

Syracuse University

Waverly & Comstock Residence Hall Project

The applicant will introduce the Resubdivision applications and the Project Plan Review applications for the Waverly Residence Hall project and the Comstock Residence Hall project. This is strictly to introduce the project and completed project plan reviews will be forthcoming.

Zoning Staff has finished analysis on SEQR review for the two projects.

The Planning Commission will deliberate on the SEQR review for the two projects based on the submitted materials and will not deliberate on the decision for the two projects.

Waverly Residence Hall

R-25-06 – Resubdivision

Z-2887 – Project Plan Review

Comstock Residence Hall

R-25-07 – Resubdivision

Z-2888 – Project Plan Review

Combined SEQR for Waverly & Comstock Residence Hall projects

Full Environmental Assessment Form Part 1

Full Environmental Assessment Form Part 2

Full Environmental Assessment Form Part 3



CITY OF SYRACUSE, MAYOR BEN WALSH
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

<i>R-25-06</i>	<i>Staff Report – March 24, 2025</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	305 Waverly Avenue and Walnut Avenue (Tax Parcel Number 049.-12-04.0)
<i>Summary of Proposed Action:</i>	Syracuse University is proposing to resubdivide the existing 305 Waverly Avenue and Walnut Avenue parcel into 2 new parcels. New Lot 4A would continue to be surface parking: (19,776 SF), ± 0.454 acres. New Lot 4B would be the site of the proposed new residence hall: (87,556 SF), ± 2.01 acres.
<i>Owner/Applicant</i>	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)
<i>Existing Zone District:</i>	Planned Institutional District – PID Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east and west are located in the Planned Institutional, PID Zone District.
<i>Companion Application(s)</i>	Project Plan Review for Construction of a 719-bed (1-11 story) dormitory, located at proposed Lot 4B.
<i>Scope of Work:</i>	Resubdivide existing Tax Parcel ID 049.-12-04.0 into 2 new lots: New Lot 4A would front on Waverly Avenue and Walnut Avenue. New Lot 4B would front on Waverly Avenue, Comstock Avenue and Marshall Street.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The property is owned by Syracuse University. - New Lot 4A is currently surface parking. It will continue to be used as a surface parking lot (Wavery Ave. parking lot). The parking lot will consist of New Lot 4 A and another existing parcel (907 Walnut Ave.). The parking lot is not designed for the proposed residence hall’s occupants. - New Lot 4B is the site of the former Kimmel-Marion Residence Hall, including the Dining Hall. It is the site of a proposed 1-11 story new residence hall. - New Lot 4A is located within the Walnut Park National Register Historic District but is not contributing. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for Lot 4B will be 315 Waverly Avenue.
<i>Zoning Procedural History:</i>	MiSPR-24-99 Minor Site Plan Review to demolish Marion Hall and Kimmel Hall approved on 12/16/2024. Z-2789 Project Plan Review to modify signage on Kimmel Gall, approved on 12/3/2015. Z-2523M1 Project Plan Review Modification to the approved parking lot, approved on 6/8/2009 Z-2523 Project Plan Review to establish a parking area on site, approved on 10/16/1995.
<i>Summary of Zoning History:</i>	The Kimmel Residence Hall, including the Dining Hall was constructed in 1962. The Marion Residence Hall was constructed in 1954. Both have been used by Syracuse University for student housing and accessory uses until 2024. Minor site plan review (MiSPR-24-99) was approved in December 2024 for the demolition of two residence halls, and a demolition permit was obtained in January 2025 (Demo-2025-25).

Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lots have no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics</u></p> <p>The subject property at 305 Waverly Avenue and Walnut Avenue is an irregularly shaped parcel with a current lot size of 2.465 acres. It has ± 478 feet of frontage on Waverly Avenue, ± 330 feet of frontage on Comstock Avenue, ± 252 feet of frontage on Marshall Street and ± 100 feet of frontage on Walnut Avenue. It contains an existing surface parking lot fronting on Walnut Avenue and Waverly Avenue. The remainder of it was occupied by the former Kimmel/Marion Residence Hall.</p> <p><u>Proposed property characteristics</u></p> <p>The subject property is proposed to be resubdivided into 2 lots:</p> <ol style="list-style-type: none"> 1. New Lot 4A would be the existing surface parking lot. It would be regularly shaped and have a lot size of 0.454 acres. The dimensions will generally be as follows: ± 100 ft along Walnut Ave, ± 198 ft along Waverly Avenue, ± 100 ft along the eastern boundary of new lot 4A and ± 198 ft along the northern boundary of new lot 4A. 2. Lot 4B would be the project site. It would be regularly shaped and have a lot size of 2.01 acres. The dimensions will be as follows: ± 280 ft along Waverly Avenue, ± 330 ft along Comstock Avenue, ± 252 ft along Marshall Street and ± 330 ft along the western boundary of new lot 4B.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action
Onondaga County Planning Board Referral:	The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.

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

- Resubdivision and Project Plan Review applications
- Full Environmental Assessment Form Part 1 and proposed Part 2 - Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 4A and 4B of City Block 414, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20'; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64" = 1'0"; Dated February 28, 2025

Context Maps:

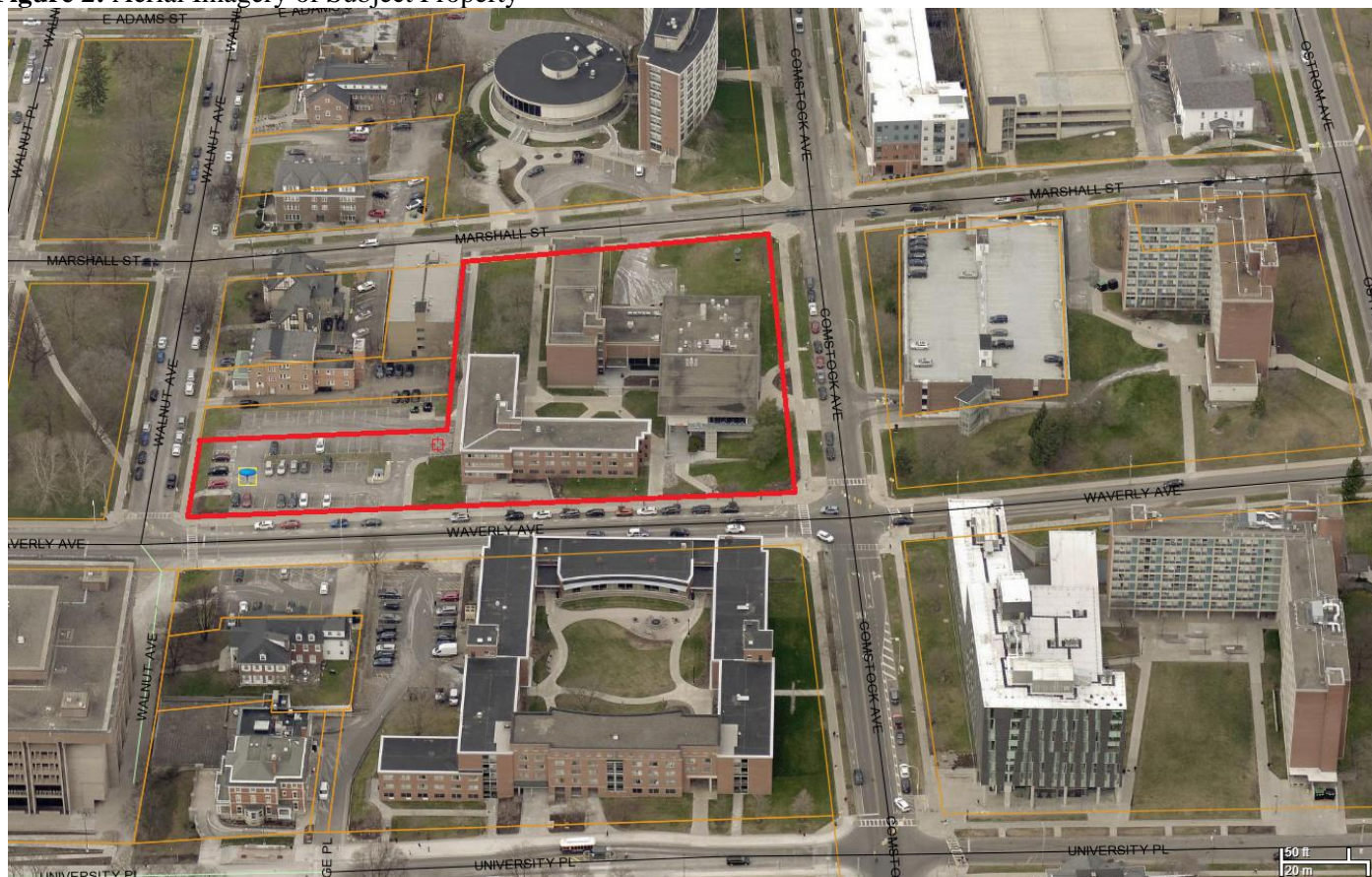
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: ConnectExplorer™, Eagle View Technology Corporation

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202

315-448-8640 * zoning@syr.gov *

www.syr.gov/Departments/Zoning-Administration

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

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	<u>Waverly Residence Hall</u>	<u>1 lot to be</u>	<u>+/-2.46 acres</u>
<input type="checkbox"/> Lot Alteration:	_____	<u>divided into 2 lots</u>	<u>(+/-2.01;+/-0.45)</u>

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>305 Waverly Avenue</u>	_____	_____	_____
2) <u>and Walnut Avenue (existing)</u>	<u>049.-12-04.0</u>	<u>Syracuse University</u>	<u>unknown</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) Project Plan Review 2) _____ 3) _____

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

☐ Demolition (full and partial): _____

☒ New Construction: construct Residence Hall - (see footnote below)

☐ Façade (Exterior) Alterations: _____

☐ Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	<u>Waverly Residence Hall</u>
Current Land Use(s):	<u>Vacant - see footnote below</u>
Proposed Land Use(s):	<u>Residence Hall</u>
Number of Dwelling Units:	<u>N/A</u>
Days and Hours of Operation:	<u>24/7</u>
Number of Onsite Parking Spaces:	<u>0</u>

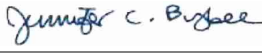
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

See Project Narrative attached as Exhibit W-A2 to Project Application Package and proposed Resubdivision Map attached as Exhibit W-B1.

PROPERTY OWNER(S) (required)

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

Syracuse University, by Jennifer C. Bybee, Assistant Director for Campus Planning

First Name	Last Name	Title	Company		Phone:
1320 Jamesville Avenue		Syracuse	NY	13210	see email below
Street Address	Apt / Suite / Other	City	St	Zip	Email:
					jchampa@syr.edu
* Signature: 			Date: March 11, 2025		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at <https://www.syr.gov/Boards-and-Commissions/CPC>.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, Engineering, Water for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and http://www.syr.gov.net/Planning_Commission.aspx.

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.

**MAPS ARE NOT FINAL UNTIL THEY ARE
SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.**

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit ONE (1) COPY of the following:

- ☒ **APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- ☒ **APPLICATION FEE** – \$0.

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, and a PDF File to hpan@syr.gov of the following:

- ☒ **RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011
No larger than 36"x 44")
 - **The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ DanielSmith@ongov.net)**
 - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
 - Tract name (cannot be Farm Lot or Military Lot)
 - Farm/Military Lot and/or block numbers
 - Municipality, Scale, Date, North arrow
 - Certificate of Licensed Land Surveyor: "We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor."
 - Each new lot will have a definite designation number or letter per the new map.
 - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
 - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
 - Each line or curve of all new or amended lots must clearly show all necessary geometry.
 - Shorelines will have a tie line with geometry for closure.
 - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
 - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

- ☒ **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).

SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
2. **demolitions and post demolition** conditions
3. **structures, facilities, utilities and drainage**
4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
5. **loading** dock and delivery areas
6. **dumpsters** and/or trash receptacles
7. **landscaping** including type, height, and number of plantings
8. **screening/fencing** including type and height for parking, dumpsters, and site
9. **lighting** including structure heights and luminaries wattage
10. **ground signs**
11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

Resubdivision / Lot Alteration
MAP FILING PROCEDURES

Within 62 days () of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorsers, **FILE** the map, together with the Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

OBTAIN PRINTED MAPS FROM THE SURVEYOR

- SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

1. **City Planning Commission / Syracuse Zoning Office – 315-448-8640**
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
Contact the Syracuse Zoning Office to make an appointment.
 - Bring the six PAPER MAPS to the appointment.
 - The Zoning Office reviews and signs the FILING MAP if everything is in order.
 - At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
2. **Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202
Contact the Onondaga County Division of Health to make an appointment.
 - Bring the FILING MAP to the appointment.
 - Public Health reviews and signs the FILING MAP if everything is in order.
 - The signed FILING MAP will be returned to the applicant at the same appointment.

Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

3. **Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**
 - No appointment necessary.
 - Leave the FILING MAP together with your CONTACT INFORMATION.
 - Assessment reviews and signs the FILING MAP if everything is in order.
 - Assessment forwards the signed FILING MAP to the Department of Finance.
4. **Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**
 - Finance receives the FILING MAP.
 - Finance reviews and then signs the FILING MAP if everything is in order.
 - Finance forwards the FILING MAP to Engineering.
5. **Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**
 - Engineering receives the FILING MAP.
 - Engineering reviews and signs the FILING MAP if everything is in order.
 - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

FILE RESUBDIVISION / LOT ALTERATION MAP

1. **Onondaga County Clerk (resubdivision filing) – 315-435-2226**
Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202
 - The signed **FILING MAP** together with the **LETTER OF COMPLIANCE provided by the Zoning Office** must be **FILED** with the **ONONDAGA COUNTY CLERK** (\$10.00 fee).
 - The Clerk will provide a FILING DATE () and NUMBER ().
2. **City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syr.gov.net**
Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
 - Call or email the Syracuse Zoning Office and provide the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER**.
 - The Zoning Office will forward one of the six PAPER MAPS, together with the FILING DATE and **NUMBER**, to each endorser for their records.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

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

<u>Z-2887</u>	<i>Staff Report – March 24, 2025</i>
<i>Application Type:</i>	Project Plan Review
<i>Project Address:</i>	305 Waverly Avenue and Walnut Avenue (Tax ID: 049.-12-04.0) (The new address after the resubdivision will be determined in coordination with County 911, the Syracuse Department of Assessment, and Syracuse University.)
<i>Summary of Proposed Action:</i>	Syracuse University proposes to construct an 11-story dormitory for Syracuse University students containing about 234 dwelling units (719 beds) and associated amenities.
<i>Owner/Applicant</i>	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)
<i>Existing Zone District:</i>	Planned Institutional District (PID) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south and east are located in the Planned Institutional, PID Zone District; to the west are located in the Planned Institutional (PID) Zone District and Open Space (OS) Zone District.
<i>Companion Application(s)</i>	R-25-06 Resubdivision to subdivide 1 lot into 2 new lots.
<i>Scope of Work:</i>	The scope of work includes: (1) Site grading and foundation excavation to prepare the site for construction; (2) construction of a 1-to-11-story dormitory with approximately 234 dwelling units (719 beds), featuring associated amenities, designed with a stepped-down profile from north to south; (3) improvement of the site including bicycle parking, trash/recycling area and a loading area.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The existing Kimmel/Marion Residence Halls and dining hall are being demolished. The Office of Zoning Administration has approved the demolition. - The proposed dormitory use for student housing and site layout conforms to the allowed land uses and setback standards set by the District Plan Z-2396 of Syracuse University PID sub-district 7. - The project will convert 0.55 acres of the subject property (2.01 acres in total after resubdivision) from meadows and grasslands into impervious surfaces. A subsurface stormwater pipe detention system will be installed to address increased stormwater runoff caused by the project. - The project will excavate most of the site to varying depths due to hilly topography. The average depth to water table is greater than 6 feet and to bedrock is greater than 10 feet, while the maximum depth of the proposed site excavation is 45 feet. - National Grid, the Syracuse Water Department, and the Onondaga County Department of Water Environment Protection (WEP) have confirmed that the electric, water, and sewer services have sufficient capacity to accommodate the project. - The surrounding properties are other Syracuse University-owned residence halls located north, south and east of the site and parking lots and an apartment building and Syracuse University-related Greek housing to the west. - There will be potential noise concerns because construction will last around 26 months and heavy construction machinery, and diesel generators will be used

	<p>during construction. Per the applicant, contractors will be obligated to comply with the City of Syracuse Noise Ordinance.</p> <ul style="list-style-type: none"> - The project will not provide any on-site parking spaces. Per the applicant, the university maintains sufficient off-street parking on and around the University campus. There are several parking lots and garages located within 1,000 feet from the project site. - Per the applicant, Syracuse University practices currently require that second-year students park at the South Campus. Syracuse University will provide a comprehensive transportation system to accommodate commute needs. - The proposed structure will be 1-to-11-story in height. The proposed dormitory building will be a stepped-down design considering the story of adjacent existing structures. The 11-story portion of the proposed dormitory matches the 11-story Haven Hall to the north, and the 1- and 2- story portions of the proposed dormitory match the 4-story Watson Hall to the south. The west portion of the dormitory steps down to mitigate the impact on nearby properties located in the Walnut Park Historic District. The east portion was designed to match the height of Comstock Residence Hall along Comstock Ave. - After the resubdivision, the project site is not located on a historic property, but is located adjacent to the Walnut Park National Register Historic District (NR Listed), Watson Hall (NR Eligible), Haven Hall (NR Eligible), and a sorority house (NR Listed) at 905 Walnut Ave. The applicant retained a third-party consultant/architect to assess the project impacts on the above-identified historic structures and areas. The study concluded that the project is consistent with and will not detract from any defining historic features. <p><u>Recommended conditions:</u></p> <ul style="list-style-type: none"> - The Owner/Applicant shall comply with the general conditions for approval on Project Plan Review application (see the attached sheet “General Conditions for Project Plan Approval”). - The Owner/Applicant shall address all current concerns from City departments and address any concerns the City departments may have before obtaining the building permit.
<i>Zoning Procedural History:</i>	<ul style="list-style-type: none"> - 1/28/1991 Z-2396 Establish District Plan for Syracuse University Subdistrict 7 and 8 Approved - 6/8/2009 Z-2523M1 Project Plan Review to modify existing parking lot Approved - 2/24/2016 Z-2789 Project Plan Review to modify an existing sign on Kimmel Hall Approved - 12/20/2024 MiSPR-24-99 Demolition of Kimmel Hall and Marion Hall including Kimmel Dinning Hall Approved
<i>Summary of Zoning History:</i>	<p>The Kimmel Residence Hall, including the Dining Hall, was constructed in 1962. The Marion Residence Hall was constructed in 1954. Both have been used by Syracuse University for student housing and accessory uses until 2024. A demolition permit was sought in Fall 2024 and obtained January 2025 (Demo-2025-5). Minor site plan review (MiSPR-24-99) was approved in December 2024.</p>
<i>Code Enforcement History:</i>	<p>See attached code enforcement history.</p>
<i>Summary of Changes:</i>	<p>This is not a continued application.</p>

Property Characteristics:	<p><u>Existing property characteristics</u></p> <p>The subject property at 305 Waverly Avenue and Walnut Avenue is an irregularly shaped parcel with a lot size of 107,507 SF (2.47 acres). It has 478.09 feet of frontage on Waverly Avenue, 330.62 feet of frontage on Comstock Avenue, 251.91 feet of frontage on Marshall Street and 99.95 feet of frontage on Walnut Avenue. It contains an existing surface parking lot fronting Walnut Avenue and Waverly Avenue. The remainder of it was occupied by the former Kimmel/Marion Residence Halls.</p> <p><u>Proposed property characteristics</u></p> <p>The subject property is proposed to be resubdivided into 2 lots:</p> <ol style="list-style-type: none"> 1. New Lot 4A would be the existing surface parking lot. It would be regularly shaped and have a lot size of 0.454 acres. The dimensions will generally be as follows: 99.95 ft along Walnut Ave, 198.00 ft along Waverly Avenue, 99.86 ft along the eastern boundary and 198.00 ft along the northern boundary of new lot 4A. 2. New Lot 4B would be the project site. It would be regularly shaped and have a lot size of 2.01 acres. The dimensions will be as follows: 279.51 ft along Waverly Avenue, 330.62 ft along Comstock Avenue, 251.91 ft along Marshall Street and 329.75 ft along the western boundary of new lot 4B.
SEQR Determination:	<p>Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action</p>
Onondaga County Planning Board Referral:	<p>The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.</p>

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

- Project Plan Review and Resubdivision applications.
- Full Environmental Assessment Form Part 1 and proposed Part 2 - Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 4A and 4B of City Block 414, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20'; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64" = 1'0"; Dated February 28, 2025

Attachments:

- Project Plan Review Application
- Full Environmental Assessment Form Part 2 & 3
- Code Enforcement History
- IPS Comments from City Departments

Context Maps:

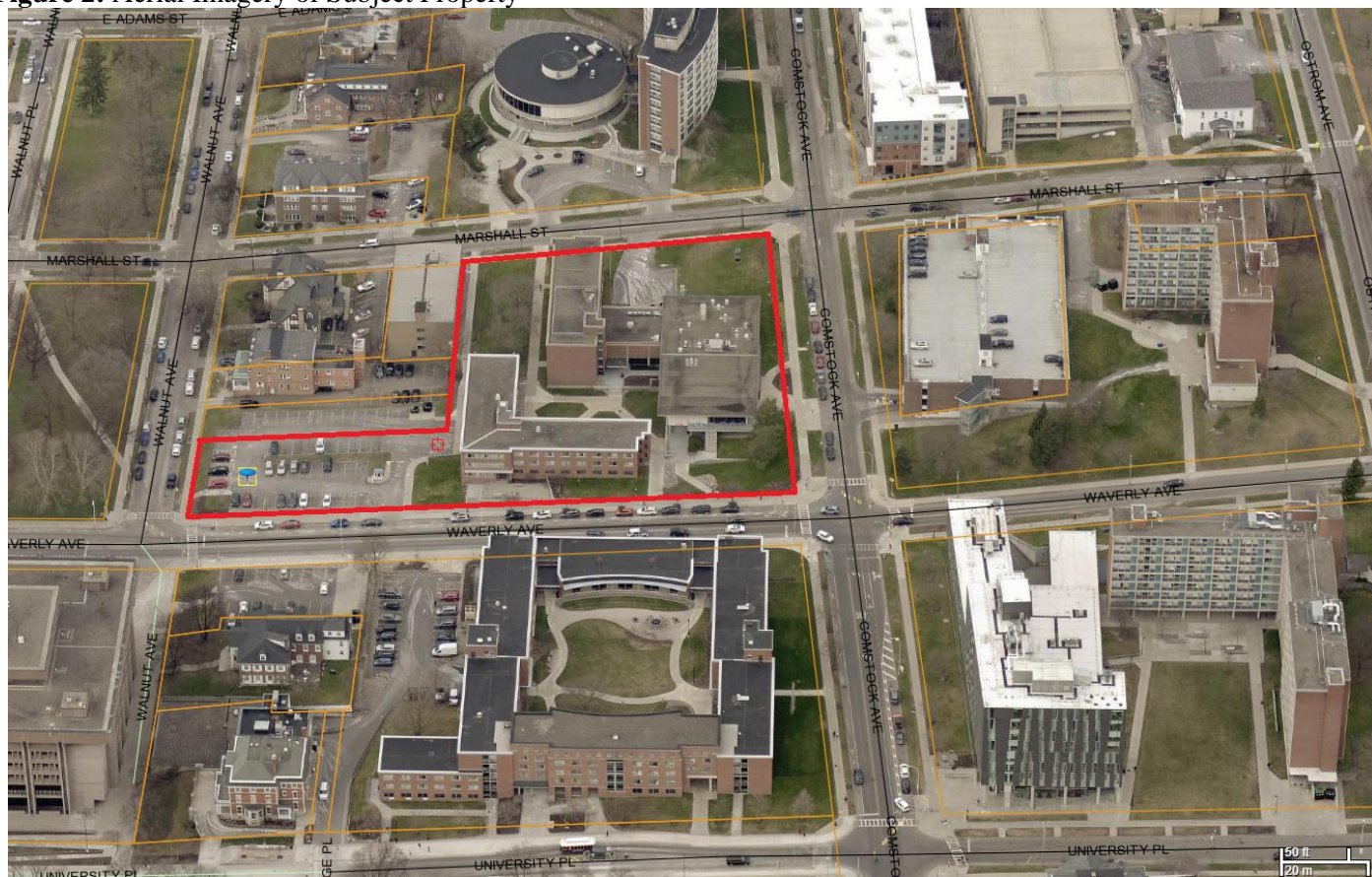
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: ConnectExplorer™, Eagle View Technology Corporation



Project Plan Review Application

Office of Zoning Administration
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 the property under review give my endorsement of this application.

