

VARIANCE APPLICATION

SYRACUSE BOARD OF ZONING APPEALS

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Application Number: V- 17-46
Tax map Section: 091 Block: 04 Lot: 01.0 Zoning District: RA

1. Address of subject property: 409-411 Grand Ave., Syracuse, New York

2. Year property was purchased by current owner: 2016

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Church of Christ

Mailing Address: 114 Lincoln Ave., Syracuse, New York

Zip: 13204 Daytime phone number: (315)952-8674 home phone number:

E-mail (alternate contact for additional information request): aleja@barclaydamon.com

b. Contract purchaser(s) ☐, Lessee ☐, or Co-applicant ☐ (if applicable)

***note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s):

Mailing Address:

Zip: Home phone number: Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney ☒, Architect ☐, Contractor ☐, Other ☐

(Only if involved in this application)

Name(s): Andrew J. Leja, Barclay Damon LLP

Mailing Address: 125 East Jefferson Street, Syracuse, New York

Zip: 13202 Telephone number: (315)425-2742

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.):

Church

Proposed use and occupancy of property:

Church

Current number of onsite (off-street) parking spaces: 4 +/-

Proposed number of onsite (off-street) parking spaces: 17

Days and hours of operation (for any business uses):

Wednesday 7-9, Friday 7-8, Saturday 2-4 (Bi-weekly), Sunday 10-2, 6-7

Explain in detail what (if any) new additions or construction is proposed on the site:

Expansion and paving of parking area.

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

SEE ATTACHED NARRATIVE

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

DECLARATION

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will make consideration of this application null and void.


Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative)

