

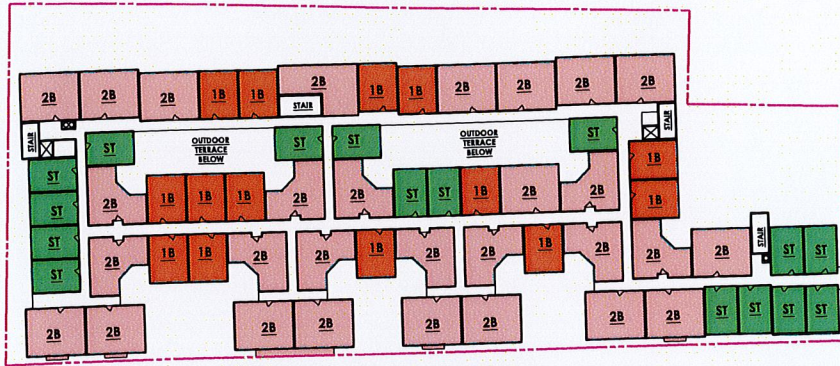
**LEVEL 5 - RES. - 37,227 GSF**

(17) STUDIO UNITS (17) BEDS  
 (10) 1 BED UNITS (10) BEDS  
 (21) 2 BED UNITS (42) BEDS  
 (48) TOTAL UNITS (69) TOTAL BEDS



**LEVEL 2 - RES. - 47,473 GSF**

(16) STUDIO UNITS (16) BEDS  
 (14) 1 BED UNITS (14) BEDS  
 (29) 2 BED UNITS (58) BEDS  
 (59) TOTAL UNITS (88) TOTAL BEDS



**LEVEL 4 - RES. - 47,473 GSF**

(16) STUDIO UNITS (16) BEDS  
 (14) 1 BED UNITS (14) BEDS  
 (29) 2 BED UNITS (58) BEDS  
 (59) TOTAL UNITS (88) TOTAL BEDS



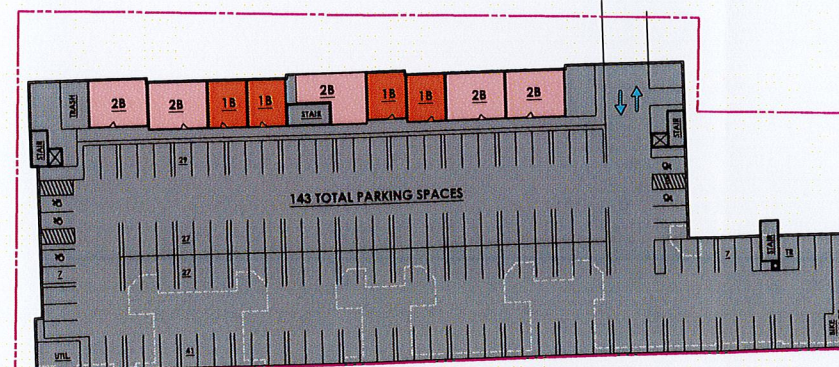
**LEVEL 1 - RES. - 47,452 GSF**

(12) STUDIO UNITS (12) BEDS  
 (14) 1 BED UNITS (14) BEDS  
 (26) 2 BED UNITS (52) BEDS  
 (52) TOTAL UNITS (78) TOTAL BEDS



**LEVEL 3 - RES. - 47,473 GSF**

(16) STUDIO UNITS (16) BEDS  
 (14) 1 BED UNITS (14) BEDS  
 (29) 2 BED UNITS (58) BEDS  
 (59) TOTAL UNITS (88) TOTAL BEDS