Print owner's name: Syracuse University - by Jennifer C. Bybee, Assistant Director for Campus Planning

Signature: *Jennifer C. Bybee*

Date: March 11, 2025

Mailing address:

Print authorized agent's name:

Date:

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- ☒ **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- ☒ **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- ☒ **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- ☒ **APPLICATION FEE** – \$0

*Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate project plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:*

- ☒ **AS BUILT PROPERTY SURVEY(S)** limited to external work area of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- ☒ **SITE PLAN(S)** (for external work) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage



Project Plan Review Application

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

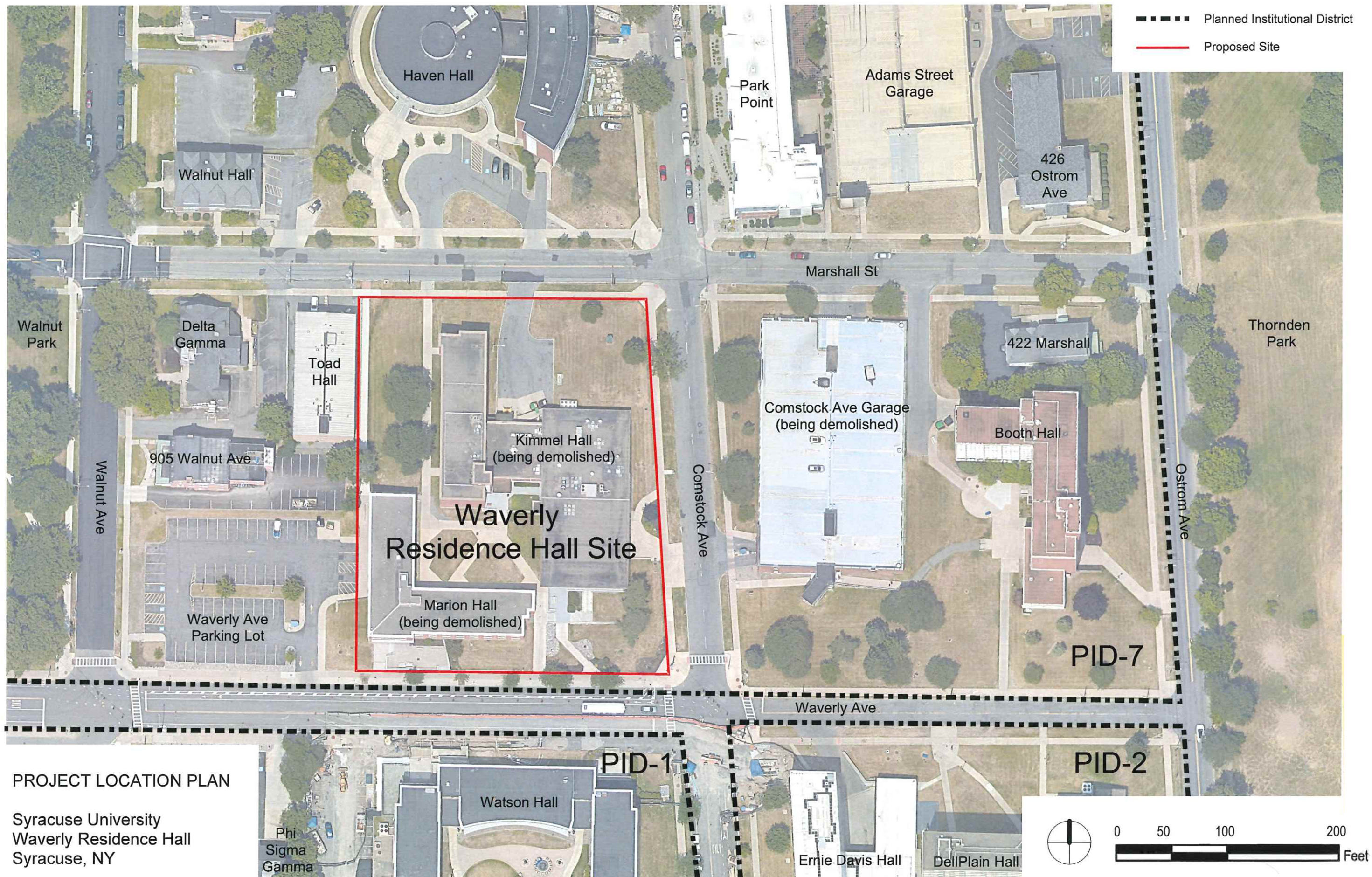
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

☒ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)

* ☐ **EXTERIOR SIGNAGE DRAWINGS** showing all of the following:

- Size
- Type
- Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

*To be submitted for review and approval at a later date.





Syracuse University
Waverly/Comstock Combined Aerial View
Syracuse, NY

NOTE 1: AREA OF EXISTING MARION HALL AS INDICATED IN HATCHED REGION TO BE REPLACED WITH SITE LANDSCAPE AND HARDSCAPE.

NOTE 2: HEIGHT LISTED PER PROPOSED BUILDING ARE AT THE HIGHEST POINT.

GENERAL NOTES:
-TOPOGRAPHY / GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITES. PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

-PROPOSED BUILDING HEIGHTS ARE MEASURED FROM AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR WAVERLY RESIDENCE HALL IS +547'-9". AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

-AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE

Proposed Site

EXHIBIT W-A2

Project Narrative

Project Description:

Syracuse University (“SU”) is proposing to construct a ±719-bed residence hall, including associated amenities, in a 1-11 story building located on the SU Campus (“Project”).

No increase in student enrollment is being proposed. The Project is the next step in SU’s long-range effort to relocate undergraduate students from South Campus housing to the Main Campus. Additionally, the Project would also be available to provide swing space as needed for SU students in the future.

The Project replaces the prior 261-bed Kimmel-Marion Residence Hall at the Project site, resulting in a net increase of ±458 beds. SU is demolishing this residence hall. The Project is generally located north of Waverly Avenue, west of Comstock Avenue, south of Marshall Street and east of Toad Hall/Walnut Avenue. The Project site is ±2.01 acres of land (“Site”).

The primary pedestrian access points to the Project will be at Waverly Avenue. Loading facilities will be accessed from Marshall Street.

The Project site plan is attached as Exhibit W-A3. The Site is steeply sloped - the eastern portion is ±12 feet higher than the western portion. The Project is generally horseshoe shaped with the “open” end facing Waverly Avenue. The Project has multiple levels, creating a stepped-down appearance. It is 5-7 stories along the western side facing Walnut Avenue. It is 11 stories to the east of Toad Hall and along the northern side facing Marshall Street. It is 8-10 stories along the eastern side facing Comstock Avenue. It is 2-8 stories along the southern side facing Waverly Avenue.

The overall design features two prominent north-south wings connected by a shorter east-west wing. The main entrance is located along Waverly Avenue with pedestrian plaza at each entry point.

The massing steps down to the west toward the Walnut Park Historic District, maintaining respect for the smaller scale buildings in that area.

The building materials, scale and overall aesthetics of the Project are complementary with the surrounding SU residential halls context, including the 9-story Ernie Davis and Dell Plain Halls to the south, the 9-story Booth Hall to the east, and the 11-story Haven Hall and 5-story Park Point residential community building to the north.

The ground level exterior is primarily brick, with areas of glazing. On the upper floors, materials are proposed to consist of brick and a combination of metal panels and rainscreen consistent with the adjacent existing buildings along Comstock Avenue.

Zoning Considerations:

The Project is located in the Planned Institutional District - Syracuse University Main Campus, Subdistrict 7 (PID-7). Pursuant to ReZone Syracuse, the PID-7 District Plan adopted in 1991 continues in effect, EXCEPT THAT the development standards set forth in Table 2.15 of ReZone Syracuse apply. See ReZone Syracuse §2.15(B)(3).

The PID-7 District Plan identifies the site to be used for “University Housing”. Such use includes the accessory uses and amenities typical of a University-owned residence hall, including student gathering and meeting spaces, new dining and food service facilities, a café, an on-site convenience store, and/or the like. Such accessory uses are permitted as set forth in Rezone Syracuse §2.15(B). The Project is a permitted use at the Site.

Below is a table demonstrating compliance with Table 2.15 development standards. See also Exhibit W-A3.

Project Compliance with Table 2.15 Development Standards		
<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	≥ 25 feet (Comstock Avenue) ≥ 10 feet (Waverly Avenue and Marshall Street)	≥ 25 feet. (Comstock Avenue) ≥ 10 feet. (Waverly Avenue and Marshall Street)
Side Setback	None	≥ 10 feet.
Rear Setback	None	≤ 20 feet.
Maximum Building Height	None	± 122 feet.
Minimum Lot Width	None	≥ 250 feet.
Minimum Lot Area	n/a - already zoning PID	± 2.01 acres.
Maximum Impervious Coverage	90%	$\pm 82\%$.
Off-Street Loading	None	2
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Will meet required standard.
Off-Street Parking	72 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site ± 72 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.

As shown above, the Project complies with the governing development standards; and taking into account ample campus parking that is available, the proposed Project on-site parking spaces are sufficient.

SU has a comprehensive transportation system that allows for pedestrians, bikes, shuttles, and also cars. Parking is provided in campus-wide facilities that are served by a free shuttle bus system. The University also currently practices a system of “shared parking,” allocating parking spaces to serve two or more sets of users at different times.

The southerly 2/3 of the Site western boundary is located adjacent to, but outside of, the Walnut Park National Register District (“NRD”). The entire length of this adjacent area is currently parking lot, including the Surface Parking (defined below). The nearest structure within the NRD is 905 Walnut Avenue. It is located to the west of a parking lot AND is a “non-contributing” structure. The northerly 1/3 of the western Site boundary is located contiguous to Toad Hall, a privately-owned 4-story apartment building which itself is located outside the NRD and is located between the Project and the NRD. See Exhibit W-A3. The nearest “contributing” structure in the NRD is 901 Walnut Avenue, located to the west of Toad Hall. Toad Hall substantially shields the view of the Project Site from that structure.

Because of the proximity of the Project Site to the Walnut Park NRD, SU also retained a noted local architectural firm, King & King Architects LLP (“K&K”) to assess potential impacts of the Project on the NRD. K&K concluded that due to “[t]he stepped down nature of the proposed building, along with the separation that will exist from Walnut Avenue, [the Project] minimizes any visual impacts and will not alter in any way land, structures, or integrity of the Walnut Park Historic District’s defining characteristics”. See K&K letter dated February 24, 2025 attached as Exhibit W-C2C.