10/10/2017

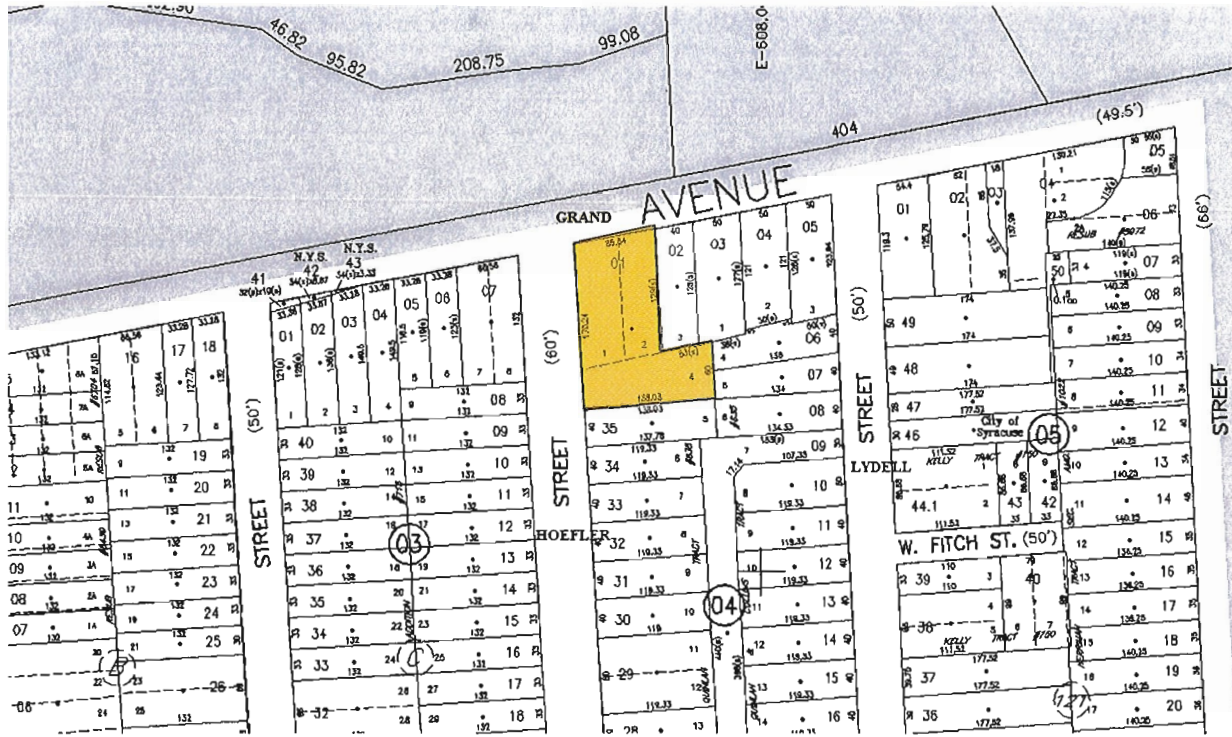
Date

Andrew J. Leja, Attorney

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

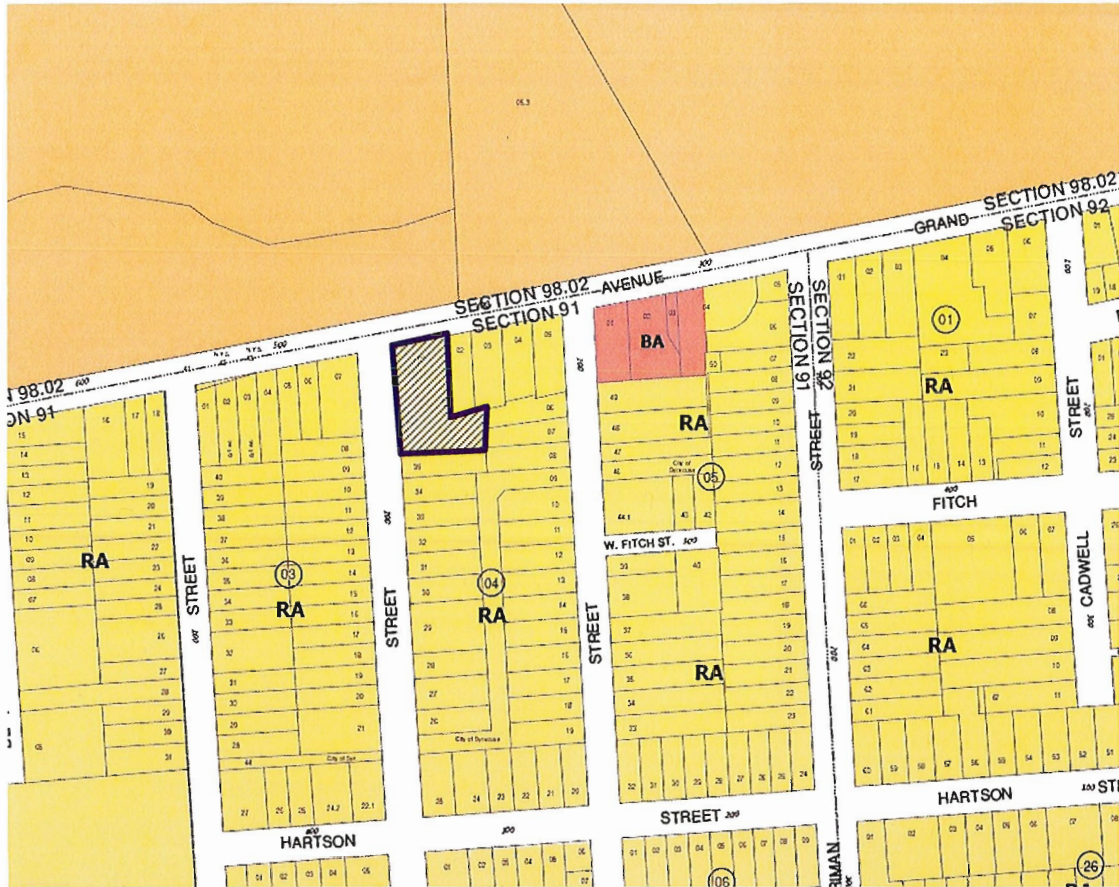
409-411 GRAND AVENUE

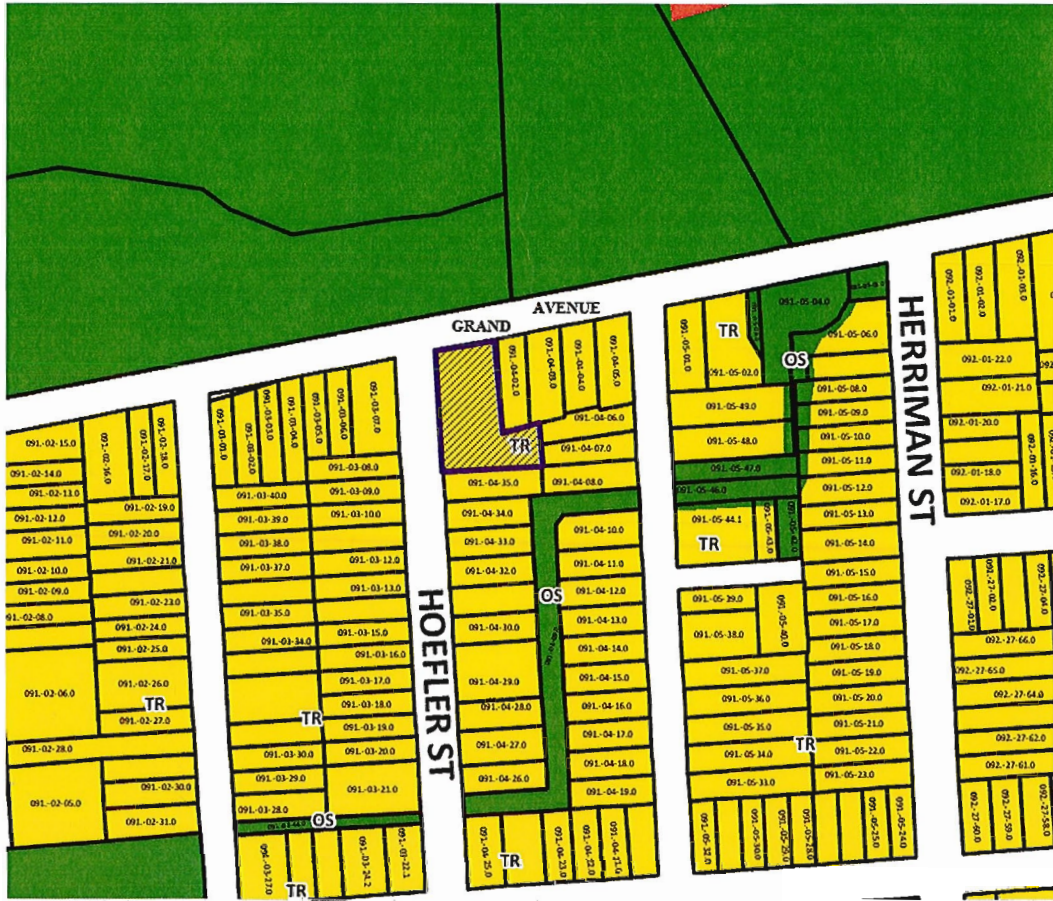
V-17-46



409-411 GRAND AVENUE

V-17-46





Traditional Residential (Single- and Two-Family)

These neighborhoods developed earlier in the streetcar era and include a mix of single- and two-family detached residences. The majority of housing in these areas was developed between the late-1800s and the 1920s. These typically have smaller setbacks, narrower lots, and more lot coverage than the “suburban” models that followed. Like the Streetcar Residential areas, garages are typically not attached and do not figure prominently on the primary elevation of the house. Building massing and windows are typically vertically oriented.

The two-story porch, so common throughout Syracuse, is a significant element throughout these neighborhoods. The most common are typically from the early 1900s and are built in a wide variety of styles including Colonial and Classical Revivals. Victorian-era neighborhoods, developed a few decades earlier, have different residential forms, although many of these include one-over-one, “flat-style” duplexes, as well. Many homes from this era were built as two-family homes, but larger Victorians have often been subdivided into multiple units.

These areas are typically tightly clustered around neighborhood commercial areas, which often form the spine of the neighborhood.



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

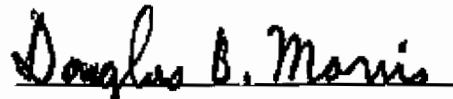
OCPB Case # Z-17-416

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Church of Christ for the property located at 409-11 Grand Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Rosamond Gifford Zoo, a county-owned public park, and a channelized portion of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance to increase the maximum permitted parking surface coverage to allow for an existing parking lot to be expanded and paved on a 0.34-acre parcel in a Residential, Class A (RA) zoning district; and
- WHEREAS, the site is located at the intersection of Grand Avenue and Hoefler Street, both city streets, in the Westside neighborhood of the City of Syracuse; the site is south of Grand Avenue from Burnet Park, a city park, and the Rosamond Gifford Zoo; other surrounding land uses include single and multi-family residential; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted survey map dated October 19, 1976 shows the site to contain an existing one-story concrete block building; the building, previously used as commercial office space, is now owned and occupied by the Church of Christ; and
- WHEREAS, per the submitted Narrative, the proposed parking lot expansion is intended to provide a total of 17 parking spaces to meet the needs of the Church for its church services and community service-oriented meetings; the submitted Variance Application indicates hours of operation are "Wednesday 7-9, Friday 7-8, Saturday 2-4 (bi-weekly), Sunday 10-2, 6-7"; and
- WHEREAS, the expanded parking lot area is shown in the survey map to cover most of the remainder of the parcel to the east and rear of the building; per the survey map, access to the parking lot will come from two 30' wide curb cuts onto Hoefler Street and the adjacent residential lot to the south will be buffered by a 10' wide strip of lawn and an opaque screening fence (5' tall minimum) just south of the parking area; and
- WHEREAS, per the Narrative, the proposed parking area "is currently graveled, and the Church has proposed to cover it with blacktop to improve safety and ease snow clearing"; as indicated in the Narrative, on-street parking is not available on Grand Avenue, however, it is permitted on Hoefler Street; and

- WHEREAS, per the Narrative, "proposed lighting will be provided by building-mounted fixtures that do not create glare for oncoming traffic from Grand Avenue or Hoefler Street; and
- WHEREAS, per the City of Syracuse zoning ordinance, the maximum permitted parking surface coverage is 35% in a Residential, Class A zoning district; an area variance is sought to allow for the proposed parking lot expansion; and
- WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, GIS mapping shows a channelized portion of Harbor Brook is located south of the site; the current FEMA Flood Insurance Rate Maps (FIRM) indicate there is a substantial area of the 100-year floodplain associated with Harbor Brook to the south, though it does not overlie any of the site; 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. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the presence of Harbor Brook and its associated floodplain to the south of the site, the applicant is encouraged to consider providing a vegetative buffer in place of the proposed screening fence along the southern lot line that may help reduce stormwater runoff to the stream and improve stormwater quality in a sensitive area.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 11-15-2017



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

01/08/2018

Variance (Area): V-17-46

Address: 409 Grand Ave & Hoeffler St, Syracuse, 13204

Hearing Date:

Hearing Date: 12/14/2017

Request:

Establish an accessory parking area

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

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	10/30/2017	Richard DeMarzo	All work must comply with All city specs
DPW Commissioner - Zoning	Internal Review Complete	11/09/2017	Martin Davis	Comply with all Bureau comments
DPW Sewers - Zoning	Internal Review Complete	11/02/2017	Vinny Esposito	Storm water can not flow off site across sidewalk or onto adjoining property. Flows must be collected on site
DPW Sidewalks - Zoning	Internal Review Complete	10/31/2017	Chris Ettinger	Parking plan is not safe for pedestrian travel.
DPW Traffic Control- Zoning	Internal Review Complete	10/30/2017	Jim French	no concerns
Board of Zoning Appeals	Pending	10/19/2017		
DPW - Transportation Planner	Internal Review Complete	10/26/2017	Neil Milcarek-Burke	It is recommended that parking area use the Southernmost entrance only and the entrance closest to the intersection be removed. Sidewalk is in need of update/repair and any parking area adjacent to the walk will require a physical barrier to prevent encroachment/overhang into ROW and sidewalk. Parking should be screened as all other parcels in immediate area are residential. Driveway should be properly dimensioned and meet City standards.
Eng. Design & Cons. - Zoning	Internal Review Complete	10/30/2017	John Kivlehan	Refer to Engineering Denial for Permit 29325 for same address/owner: Drainage plan required. Parking lot installed as shown would result in sheet flow into neighboring property and/or city ROW. No drainage

plans or similar submitted with the variance, recommendation of denial still stands.

City Engineer - Zoning	Pending	10/19/2017		
Eng. Mapping - Zoning	Internal Review Complete	10/24/2017	Ray Wills	There is a City Survey on the SE corner of the intersection, the NE corner of the property in question, it is shown as a dot on the surveys accompanying the submittal, it is protected under law by City of Syracuse Article 11, Sec 16-39 & 16-40, it is not to be disturbed under any circumstances. Any excavation or installation within 5' of this location (which will be marked on site) is to be done exclusively by hand under the supervision of the Dept of Engineering to ensure the integrity of the monument is not undermined. Notify this office at least 72 hours in advance to coordinate.
Water Engineering - Zoning	Pending	10/19/2017		
DPW - Transportation Planner	Internal Review Complete	01/03/2018	Neil Milcarek-Burke	<p>Updated 1/3/18:</p> <ul style="list-style-type: none"> - Revised site plan addresses most of the previous complaints. - Request to increase driveway to 20' is acceptable, but the driveway apron must be reduced to conform with City standard of 24' maximum width. - Planting plan for street trees to be reviewed and approved by City Arborist. <p>Updated 12/15/17:</p> <ul style="list-style-type: none"> - The new driveway location is appropriate. - Parking area is unlikely to see two-way traffic, it is recommended that the entrance/exit be reduced to a single drive isle width, including a reduction in the size of the driveway apron. This is in keeping with the residential nature of Hoefler Street. - Discussions with Zoning have indicated that the parking area must incorporate a 20' setback from Hoefler Street. - Parking area will require landscaped screening and should include a planting plan, including street trees between the sidewalk and roadway - consult with City Arborist for street trees. The site was recently cleared, resulting in the loss of mature tree canopy. - ADA compliant 5' wide sidewalks required along both frontages and through driveway.

