



A3 BLOCK 3C - WEST ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

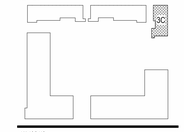
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

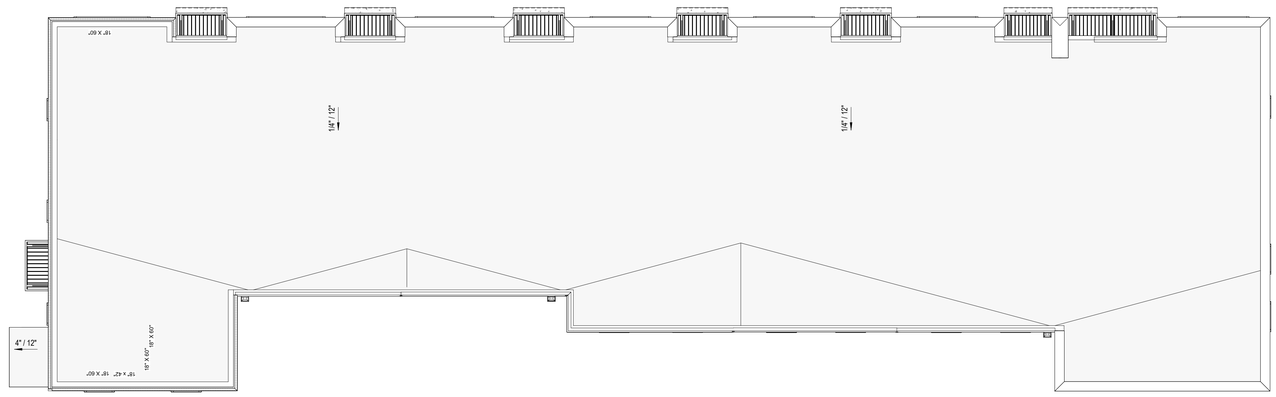
DATE ISSUED:
2026.05.15

ELEVATIONS- EXTERIOR- BLOCK 3C

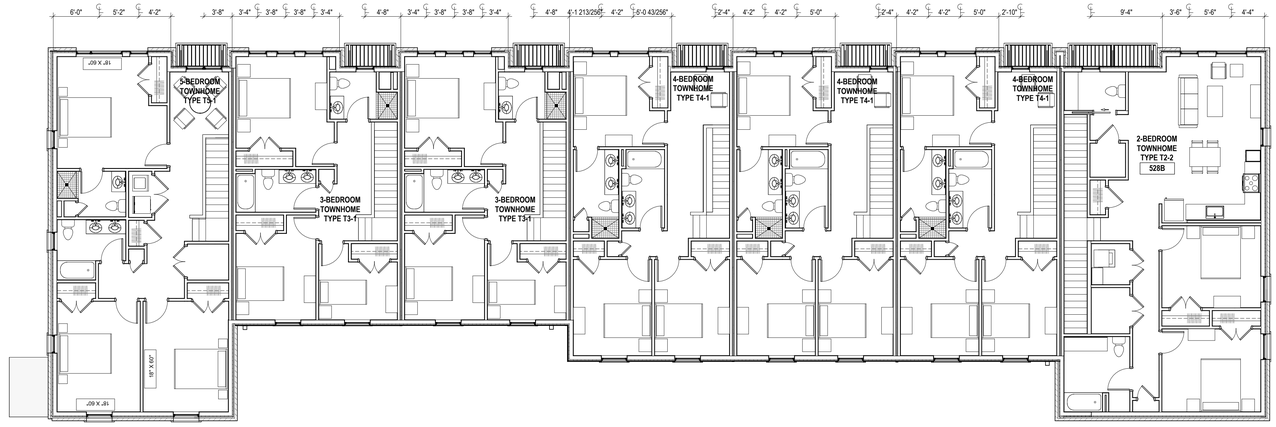
3C
A201A

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Autodesk Docs://East Adams Phases 3 & 4/24132_EastAdamsBldg_C_Arch_PHASE3_R25.rvt



D1 ROOF PLAN - BLOCK 3D
1/8" = 1'-0"



B1 SECOND FLOOR PLAN - BLOCK 3D
1/8" = 1'-0"



A1 FIRST FLOOR PLAN - BLOCK 3D
1/8" = 1'-0"

GENERAL DRAWINGS NOTES

Key Name	Gen Recon Notes
A	GENERAL NOTES APPLY TO THE INTENDED WORK INCLUDED IN THE CONTRACT DOCUMENTS.
B	EXISTING CONDITIONS AND PERTINENT UTILITIES INDICATED ARE BASED ON FIELD OBSERVATIONS, SURVEYS, AND DOCUMENTATION OF PRIOR CONSTRUCTION, AS AVAILABLE. EXISTING DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO CONTRACTOR'S VERIFICATION.
C	EXISTING CONDITIONS MAY VARY FROM THOSE INDICATED. NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
D	SHOULD CONFLICTS EXIST WITHIN THE CONSTRUCTION DOCUMENTS, VERIFY INTENT WITH ARCHITECT PRIOR TO BIDDING. CLARIFICATIONS ISSUED AFTER BIDDING SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATION.
E	WHERE SPECIFIC NOTES CONFLICT WITH GENERAL NOTES, THE SPECIFIC NOTES SHALL GOVERN.
F	IN THE ABSENCE OF DIMENSIONS LAYOUT OF ITEMS SHALL BE CENTERED IN A SPACE, EVENLY SPACED, ALIGNED WITH ADJACENT CONSTRUCTION, OR OTHERWISE SET TO LOGICAL POINTS. WHERE ITEMS ARE INDICATED IN AN UNUSUAL OR ASYMMETRICAL MANNER VERIFY INTENT WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
G	WHERE ADJACENT SURFACES APPEAR FLUSH TO ONE ANOTHER IT IS INTENDED THAT THE FACE OF THE FINISHES ARE ALIGNED UNLESS OTHERWISE INDICATED.
H	REMEDIATION OF UNSATISFACTORY WORK DUE TO FAILURE TO FOLLOW THESE AND OTHER GENERAL NOTES SHALL BE SUBJECT TO ARCHITECT`S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER.
I	WHERE A DOOR IS LOCATED ADJACENT TO A PERPENDICULAR WALL, LOCATE THE DOOR WITH FOUR (4) INCHES FROM THE FACE OF THE WALL TO THE INSIDE FACE OF THE DOOR FRAME
J	LAYOUT DIMENSIONS ARE TO FINISH FACE OF WALL ASSEMBLY AS SHOWN ON THE PARTITION SHEET, EXCLUSIVE OF DECORATIVE SURFACES, UNLESS NOTED OTHERWISE

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

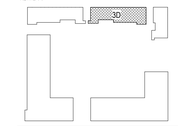
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

FLOOR PLANS & ROOF PLAN - BLOCK 3D

NOT FOR CONSTRUCTION

3D
A101

TRUE NORTH PROJECT NORTH

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS NOTE'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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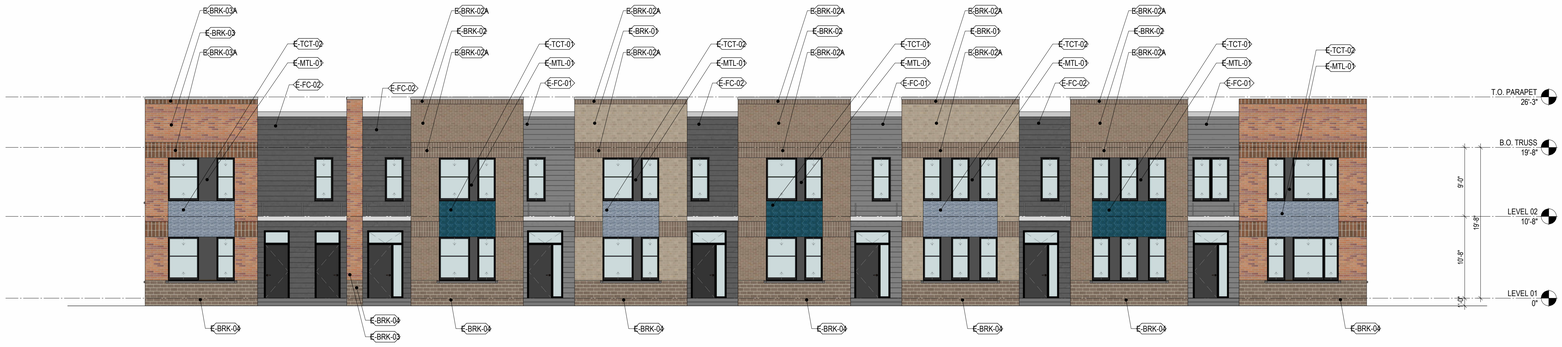
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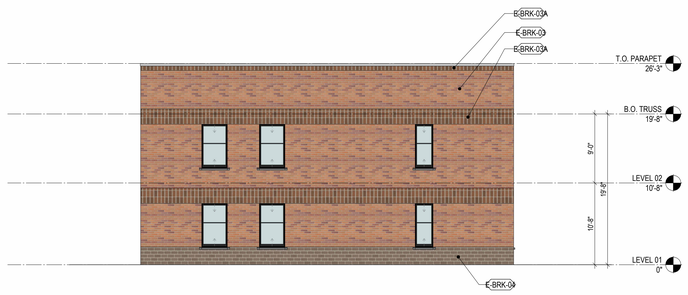
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E-BRK-02	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-03	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-03A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-04	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-MTL-01	TBD				
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE			
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE			