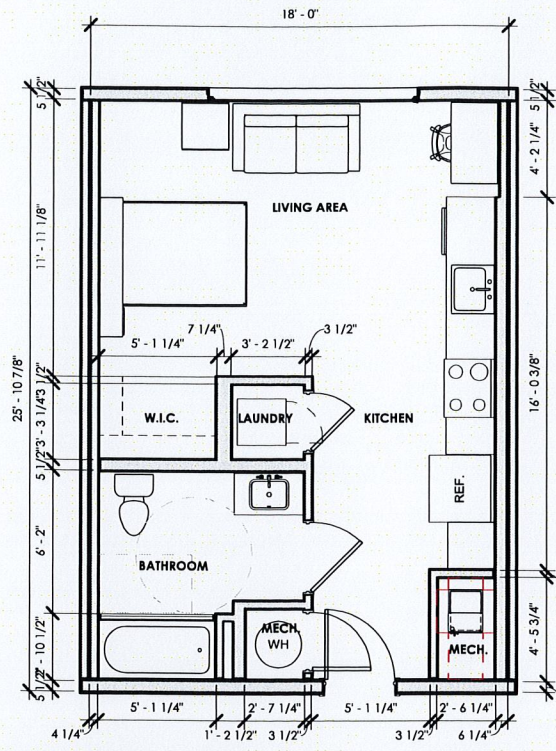
**BASEMENT - PARKING - 59,772 GSF**

(143) PARKING SPACES  
 (4) 1 BED UNITS (4) BEDS  
 (5) 2 BED UNITS (10) BEDS  
 (9) TOTAL UNITS (14) TOTAL BEDS

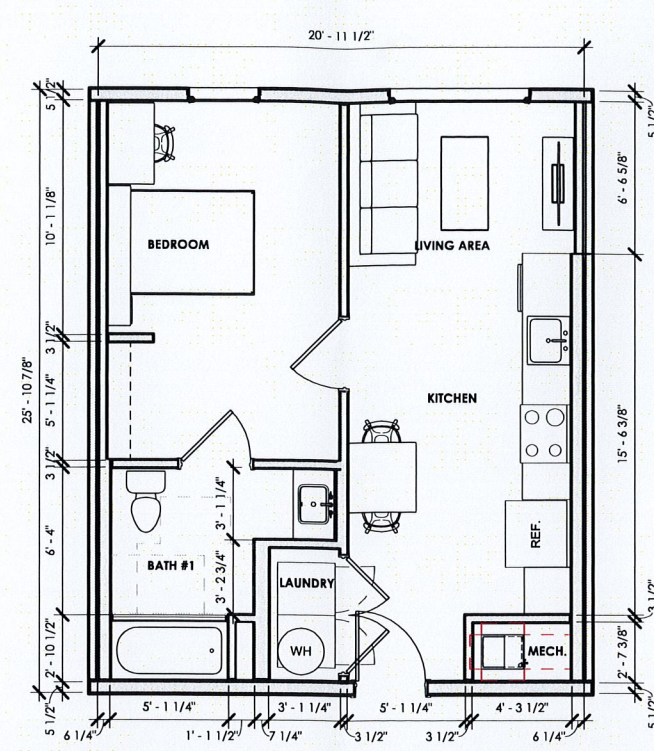
**BASEMENT - 59,772 GSF  
 LEVEL 1-5 - 227,098 GSF**

**UNIT MIX**  
 (77) STUDIO UNITS (77) BEDS  
 (70) 1 BED UNITS (70) BEDS  
 (139) 2 BED UNITS (278) BEDS  
 (286) TOTAL UNITS (425) TOTAL BEDS