Resubdivision:

In connection with the Project, SU is proposing to resubdivide the Site. The existing tax parcel (049.-12-04.0) includes a surface parking lot located at the southeastern corner of Waverly Avenue and Walnut Avenue (“Surface Parking”). The Surface Parking is not part of the Project. The Surface Parking is ±0.45 acres. SU is proposing to resubdivide the existing tax parcel (049.-12-04.0) to remove the Surface Parking from the Project Site. The Resubdivision application, including the proposed resubdivision map, is attached as Exhibit W-B.

SEQRA:

The Project constitutes a Type I action pursuant to the State Environmental Quality Review Act (SEQRA”). SU has prepared a full Environmental Assessment Form - Part I (EAF) attached as Exhibit W-C. As shown in the EAF, no other involved agencies have been identified, except for Common Council authorization to construct utilities within the City right-of-way and possible funding from the Onondaga Civic Development Corporation (“OCDC”). SU requests that the City Planning Commission (“CPC”) act as lead agency pursuant to SEQRA.

The Project is being proposed in the same general area and at the same time as the Comstock Residence Hall (“Other Project”). The Other Project is proposed to be located across Comstock Avenue to the east at the site of the former SU-owned Comstock Parking Garage at 501 Comstock Avenue (rear). The Project and the Other Project are functionally independent of each other. They do not rely on each other for their construction and each will be operated as stand-alone projects.

Notwithstanding the above, SU has as part of its SEQRA assessment, sought to identify those potential environmental impacts that could reasonably be viewed as cumulative in nature given the location and timing proximity of both. Those combined impacts are identified and evaluated in Exhibit W-C2 to this submittal. This approach is intended to assure a thorough identification and assessment of potential environmental impacts. Such approach permits CPC to identify impacts attributable to each and, to the extent applicable, overall impacts of both together. The combined impacts assessment approach is explained in Exhibit W-C. The Project

impacts assessment is provided in Exhibit W-C1. The combined impacts assessment is provided in Exhibit W-C2 and incorporated into the EAF as appropriate.

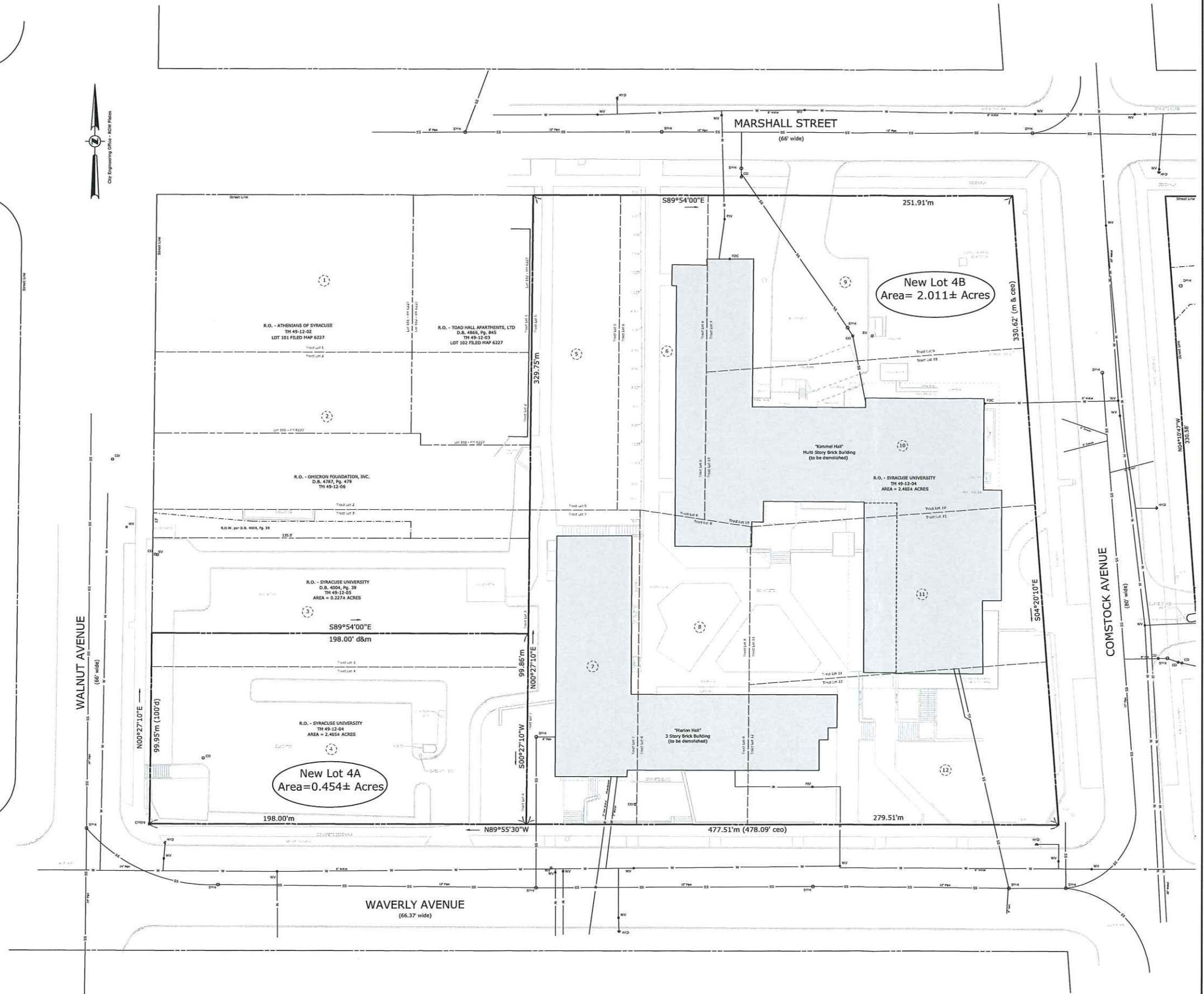
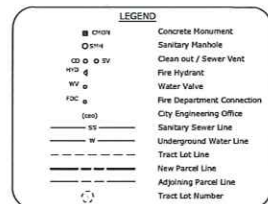
The EAF demonstrates that there will not be any significant adverse environmental impacts resulting from the Project or from the Project and the Other Project together.



1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ENGINEERING OFFICE PLATES.
DRAWING ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.

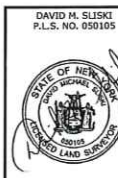
- 3.) FIELD WORK PERFORMED BETWEEN ON NOVEMBER 11-19, 2024.
- 4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 5.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS HANDS RECORDS, (AND PARCEL TAX MAPS). THEREFORE, THE LOCATION OF UTILITIES ARE APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE STRUCTURALLY BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 6.) TOGETHER WITH A RIGHT OF WAY CONVEYED TO SYRACUSE UNIVERSITY BY D.B. 4004, Pg. 38.

- 1.) NEW LOTS 101 & 102 - RESUBDIVISION OF UN-NUMBERED LOTS OF BLOCK 414 PREPARED BY D.W. HANNING AND ASSOCIATES DATED JULY 17, 1984 AND FILED MAP No. 6227.
- 2.) THE HIGHLANDS OF SYRACUSE GEO. F. COMSTOCK PROPRIETOR AMENDED MAP PREPARED BY JOHN B. BORDEN, C.E. FILED FEB. 18, 1885 as MAP No. 398.




I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED
BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY
COMPLETED BY US ON NOVEMBER 19, 2024.





DAVID M. SLSKI, P.L.S. #50105 25 DATE

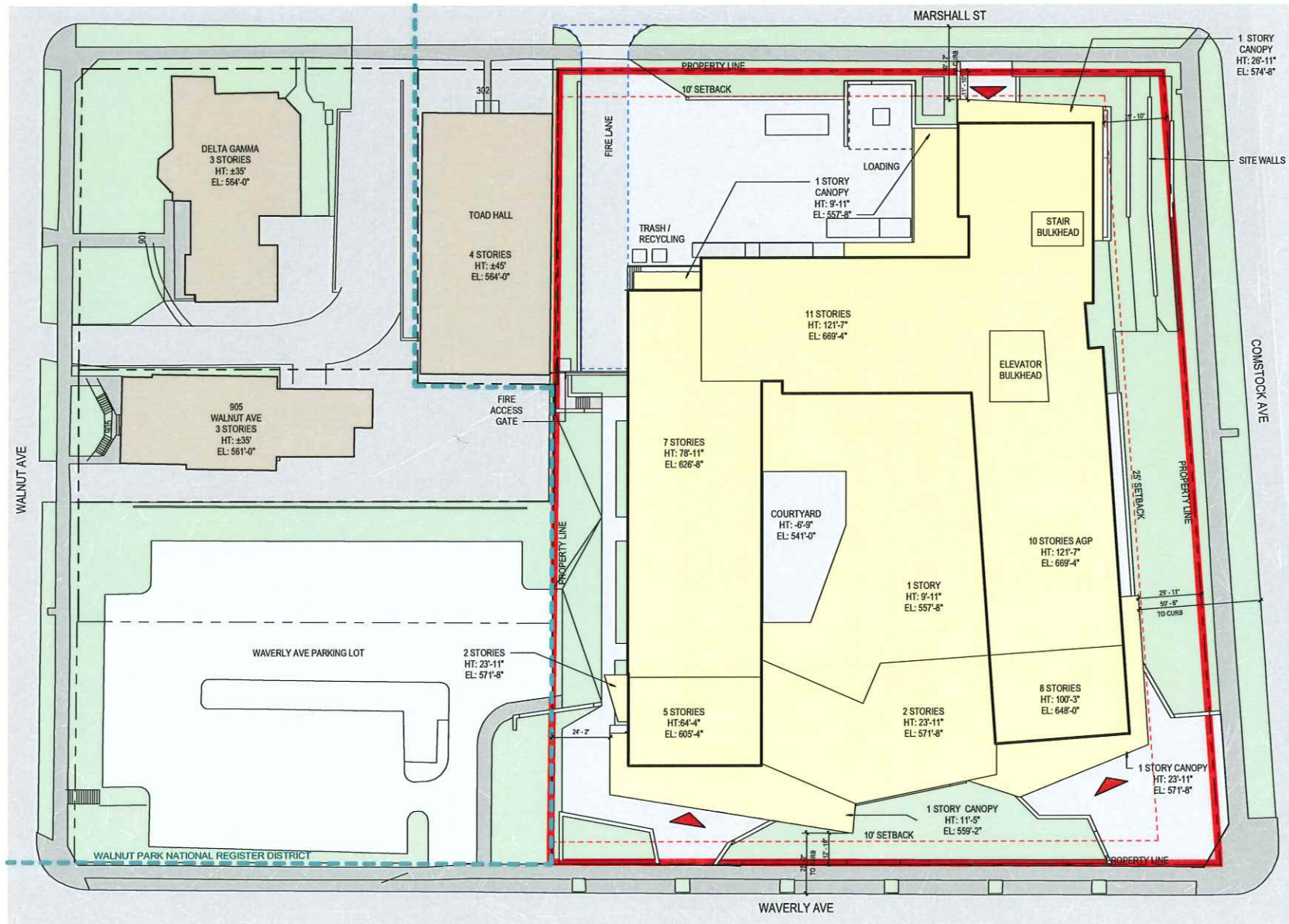


DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	
	A					<p>UNPUBLISHED AUTOMATIC OR ADDITION TO THIS DRAFT IS IN VIOLATION OF THE NEW YORK STATE EDUCATION LAW.</p> <p>© 2025 C.T. HALL ASSOCIATES</p> <p>APPROVED:</p> <p>DRAFTED : DT/GJM</p> <p>CHECKED : DHS</p> <p>PROJ. NO : 24-5321</p> <p>SCALE : 1" = 20 FT.</p> <p>DATE : FEB. 21, 2025</p>
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	D					
	E					
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	G					
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<div style="text-align: center;">  <p>© 2025 C.T. MALE ASSOCIATES</p> </div>
APPROVED:
DRAFTED : DT/DJU
CHECKED : DMS
PROJ. NO : 24.5321
SCALE : 1" = 20 FT.
DATE : FEB. 21, 2025

RESUBDIVISION MAP
FOR LOTS 4-12 & PART OF LOT 3 OF CITY BLOCK 414 INTO
NEW LOTS 4A and 4B OF CITY BLOCK 414
WAVERLY AVENUE, WALNUT AVENUE, MARSHALL STREET AND COMSTOCK AVENUE

LOTS 4-12 & PART OF LOT 3 OF CITY BLOCK 414		
CITY OF SYRACUSE	ONONDAGA COUNTY, NEW YORK	
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 786.7400 COBLESKILL, NY • GENES FALLS, NY • POWERSPEE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY		    www.ctmale.com
		SHEET FEAF2 DWG. NO. 25-0150



TOPOGRAPHY/GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.

PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

ON THE DRAWING, PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR WAVERLY RESIDENCE HALL IS +547'-9".

AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE.

*FOR ZONING CHART, BUILDING HEIGHT IS DETERMINED AS PER CITY OF SYRACUSE ZONING ORDINANCE (AMENDED JULY 20204) DEFINITION.

KEY:

PROPERTY LINE

SETBACK LINE TO PROPERTY LINE

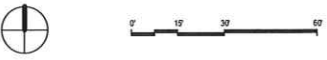
HISTORIC DISTRICT BOUNDARY

PROPOSED SITE

PROPOSED STRUCTURE

SU-OWNED BUILDINGS

SU-RELATED BUILDINGS



PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROVIDED - COMPLIES WITH ALL APPLICABLE DIMENSIONAL REGULATIONS
FRONT SETBACK	≥25 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST), WALNUT AVE SETBACK - AVG SETBACK OF EXIST BUILDINGS	≥25 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST)
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≥ 20 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 121 FEET 7 IN*
MINIMUM LOT WIDTH	NONE	252 FEET 2 IN
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	±2.01 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	±82%
OFF STREET LOADING	NONE	2
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARD
OFF STREET PARKING	72 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	0 SPACES ON SITE. 72 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW

1" = 60' PRINTED
HALF SCALE ON
11X17

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
Suite 2900
Philadelphia, PA 19109
v. 215.790.5900

©2025 Bohlin Cywinski Jackson

No.	Description	Date

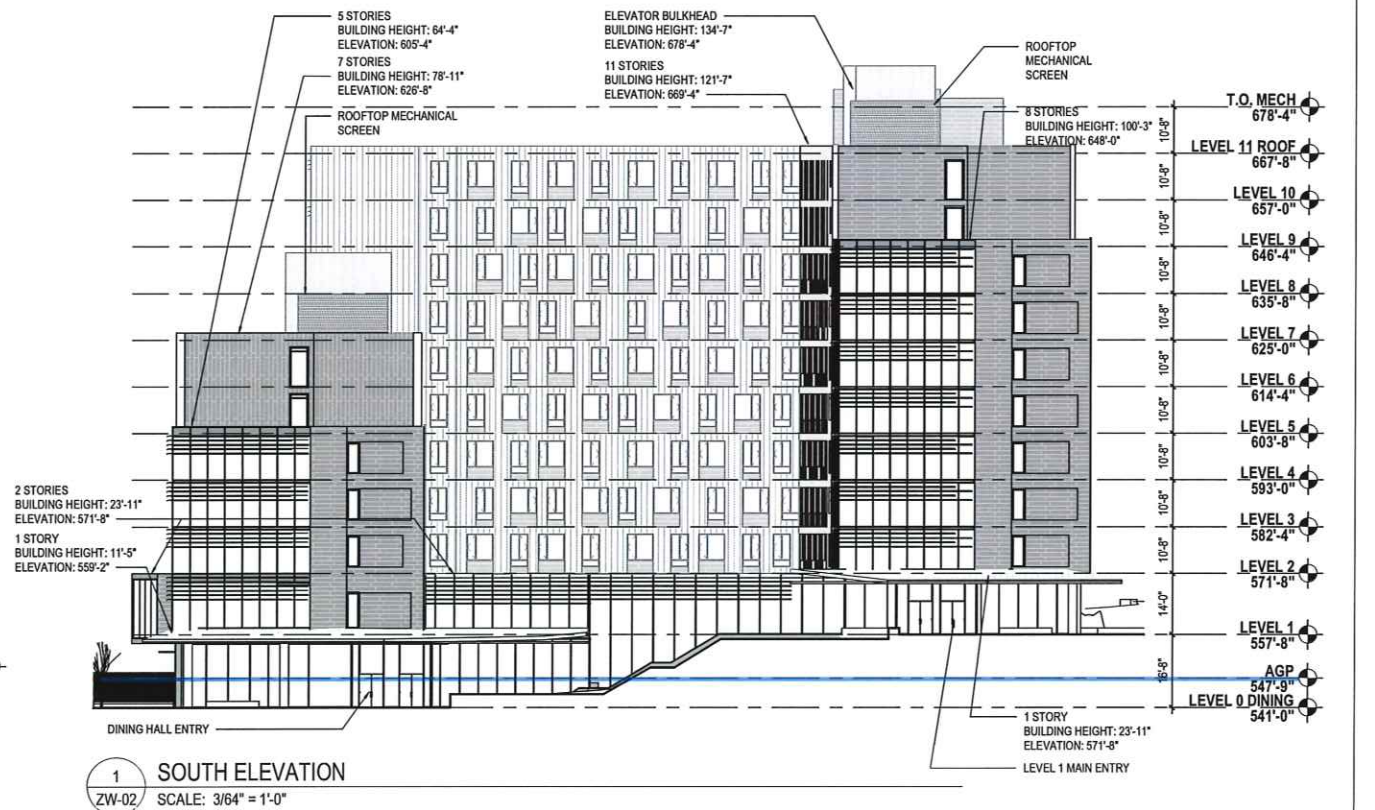
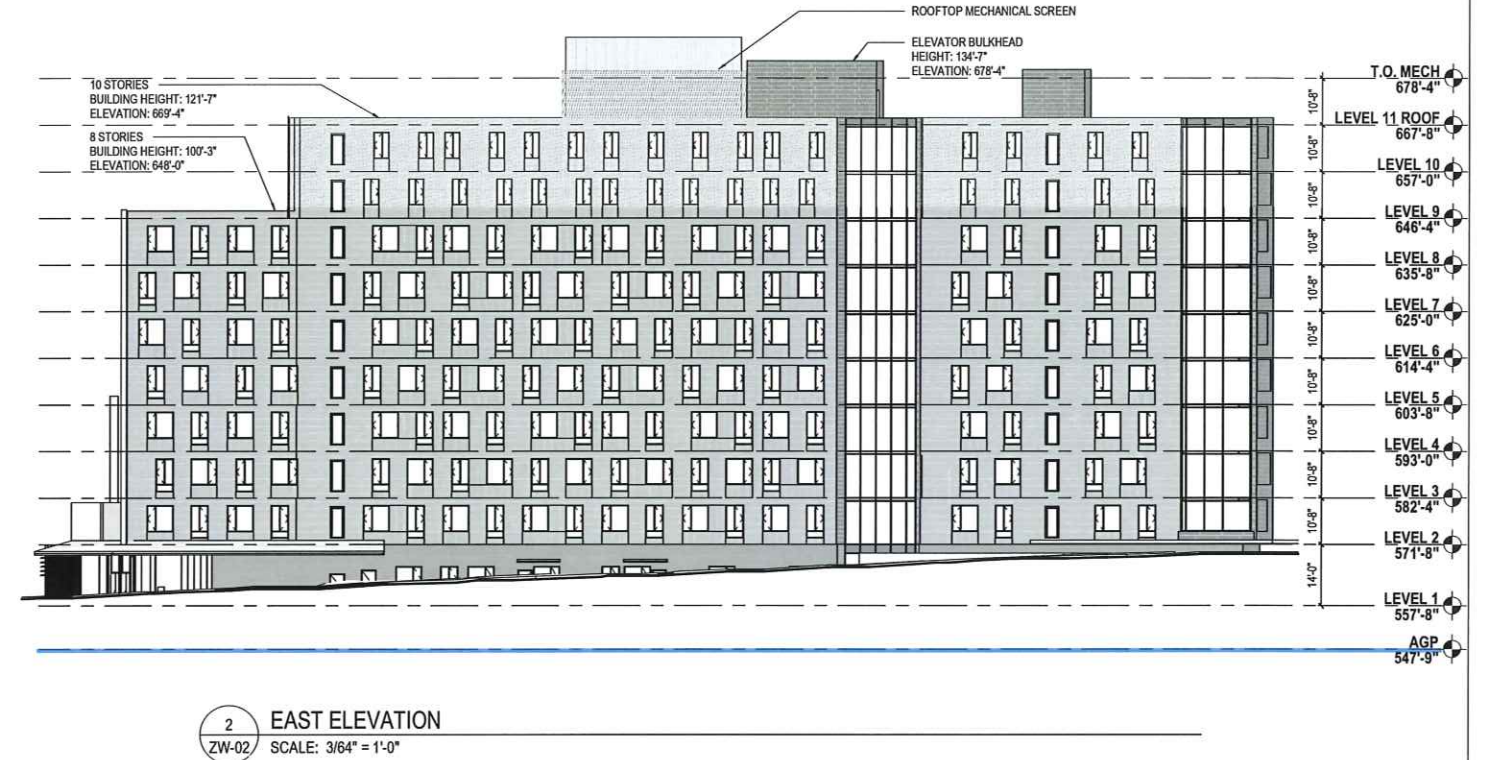
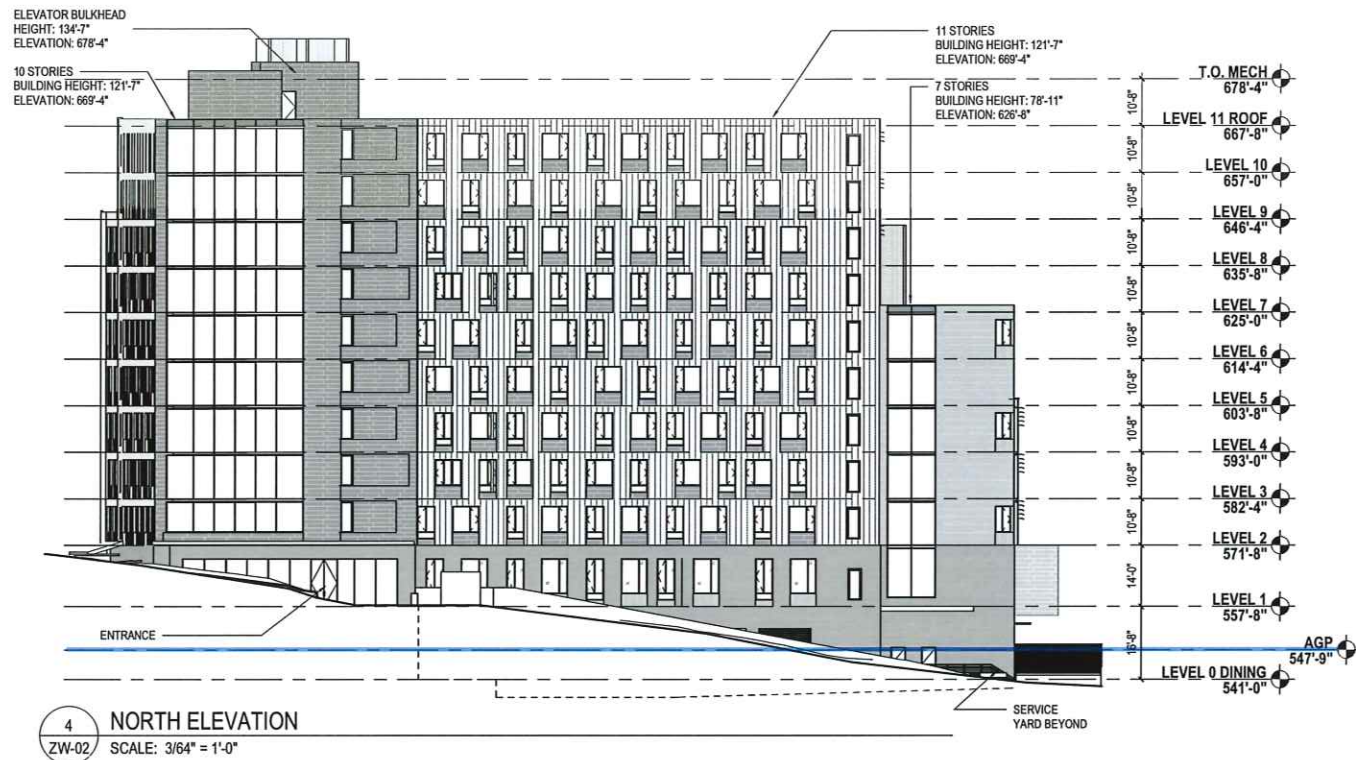
WAVERLY SITE PLAN

DATE 28 FEB 2025
24309
BCJ PROJECT NUMBER

As indicated
SCALE

ZW-01

FEAF2019



GENERAL NOTES:

TOPOGRAPHY/GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.

PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR WAVERLY RESIDENCE HALL IS + 547'-9".

AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE.

MATERIAL LEGEND:

- FACE BRICK OR COMPARABLE MATERIAL
- THIN BRICK OR COMPARABLE MATERIAL
- EIFS OR COMPARABLE MATERIAL
- METAL PANEL OR COMPARABLE MATERIAL
- GLAZING / FENESTRATION

Bohlin Cywinski Jackson

Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
Suite 2900
Philadelphia, PA 19109
v. 215.790.5900

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No.	Description	Date	WAVERLY ELEVATIONS		DATE	28 FEB 2025	SCALE	As indicated
					BCJ PROJECT NUMBER	24309		
					1" = 60' PRINTED HALF SCALE ON 11X17			
								ZW-02
								FEAF 2019

City of Syracuse
Parcel History
 01/01/1900 - 03/20/2025
 Tax Map #: 049.-12-04.0
 Owners: Syracuse University
 Zoning: PID

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/08/09	Project	Zoning (Converted)	Approved	Z-2523M1 PROJECT PLAN REVIEW MODIFICATION-PARKING LOT
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/17/12	Permit Application	Liability Waiver	Issued	PC-0395-12 Masonry Repair of Stone wall at Sidewalk location.
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/19/12	Permit	Liability Waiver	Open	PC-0395-12 Masonry Repair of Stone wall at Sidewalk location. Expires 08/17/2012
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/30/12	Permit Application	Electric	Issued	07717 Electrical renovation for restaurants at Kimmel Dining Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/12	Permit Application	Sprinkler	Issued	07741
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/12	Inspection	Initial Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/01/12	Inspection	Fire Inspector Notification	<None>	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/03/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/07/12	Permit Application	Electric	Issued	07866 Low voltage work for renovations in Kimmel Hall Cafe
311 Waverly Ave (Kimmel Hall)	08/08/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/09/12	Permit Application	Sprinkler	Issued	07929 KIMMEL HALL
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/09/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/10/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/10/12	Inspection	Fire Inspector Notification	<None>	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/14/12	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/20/12	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/22/12	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	08/22/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/23/12	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/23/12	Completed Permit	Electric	Certificate Issued	07717 Electrical renovation for restaurants at Kimmel Dining Hall Certificate of Completion #07717
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/24/12	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/24/12	Completed Permit	Sprinkler	Certificate Issued	07741 Certificate of Completion #07741
311 Waverly Ave (Kimmel Hall)	08/27/12	Completed Permit	Sprinkler	Certificate Issued	07929 KIMMEL HALL Certificate of Completion #07929
311 Waverly Ave (Kimmel Hall)	09/05/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/17/12	Permit Application	Sprinkler	Issued	08411
311 Waverly Ave (Kimmel Hall)	09/18/12	Inspection	Fire Inspector Notification	<None>	
311 Waverly Ave (Kimmel Hall)	09/19/12	Inspection	Initial Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/19/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/21/12	Completed Permit	Sprinkler	Certificate Issued	08411 Certificate of Completion #08411
311 Waverly Ave (Kimmel Hall)	09/26/12	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	10/10/12	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	11/01/12	Completed Permit	Electric	Certificate Issued	07866 Low voltage work for renovations in Kimmel Hall Cafe Certificate of Completion #07866
305 Waverly Ave (Marion Hall)	11/13/12	Permit Application	Electric	Issued	09136 New installation of Automatic Transfer Switch in Marion Hall Ted Woodruff
305 Waverly Ave (Marion Hall)	11/14/12	Inspection	Inspector Notification	In Progress	
305 Waverly Ave (Marion Hall)	11/28/12	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
311 Waverly Ave (Kimmel Hall)	12/03/12	Permit Application	Electric	Issued	09137 New installation of an Automatic Transfer Switch at Kimmel Hall Ted Woodruff
311 Waverly Ave (Kimmel Hall)	12/04/12	Inspection	Inspector Notification	In Progress	
305 Waverly Ave (Marion Hall)	12/07/12	Inspection	Final Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	12/07/12	Inspection	Final Inspection	In Progress	
305 Waverly Ave (Marion Hall)	12/21/12	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	12/21/12	Inspection	Progress Inspection	In Progress	
305 Waverly Ave (Marion Hall)	01/04/13	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	01/04/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave (Marion Hall)	01/18/13	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	01/18/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave (Marion Hall)	01/22/13	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	01/22/13	Inspection	Final Inspection	Pass	
305 Waverly Ave (Marion Hall)	01/24/13	Completed Permit	Electric	Certificate Issued	09136 New installation of Automatic Transfer Switch in Marion Hall Ted Woodruff Certificate of Completion #09136
311 Waverly Ave (Kimmel Hall)	01/24/13	Completed Permit	Electric	Certificate Issued	09137 New installation of an Automatic Transfer Switch at Kimmel Hall Ted Woodruff Certificate of Completion #09137
311 Waverly Ave (Kimmel Hall)	06/10/13	Completed Complaint	Sprinkler System	Completed	2013-08236 broken sprinkler head in Rm 110. SU public safety and Fire Safety notified for repairs and restore.
311 Waverly Ave (Kimmel Hall)	06/10/13	Inspection	Complaint Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/12/13	Permit Application	Sprinkler	Issued	11470 Sprinkler for Kimmell Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/12/13	Completed Permit	Sprinkler	Certificate Issued	11470 Sprinkler for Kimmell Hall Certificate of Completion #11470
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/17/13	Inspection	Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/24/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/01/13	Inspection	Progress Inspection	Fail	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/09/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/16/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/23/13	Inspection	Progress Inspection	No Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/30/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/06/13	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/19/13	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	03/29/14	Completed Complaint	Sewer Dept/Special Reqst	Completed	2014-06521 ring in a cb referred to joe brandt
311 Waverly Ave (Kimmel Hall)	05/05/14	Permit Application	Fire Alarm	Issued	15114 Fire alarms for Kimmel Hall
311 Waverly Ave (Kimmel Hall)	06/02/14	Inspection	Fire Inspector Notification	Pass	
311 Waverly Ave (Kimmel Hall)	06/02/14	Inspection	Inspector Notification	Pass	
311 Waverly Ave (Kimmel Hall)	10/29/14	Permit Application	Sprinkler	Issued	17442 Sprinkler
311 Waverly Ave (Kimmel Hall)	10/29/14	Completed Permit	Sprinkler	Certificate Issued	17442 Sprinkler Certificate of Completion #17442
311 Waverly Ave (Kimmel Hall)	11/05/14	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	11/12/14	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	11/19/14	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	11/26/14	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	04/16/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	04/30/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	05/15/15	Permit Application	Electric	Issued	19237 Electrical for1 light fixture,1 fan at Kimmel Hall
311 Waverly Ave (Kimmel Hall)	05/18/15	Inspection	Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
311 Waverly Ave (Kimmel Hall)	06/02/15	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	06/02/15	Inspection	Final Fire Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	06/03/15	Completed Permit	Fire Alarm	Certificate Issued	15114 Fire alarms for Kimmel Hall Certificate of Completion #15114
311 Waverly Ave (Kimmel Hall)	06/15/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	07/02/15	Permit Application	Electric	Issued	19972 Extra Electrical Outlets in Dorm (H.B. #5213)
311 Waverly Ave (Kimmel Hall)	07/06/15	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	07/15/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	08/06/15	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	08/06/15	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	08/07/15	Completed Permit	Electric	Certificate Issued	19972 Extra Electrical Outlets in Dorm (H.B. #5213) Certificate of Completion #19972
311 Waverly Ave (Kimmel Hall)	08/11/15	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/14/15	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	09/14/15	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	10/23/15	Completed Permit	Electric	Certificate Issued	19237 Electrical for 1 light fixture, 1 fan at Kimmel Hall Certificate of Completion #19237
311 Waverly Ave (Kimmel Hall)	12/03/15	Project	Project Plan Review	Approved	Z-2789 Modify signage on Kimmel Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/16/15	Periodic Inspection	C of C	CC - Valid/Cert	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	02/16/16	Permit Application	Electric	Issued	22802 CCTV Marion Hall 1st Floor Laundry
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	02/17/16	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/04/16	Inspection	Final Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/05/16	Completed Permit	Electric	Certificate Issued	22802 CCTV Marion Hall 1st Floor Laundry Certificate of Completion #22802
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/15/16	Periodic Inspection	Smoke Certification	SC - Issued	
311 Waverly Ave (Kimmel Hall)	08/30/16	Permit Application	Sprinkler	Issued	25170 Sprinkler for Kimmel Hall

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
311 Waverly Ave (Kimmel Hall)	09/01/16	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	09/15/16	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	09/29/16	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	10/13/16	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	10/13/16	Completed Permit	Sprinkler	Certificate Issued	25170 Sprinkler for Kimmel Hall Certificate of Completion #25170
311 Waverly Ave (Kimmel Hall)	10/26/16	Permit Application	Electric	Issued	25787 Kimmel Hall: Basement; Power Over Ethernet for CCTV Security Cameras.
311 Waverly Ave (Kimmel Hall)	10/27/16	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	12/21/16	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	02/02/17	Inspection	Final Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	02/02/17	Completed Permit	Electric	Certificate Issued	25787 Kimmel Hall: Basement; Power Over Ethernet for CCTV Security Cameras. Certificate of Completion #25787
311 Waverly Ave (Kimmel Hall)	02/23/18	Permit Application	Sprinkler	Issued	31490 Sprinkler for Kimmel Dining Hall
311 Waverly Ave (Kimmel Hall)	03/06/18	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	03/19/18	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	04/02/18	Inspection	Progress Inspection	In Progress	
311 Waverly Ave (Kimmel Hall)	04/12/18	Inspection	Progress Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	04/12/18	Completed Permit	Sprinkler	Certificate Issued	31490 Sprinkler for Kimmel Dining Hall Certificate of Completion #31490
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	02/21/19	Permit Application	Sign	Issued	36989 Sign
311 Waverly Ave (Kimmel Hall)	04/09/19	Permit Application	Sprinkler	Issued	37429 Sprinkler for Kimmel Hall
311 Waverly Ave (Kimmel Hall)	04/10/19	Inspection	Fire Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	04/15/19	Inspection	Plan Review Notification	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	05/10/19	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/22/19	Permit Application	Electric	Issued	38721 Electrical for Kimmel Dining Hall