C1 BLOCK 3D - NORTH ELEVATION
1/8" = 1'-0"



B1 BLOCK 3D - WEST ELEVATION
1/8" = 1'-0"



B3 BLOCK 3D - EAST ELEVATION
1/8" = 1'-0"



A1 BLOCK 3D - SOUTH ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

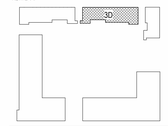
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

ELEVATIONS-
EXTERIOR- BLOCK 3D

3D
A201A

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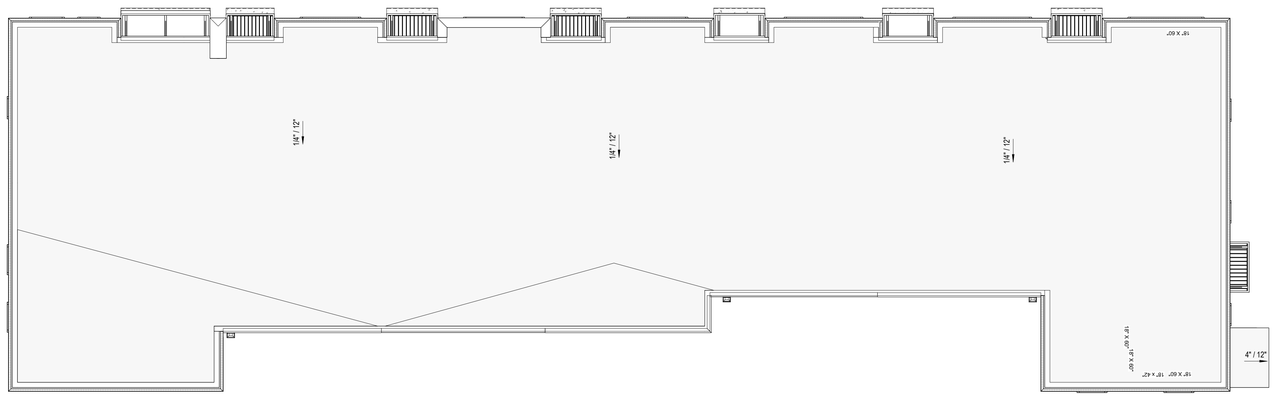
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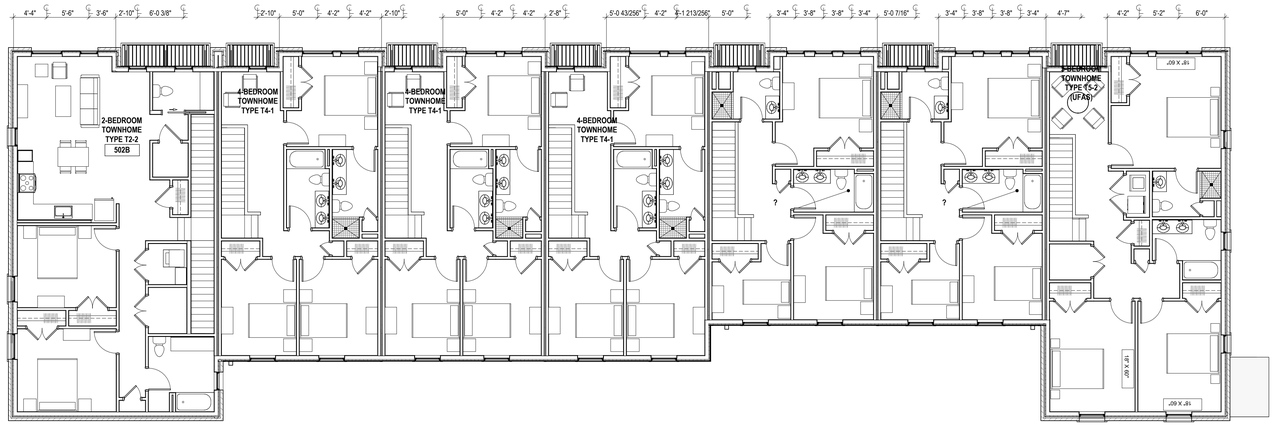
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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

6/10/2026 4:44:28 PM



D1 ROOF PLAN - BLOCK 3E
1/8" = 1'-0"



B1 SECOND FLOOR PLAN - BLOCK 3E
1/8" = 1'-0"



A1 FIRST FLOOR PLAN - BLOCK 3E
1/8" = 1'-0"

GENERAL DRAWINGS NOTES

Key Name	Gen Recon Notes
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E	WHERE SPECIFIC NOTES CONFLICT WITH GENERAL NOTES, THE SPECIFIC NOTES SHALL GOVERN.
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G	WHERE ADJACENT SURFACES APPEAR FLUSH TO ONE ANOTHER IT IS INTENDED THAT THE FACE OF THE FINISHES ARE ALIGNED UNLESS OTHERWISE INDICATED.
H	REMEDIATION OF UNSATISFACTORY WORK DUE TO FAILURE TO FOLLOW THESE AND OTHER GENERAL NOTES SHALL BE SUBJECT TO ARCHITECT`S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER.
I	WHERE A DOOR IS LOCATED ADJACENT TO A PERPENDICULAR WALL, LOCATE THE DOOR WITH FOUR (4) INCHES FROM THE FACE OF THE WALL TO THE INSIDE FACE OF THE DOOR FRAME
J	LAYOUT DIMENSIONS ARE TO FINISH FACE OF WALL ASSEMBLY AS SHOWN ON THE PARTITION SHEET, EXCLUSIVE OF DECORATIVE SURFACES, UNLESS NOTED OTHERWISE

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

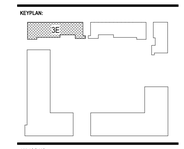
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



ASH JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

FLOOR PLANS & ROOF PLAN - BLOCK 3E

3E
A101

TRUE NORTH PROJECT NORTH

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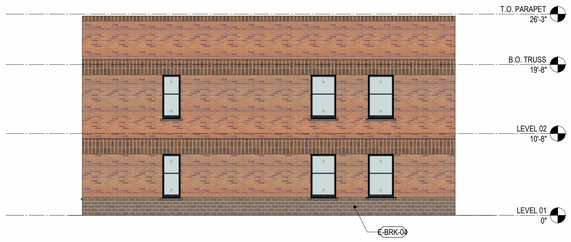
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EXTERIOR MATERIAL LEGEND

Material: Mark	Manufacturer	Series/Model	Color Finish	Format	Comments
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E-BRK-02	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-03	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
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E-BRK-04	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
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E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-MTL-01	TBD				
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE			
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE			



C1 BLOCK 3E - NORTH ELEVATION
1/8" = 1'-0"



B1 BLOCK 3E - WEST ELEVATION
1/8" = 1'-0"



B3 BLOCK 3E - EAST ELEVATION
1/8" = 1'-0"



A1 BLOCK 3E - SOUTH ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

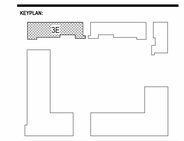
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

ELEVATIONS-
EXTERIOR- BLOCK 3E

3E
A201A

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Autodesk Docs://East Adams Phases 3 & 4/24132_EastAdamsBldg_C_Arch_PHASE3_R25.rvt

SURVEY NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

   A. TAX MAP

   B. FILED MAP No. 13661 TITLED "RESUBDIVISION OF BLOCK 151 JUDGE LANGSTON C. McKINNEY MANOR EAST ADAMS – PHASE I AND III – TAX PARCEL 095.-08-01 – CITY OF SYRACUSE – ONONDAGA COUNTY – NEW YORK", AS PREPARED BY BRYANT ASSOCIATES, P.C., DATED OCTOBER 23, 2023, FILED ON MAY 24, 2024.

   C. MAP TITLED "PROPERTY LINE MAP, N.Y. 1–1, SYRACUSE HOUSING AUTHORITY, CITY OF SYRACUSE, COUNTY OF ONONDAGA & STATE OF NEW YORK, CITY ENGINEER'S OFFICE, PLAN No. 5, N.Y. 1–1", DATED JULY 22, 1938.

   D. MAP TITLED "PROPERTY LINE STUDY, N.Y. 1–1, SYRACUSE HOUSING AUTHORITY, CITY OF SYRACUSE, COUNTY OF ONONDAGA & STATE OF NEW YORK, CITY ENGINEER'S OFFICE, PLAN No. 7, N.Y. 1–1".

2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   A. (NONE PROVIDED)

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 1,107,776.56 AND AN EAST COORDINATE OF 937,672.80. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.00006061 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99993939. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID18) AS DETERMINED BY GNSS.

5. STREET NAMES, SECTION, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.A.

6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JULY, AUGUST, SEPTEMBER, NOVEMBER, DECEMBER OF 2025 AND MARCH OF 2026.

7. AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED ONONDAGA COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 217 OF 520, MAP NUMBER 36067C0217F, EFFECTIVE DATE NOVEMBER 4, 2016." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.

10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

11. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

12. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

13. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

14. UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

   A. SKETCHES AS PROVIDED BY SOFTDIG UNDERGROUND SERVICES, INC FOR THE UTILITY MARK–OUT PERFORMED ON SITE.

15. 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.

16. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

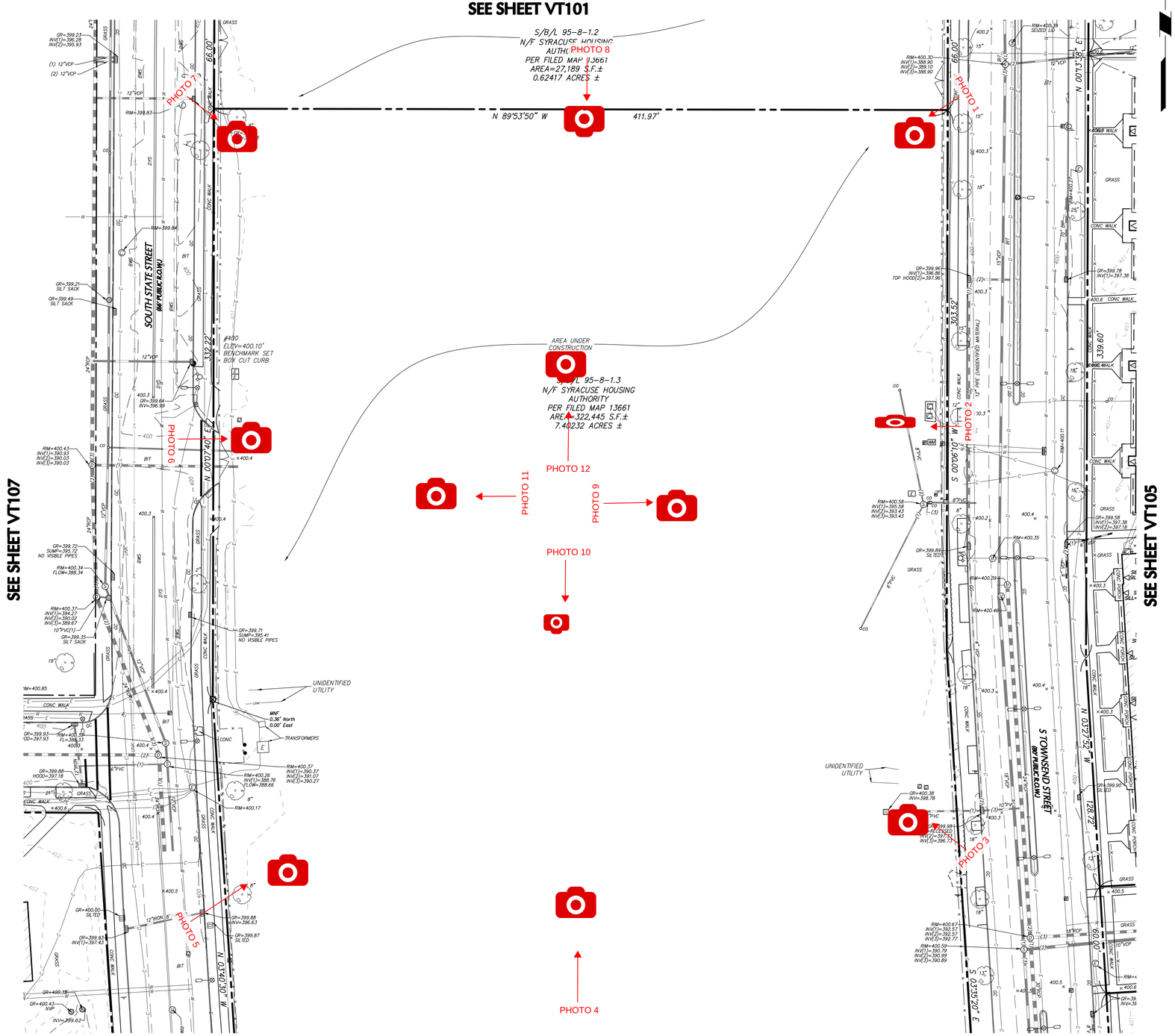
EXCEPTIONS

1. TIME WARNER EASEMENT DATED 26TH DAY OF NOVEMBER, 2003 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 4812 PAGE 130. [NOT PLOTTABLE. SEE SURVEY FOR LOCATIONS]

2. UNDERGROUND LINE EASEMENT DATED 7TH DAY OF APRIL, 1981 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2862 PAGE 43. [BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT, IT DOES NOT AFFECT THE SURVEYED PROPERTY. REFERS TO A FORMER LOT 205]

LEGEND (NOT SHOWN TO SCALE)

- MONITORING WELL
- PARKING METER
- SIGN
- TREE
- CATCH BASIN
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- MANHOLE (TYPE AS LABELED)
- POWER POLE
- TELEPHONE BOX
- VALVE UNKNOWN
- WATER METER
- WATER VALVE
- BIT — BITUMINOUS
- CONC — CONCRETE
- DW — DETECTABLE WARNING
- GC — GRANITE CURB
- CHAINLINK FENCE
- OVERHEAD WIRE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE



30 0 15 30
SCALE IN FEET

STATE OF NEW YORK
ANDREW G. IVES
050794
LICENSED LAND SURVEYOR

Date	Description	No.
4/15/2026	UPDATED BOUNDARY AND SEWER INFORMATION	1

Revisions

4/27/2026
SIGNATURE DATE SIGNED
ANDREW IVES
PROFESSIONAL SURVEYOR
NY Lic. No. 50794

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
EAST ADAMS REDEVELOPMENT PHASE 3
CITY OF SYRACUSE
ONONDAGA COUNTY NEW YORK

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170859701	VT104
Date: JANUARY 28, 2026	
Drawn By: SLW/DRL	
Checked By: AGI	Sheet 5 of 13

LANGAN
Project No. 170859701

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Date: 4/27/2026 Time: 21:10 User: swaldemer Style Table: Langan,stb Layout: VT104 Document Code: 170859701-0402-VT101-0104










RICCELLI
2002


RICCELLI










CIOTTI
315-463-4416
CIOTTI
315-463-4416



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 that 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 following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: East Adams Redevelopment - Phase III - XII Areas		
Project Location (describe and attach a general location map): Syracuse, NY, 13202, Tax Map: 95-07-01, 95-12-01, 95-11-01, 94-08-04, 95-06-01, 49-17-01, 95-08-03, 094.-09-05, 094.-09-06		
Brief Description of Proposed Action (include purpose or need): The Applicants, nine limited partnership entities under control of limited partnerships between McCormack Baron Salazar (MBS) and the Syracuse Housing Authority (SHA), seek approval of several discretionary actions (the "Proposed Actions") from the City of Syracuse, the Onondaga County Planning Board, the New York State Department of Transportation (NYSDOT), the New York State Homes and Community Renewal (NYSHCR), and the United States Department of Housing and Urban Development (HUD) to redevelop six blocks of existing public housing with mixed-use residential (including affordable and market-rate options) and commercial development (the "Proposed Project"). Collectively, the Proposed Project would demolish the existing public housing units on the Project Site to develop approximately 1,843,920 gsf of residential, comprising up to 1,563 dwelling units (DUs), 22,000 gsf of grocery space, 28,700 gsf of other retail, approximately 249,128 gsf of structured parking, approximately 1,477 accessory parking spaces and accessory landscaped areas. Of the 1,563 DUs, 1,028 DUs would be affordable housing units. The Proposed Project would also include residential amenity space and back-of-house uses. The proposed buildings would incorporate modern energy systems that are designed to minimize energy use and comply with the New York All-Electric Buildings Act. The Proposed Project would support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan (2020-2024) (the "Five-Year Consolidated Plan," approved by HUD in 2020), the East Adams Street Neighborhood Transformation Plan (the "Transformation Plan"), the Syracuse Housing Plan (adopted in 2010), and the City of Syracuse Consolidated Plan 2040 (adopted 2014).		
Name of Applicant/Sponsor: Nine limited partnership entities under control of limited partnerships between McCormack Baron Salazar and the Syracuse Housing Authority	Telephone: 314-425-0750 E-Mail: allyson.carpenter@mccormackbaron.com	
Address: 100 N. Broadway St. #100		
City/PO: St. Louis	State: MO	Zip Code: 63102
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Syracuse Housing Authority	Telephone: 315-470-4210 E-Mail: info@syrhousing.org	
Address: 516 Burt Street		
City/PO: Syracuse	State: NY	Zip Code: 13202

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Syracuse Planning Commission	
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	City of Syracuse Zoning Approval and CPC Coordination	
d. Other local agencies ☑Yes ☐No	Syracuse Housing Authority City of Syracuse Central Permit Office	
e. County agencies ☑Yes ☐No	Onondaga County Planning Board	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDOT (E Adams Street), NYSHCR (Credit Committee and HFA Board), NYSDEC (SWPPP), New York State Historic Preservation Office (SHPO)	
h. Federal agencies ☑Yes ☐No	HUD Disposition Agreement and funding approval	

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) that 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):

Remediaton Sites:E734086, NYS Heritage Areas:Syracuse

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):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☑ Yes ☐ No

If Yes , identify the elements of the plan that are relevant to the action:
City of Syracuse Comprehensive Plan 2040

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?
Phase III - VI and VIII - X are in a MX-2 “Neighborhood Center” zoning district. Phase VII Area is in an MX-3 "Mixed-Use Transition" zoning district. Phase XI and XII Areas are within an MX-4 "Urban Core" district. See map below.