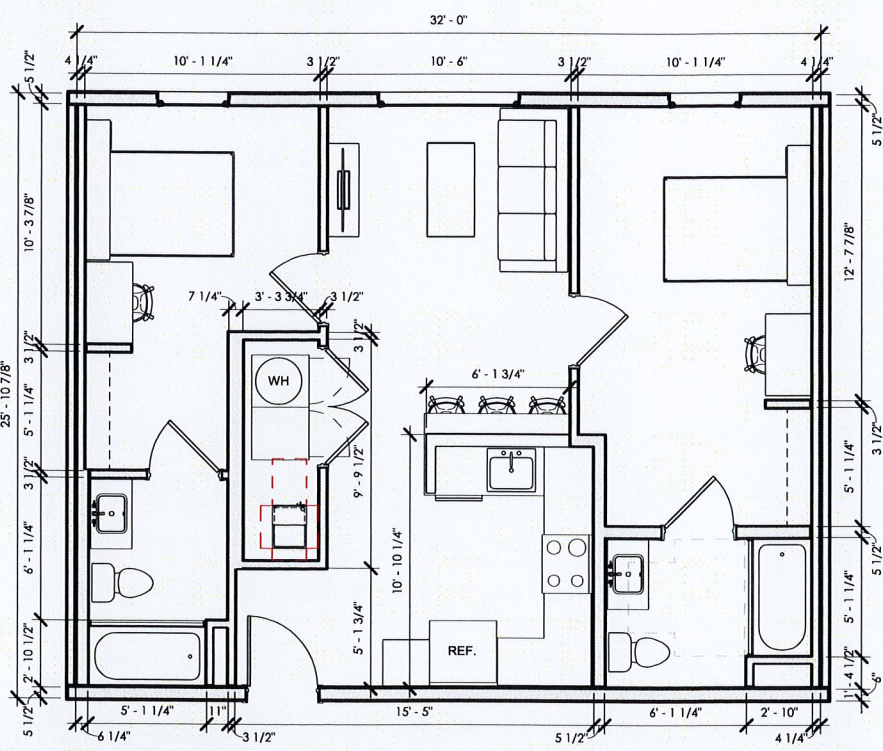




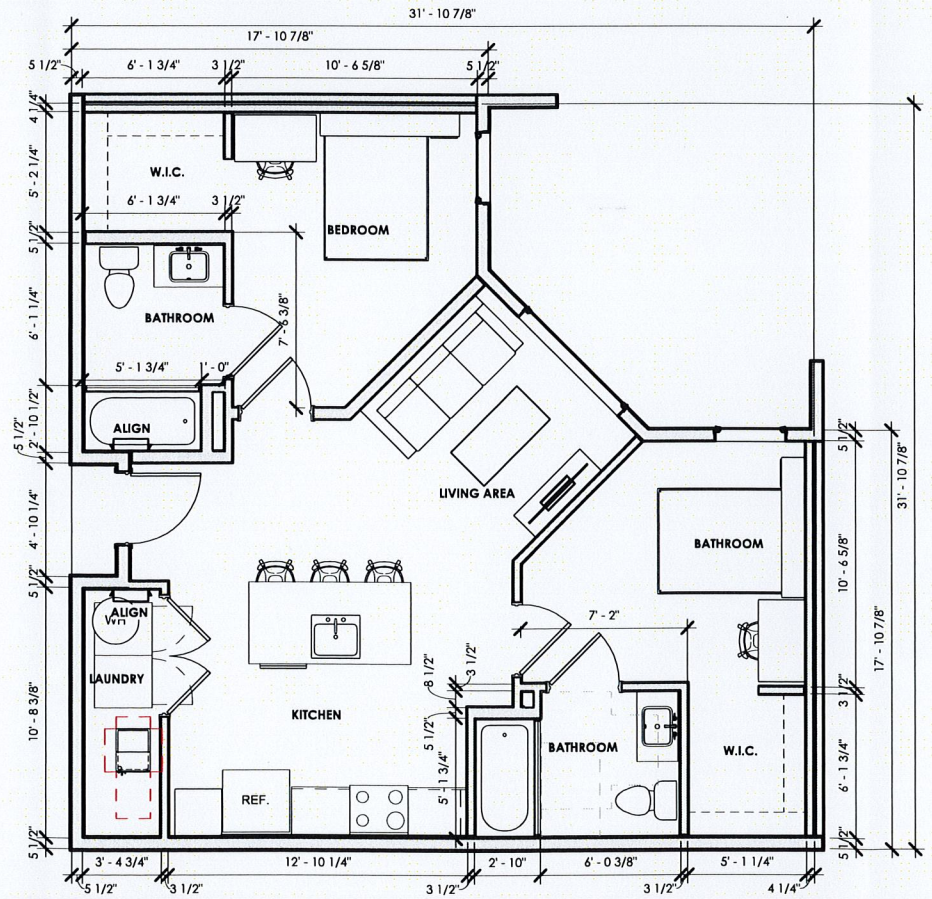
**1 S1 - UNIT PLAN** 453 S.F.  
 0' 1' 2' 4' 8'  
 1/4" = 1'-0"