BARCLAY DAMON^{LLP}

Andrew J. Leja
Partner

November 20, 2017

VIA E-MAIL to: MSanfilippo@syrgov.net

City of Syracuse Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, New York 13202-1426

Attn: Melissa Sanfilippo, Planner I

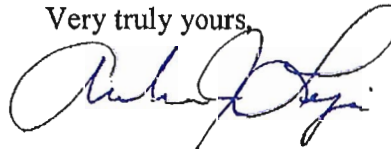
Re: Church of Christ -- Area Variance Application for 409-411 Grand Ave.
City Departments/Boards comments

Dear Ms. Sanfilippo:

Thank you for forwarding me the comments to the above referenced area variance application from the various City departments and boards (dated November 6, 2017). Please be advised that our client Church of Christ has enlisted the assistance of a professional engineer to respond to certain technical issues raised in the City's comments, including parking lot configuration and stormwater handling. It is our understanding that the engineer is contacting City personnel directly to ensure their comments and questions are adequately addressed in the course of the building permit process.

In the meantime, we look forward to our forthcoming appearance before the Board of Zoning Appeals this coming Wednesday at 1:00 PM.. Should you have any questions prior to the appearance, please feel free to contact me. Thank you.

Very truly yours,



Andrew J. Leja
Counsel to Church of Christ

cc w/encl.: Hon. Chad Ryan

DIVISION OF CODE ENFORCEMENT
201 E. WASHINGTON STREET — ROOM 101
SYRACUSE, NEW YORK 13202-1430

Attention
Andy LEJA

DENIAL OF PERMIT

REFERENCE ADDRESS 409 GRAND AVE.

WARD NO. _____

OWNER KINZER ROAD CHURCH OF CHRIST

OWNER'S ADDRESS 409 GRAND AVE

SYRACUSE, NY 13204

CONTACT: MICHAEL FOLDER TELEPHONE 315-952-8674

APPLICATION FOR PERMIT TO:

erect () convert () maintain () operate ()

CONSTRUCT PARKING LOT ON GRAND AVE SIDE OF PROPERTY

DENIED UNDER ARTICLE (S) _____

_____ of the zoning ordinance for the following reasons: _____

- | | |
|--|--------------------------------|
| <input type="checkbox"/> PLANS ATTACHED, APPROVED BY _____ | LOCATION OF REFERENCE ADDRESS: |
| <input type="checkbox"/> ON _____ | ASSESSOR'S ATLAS |
| <input type="checkbox"/> SURVEY ATTACHED | BOOK (S) NO. _____ |
| <input type="checkbox"/> ZONING REVIEWED BY _____ | PLATE (S) NO. _____ |
| | PARCEL (S) NO. _____ |

DATE OCTOBER 02, 2017 SIGNATURE [Signature]

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Church of Christ -- Parking lot expansion and surfacing			
Project Location (describe, and attach a location map): 409-411 Grand Avenue, Syracuse, New York 13204			
Brief Description of Proposed Action: Area variance allowing expansion of existing parking area to 17+/- spaces and blacktop surfacing of parking area			
Name of Applicant or Sponsor: Church of Christ (Michael Felder, Minister)		Telephone: (315) 952-8674 E-Mail:	
Address: 114 Lincoln Ave.			
City/PO: Syracuse	State: NY	Zip Code: 13204	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.4 ± acres	
b. Total acreage to be physically disturbed?		0.22 ± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.4 ± acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>City of Syracuse municipal stormwater system</u>			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>CHURCH OF CHRIST</u> Date: <u>10/10/2017</u> Signature: <u>Cheryl J. Lopez, ATTORNEY</u>		

Church of Christ
Area Variance Application for Parking Lot Expansion/Surfacing
to
City of Syracuse Board of Zoning Appeals

Narrative

The following narrative addresses the five standards of proof for the Area Variance Application submitted by Church of Christ (“Church” or “Applicant”) in support of the proposed parking area variance for the Applicant’s facilities at 409-411 Grand Avenue (“Property”) in the City of Syracuse.

Background

The Property was formerly used as commercial office space. The Church purchased the Property in September 2016, and uses it for church services on Sundays and community service-oriented meetings on Wednesdays, Fridays and every other Saturday. The Church’s membership is relatively small, so the projected addition of parking for a total of 17 spaces is considered to be more than adequate to meet the Church’s needs. The area is currently graveled, and the Church has proposed to cover it with blacktop to improve safety and ease snow clearing.

Area Variance Factors

- 1. Whether the granting of the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.**

Granting the requested parking variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

The character of the surrounding neighborhood is mainly residential. The Church is located at the corner of Grand Avenue and Hoefler Street; the south entrance to Burnet Park off Grand Avenue is located just east of that intersection. The Church is not proposing to expand its building, and its usage of the Property for religious and community service purposes is consistent with neighborhood character and is looked upon as an overall asset. No noise impacts are anticipated, as the Church’s activities (meetings, gatherings, etc.) occur indoors and do not involve generation of loud noise. Traffic volume is modest in nature and spread out over four days of the week, so no intense traffic volumes are expected. Since the Church took ownership, the existing building exterior has been painted, the surrounding landscape has been cleaned up and will be improved over time, and the general appearance of the Property has been improved.

2. **Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.**

The Church desires to expand and resurface its parking area to provide a safer, more convenient blacktopped lot for its members and visitors. Parking is not available along Grand Avenue, and while Hoefler Street can accommodate some on-street parking, it makes more sense to utilize some of the open space on the Property to handle the majority of parking for most events/meetings at the Church, given the limited attendance for such functions. The existing grassy area to the immediate south-southeast of the building (labeled as area "4" on the site plan) will be retained as open space during the warmer months and for snow storage during the winter.

3. **Whether the variance is substantial.**

The requested variance amendment is not substantial, because the proposed addition of seventeen (17) parking spaces still leaves green space on the Property's south side, and is the most efficient use of the corner lot given the existing building's configuration. The variance will contribute to the safety of Church members and visitors and will reduce or eliminate on-street parking along Hoefler Street for Church-related events.

4. **Whether the variance will have adverse physical or environmental effects on the neighborhood or district.**

The requested variance will have no adverse physical or environmental effects on the neighborhood or district. As noted above, the parking area is modest in size and still leaves open space on the Property. Noise generation will be minimal, and lighting will be provided by building-mounted fixtures that do not create glare for oncoming traffic from Grand Avenue or Hoefler Street. Visibility into and out of the parking area is very good. Surface drainage of the blacktopped area will be afforded by existing municipal storm sewer facilities.

5. **Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created.**

The Property had been used for commercial office space for many years, but was advertised for sale after the occupant merged with another company and relocated to east Syracuse. Only four parking spaces had been used for office purposes, with the rest of the lot covered by vegetation and a driveway to the rear of the building. The longstanding non-residential nature of the prior use, together with the unique configuration of the Property and the obvious need for additional safe parking associated with a church use, serve to diminish the self-created nature of this hardship.



CITY OF SYRACUSE COMMON COUNCIL

CHAD RYAN
Councilor - Second District

October 11, 2017

Heather A. Lamendola
Department of Zoning
201 East Washington St., Room 512
Syracuse, NY 13202

RE: Church of Christ – Area Variance Application for 409-411 Grand Ave.

Dear Ms. Lamendola:

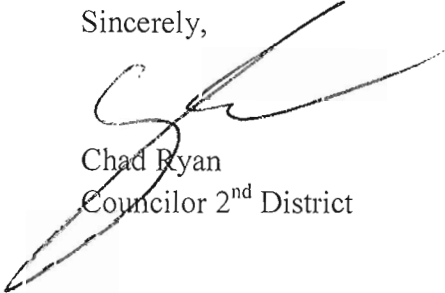
I write this letter in support of Church of Christ's Variance Application for parking lot expansion and surfacing.

The area is currently graveled and the church would like to cover it with blacktop. This would accommodate members and visitors by creating a safer and more convenient parking lot.

I know of no objections from the immediate neighbors. In granting this variance, I do not foresee any negative impacts this would have to the community.

Thank you for your consideration in this regard.