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, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Syracuse City School District (1.15 miles northwest of the Project Site)

b. What police or other public protection forces serve the project site?
Syracuse Police Department (0.24 miles north of the Project Site)

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Department (Station 1) (0.01 miles west of the Project Site)

d. What parks serve the project site?
Roesler Park (0.01 miles west of the Project Site) and Wilson Park (0.01 miles south of the Project Site)

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)?
Affordable multifamily housing with supportive services for residents, grocery store, retail, commercial uses, and parking.

b. a. Total acreage of the site of the proposed action? approximately 29 acres
b. Total acreage to be physically disturbed? approximately 29 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? approximately 29 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
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)
Mixed-use: residential and commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 10
iv. Minimum and maximum proposed lot sizes? Minimum approx 2 acres Maximum approx 4 acres

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 10
- Anticipated commencement date of phase 1 (including demolition) 12 month 2026 year
- Anticipated completion date of final phase 12 month 2032 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phase III: December 2026; Phases VI and XIII: March 2027; Phase IV: October 2027; Phase V: March 2028; Phase IX: December 2028; Phase X and XI: 2029; and Phase VII and XII: 2030.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				249 (Ph III & VIII)
At completion of all phases				1,563

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

If Yes,

i. Total number of structures approx 32

ii. Dimensions (in feet) of largest proposed structure: max 60ft height; max 300ft width; and max 375ft length

iii. Approximate extent of building space to be heated or cooled: up to 1,894,620 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? Excavate to construct below-grade building elements (i.e., foundations, utility connections)

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): max of 15,158,880 cy (12 ft x 29 acres [1,263,240 sf])
- Over what duration of time? Up to six months per Phase Area

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Excavation details are not yet known, but is estimated to occur to an average depth of 12 feet across the Phase Areas. Excavated materials would be characterized to identify material handling, reuse and disposal requirements in accordance with City and State regulations

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Dewatering may be required for Phase VIII Area because of below grade elements

v. What is the total area to be dredged or excavated? approximately 29 acres

vi. What is the maximum area to be worked at any one time? approximately 4 acres

vii. What would be the maximum depth of excavation or dredging? up to approximately 12 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:
Based on the presence of contaminants of concern in soil and soil vapor above applicable regulatory standards related to historic operations of the site and/or historic infilling, the Applicants will apply for Phase IV, V, VI, VIII, IX, X, XI and XII areas to be enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

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:

N/A

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: _____

N/A

c. Will the proposed action use, or create a new demand for water? *Assumes an avg of 300 gallons per day per DU. ☑ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: ~468,900 gallons/day*

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

If Yes:

- Name of district or service area: Syracuse Water Department
- 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: _____

N/A

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: ~468,900 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater (assumes that the sanitary wastewater is equal to the water demand)

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

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: Onondaga County District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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

If Yes:

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

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

If Yes:

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

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:
Wastewater would be directed to the Metropolitan Syracuse Wastewater Treatment Plant, where wastewater would be treated and recycled by the Onondaga County Department of Water.

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

*29 acres of impervious coverage is considered a worst-case condition. The number of acres of pervious coverage is TBD.

If Yes:

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

_____ Square feet or ~14 acres (impervious surface)

_____ Square feet or ~29 acres (parcel size)*

ii. Describe types of new point sources. Stormwater would infiltrate or would be discharged into the City of Syracuse's sewer system in accordance with underlying regulations.

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

Stormwater would be collected separately for each Phase Area via existing and proposed catch basins. Detention and treatment of stormwater will be handled through a series of NYSDEC-approved practices.

- If to surface waters, identify receiving water bodies or wetlands:

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

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

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Private passenger vehicles and delivery vehicles (i.e., USPS, UPS, DHL, and Amazon)

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

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)
Emergency power generators (only used during emergencies and testing). Buildings will use electric-powered heat and hot water systems.

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

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

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 506 Proposed 1,477 Net increase/decrease + 971

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:
The Proposed Project would reconnect the neighborhood to the grid via the prolongation of Monroe and Jackson streets.

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 energy demand? ☐Yes ☐No
If Yes: N/A
i. Estimate annual electricity demand during operation of the proposed action: _____

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

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

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

i. During Construction:
- Monday - Friday: Generally 7AM-3PM*
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:
- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

Note: the Syracuse noise code allows 7AM-9PM and construction may extend beyond the typical 7AM-3PM timeframe.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:
Construction equipment will generate additional noise during periods of construction. New noise sources will comply with the Syracuse Noise Control Ordinance

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:
New lighting will be designed in accordance with City of Syracuse standards.

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, insecticide) during construction or operation? ☐ Yes ☐No
If Yes: N/A
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: N/A

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): Institutional and Community Facilties

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	14	29	+15
• Industrial or manufacturing			
• Commercial			
• Residential			
• 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: Landscape	15	0	-15

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:

SUNY Upstate Medical Hospital (0.01 miles northwest of the Project Site), SUNY Upstate Childcare Center (0.12 miles northwest of the Project Site), the Institute of Technology at Syracuse Center (directly north of Roesler Park), and Syracuse University (0.14 miles southeast of the Project Site)

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 that 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:

The Project Site has been developed for multiple industrial, commercial, and residential uses dating back to the 1890s. Uses included a stone yard, carriage manufacturing and painting, vehicle storage and repair, a scrap metal yard, a retail gasoline station, residences, and a paper baling facility.

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): E734086

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

Phase VIII Area was part of the New York State Environmental Restoration Program, which required an Engineering Report, Site Management Plan, and an Environmental Easement recorded against the site in 2016. Further investigation on-site is ongoing.

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): 734140, C734144, E734086, C734140, C734144A, C7...

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

South Salina/Montgomery Streets: 734140 - State Superfund Program and C734140 - Brownfield Cleanup Program; 140 Cortland Avenue: C734144 - Brownfield Cleanup Program and C734144A - Brownfield Cleanup Program - Work is underway and not yet complete.

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

- If Yes, DEC site ID number: E734086 (Phase VIII Area, Lot 94.-08-04.0)
- Describe the type of institutional control (e.g., deed restriction or easement): Environmental Easement
- Describe any use limitations: Use restrictions of the site
- Describe any engineering controls: Soil cover system
- Will the project affect the institutional or engineering controls in place? ☐Yes ☑No
- Explain:

The site will be remediated to restricted-residential standards higher under the NYSDEC BCP.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >100 feet* *Per Geotechnical Survey

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

c. Predominant soil type(s) present on project site:

Urban (Ub)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: ~7-14 feet* Per Phase II ESI Reports

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☐ Moderately Well Drained:	% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	% of site
☐ 15% or greater:	% of site

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

h. Surface water features.

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

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

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

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

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

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

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If Yes, name of impaired water body/bodies and basis for listing as impaired: ____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: ____

m. Identify the predominant wildlife species that occupy or use the project site:
House Sparrow | European Starling | American Robin

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 listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

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

ii. Name: Eligible property:Wilson Park (Recreation Center)

iii. Brief description of attributes on which listing is based: ^ And Pioneer Homes.

Wilson Park Recreation Center: eligible for listing on the State/National Register of Historic Places and part of the Pioneer Homes Historic District.

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 New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Multiple resources within the City of Syracuse, the nearest being Central Technical HS (p/o STEAM High School campus - approx 1,200 feet from the Project Site)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): S/NR-listed Beaux Arts and Classical Revival high school.

iii. Distance between project and resource: 0.4 miles.

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

If Yes:

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

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☑ Yes ☐ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☑ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☑ Yes ☐ No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: Construction activities would temporarily generate air and noise emissions. See supplemental analyses.

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☑ No
Solid Waste Management Facility	☐ Yes	☑ No
Hazardous Waste Management Facility	☐ Yes	☑ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☑ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☑ No
Waste Transporter	☐ Yes	☑ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No

c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☒ No

ii. temperature extremes (hot or cold)? ☐ Yes ☒ No

iii. extreme storms, including high winds? ☐ Yes ☒ No

iv. landslides? ☐ Yes ☒ No

v. coastal erosion? ☐ Yes ☒ No

vi. stormwater flooding? ☐ Yes ☒ No

vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

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

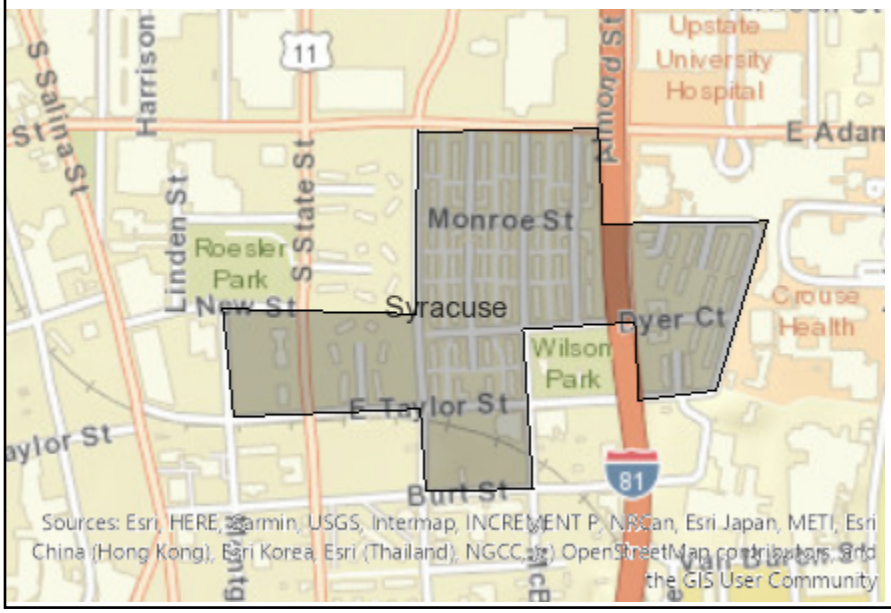
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mike Saunders, MBSD NY, Inc. Date 5 August 2026