**2 A1 - UNIT PLAN** 527 S.F.  
 0' 1' 2' 4' 8'  
 1/4" = 1'-0"



**3 B1 - UNIT PLAN** 805 S.F.  
 0' 1' 2' 4' 8'  
 1/4" = 1'-0"

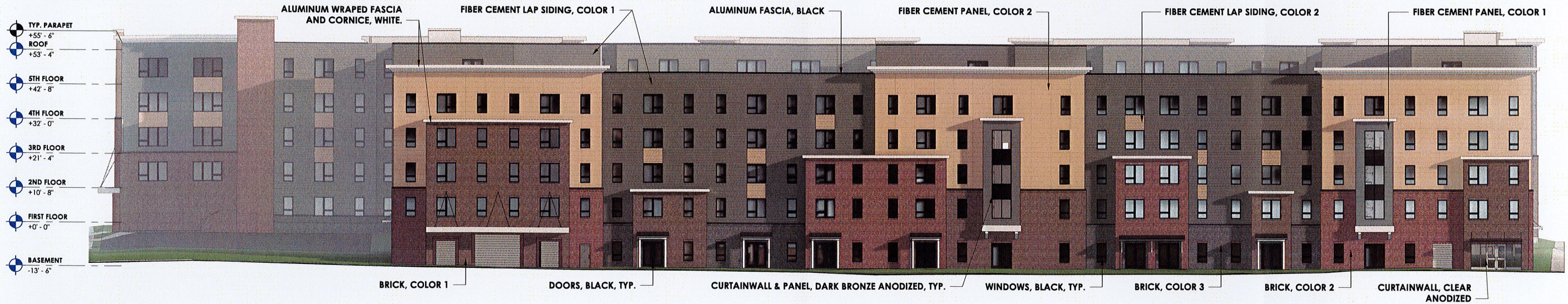


**4 B2 - UNIT PLAN** 810 S.F.  
 0' 1' 2' 4' 8'  
 1/4" = 1'-0"





**1 SOUTH ELEVATION**

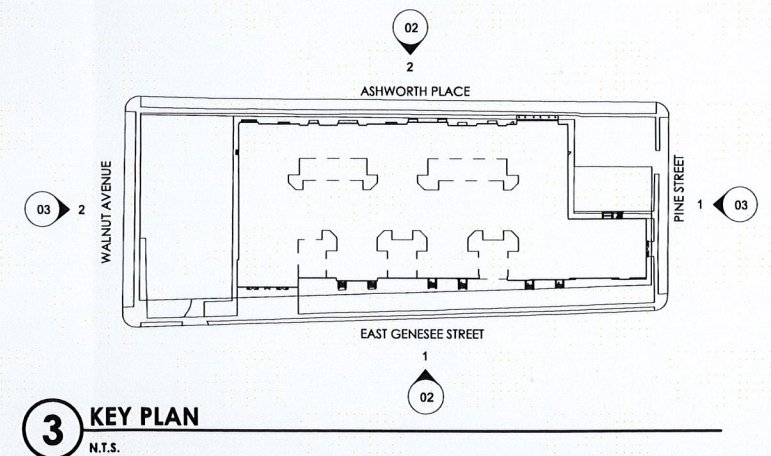


**2 NORTH ELEVATION**

**MATERIALS LEGEND**

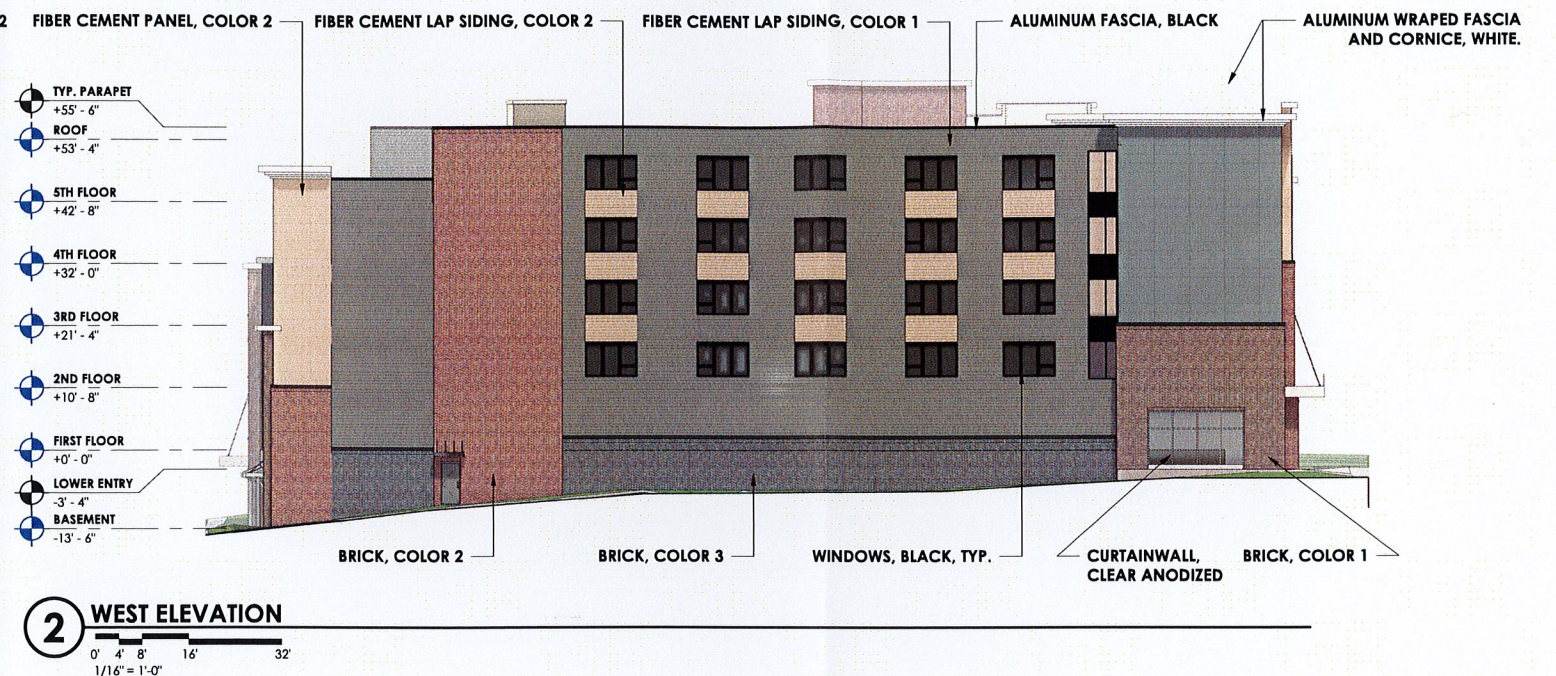
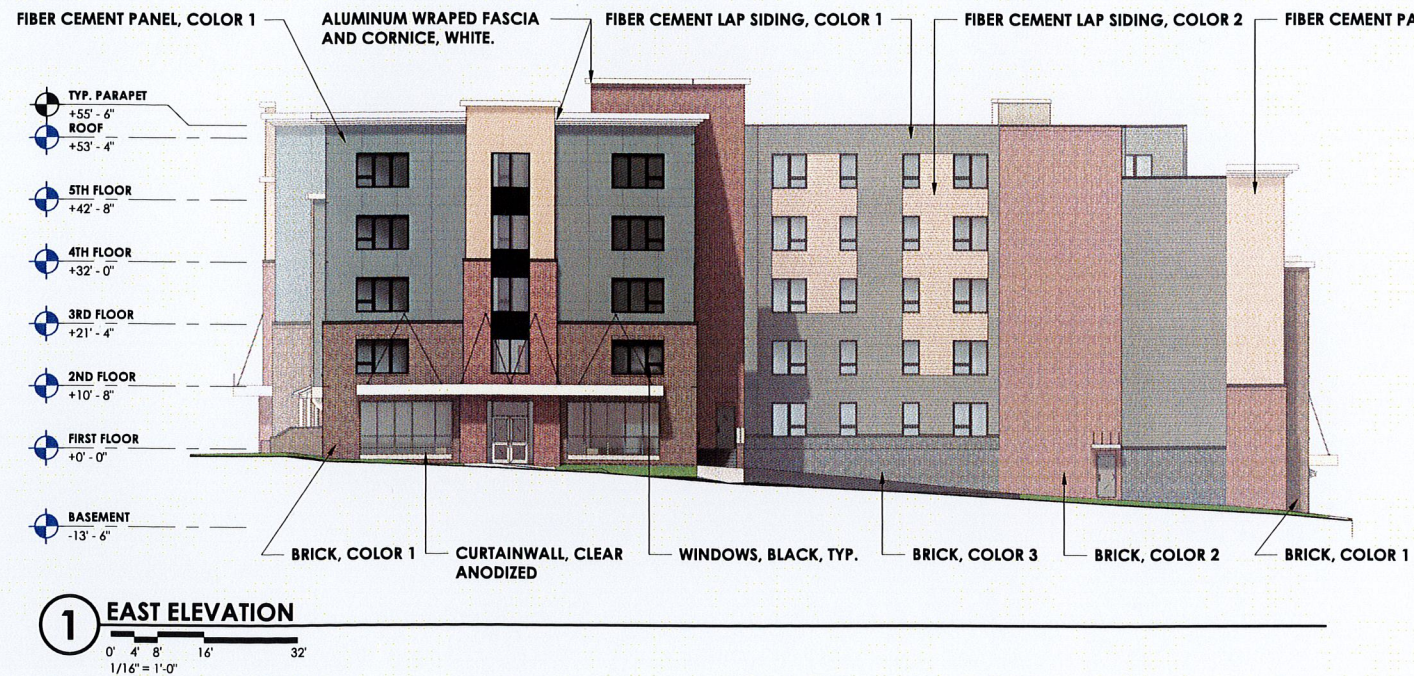
- FIBER CEMENT PANEL, COLOR 1: NICHIIHA, SMOOTH PANEL - WEB GRAY
- FIBER CEMENT PANEL, COLOR 2: NICHIIHA, SMOOTH PANEL - CUSTOM COLOR (GOLDEN BLUFF)
- FIBER CEMENT LAP SIDING, COLOR 1: NICHIIHA, SMOOTH PLANK - WEB GRAY
- FIBER CEMENT LAP SIDING, COLOR 2: NICHIIHA, SMOOTH PLANK - CUSTOM COLOR (GOLDEN BLUFF)
- BRICK, COLOR 1: ENDICOTT BRICK, FACE BRICK - EXECUTIVE IRONSPOT
- BRICK, COLOR 2: ENDICOTT BRICK, FACE BRICK - MEDIUM IRONSPOT #77
- BRICK, COLOR 3: ENDICOTT BRICK, FACE BRICK - MANGANESE IRONSPOT