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/24/19	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	07/31/19	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/08/19	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/21/19	Inspection	Progress Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/23/19	Completed Permit	Electric	Certificate Issued	38721 Electrical for Kimmel Dining Hall Certificate of Completion #38721
305 Waverly Ave (Marion Hall)	09/04/19	Permit Application	Sprinkler	Issued	39250 Sprinkler for Marion Hall
305 Waverly Ave (Marion Hall)	09/05/19	Inspection	Inspector Notification	In Progress	
305 Waverly Ave (Marion Hall)	09/24/19	Inspection	Sprinkler Inspection	Pass	
305 Waverly Ave (Marion Hall)	09/24/19	Completed Permit	Sprinkler	Certificate Issued	39250 Sprinkler for Marion Hall Certificate of Completion #39250
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	10/31/19	Inspection	Progress Inspection	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/23/19	Inspection	Final Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/27/19	Completed Permit	Sign	Certificate Issued	36989 Sign Certificate of Completion #36989
311 Waverly Ave (Kimmel Hall)	04/02/20	Inspection	Sprinkler Inspection	Pass	
311 Waverly Ave (Kimmel Hall)	04/02/20	Completed Permit	Sprinkler	Certificate Issued	37429 Sprinkler for Kimmel Hall Certificate of Completion #37429
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/11/20	Permit Application	Electric	Issued	41737 Electric: Marion Hall
311 Waverly Ave (Kimmel Hall)	06/11/20	Permit Application	Electric	Issued	41738 Electric: Kimmel Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/12/20	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	06/12/20	Inspection	Inspector Notification	In Progress	
311 Waverly Ave (Kimmel Hall)	07/15/20	Inspection	Inspector Notification	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/04/20	Inspection	Inspector Notification	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	08/06/20	Completed Permit	Electric	Certificate Issued	41737 Electric: Marion Hall Certificate of Completion #41737
311 Waverly Ave (Kimmel Hall)	08/17/20	Completed Permit	Electric	Certificate Issued	41738 Electric: Kimmel Hall Certificate of Completion #41738
305 Waverly Ave (Marion Hall)	11/15/20	Completed Complaint	Sewer Dept/Special Reqst	Completed	2020-26633 DROPPED HIS KEYS IN THE CATH BASIN
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/21/21	Permit Application	Sprinkler	Issued	43971 Sprinkler Kimmel Hall
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	06/22/21	Inspection	Inspector Notification	In Progress	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	11/30/21	Inspection	Sprinkler Inspection	Pass	
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/02/21	Completed Permit	Sprinkler	Certificate Issued	43971 Sprinkler Kimmel Hall Certificate of Completion #43971
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	12/16/24	Project	Minor Site Plan Review	Approved	MiSPR-24-99 Demolition of Marion Hall and Kimmel Hall. No future plans provided.
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	03/11/25	Project	Project Plan Review	Active	Z-2887 Construct a new dormitory on the property. The existing Kimmel and Marion Hall were approved to be demolished per MiSPR-24-99.
305 Waverly Ave & Walnut Ave (Marion and Kimmel Hall)	03/11/25	Project	Resubdivision	Active	R-25-06 Resubdivision to spilt one lot(305 Waverly Ave) into two new lots New lot 4A: 19,776 SF (0.454 Acres); New Lot 4B: 87,167 SF (2.011 Acres) Syracuse Univeristy is proposing to construct a ±719-bed residence hall, including associated amenities, in a 1-11 story building located on the New lot 4B.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University

From: Haohui Pan, Zoning Planner

Date: 3/21/2025 9:08:00 AM

Re: Resubdivision R-25-06
305 Waverly Ave & Walnut Ave Marion and Kimmel Hall, Syracuse, 13210

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	03/21/2025	Zhitong Wu	No concern. Pending on CPC's decision.
City Engineer - Zoning	Pending	03/11/2025		
Eng. Mapping - Zoning	Pending	03/11/2025		
Finance - Zoning	Internal Review Complete	03/13/2025	Veronica Voss	305 Waverly Ave is current, due for April CO & CS.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	03/17/2025	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review.
Eng Sewers- Zoning	Internal Review Complete	03/17/2025	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	03/17/2025	Romeo Kpolo	Future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	03/13/2025		



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University

From: Zhitong Wu, Zoning Planner

Date: 3/20/2025 10:26:04 AM

Re: Project Plan Review Z-2887
305 Waverly Ave & Walnut Ave Marion and Kimmel Hall, Syracuse, 13210

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Pending	03/11/2025		
DPW Sewers - Zoning	Internal Review Complete	03/14/2025	Vinny Esposito	Site and building plans with a full SWPPP will be required. Storm water run-off can not adversely impact the adjoining property or the City ROW. Existing sewer lateral must be cut and capped at the curb line. New lateral must be constructed to the main sewer.
DPW Sidewalks - Zoning	Pending	03/11/2025		
Eng. Design & Cons. - Zoning	Pending	03/11/2025		
City Engineer - Zoning	Pending	03/11/2025		
Eng. Mapping - Zoning	Pending	03/11/2025		
City Planning - Zoning	Pending	03/11/2025		
DPW Traffic Control- Zoning	Conditionally Approved	03/19/2025	Charles Gafrancesco	3.19.25 Conditionally Approved. - Contractor shall submit MUTCD compliant work zone traffic plan (WZTP) during permit process if the nature of this sitework is to affect pedestrian or vehicular traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local laws.
Planning Commission	Pending	03/11/2025		
Zoning Planner	On Hold	03/20/2025	Zhitong Wu	Proposed land use and site layout conforms to District Plan Z-2396 and zoning code. Hold pending CPC decision.
DPW - Transportation Planner	Pending	03/20/2025		



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

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

<u>R-25-07</u>	<i>Staff Report – March 24, 2025</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	501 Comstock Avenue, rear (Tax Parcel Number 046.-01-03.0) and 516 Comstock Avenue (Tax Parcel Number 046.-01-02.0)
<i>Summary of Proposed Action:</i>	Syracuse University is proposing to resubdivide the existing 501 Comstock Avenue, rear and the 516 Ostrom Avenue & Waverly Avenue parcel into 2 new parcels by modifying the property line. New Lot 1B would continue to be Booth Hall, reduced to (42,253 SF) ± 0.97 -acres. New Lot 1A would be the site of the proposed new residence hall: (67,954 SF), ± 1.55 -acres.
<i>Owner/Applicant</i>	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)
<i>Existing Zone District:</i>	Planned Institutional District – PID Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east and west are located in the Planned Institutional, PID Zone District.
<i>Companion Application(s)</i>	Project Plan Review for Construction of a ± 582 -bed (1-10 story) dormitory, located at proposed Lot 1A.
<i>Scope of Work:</i>	Lot line adjustment between existing Tax Parcel ID 046.-01-03.0 and 046.-01-02.0 into 2 lots: New Lot 1A would front on 501 Comstock Avenue, Waverly Avenue and Marshall Street. New Lot 1B would front on 516 Ostrom Avenue, Waverly Avenue, and Marshall Street.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The property is owned by Syracuse University. - New Lot 1A is currently a 4-level parking garage. It is the site of a proposed 1-10 story new residence hall. - New Lot 1B is the site of Booth Hall. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for New 1A will be 501 Comstock Avenue; New Lot 1B will be 505 Comstock Avenue.
<i>Zoning Procedural History:</i>	MiSPR-25-17 Minor Site Plan Review to demolish the parking garage name “Comstock Ave. Parking Garage”, approved on 12/16/2024. V-65-25 Use Variance to establish a parking garage for nearby Syracuse University dormitories, approved on 9/16/1965.
<i>Summary of Zoning History:</i>	The parking garage was constructed in 1970. A demolition permit was sought in January 2025 and obtained in March 2025 (Demo-2025-17) after the Minor site plan review (MiSPR-25-17) was approved in February 2025.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lots have no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.

<p>Property Characteristics:</p>	<p><u>Existing property characteristics</u></p> <p>The subject property at 501 Comstock Avenue and Waverly Avenue is a regularly shaped parcel with a current lot size of .67 acres. It has ± 225 feet of frontage on Comstock Avenue, ± 131 feet of frontage on Marshall Street. It contains an existing parking garage fronting on Comstock Avenue and Marshall Street. It also includes a portion of 516 Ostrom Avenue and Waverly Avenue (Tax Parcel Number 046.-01-02.0). That existing lot has a current lot size of ±2.52 acres. It has ± 330 feet of frontage on Comstock Avenue, ± 221 of frontage on Marshall Street, ± 270 feet of frontage on Ostrom Avenue and ± 361 feet of frontage on Waverly Avenue.</p> <p><u>Proposed property characteristics</u></p> <p>The 2-lot subject property is proposed to be resubdivided into 2 lots:</p> <ol style="list-style-type: none"> 1. New Lot 1A will be the project site. It would be irregularly shaped and have a lot size of ± 1.55 acres. The dimensions will generally be as follows: ± 330 ft along Comstock Ave, ± 224 ft along Waverly Avenue, ± 330 ft along the eastern boundary of new Lot 1A and ± 181 ft along Marshall Street. 2. Lot 1B would be the Booth Hall property. It would be irregularly shaped and have a lot size of ± .97 acres. The dimensions will be as follows: ± 361 ft along Waverly Avenue, ± 271 ft along Ostrom Avenue, ± 140 ft along northern boundary of New Lot 1B, ± 70 ft along the western boundary of new lot 1B (Tax Parcel Number 046.-01-01) and ± 39 feet along Marshall Street.
<p>SEQR Determination:</p>	<p>Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type I Action</p>
<p>Onondaga County Planning Board Referral:</p>	<p>The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.</p>

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

- Resubdivision and Project Plan Review applications
- Full Environmental Assessment Form Part 1 and proposed Part 2 - Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 1A and 1B of City Block 550, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20'; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64" = 1'0"; Dated February 28, 2025

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, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202

315-448-8640 * zoning@syr.gov *

www.syr.gov/Departments/Zoning-Administration

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

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input type="checkbox"/> Resubdivision:	_____	_____	_____
<input checked="" type="checkbox"/> Lot Alteration:	Comstock Residence Hall	2	+/-2.52 acres

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 501 Comstock Ave. - Rear	046.-01-03.0	Syracuse University	unknown
2) 516 Ostrom Ave. & Waverly Ave	046.-01-02.0	Syracuse University	unknown
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) Project Plan Review 2) _____ 3) _____

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

<input type="checkbox"/> Demolition (full and partial):	_____
<input checked="" type="checkbox"/> New Construction:	Comstock Residence Hall (see footnote below)
<input type="checkbox"/> Façade (Exterior) Alterations:	_____
<input type="checkbox"/> Site Changes:	_____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	Comstock Residence Hall
Current Land Use(s):	vacant - see footnote below
Proposed Land Use(s):	University Residence Hall
Number of Dwelling Units:	N/A
Days and Hours of Operation:	24/7
Number of Onsite Parking Spaces:	0

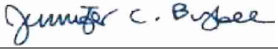
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

See Project Narrative attached as Exhibit C-A2 to Project Application Package and proposed Resubdivision Map attached as Exhibit C-B1.

PROPERTY OWNER(S) (required)

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

Syracuse University, by Jennifer C. Bybee, Assistant Director for Campus Planning

First Name	Last Name	Title	Company		Phone:
1320 Jamesville Avenue		Syracuse	NY	13210	see email below
Street Address	Apt / Suite / Other	City	St	Zip	Email:
					jchampa@syr.edu
* Signature: 			Date: March 11, 2025		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at <https://www.syr.gov/Boards-and-Commissions/CPC>.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, Engineering, Water for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and http://www.syr.gov.net/Planning_Commission.aspx.

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.