Sincerely,



Chad Ryan
Councilor 2nd District

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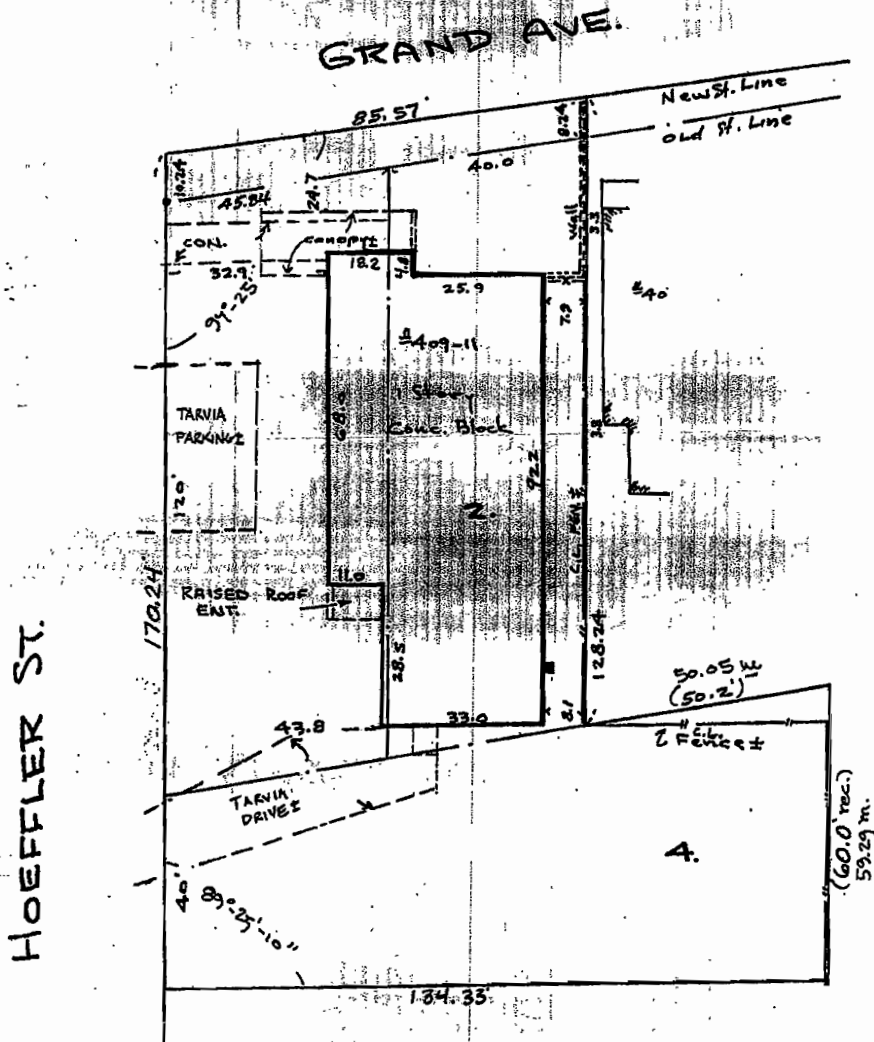
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FOR CONVEYANCE AND/OR MORTGAGE PURPOSES OCCURRING
WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS
MADE FROM AN ACTUAL SURVEY ON 10-19-1976.
VOID WITHOUT EMBOSSED SEAL

RECERTIFIED ON: JULY 28, 2016



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COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS
AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.

Area: 17,635 ±

No. 409-411 GRAND AVENUE

lots 1, 2, 3, 4

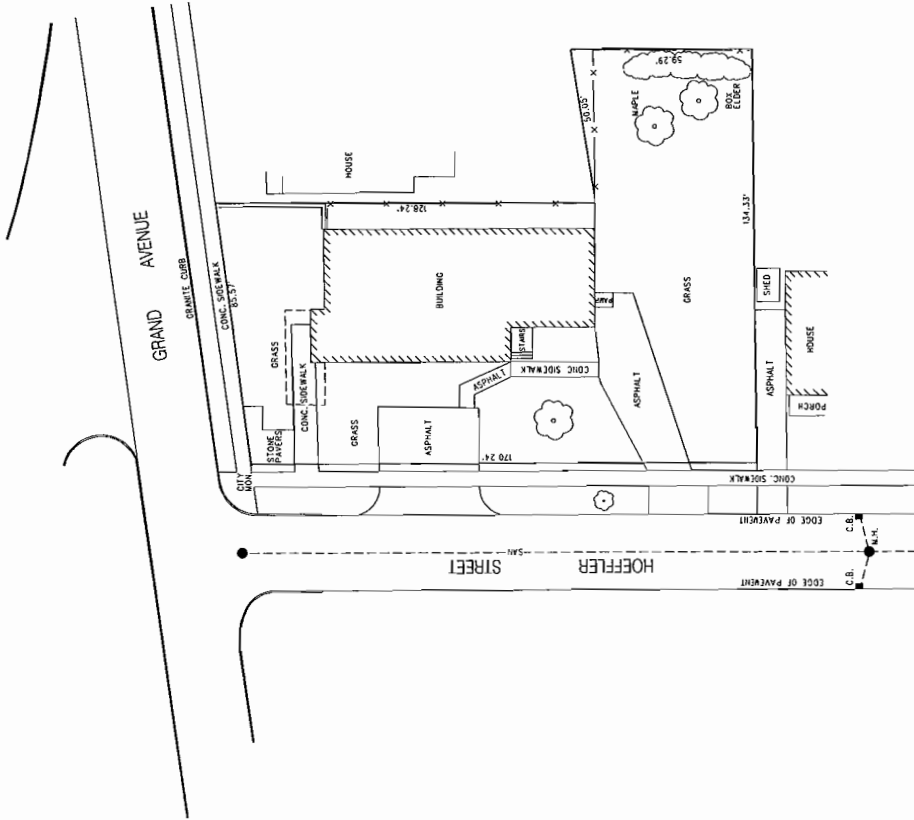
QUINLAN TR. - SYRACUSE, N.Y.

Scale 1"=30'
OCT. 19, 1976

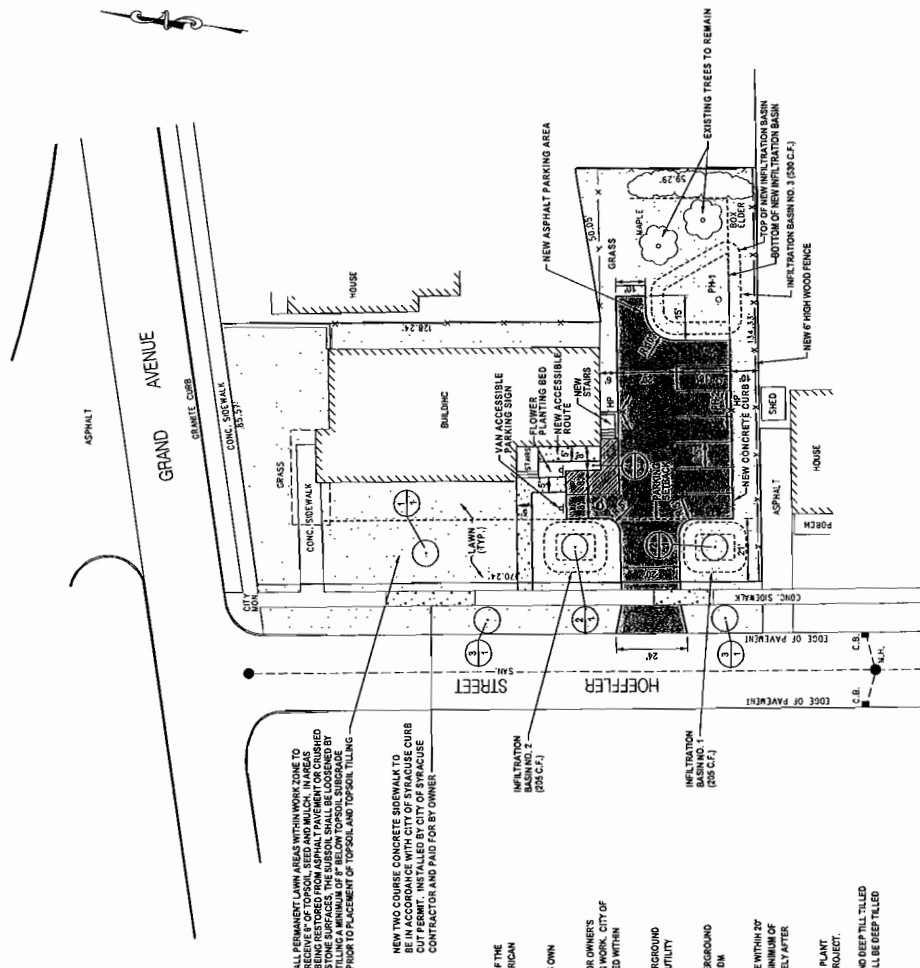
COTTRELL LAND SURVEYORS, P.C.
MANLIUS, N.Y. (315) 682-8121