Signature _____ Title Vice President

EAF Mapper Summary Report

Monday, July 20, 2026 10:18 AM

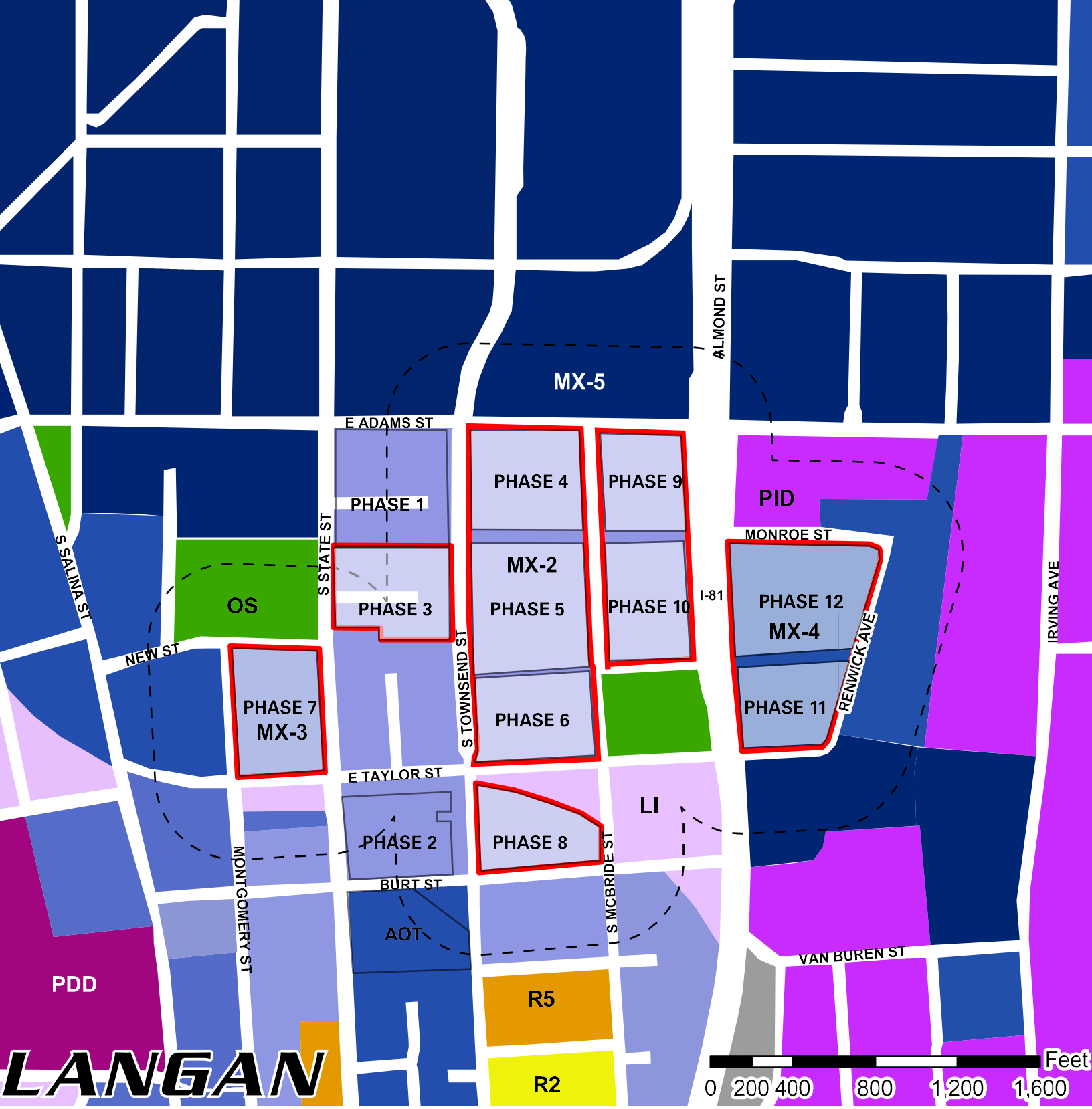


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:E734086, NYS Heritage Areas:Syracuse
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	E734086
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	734140, C734144, E734086, C734140, C734144A, C734161, C734162, C734163, C734166
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Wilson Park (Recreation Center)
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	Yes



Project Area

400-Foot Radius

Neighborhood Center

Mixed-Use Transition

Urban Core

Central Business District

Planned Development

Open Space

Low Density Residential

High Density Residential

Planned Institutional

Light Industry and Employment

East Adams Construction Program

Construction Noise Mitigation Plan

East Adams Construction Program | Syracuse, NY

Purpose and Scope. This plan identifies reasonable and prudent measures to minimize construction-related noise from construction activities associated with the East Adams construction program. It is intended to support the site activities and to document the planning, coordination, and how the team will implement noise controls consistent with City of Syracuse requirements and applicable OSHA worker-protection standards. The plan addresses community noise, worker exposure, communication, and corrective-action procedures during active construction.

1. Applicable Noise Requirements

City of Syracuse Noise Control Ordinance. The Construction team will conduct work in accordance with Chapter 40 of the City of Syracuse Code, which is intended to prevent excessive, unnecessary, or unusually loud noise and defines "unnecessary noise" by considering factors such as intensity, duration, time of day, proximity to sleeping facilities, area zoning context, and whether alternate methods are available. The ordinance defines "best practical noise control measures" as feasible devices or methods that reduce the generation or transmission of noise. Construction is prohibited where it causes unnecessary noise between 9:00 p.m. and 7:00 a.m. Monday through Saturday, and at any time on Sundays or holidays, except for emergency work and safety/protective devices. Based on this restriction, the Construction team will schedule routine construction activities only during City-allowed hours: 7:00 a.m. to 9:00 p.m. Monday through Saturday, with no routine work on Sundays or holidays unless specifically authorized or required for emergency conditions.

OSHA worker-noise standards. the Construction team will also comply with OSHA construction standards for occupational noise exposure, including 29 CFR 1926.52 and 29 CFR 1926.101. Where employee exposure exceeds OSHA's permissible noise levels, feasible engineering or administrative controls will be used; if those controls do not reduce exposure to permissible levels, hearing protection will be provided and used. A continuing and effective hearing conservation program will be administered when required by OSHA, and impulsive or impact noise will be controlled consistent with OSHA requirements.

2. Work-Hour Controls and Coordination

- Routine construction activities that may generate community noise will be limited to 7:00 a.m. to 9:00 p.m., Monday through Saturday, consistent with the City's construction-noise restrictions. No routine construction work will be scheduled on Sundays or holidays unless approved by the applicable authority or required for emergency protection of persons or property.
- High-noise work, such as demolition, saw-cutting, hoe-ramming, pile/driven operations, compressor use, concrete cutting, or extended truck staging, will be planned during daytime windows when practical and coordinated with adjacent work areas to avoid unnecessary overlapping noise sources.
- Subcontractors will be advised of the work-hour restrictions, noise-control expectations, and complaint-response process during onboarding, pre-task planning, and weekly coordination meetings.

3. Prudent Construction Practices to Reduce Noise

Practice	Noise-control approach
Equipment selection and maintenance (excavators, generators, tampers, backhoes, lifts, etc.)	Use properly maintained equipment with functional mufflers, exhaust systems, covers, shrouds, and manufacturer-installed noise controls. Repair or remove equipment that produces abnormal rattling, grinding, squealing, or exhaust noise.
Administrative controls	Schedule the loudest activities during less sensitive daytime periods; avoid unnecessary simultaneous use of multiple high-noise sources; sequence deliveries to minimize queuing and idling.
Stationary equipment placement	Locate generators, compressors, pumps, and saws as far as practical from residences, occupied buildings, and pedestrian areas; orient exhaust and openings away from sensitive receptors.

Temporary shielding	Use existing buildings, material stockpiles, containers, temporary barriers, acoustic blankets, or localized enclosures where it is practical to interrupt line-of-sight transmission from stationary or repetitive noise sources.
Material handling	Minimize dropping, dragging, or rough handling of steel, pipe, dumpsters, forms, plates, and debris containers; use controlled loading/unloading and rubber-tired equipment where practical.
Vehicle and backup-alarm management	Limit unnecessary idling; establish truck routes and staging areas; use spotters, flaggers, and broadband/adjustable backup alarms where permitted by the site safety plan and applicable regulations.
Saw-cutting, drilling, and impact work	Use sharp blades/bits, dampening methods where compatible with the work, localized shields, and shorter controlled work periods rather than prolonged continuous operation.

4. Implementation, Monitoring, and Complaint Response

- **Responsibility.** The Construction team's site supervision will communicate this plan to subcontractors, coordinate high-noise work, and evaluate whether additional practical controls are needed as site conditions change.
- **Field monitoring.** Site supervision will observe noise-generating activities during regular field walks. If a condition appears to create unnecessary noise, the superintendent or designee will direct corrective action, which may include equipment repair, relocation, shielding, resequencing, reduced idling, or temporary work stoppage until controls are implemented.
- **Public interface.** the Construction team will maintain a designated contact (the site superintendent) for noise-related concerns received from MBS, SHA, the City, adjacent occupants, or the public. Complaints will be logged with the date/time, location, activity, observed condition, corrective action, and follow-up communication.