**NOTE:** MATERIALS LISTED ABOVE ARE THE BASIS OF DESIGN. PRODUCTS ARE SUBJECT TO AVAILABILITY, OR EQUALS WILL BE CONSIDERED PRIOR TO INSTALLATION.



**3 KEY PLAN**  
N.T.S.





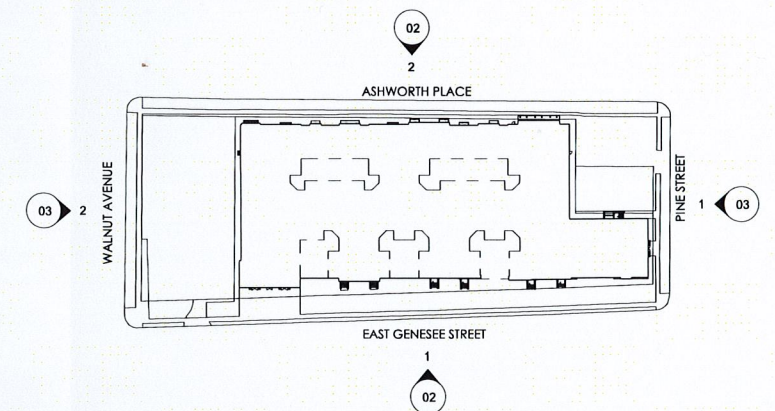
**MATERIALS LEGEND**

FIBER CEMENT PANEL, COLOR 1: NICHIIHA, SMOOTH PANEL - WEB GRAY  
 FIBER CEMENT PANEL, COLOR 2: NICHIIHA, SMOOTH PANEL - CUSTOM COLOR (GOLDEN BLUFF)

FIBER CEMENT LAP SIDING, COLOR 1: NICHIIHA, SMOOTH PLANK - WEB GRAY  
 FIBER CEMENT LAP SIDING, COLOR 2: NICHIIHA, SMOOTH PLANK - CUSTOM COLOR (GOLDEN BLUFF)

BRICK, COLOR 1: ENDICOTT BRICK, FACE BRICK - EXECUTIVE IRONSPOT  
 BRICK, COLOR 2: ENDICOTT BRICK, FACE BRICK - MEDIUM IRONSPOT #77  
 BRICK, COLOR 3: ENDICOTT BRICK, FACE BRICK - MANGANESE IRONSPOT

**NOTE:** MATERIALS LISTED ABOVE ARE THE BASIS OF DESIGN. PRODUCTS ARE SUBJECT TO AVAILABILITY, OR EQUALS WILL BE CONSIDERED PRIOR TO INSTALLATION.



**3 KEY PLAN**  
 N.T.S.



# ZONING REGULATIONS FOR DEVELOPMENT

ZONING: RESIDENTIAL, CLASS B (RB) & RESIDENTIAL, CLASS C (RC)

EXISTING LOT INFORMATION:	TAX MAP	PARCEL SIZE	ZONING
208 ASHWORTH PLACE	048-09-01.0	0.15 ± ACRES	RB & RC
210 ASHWORTH PLACE	048-09-02.0	0.08 ± ACRES	RC
212-14 ASHWORTH PLACE	048-09-03.0	0.15 ± ACRES	RC
224 ASHWORTH PLACE	048-09-04.0	0.11 ± ACRES	RC
316 PINE STREET	048-09-06.0	0.10 ± ACRES	RC
1219-21 GENESEE STREET	048-09-14.0	0.18 ± ACRES	RB
1225-27 GENESEE STREET	048-09-13.0	0.10 ± ACRES	RB
1231 GENESEE STREET	048-09-12.0	0.10 ± ACRES	RB
1237 GENESEE STREET	048-09-11.0	0.15 ± ACRES	RB
1301 GENESEE STREET E TO ASHWORTH	048-09-10.0	0.60 ± ACRES	RB
1311 GENESEE STREET	048-09-09.0	0.06 ± ACRES	RB
1317 GENESEE STREET	048-09-08.0	0.07 ± ACRES	RB
1323 GENESEE STREET & PINE ST	048-09-07.0	0.07 ± ACRES	RB