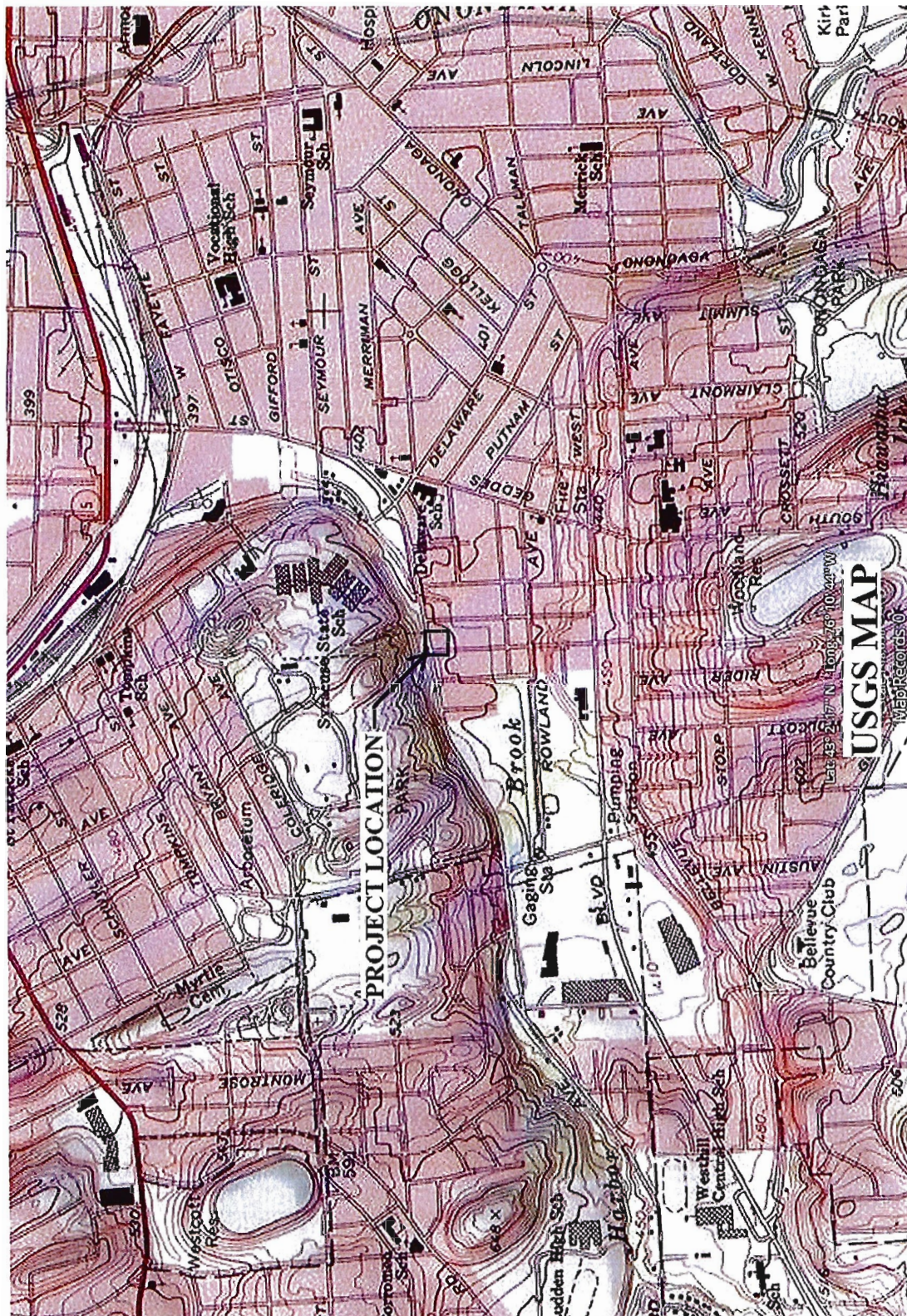
GRAND \$409-411 L1 2 4 QUINLAN TR SYR @19761019LOC @20160728UP.TIF

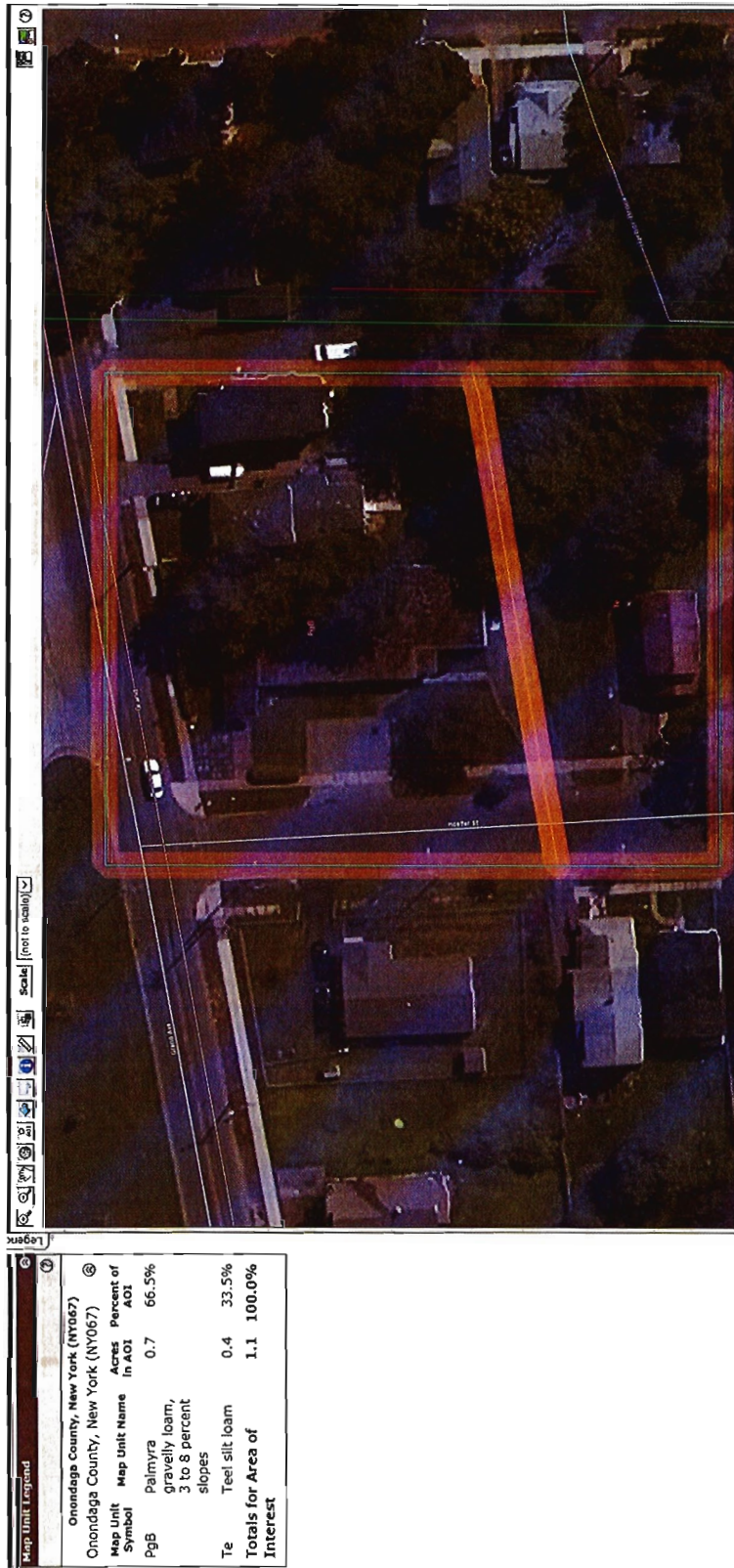
SCALE: 1"=20'