    - **Signage** will be placed at the perimeter of the operations that includes a email address and phone number so community members can contact the project team so issues and concerns can be addressed in a timely manner.

- **Documentation.** Work-hour compliance, subcontractor orientation, notable high-noise activities, complaints, and corrective measures will be documented in daily reports, meeting notes, or project logs as appropriate.

Key References

City of Syracuse Code, Chapter 40, Noise Control Ordinance, including Sections 40-2, 40-3, 40-4, 40-6, and 40-7.
OSHA 29 CFR 1926.52, Occupational noise exposure; OSHA 29 CFR 1926.101, Hearing protection; OSHA Occupational Noise Exposure: Noise in Construction topic page.

7.10 NOISE EXPOSURE/HEARING CONSERVATION

It is the intent of Hueber-Breuer Construction to provide every employee with a safe and healthful working environment. Employees who during their course of employment are exposed to noise greater than 85 decibels on the A scale (dBA) should be protected. Prevention of occupational hearing loss is the primary employee benefit from the Hearing Conservation Program (HCP). The HCP will also help to conserve the hearing ability of those workers who have been evaluated as having a noise induced hearing loss.

Definitions:

Action level – An eight (8) hour time-weighted (TWA) of 85 decibels measured on the A-scale (dBA), slow response, or equivalently, a dose of 50 percent.

Audiogram – A chart, graph, or table resulting from an audiometric test showing an individual's hearing threshold levels as a function of frequency.

Noise dosimeter – An instrument that integrates a function of sound pressure over a period of time in such a manner that it directly indicates a noise dose.

Attenuate – To reduce or weaken.

Standard threshold shift – A change in hearing threshold relative to the baseline audiogram of an average of 10 dB or more at 2000, 3000 and 4000 Hertz in either ear.

Responsibility: Corporate Safety

This policy has been developed by the Operations Department. The Safety Manager is charged with administering the program for Hueber-Breuer. The Director of Operations in consultation with the Safety Manager is responsible for reviewing the program on an annual basis to ensure its effectiveness. The results of the evaluation will be presented in a written format that lists plans to correct any faults if discovered, and target dates for their implementation.

- Conduct noise monitoring upon request from individual jobsites that are concerned with loud noise on their worksites.
- Train personnel (provided by the Safety Manager);
- Assist jobsites in choosing and fitting hearing protection devices;
- Maintain accurate recordkeeping.

Jobsites

- Identify potential areas of concern, the Safety Manager will then monitor to determine which work areas or procedures require participation in the Hearing Conservation Program. Hueber- Breuer shall evaluate hearing protection for the specific noise environment in which the protector will be used.
- Provide at-risk employees with baseline audiograms and annual audiogram follow-ups at no cost to the employee.
- Provide a choice of hearing protection devices (earplug or earmuff) and ensure that they are being worn at no cost to the employee.

Outside Medical Facility

The outside medical facility that will be used for testing and consultation is Industrial Medial Associates located in Syracuse, New York.

- Conduct audiometric evaluations and review audiograms.
- Provide written reports to the employee and the Operations Department.
- Provide immediate feedback to employee regarding audiogram results.
- Make referrals to otological/audiological evaluation and treatment.
- Assist in providing educational programs regarding hearing conservation to employees and supervisors/superintendents.

Hearing Conservation Program:

When the Safety Manager determines that an employee is exposed to noise equal to or greater than an eight (8) hours time weighted average (TWA) of 85 dBA (slow response) or, equivalently, a dose of 50 percent, the employee's jobsite shall institute the Hearing Conservation Program.
The preferred method of hearing conservation is to control noise at its source through changes in machinery or equipment, change in manual or mechanical material handling, installing controls on to reduce noise exposure or other engineering controls.

The key elements to an effective Hearing Conservation Program are:

- Noise exposure measurements
- Engineering noise exposure control
- Personal hearing protection
- Baseline and annual audiograms
- Training

Noise Exposure Monitoring:

The superintendent/supervisor is responsible for identifying potentially harmful noise levels when noise at the worksite routinely interferes with verbal communications; when noise routinely startles, annoys, or disrupts an employee's concentration; or when it is the suspected cause of noticeable hearing loss or pain.
When the superintendent/supervisor suspects harmful noise levels, he must contact the Safety Coordinator. The Safety Coordinator will then measure the noise level at the jobsite.

When information indicates that any employee's noise exposure any equal or exceed an eight (8) hour TWA of 85 dBA, monitoring will be conducted to document the exposure and decide whether or not the employee is to be included in the HCP.

Representative sampling will be conducted to assure that all affected employees who need to be included in the HCP are identified. The monitoring will be conducted using area noise meters or personal noise dosimeters, as appropriate.

Monitoring will be repeated whenever a change in production, process, equipment or controls increase noise exposures to the extent that:

- Additional employees may be exposed at or about the action level, or
- The attenuation provided by hearing protectors being used by employee may be rendered inadequate.

Employees who are exposed at or above an eight (8) hour TWA of 85 dBA will be notified of the results in writing.

Each employee shall be given the opportunity to observe any noise measurements as they are being conducted.

All continuous, intermittent and impulsive sound levels from 80 dB to 130 dB will be integrated into the noise measurements.

Permissible Noise Exposures:

Duration per day, hours	Sound level dBA, slow response
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25 or less	115

Audiometric Testing Program:
All employees that are exposed to TWA of 85 dBA or greater will be included in the audiometric testing program. This consists of a baseline audiogram and annual audiograms thereafter. Testing to establish a baseline audiogram shall be preceded by at least 14 hours without exposure to workplace noise. Hearing protection may be worn to meet this requirement. Employees shall also be notified to avoid high levels of noise.

The audiometric testing program will be conducted by Industrial Medical Associates, Syracuse, New York. Audiometric tests and evaluations shall be conducted by a qualified physician, otolaryngologist, audiologist, or certified technician.

Each annual audiogram will be evaluated by Industrial Medical Associates to determine if a standard threshold shift has occurred. If a standard threshold shift has occurred, a retest will be given within 30 days. The audiograms will be reviewed and determination will be made whether there is a need for further evaluation, or recommendations will be made.

Within six (6) months of an employee's first exposure at or above the action level, Hueber-Breuer shall establish a valid baseline audiogram against which future audiograms will be compared. If a mobile van is used, the baseline will be established within one year.

At least annually after obtaining the baseline audiogram, Hueber-Breuer shall obtain a new audiogram for each employee exposed at or above the 8-hour time-weighted average of 85 decibels. Each employee's annual audiogram shall be compared to that employee's baseline audiogram to determine if the audiogram is valid and if a standard threshold shift has occurred. If the comparison of the annual audiogram to the baseline audiogram indicates a standard threshold shift, the employee shall be informed of this fact in writing within twenty-one (21) days of the determination.
If a threshold shift has occurred, use of hearing protection shall be re-evaluated and/or refitted. If necessary a medical evaluation may be required.

Hearing Protectors:

Hearing protectors shall be worn by any employee who is exposed to an eight (8) hour TWA of 85 dBA or greater and who:

- Has not yet had a baseline audiogram.
- Had experienced a standard threshold shift.
- Hearing protectors shall also be worn by any employee or visitor who enters a jobsite where hearing protectors are required.
- Employees shall be given the opportunity to select their hearing protectors from a variety of suitable hearing protectors provided by the Safety Coordinator.
- Hearing protectors chosen for use in the HCP will provide attenuation of noise to less than 85 dBA if fitted and worn correctly.
- Each jobsite shall ensure proper initial fitting and correct use. Superintendents/supervisors shall enforce the wearing of hearing protectors.
- Any employee who is exposed to noise at or above an eight (8) hour TWA of 85 dBA shall be trained. Training will be provided annually and documented to include employee name, signature and instructor signature or initials. Information provided in the annual training program will be updated to be consistent with changes in protection devices and work processes.

The training will include, but is not limited, to the following:

- The effects of noise on hearing;
- The purpose of hearing protectors, the advantages, disadvantages, attenuation of various types, and instructions on selection, fitting (hands-on), use and care;
- The purpose of audiometric testing, and explanation of the test procedures.

Record Keeping:

The Operations Department will

- retain noise exposure measurements for at least two (2) years
- retain employee training records for the duration of the employee's employment
- retain audiometric test records for the duration of the employee's employment Affected employees are encouraged to keep their own records

East Adams Project – Sitewide Dust Control Plan

Below is summary of the plan for dust control for the East Adams portfolio that is intended to attempt to minimize or eliminate the dust impacts associated with the outside site activities. This plan is to be applied to AOT, EA1, and EA2 and future phases.

1. For site activities, a water truck will be provided to support dust control efforts across the entire East Adams Project, including all current and future phases. Water trucks will be utilized to water designated street limits along with active work areas within the site.

2. Active construction areas across the project consist primarily of exposed stone, subgrade, and disturbed soils. These areas will be watered periodically throughout the day during dry and dusty conditions to help control airborne dust generated by construction activity and vehicle movement. As additional phases become active, the same approach will be applied.

3. HB and their contracting partners have secured a hydrant permit to fill water trucks on an as-needed basis throughout the course of construction to support dust control operations across all project areas.