TOTAL LOT AREA = 78,826 SF

LOT COVERAGE (MAX.)	RB	RC	PROPOSED	REZONE SYRACUSE (MX-2)
STRUCTURAL (59,772 SF)	40%	25%	76%*	90% IMPERVIOUS (MIXED-USE)
PARKING (3,300 SF)	40%	40%	4%	—

DENSITY (MAX.)	RB	RC	PROPOSED	REZONE SYRACUSE (MX-2)
APARTMENTS (286 UNITS)	1000 SF/UNIT	2500 SF/UNIT	275 SF/UNIT*	NO MAX. DENSITY (MX-2)

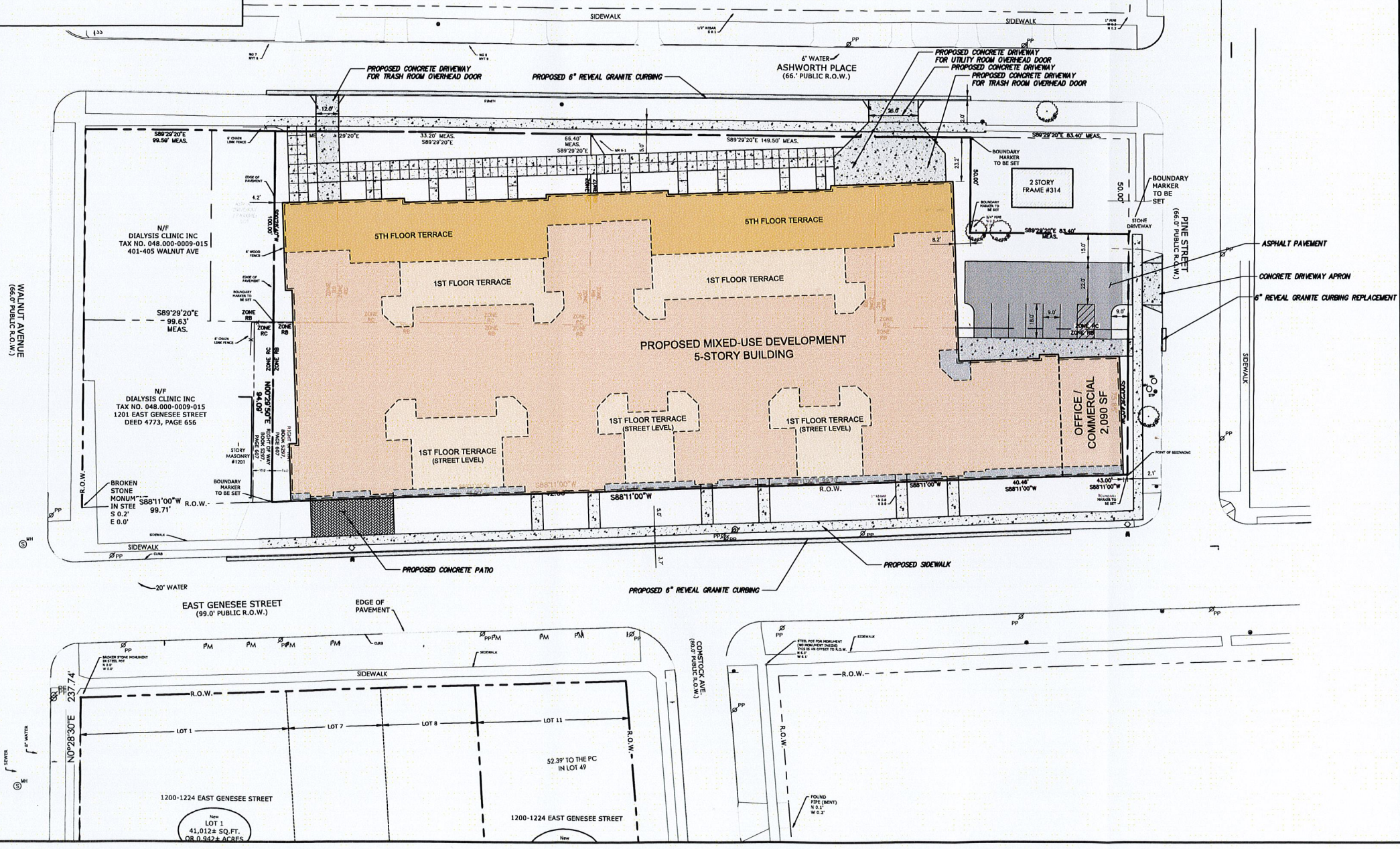
  

MINIMUM YARDS:	RB	RC	PROPOSED	REZONE SYRACUSE (MX-2)
FRONT YARD: (GENESEE STREET)	10'	30'	0"	0'
FRONT YARD: (ASHWORTH PLACE)	10'	30'	23"	0'
FRONT YARD: (PINE STREET)	10'	30'	2"	0'
SIDE YARD: (EAST = 4FT + 2FT X 3 FLOORS)	10'	20'	8"	0'
SIDE YARD: (WEST = 4FT + 2FT X 3 FLOORS)	10'	20'	4"	0'