PROJECT TITLE:		GRAND AVENUE CHURCH OF CHRIST	
DESIGNED BY: T. MASICK		CITY OF SRAUSE, NEW YORK	
DESIGNED BY: T. MASICK		PARKING LOT IMPROVEMENTS	
IN CHARGE BY: T. MASICK		CITY OF SRAUSE, NEW YORK	
SCALE:		AS SHOWN	
ISSUE DATE: 1/25/18		1501 CANTON ROAD	
WATERLOO, NY 13148		11.9.18-12.18	
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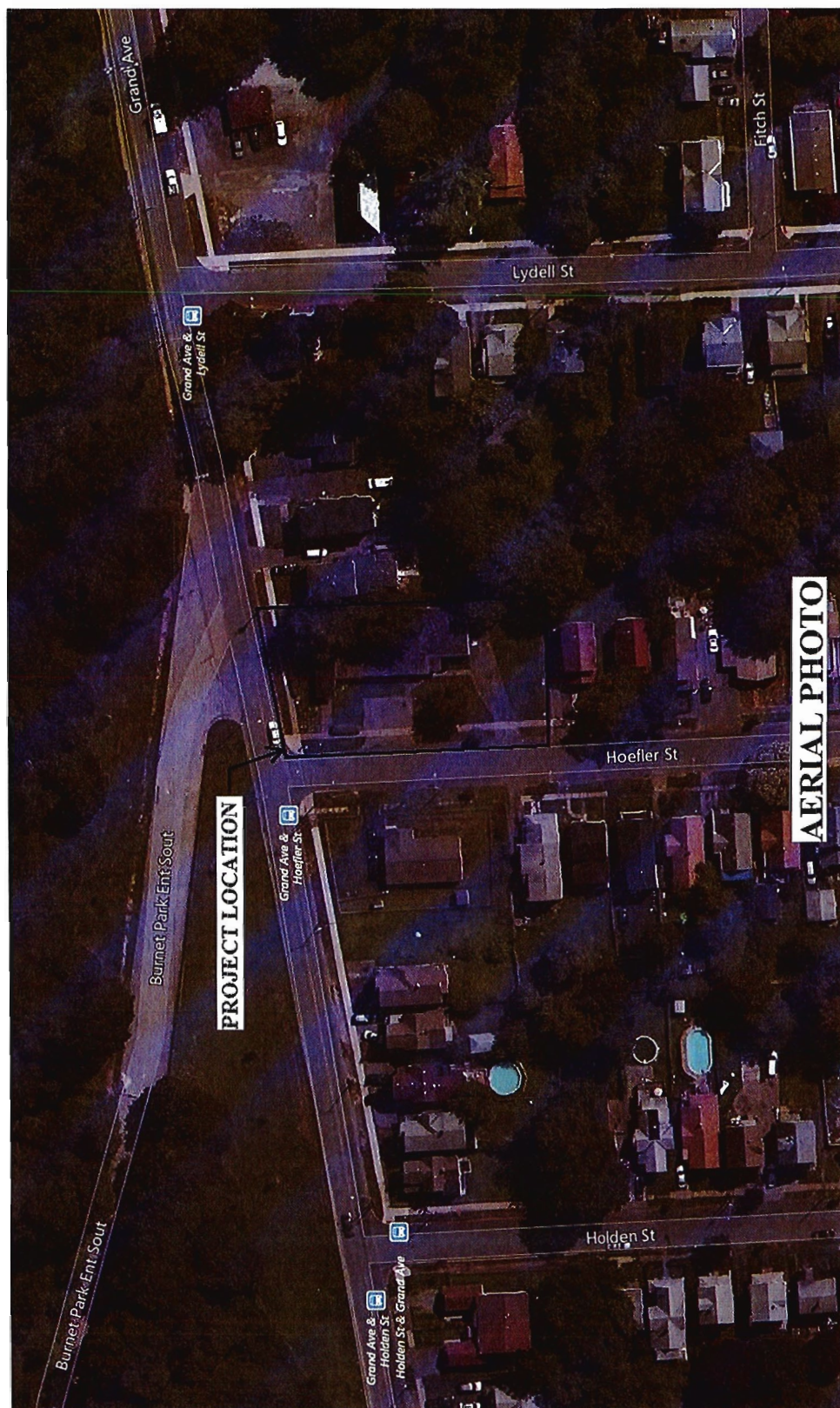
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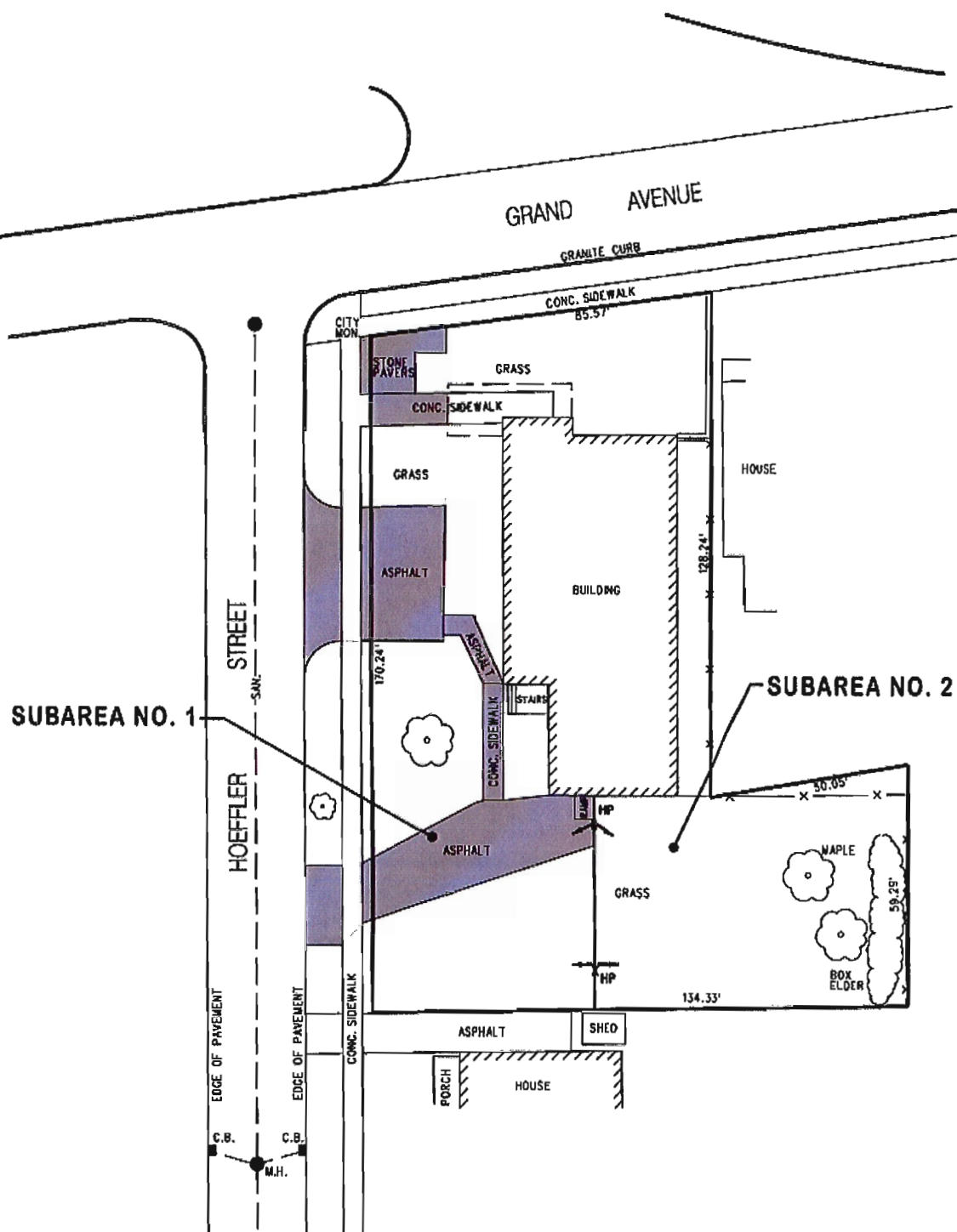
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Smoothing	Yes
State	New York
Location	
Longitude	76.180 degrees West
Latitude	43.038 degrees North
Elevation	0 feet
Date/Time	Mon, 27 Nov 2017 12:04:41 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min	1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.54	0.71	0.88	1.08	0.76	0.98	1.22	1.46	1.72	2.01	2.25	1yr	1.78	2.16	2.58	3.12	3.64	1yr
2yr	0.33	0.51	0.64	0.84	1.06	1.30	0.91	1.18	1.46	1.73	2.03	2.35	2.64	2yr	2.08	2.54	2.99	3.59	4.14	2yr
5yr	0.40	0.62	0.78	1.04	1.33	1.64	1.15	1.46	1.85	2.18	2.52	2.88	3.27	5yr	2.55	3.15	3.65	4.32	4.93	5yr
10yr	0.45	0.71	0.90	1.22	1.59	1.96	1.37	1.71	2.21	2.59	2.98	3.37	3.85	10yr	2.98	3.70	4.25	4.98	5.62	10yr
25yr	0.54	0.86	1.10	1.51	2.01	2.48	1.73	2.11	2.80	3.25	3.70	4.13	4.77	25yr	3.66	4.59	5.21	6.00	6.68	25yr
50yr	0.61	0.99	1.27	1.78	2.40	2.98	2.07	2.47	3.35	3.88	4.37	4.83	5.61	50yr	4.27	5.40	6.08	6.92	7.63	50yr
100yr	0.71	1.16	1.49	2.11	2.87	3.56	2.47	2.91	4.00	4.60	5.15	5.65	6.61	100yr	5.00	6.36	7.09	7.97	8.70	100yr
200yr	0.82	1.34	1.73	2.48	3.42	4.26	2.96	3.42	4.78	5.46	6.06	6.60	7.80	200yr	5.84	7.50	8.27	9.19	9.93	200yr
500yr	1.00	1.64	2.14	3.10	4.34	5.39	3.74	4.24	6.03	6.84	7.53	8.12	9.69	500yr	7.18	9.32	10.16	11.09	11.84	500yr





PRE-DEVELOPMENT CONDITIONS PLAN



January 3, 2018

Ms. Heather Lamendola
Assistant Director/Zoning Administrator
City of Syracuse
201 East Washington Street
Syracuse, NY 13202-1466

Re: Grand Avenue Church of Christ
Parking Area Improvements - Stormwater
PN: 1290

Dear Ms. Lamendola,

We have investigated the requirements for stormwater runoff associated with the proposed Grand Avenue Church of Christ Parking Lot Improvement project located at 409 Grand Avenue, City of Syracuse, New York. The site is located at the intersection of Grand Avenue and Hoeffler Street in the City of Syracuse. The parcel is listed as Tax Map Parcel 091.-04-01.0, consisting of 0.404 acres of land and occupied by a 3,800 s.f. building. Land use coverage for the existing site includes grass, trees, a 3,800 s.f. building and impervious parking area and driveways. The majority of the site generally drains southwesterly towards Hoeffler Street overland and ultimately into the City of Syracuse Combined Sewer System which flows to the south. A small portion of the southeast corner of the property drains to the south and east to a low point and the rear yards of adjacent homes. We believe the roof drains of the existing building are connected to the City of Syracuse Combined Sewer System, however, we did not perform any dye testing to verify this. The existing building footprint will remain unchanged and the roof runoff will have no net increase or impacts on the existing City of Syracuse Combined Sewer System. Prior to Piascik Engineering's site visit, a significant amount of disturbance had occurred to the project site as well as installation of a new crushed stone subbase over much of the parcel. Piascik Engineering utilized available aerial photography as well as available surveys to determine pre-development site conditions for this analysis.