4. HB and their contacting partners have a skid steer equipped with a brush attachment to sweep streets as necessary following watering operations and as dust/debris is tracked into a city street. Surrounding streets are generally clean, with most dust originating from active work within the project limits.

5. The project teams will monitor, water, and sweep active areas and public streets within at least a one-block radius of work zones during normal working hours. Dust control efforts will be adjusted as needed based on site conditions and level of activity. At this time, dust generation outside of normal working hours is not anticipated to be an issue.

6. For stockpiled soils the following will apply:
    a. Environmentally impacted soils will all be covered with poly.
    b. For non-impacted soils that are temporarily stockpiled - the following will apply:
        i. If the soils can potentially contribute dust while exposed – they will be either covered with poly or hydroseeded.
        ii. If the soils contain sufficient moisture content, will not create a potential dust issue, and are within the erosion control perimeter – they will not be required to be covered. The on-site CM /Superintendent team must perform a daily assessment to determine if cover is required. Watering these piles is also an option to prevent dust migration.

COMMUNITY AIR MONITORING PLAN

for

EAST ADAMS REDEVELOPMENT – PHASE II AREA
SYRACUSE, NEW YORK
BCP Site No. C734163

Prepared For

East Adams Phase II, L.P.
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Suite 100
St Louis, Missouri

Prepared By:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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New York, New York 10001

January 2025
Langan Project No. 170784003

LANGAN

1.0 Introduction

This site-specific community air monitoring plan (CAMP) was prepared in general compliance with the New York State Department of Health (NYSDOH) Generic CAMP and is intended to mitigate potential exposures of sensitive receptors to nuisance odors and dust resulting from ground-intrusive work. This CAMP is intended for implementation during implementation of the Remedial Action Work Plan (RAWP), which includes but is not limited to, soil/fill excavation and handling and utility trenching.

2.0 Community Air Monitoring

Monitoring for particulates and odors will be conducted during ground-intrusive work by a Langan field representative under the supervision of the remedial engineer (RE). The CAMP will include real-time monitoring for VOCs and particulates at the downwind perimeter of each designated work area when ground-intrusive work is in progress. Continuous monitoring will be required for all ground-intrusive work. Ground-intrusive work includes, but is not limited to, advancement of soil borings and soil/fill excavation and handling. The work zone is defined as the general area in which machinery is operating in support of remediation. A portable photoionization detector (PID) will be used to monitor the work zone and for periodic monitoring of total VOC levels during work such as soil sampling. The site perimeter will be visually monitored for fugitive dust emissions.

The following actions will be taken based on VOC levels measured:

- If total VOC levels exceed 5 parts per million (ppm) above background for the 15-minute average at the perimeter, work activities will be temporarily halted and monitoring continued. If levels readily decrease (per instantaneous readings) below 5 parts per million (ppm) above background, work activities will resume with continued monitoring.
- If total VOC levels at the downwind perimeter of the work zone persist at levels in excess of 5 ppm above background but less than 25 ppm, work will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work will resume provided that the total VOC level 200 feet downwind of the hot zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less, but in no case less than 20 feet, is below 5 ppm above background for the 15-minute average.
- If the total VOC level is above 25 ppm at the perimeter of the hot zone, work will be shut down.

The following actions will be taken based on instrumentation measurements:

- If the downwind particulate level is 100 micrograms per cubic meter (µg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression must be employed. Work may continue with dust suppression techniques provided that downwind PM10 levels do not exceed 150 µg/m^3 above the background level and provided that no visible dust is migrating from the work area.

- If, after implementation of dust suppression techniques, downwind PM10 levels are greater than 150 µg/m³ above the background level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM10 concentration to within 150 µg/m³ of the upwind level and in preventing visible dust migration.

3.0 Odor, Vapor, and Dust Suppression Techniques

Preventative measures for dust generation may include wetting site fill and soil, construction of an engineered construction entrance with gravel pad, use of a truck wash area, covering soils with tarps, and limiting vehicle speeds to five miles per hour.

Work practices to minimize odors and vapors include minimizing open storage of contaminated-source soil and handling of contaminated material. Offending odor and organic vapor controls may include the application of foam suppressants, or placing polyethylene sheeting or non-odorous soil over the odor or VOC source areas for short-term control of the odor and VOCs.

If odors develop and cannot otherwise be controlled, additional means to eliminate odor nuisances will include: direct load-out of soils to trucks for off-site disposal; use of chemical odorants in spray or misting systems; and, use of staff to monitor odors in surrounding neighborhoods.

4.0 Monitoring of Nearby Occupied Structures

This section applies where structures within about 20 feet of the ground-intrusive work may be occupied during the planned remedial action. Where this condition exists, the following will be considered for incorporation into the CAMP:

- One of the CAMP monitoring stations will be placed between the remedial work area and nearest outside wall of the occupied structure. If site conditions warrant, a third station may be used to accomplish this task.
    - If 15-minute-average total VOC concentrations exceed 1 ppm above background near the outside wall or next to intake vents of the occupied structure, periodic VOC monitoring will be performed within the occupied structure.
    - If 15-minute-average total PM10 concentrations exceed 150 µg/m^3 above background near the outside wall or next to intake vents of the occupied structure, work activities will be temporarily suspended until suppression techniques are implemented and concentrations return to background.
- Where nuisances have developed during remedial work and cannot be corrected using the techniques described in Section 3.0, use of additional engineering controls may be considered, such as vapor/dust barriers or ventilation devices.

- Consideration should be given to scheduling or sequencing ground-intrusive activities during periods when potentially exposed populations may not be occupying the structure.

5.0 Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.
- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 µg/m^3, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 µg/m^3 or less at the monitoring point.
- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

6.0 Reporting

A summary of CAMP findings, including triggered action levels, will be provided daily to the NYSDEC and NYSDOH project managers as part of daily reporting. In addition to a summary of CAMP findings, daily reports will include:

- The NYSDEC assigned project number
- An update of progress made during the reporting day including a photograph log
- Locations of work and quantities of material imported and exported from the site
- References to an alpha-numeric map for site activities

- A summary of complaints with relevant details (names, phone numbers)
- A summary of CAMP findings, including exceedances, wind direction, work areas, location of CAMP monitoring stations and other relevant site information (exceedances of the 15-minute time weighted average will be reported to the NYSDEC and NYSDOH as soon as they are calculated)
- An explanation of notable site conditions

Daily Reports will include a description of daily activities keyed to an alpha-numeric map for the site that identifies work areas. These reports will include a summary of air sampling results, odor and dust problems and corrective actions, and all complaints received from the public.

Daily reports are not intended to be the mode of communication for notification to the NYSDEC of emergencies (accident, spill), requests for changes to the RAWP, or other sensitive or time critical information; however, such conditions must also be included in the daily reports. Emergency conditions and changes to the RAWP will be addressed directly to NYSDEC Project Manager via personal communication.

Agency Use Only [If applicable]

Project : East Adams Phase III-XII

Date : 8/7/2026

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

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

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

Tips for completing Part 2:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☒ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☒
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☒
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

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

☑ NO ☐ YES

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

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

3. Impacts on Surface Water

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

☑ NO ☐ YES

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

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

l. Other impacts:		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☐	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts:		☐	☐

6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☐ NO ☑ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action mayalso have the potential to emit one or more regulated air contaminants at or above the following levels:	D2g	☑	☐
i. More than 100 short tons/year of carbon monoxide (CO)	D2g	☑	☐
ii. More than 100 short tons/year of oxides of nitrogen (NO_x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☑	☐
iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)	D2g	☑	☐
iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island	D2g	☑	☐
v. More than 100 short tons/year of sulfur dioxide (SO_2)			
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☑	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☑	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☑	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☑	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☑	☐
g. The proposed action will emit more than 10,000 metric tons of CO2 equivalents per year.	D2h	☑	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☑	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☑
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☑	☐

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

■ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

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

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ■ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

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

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ■ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

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

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ■ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community. (See Part 1. E.4) ☐ NO ☑ YES

If "Yes", answer questions a - g . If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☑
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☑	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☑	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☑	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☑
f. The proposed action affects or involves one or more of the following facility types:	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b. E.1.h, E.1.v, E.4	☑	☐
i. landfill;		☑	☐
ii. other industrial, manufacturing, or mining land uses;		☑	☐
iii. major oil or chemical bulk storage facility;		☑	☐
iv. municipal waste combustor;		☑	☐
v. power generation facility;		☑	☐
vi. risk management plan site;		☑	☐
vii. remediation site; or		☑	☐
viii. scrap metal processor.		☑	☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☑ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD
Meeting Date: 7/15/2026
OCPB Case # Z-26-174

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of East Adams Redevelopment Phase III for the property located at at 927 South State Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities; and

WHEREAS, the applicant proposes to create 147 dwelling units and two commercial spaces within five buildings on a 3.123-acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Martin E. Voss, Chairman
Onondaga County Planning Board

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@onondaga.gov · Website: onondaga.gov/planning

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT JULY 15, 2026 Z-26-17

Case Number: **Z-26-174**

RelatedCases:

Referring Board: City of Syracuse Planning Commission

Type of Action: SITE PLAN

Keyword: 15th Ward Revitalization-East Ada

Applicant: East Adams Redevelopment Phase III

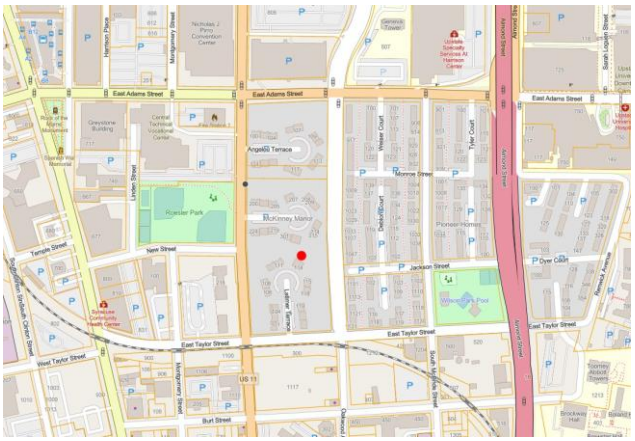
Location: at 927 South State Street

Tax Map ID: 095.-08-01.4

RECOMMENDATION: **No Position**

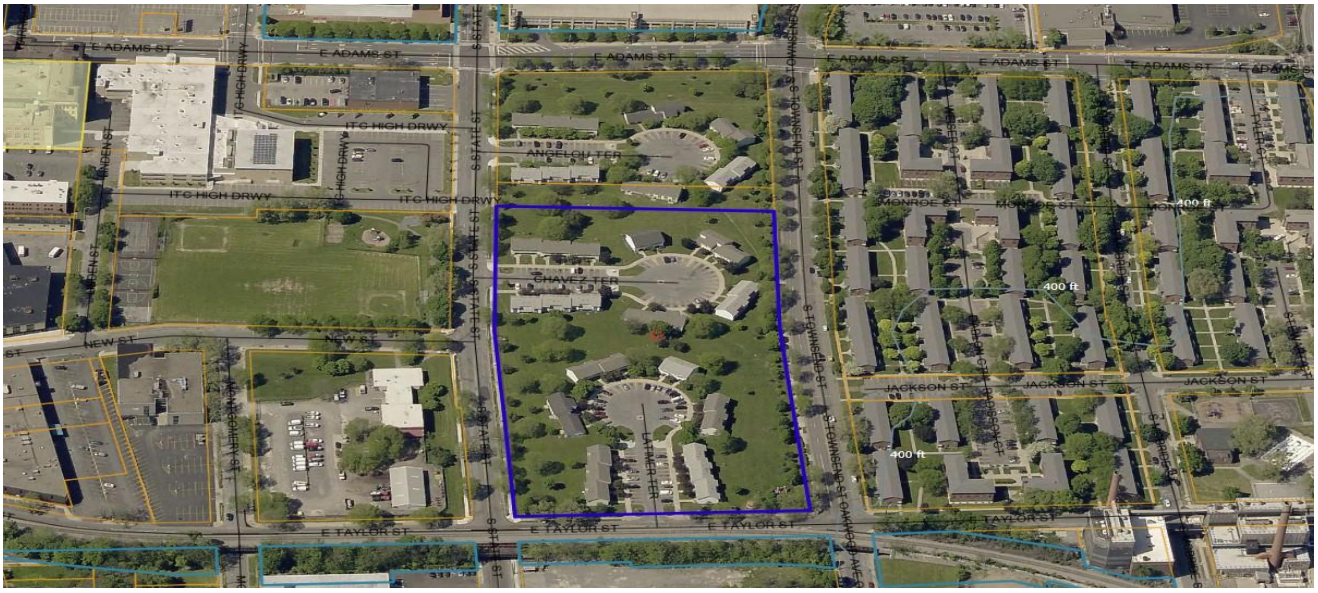
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities



SUMMARY:

create mixed-use development within five buildings



PROPOSAL:	**the applicant proposes to create 147 dwelling units and two commercial spaces within five buildings on a 3.123-acre parcel in a Neighborhood Center Mixed Us (MX-2) zoning district**
STAFF REVIEW:	
Past Board Reviews:	·Subdivision and site plan referrals (S-23-32, Z-23-287) to subdivide the three cul-de sacs, Angelou Terrace, Chavez Terrace, and Latimer Terrace, into new lots and construct 133 mixed-income units across 6 multi-unit buildings on the northernmost lot. This proposal is currently being constructed. ·Subdivision referral (S-24-43) to divide a portion of the site into two new lots. The Board held No Position on all three referrals.
Location:	The site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse. Adjacent parcels contain additional apartment complexes, a fire station, the Oncenter and its parking garage, and an Upstate Medical University Residence Hall.
Existing Site Layout:	The site contains Chavez Terrace, a cul-de-sac surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on South State Street and South Townsend Street.
Access:	The existing cul-de-sac has driveway access from South State Street. Proposed access will come from South Townsend Street.
Project Detail:	Per the Project Description dated 5/29/26, this referral is Phase 3 of the “ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative.” The applicant proposes to redevelop the site into a complex comprised of two apartment buildings and three attached townhouse buildings to contain 147 mixed income dwelling units. On-site commercial spaces will be constructed for “offices and other future tenants”. Proposed amenities include an outdoor play area, community room, a fitness center and EV charging stations. It’s noted “the project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements.”
Proposed Site Layout:	Per the Site Plan dated 6/1/26, the five buildings will be constructed along the perimeter of the site with a 64-space parking lot at the center. Outdoor play areas will be located between the buildings and the parking lot. A community patio will be constructed between Buildings A and B.
Landscaping:	Per the Landscape Plan dated 6/1/26, trees and shrubbery will be installed along road frontages, next to buildings, and around the parking lot, including a planting island within the parking lot.
Bike/Ped/Transit:	The Site Plan depicts roadside sidewalks along with an internal sidewalk network connecting the buildings and parking lot.
Stormwater:	Per the Grading & Drainage Plan dated 6/1/26, stormwater infrastructure will be installed beneath outdoor spaces and the parking lot and appears to connect to

	stormwater infrastructure along South Townsend Street. The Environmental Assessment Form (EAF) dated 4/22/2026 is for the whole project and does not address individual Phases. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The proposed development will connect to City of Syracuse drinking water.
Wastewater:	The proposed development will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated change in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Other:	The project is within 2,000 feet of multiple sites (IDs: 734140, C734144, E734086, C734140, C734144A, C734161, C734162, C734163, C734166) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site is located near the Wilson Park which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places

RECOMMENDATION: **No Position**

City of Syracuse

Parcel History

01/01/1900 - 06/03/2026
Tax Map #: 095.-08-01.3
Owners: Syr Housing Authority
Zoning:

Address	Date	Transaction	Transaction Type	Status	Description
927 State St S to Townsend St S	10/17/25	Complaint	Certificate of Compliance	Open	2025-08915 | House Fire- AKA 105 Lattimer Dr
927 State St S to Townsend St S	10/17/25	Inspection	Tickle Date (Follow Up)	Fail	
927 State St S to Townsend St S	10/17/25	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
927 State St S to Townsend St S	10/17/25	Violation	Section 105.2 Building Permits	Open	
927 State St S to Townsend St S	11/10/25	Inspection	Tickle Date (Follow Up)	No Progress	
927 State St S to Townsend St S	02/03/26	Inspection	Tickle Date (Follow Up)	No Progress	
927 State St S to Townsend St S	02/18/26	Inspection	Tickle Date (Follow Up)	No Progress	
927 State St S to Townsend St S	04/10/26	Inspection	Tickle Date (Follow Up)	N/A	
927 State St S to Townsend St S	05/05/26	Inspection	Tickle Date (Follow Up)	No Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-28

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Nate Pan	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally approved	Charles Gafrancessco	MaSPR-2026-28 Conditionally Approved DPW Traffic Control Review Complete 7-9-26 No concern with proposed project, Transportation Planner review and approval required. -All vehicle and/or pedestrian traffic control shall be in accordance with MUTCD, Local, State, County, and permitting agency laws, and be the applicants responsibility. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan is submitted during permit process and is compliant with all MUTCD regulations, State and Local laws.

DPW Transportation	Conditionally Approved	Neil Burke	No major concern with plans as proposed. Applicant may want to consider maintenance needs of expansive shrub and perennial planting areas adjacent to walking paths/points of egress for residences.
Eng. Mapping-Zoning	Approved	Ray Wills	There are a number of City of Syracuse ROW markers on property line of this project. The markers are referenced on the surveys and site plan overlays. These markers are protected by law and not to be disturbed under any circumstances. The interior lot work however should have no impact on these markers.
Engineering Design and Construction	In Review	Mirza Malkoc	Same as SWPPP comment.

Engineering-SWPPP	In Review	Mirza Malkoc	• Stormwater Pollution Prevention Plan (SWPPP) was reviewed and approved. • All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit. This is just a reminder that these outstanding items need to be addressed before permits are issued to the applicant. • Stormwater Agreements shall be executed and filed • Designer needs to revise the outlet control structure (OCS-1) invert out pipe from 12” to 8” on sheet CG-101 • County’s 1:1 offset requirements needs to be met. This phase of the project is increasing the sewer volume by 31,100 GPD so the applicant has to offset the additional sewer volume by lining or replacing a section of a City's main within that sewer shed.

			• Applicant needs to update Bryant's Associate sewer capacity analysis for every phase of the project and submit the updated sewer study to the City for review. • Applicant needs to receive NYSDEC Acknowledgment Letter before any site work can commence.
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.
Parks and Forestry	In Review	Jeff Romano	Update by 8/10