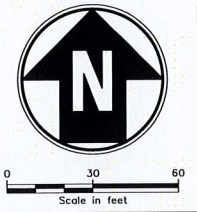
  

PARKING	RB	RC	PROPOSED	REZONE SYRACUSE (MX-2)
PARKING SPACE SIZE:	8.5' X 18'	8.5' X 18'	8.5' X 18'	8.5' X 18'
REQUIRED PARKING				
RESIDENTIAL				
-1 SP. PER UNIT (286 UNITS) =	286 SP.	286 SP.	143 SP.*	0.5 SP. PER UNIT = 143 SP.
OFFICE / COMMERCIAL				
-1 SP. PER 300 SF (2,090 SF) =	—	7 SP.	7 SP.	7 SP.

\* DENOTES WAIVER REQUIRED



**NORTSIDE GENESEE ASSOCIATES, LLC**  
 P.O. BOX 90708  
 CAMDEN, NJ 08101



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR SURVEYOR, TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION WITHOUT THE SEAL AND STAMP OF A LICENSED PROFESSIONAL AS APPLICABLE. THE SEALING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE FOLLOWING: NAME OF FIRM, LICENSE NUMBER, TITLE, DATE OF SUCH ALLOCATION, AND A SPECIFIC DESCRIPTION OF THE ALLOCATION.

**PROPOSED DEVELOPMENT**  
 1301 E. GENESEE STREET  
 SYRACUSE, NY 13210

No.	Submittal / Revision	App'd	By	Date

## LAYOUT PLAN

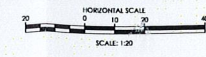
Designed By:	Drawn By:	Checked By:
BGH	BGH	BFB
Issue Date:	Project No:	Scale:
1/23/2023	079610	AS SHOWN

Drawing No.: **C-101**

File: V:\PROJECTS\ANY\6\079610\000\DESIGN\DRAWINGS\01\_SHEETS\079610-C-100\_LAYOUT.DWG  
 Saved: 1/23/2023 3:37:05 PM Plotted: 1/23/2023 3:38:35 PM Current User: Baughard, Brian LastSavedBy: 3191



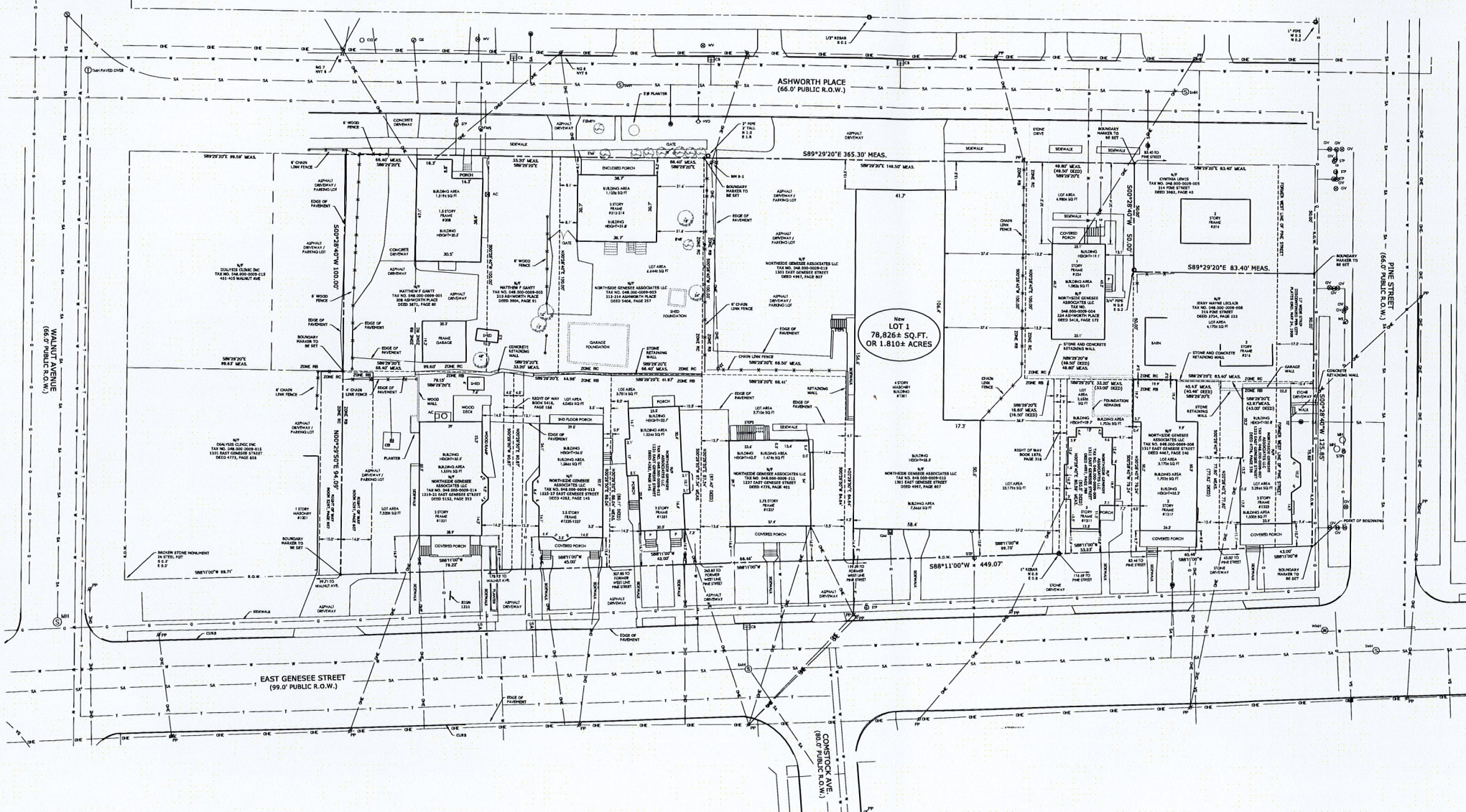
ZONING ANALYSIS (R8 - RESIDENTIAL DISTRICT, CLASS B)	REQUIRED
REQUIRED FRONTAGE	N/A
BUILDING SEPARATION	N/A
MAXIMUM BUILDING HEIGHT	N/A
MINIMUM FRONT YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
REAR YARD SETBACK	20.25'
MAX BUILDING COVERAGE	40%
OPEN AREA REQUIREMENT (GREEN SPACE)	ONE OPEN AND UNSEEN
MINIMUM PARKING SPACES	1 PARKING SPACE PER UNIT
MINIMUM STALL SIZE	11' x 18'
DENSITY	1.000 SF PER UNIT 110.000 SF