The proposed project will utilize the existing 3,800 s.f. one-story building on the property as a Church. The calculated disturbed area to construct the proposed Parking Area Improvements is 0.20 acres and therefore a N.Y.S.D.E.C. S.P.D.E.S. Phase 2 Stormwater Permit will not be required. The parcel is within the watershed of Onondaga Lake via Harbor Brook and falls under the stormwater requirements for

land development in the City of Syracuse Site Preparation Ordinance. The proposed Parking Lot Improvement project will seek to consolidate all parking to the south side of the building and will increase the impervious area by 910 s.f. Existing drainage patterns will be maintained and any increase in impervious area will not drain directly into the City of Syracuse Combined Sewer System.

The project site is relatively small and the combination of current building configuration and parking area setbacks offer very limited area for on-site parking. We recommend installing three (3) infiltration basins to accommodate water quality and peak runoff discharges from leaving the project site. No direct connection will be made to the City of Syracuse Combined Sewer System. Percolation tests were performed on December 8, 2017 resulting in a percolation rate of 1-inch per 40 minutes. Site subsoil observed consisted of moist, light brown, fine sand with silt and gravel. These findings are generally consistent with soils cataloged by the U.S.D.A. Soils Map for Onondaga County. The subsoil was overlain by topsoil and some miscellaneous fill. Based upon our testing, the subsoil will have the capacity to accept a 100-year frequency 24-hour storm. We will recommend the removal of any miscellaneous fill present as well as amending the existing site topsoil for increasing its capacity to adequately accept surface runoff.

Due to the small size of the watershed and minor increase of impervious area of the site, typical watershed analysis software is not effective in calculating peak flow rates from the additional on-site parking. We therefore recommend capturing and storing stormwater runoff from the Parking Area Improvement project within three (3) infiltration basins. As previously stated, current drainage patterns will be maintained. Two subareas were analyzed, one draining southwest to Hoeffler Street (Subarea No. 1) and one draining to the southeast to the rear yards of adjacent homes (Subarea No. 2).

Subarea No. 1 currently contributes 2,990 s.f. of impervious area directly overland to the Hoeffler Street right-of-way. A Pre-development Conditions Plan indicating this condition has been prepared and is appended to this report. Under post-development conditions, Subarea No. 1 will contribute 2,830 s.f. of impervious area to the Hoeffler Street right-of-way. As the impervious area is slightly decreased, the peak storm runoff rates and total volume of runoff entering into the City of Syracuse Combined Sewer System would decrease for this subarea. In an effort to substantially decrease water draining directly to the Hoeffler Street right-of-way and across the City's sidewalk, two infiltrations basins will be placed adjacent to the driveway entrance onto Hoeffler Street. The two basins will effectively treat 2,365 s.f. of impervious area of this portion of the site storing 410 c.f. of runoff storage volume. This storage volume equates to 2.08 inches of rainfall for the contributing impervious surfaces. This rainfall depth is greater than the 2.01 inches of rainfall required for the Enhanced Phosphorus Standard for larger projects contributing runoff to Onondaga Lake. Rainfalls greater than 2.08 inches would also be accommodated as infiltration rates of 28 cubic feet per hour are anticipated within the infiltration basins. This equates to 0.14 inches of rainfall per hour totaling 3.36 inches of rainfall over a 24-hour period, approaching a 10-year frequency 24-hour storm event. A Post-


development Conditions Plan indicating this condition has been prepared and is appended to this report.

Subarea No. 2 currently contributes 0 s.f. of impervious area directly overland to the rear yards of adjacent homes. Under post-development conditions Subarea No. 2 will generate 1,070 s.f. of new impervious area. As the impervious area is planned to be increased, mitigation measures will be required to reduce the peak storm runoff rates and total volume of runoff leaving this area of the project site. The 100-year frequency 24-hour storm produces 5.65 inches of rainfall for the site, generating 503 cubic feet of new runoff volume within this drainage subarea. We have sized the stormwater infiltration basin to store a total of 530 cubic feet of runoff. With a basin bottom area of 365 s.f. and an infiltration rate of 1-inch per 40 minutes, dissipation of the 100-year frequency 24-hour storm will take approximately 12 hours. The infiltration basin will be large enough to adequately drain a 100-year frequency 24-hour storm.

Additionally Onondaga County limits stormwater flows to combined sewers to a maximum of 0.5 c.f.s per acre for a 10-year 30-minute duration storm. We calculate the existing building roof drains generate 0.26 c.f.s. per acre. All new imperious surfaces, except the new driveway apron within the Hoeffler Street right-of-way, would be stored within the infiltration basins and discharged into the ground for a 10-year 30-minute duration storm.

Appended to this report are a U.S.G.S. Location Map, Soils Map and Soils Data, Extreme Rainfall Estimates and an Aerial Photo. Review of our analysis indicates that the introduction of three (3) infiltration basins will reduce peak flow rates for the project site. This design should have a positive impact on downstream facilities and our proposed stormwater design will reduce stormwater runoff water directed to the City of Syracuse Combined Sewer System. We feel this drainage summary should adequately address any concerns the City of Syracuse may have related to site water quality and peak runoff rates. Please call if you have any questions.

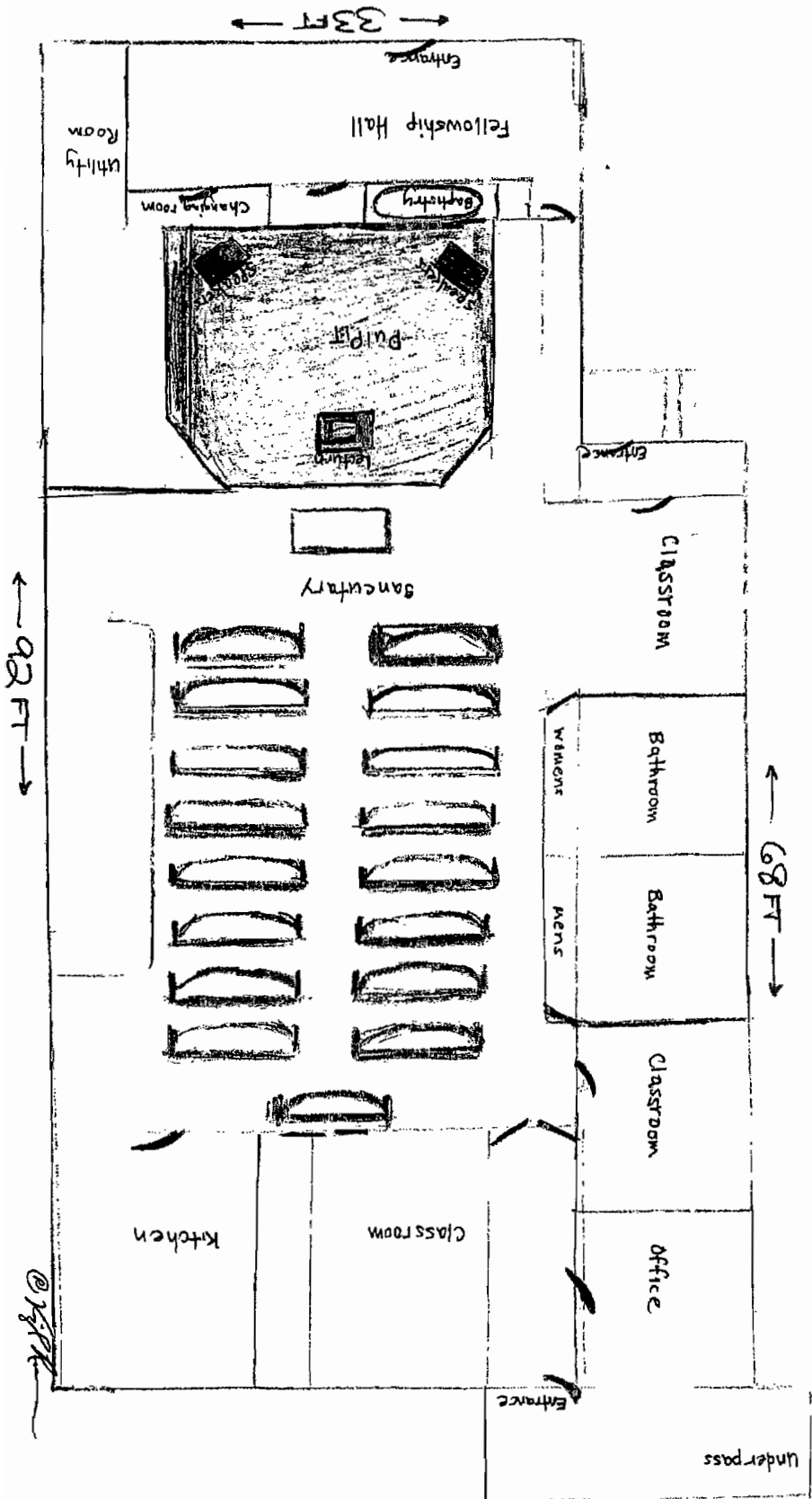
Yours truly,

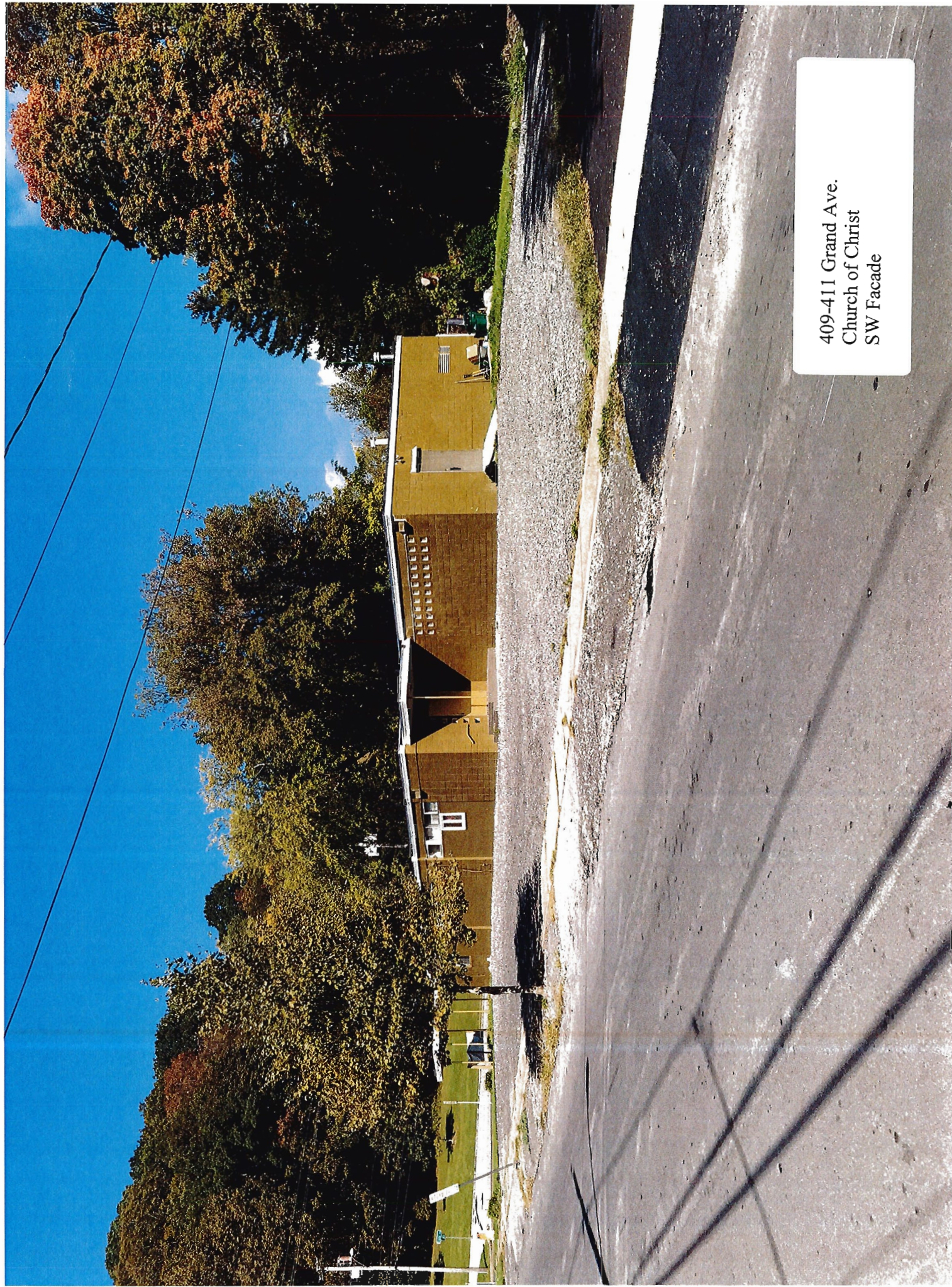
A handwritten signature in black ink, appearing to read "Thomas Piascik". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas Piascik, P.E.

Cc: Mr. Andrew Leja

Church of Christ
③
Grand Ave
2013

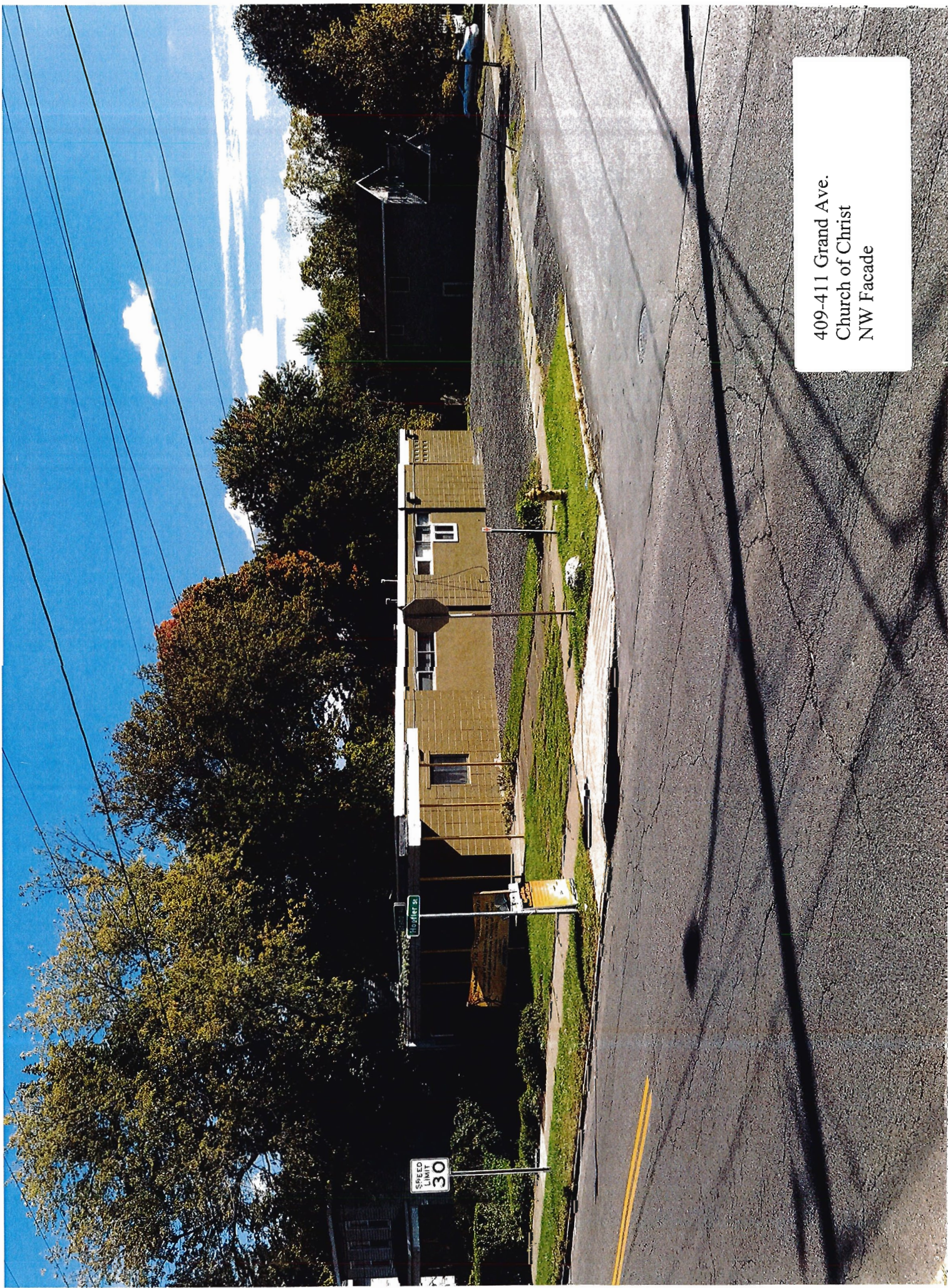




409-411 Grand Ave.
Church of Christ
SW Facade



409-411 Grand Ave.
Church of Christ
W Facade



409-411 Grand Ave.
Church of Christ
NW Facade