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

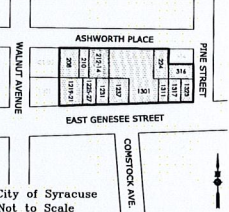
THIS SURVEY MAP IS PREPARED FOR THE PURPOSE OF RECORDING THE SURVEY INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF PASSERO ASSOCIATES.

SYMBOL	LEGEND
□	Corner
○	Closeout
●	Close Valve
○	Hydrant
□	Light Pole
○	Manhole (Standard Type)
○	Manhole Electric
○	Manhole Storm Drainage
○	Manhole Storm Drainage
○	Manhole Sanitary Sewer
○	Sign Post (Single)
○	Utility Pole
○	Utility Pole Anchor Hole
○	Utility Pole with Light
○	Water Valve
○	Water Valve



APPROVALS	
OWNER	MATTHEW F. GANNIT TAX NO. 048.000-0009-001 TAX NO. 048.000-0009-002
DATE	
OWNER	JERRY WAYNE LECLAIR TAX NO. 048.000-0009-006
DATE	
OWNER	NORTHSIDE GENESEE ASSOCIATES, LLC TAX NO. 048.000-0009-003 TAX NO. 048.000-0009-004 TAX NO. 048.000-0010-007 TAX NO. 048.000-0010-008 TAX NO. 048.000-0010-009 TAX NO. 048.000-0010-011 TAX NO. 048.000-0010-012 TAX NO. 048.000-0010-013 TAX NO. 048.000-0010-014

Revisions			
No.	Date	By	Description



City of Syracuse  
Not to Scale

**Passero Associates**  
242 West Main Street, (585) 335-1000  
Rochester, NY 14614, Fax: (585) 335-1691  
Principal-in-Charge: Jess D. Sudol, PE  
Project Manager: Robert A. Vento, PLS  
Drafted by: R.D.C.

Client:  
Northside Genesee Associates, LLC  
3 East Stow Road  
PO Box 594  
Marlton, N.J. 08053

**NORTHSIDE GENESEE ASSOCIATES, LLC RESUBDIVISION MAP**  
COMBINING PARCELS  
316 Pine Street  
208 Ashworth Place  
210 Ashworth Place  
212-214 Ashworth Place  
224 Ashworth Place  
1219-1221 East Genesee Street  
1225-1227 East Genesee Street  
1231 East Genesee Street  
1237 East Genesee Street  
1301 East Genesee Street  
1311 East Genesee Street  
1317 East Genesee Street  
1323 East Genesee Street

Being Parts of Lots 150, 166, 167, 194, 195, 196, 198, 199, 200 & 201 in Block 223 & 223B, City of Syracuse, Onondaga County, New York State

Project No.	20172421.0001
Drawing No.	SUB-1
Sheet No.	1 OF 1
Scale:	1" = 20'
Date:	NOVEMBER, 2017

- NOTES:
- 1231 EAST GENESEE STREET MAY BE SUBJECT TO A DRIVEWAY USE AGREEMENT CONTAINED IN A DEED AT USER 468 PAGE 119
  - 1237 EAST GENESEE STREET MAY BE SUBJECT TO A DRIVEWAY USE AGREEMENT CONTAINED IN A DEED AT USER 468 PAGE 119
- REFERENCES:
- CERTIFICATE OF TITLE PREPARED BY FICH TITLE AGENCY, INC., FILE NO. FA-17-210 DATED MARCH 8, 2017
  - OWNER'S POLICY OF TITLE INSURANCE PREPARED BY FICH TITLE AGENCY, INC., FILE NO. FA-17-0323C, DATED MARCH 8, 2017
  - ALTA SURVEY MAP PREPARED BY PASSERO ASSOCIATES, PROJECT NO. 20172421.0001, DATED AUGUST 2017.

NOTE

- PER FIRM MAP NO. 3467C02177, EFFECTIVE DATE NOVEMBER 4, 2016, SUBJECT PARCELS ARE IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 15, 2017. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

DATE: ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701  
BVENTO@PASSERO.COM