**MAPS ARE NOT FINAL UNTIL THEY ARE
SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.**

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit ONE (1) COPY of the following:

- ☒ **APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- ☒ **APPLICATION FEE** – \$0.

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, and a PDF File to hpan@syr.gov of the following:

- ☒ **RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011
No larger than 36"x 44")
 - The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ DanielSmith@ongov.net)
 - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
 - Tract name (cannot be Farm Lot or Military Lot)
 - Farm/Military Lot and/or block numbers
 - Municipality, Scale, Date, North arrow
 - Certificate of Licensed Land Surveyor: "We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor."
 - Each new lot will have a definite designation number or letter per the new map.
 - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
 - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
 - Each line or curve of all new or amended lots must clearly show all necessary geometry.
 - Shorelines will have a tie line with geometry for closure.
 - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
 - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

- ☒ **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).

SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
2. **demolitions** and **post demolition** conditions
3. **structures, facilities, utilities and drainage**
4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
5. **loading** dock and delivery areas
6. **dumpsters** and/or trash receptacles
7. **landscaping** including type, height, and number of plantings
8. **screening/fencing** including type and height for parking, dumpsters, and site
9. **lighting** including structure heights and luminaries wattage
10. **ground signs**
11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

**Resubdivision / Lot Alteration
MAP FILING PROCEDURES**

Within 62 days () of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorser, **FILE** the map, together with the Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

OBTAIN PRINTED MAPS FROM THE SURVEYOR

- SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

1. **City Planning Commission / Syracuse Zoning Office – 315-448-8640**
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
Contact the Syracuse Zoning Office to make an appointment.
 - Bring the six PAPER MAPS to the appointment.
 - The Zoning Office reviews and signs the FILING MAP if everything is in order.
 - At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
2. **Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202
Contact the Onondaga County Division of Health to make an appointment.
 - Bring the FILING MAP to the appointment.
 - Public Health reviews and signs the FILING MAP if everything is in order.
 - The signed FILING MAP will be returned to the applicant at the same appointment.

Syracuse City Hall

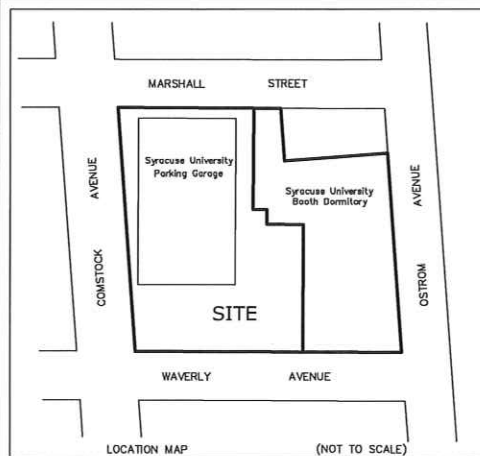
233 East Washington St, Syracuse, NY 13202

3. **Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**
 - No appointment necessary.
 - Leave the FILING MAP together with your CONTACT INFORMATION.
 - Assessment reviews and signs the FILING MAP if everything is in order.
 - Assessment forwards the signed FILING MAP to the Department of Finance.
4. **Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**
 - Finance receives the FILING MAP.
 - Finance reviews and then signs the FILING MAP if everything is in order.
 - Finance forwards the FILING MAP to Engineering.
5. **Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**
 - Engineering receives the FILING MAP.
 - Engineering reviews and signs the FILING MAP if everything is in order.
 - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

FILE RESUBDIVISION / LOT ALTERATION MAP

1. **Onondaga County Clerk (resubdivision filing) – 315-435-2226**
Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202
 - The signed **FILING MAP** together with the **LETTER OF COMPLIANCE** provided by the **Zoning Office** must be **FILED** with the **ONONDAGA COUNTY CLERK** (\$10.00 fee).
 - The Clerk will provide a **FILING DATE** () and **NUMBER** ().
2. **City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syr.gov.net**
Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
 - Call or email the Syracuse Zoning Office and provide the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER**.
 - The Zoning Office will forward one of the six PAPER MAPS, together with the **FILING DATE** and **NUMBER**, to each endorser for their records.

XREFS:



MAP NOTES

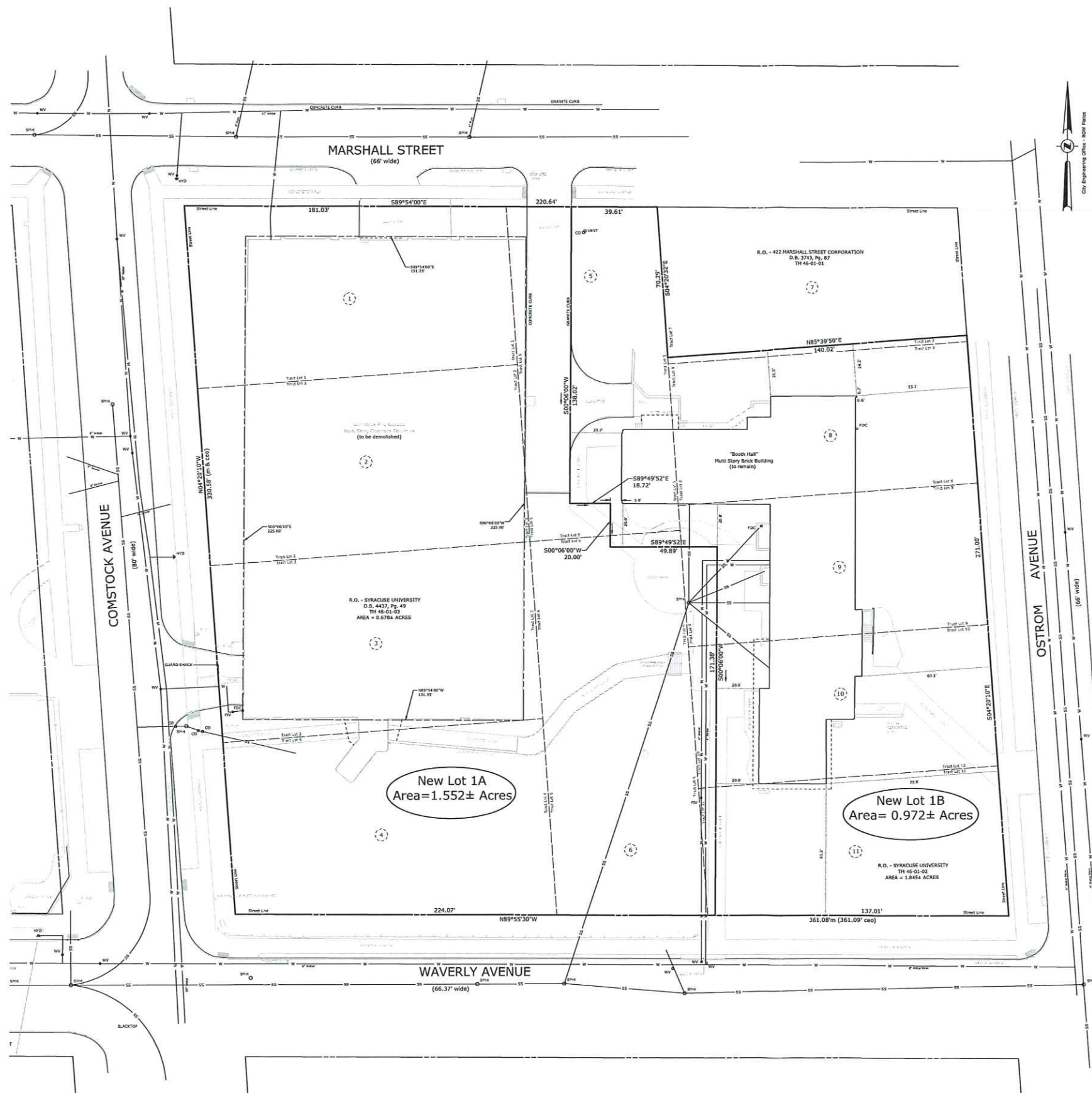
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ENGINEERING OFFICE PLATES. DRAWING ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.
- 2.) FIELD WORK PERFORMED BETWEEN NOVEMBER 11 - DECEMBER 3, 2024.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND HANDLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) TOGETHER WITH A RIGHT OF WAY CONVEYED TO SYRACUSE UNIVERSITY BY D.B. 4437, Pg. 49.

MAP REFERENCES

- 1.) NEW LOTS 101 & 102 - RESUBDIVISION OF UN-NUMBERED LOTS OF BLOCK 414 PREPARED BY D.W. HARRIS AND ASSOCIATES DATED JULY 17, 1984 AND FILED MAP No. 4222.
- 2.) THE HIGHLANDS OF SYRACUSE GEO. F. COMSTOCK PROPRIETOR AMENDED MAP PREPARED BY JOHN B. BORDEN, C.E. FILED FEB. 18, 1885 as MAP No. 398.

LEGEND

SPH	Sanitary Manhole
CO	Clean out / Sewer Vent
HY	Fire Hydrant
WV	Water Valve
PIV	Post Indicator Valve
FDC	Fire Department Connection
(SWS)	City Engineering Office
SS	Sanitary Sewer Line
W	Underground Water Line
TL	Tract Lot Line
NPL	New Parcel Line
APL	Adjoining Parcel Line
TLN	Tract Lot Number



CADD DWG. FILE NAME: K:\Projects\245323\Survey\COMSTOCK RESUBD MAP.dwg



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON NOVEMBER 19, 2024.

DAVID M. SLISKI, P.L.S. #50105
February 21, 2025
DATE

DAVID M. SLISKI P.L.S. NO. 050105	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW	RESUBDIVISION MAP FOR LOTS 1-6, 8-11 & PART OF LOT 7 OF CITY BLOCK 550 INTO NEW LOTS 1A AND 1B OF CITY BLOCK 550 516 OSTROM AVENUE AND 501 COMSTOCK AVENUE
						APPROVED: C.T. MALE ASSOCIATES	LOTS 1-6, 8-11 & PART OF LOT 7 OF CITY BLOCK 550
						DRAFTED: DT/DJH	CITY OF SYRACUSE
						CHECKED: DMS	ONONDAGA COUNTY, NEW YORK
						PROJ. NO: 24.5323	C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
						SCALE: 1" = 20 FT. DATE: FEB. 21, 2025	SHEET DWG. NO: 25-0164

Booth Hall (Lot 1B in Resub Plan)

Project Compliance with Table 2.15 Development Standards

<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	≥25 feet (Ostrom Ave) ≥10 feet (Waverly Ave & Marshall St)	≥25 feet (Ostrom Ave) ≥10 feet (Waverly Ave & Marshall St)
Side Setback	None	≥60 feet 10 inches
Rear Setback	None	≥5 feet
Maximum Building Height	None	≤104 feet 8 inches
Minimum Lot Width	None	≥39 feet 6 inches
Minimum Lot Area	n/a – already zoning PID	±0.972 acres
Maximum Impervious Coverage	90%	±35%
Off-Street Loading	None	1
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Meets standard.
Off-Street Parking	±29 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site 29 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

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

<u>Z-2888</u>	<i>Staff Report – March 24, 2025</i>
<i>Application Type:</i>	Project Plan Review
<i>Project Address:</i>	501 Comstock Avenue Rear (Tax ID: 046.-01-03.0) (The new address after the resubdivision will be determined in coordination with County 911, the Syracuse Department of Assessment, and Syracuse University)
<i>Summary of Proposed Action:</i>	Syracuse University proposes to construct a 10-story dormitory for Syracuse University students containing about 194 dwelling units (582 beds) and associated amenities.
<i>Owner/Applicant</i>	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)
<i>Existing Zone District:</i>	Planned Institutional District (PID) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, west, and east are located in the Planned Institutional, PID Zone District.
<i>Companion Application(s)</i>	R-25-07 Resubdivision to resubdivide 2 lots into 2 new lots.
<i>Scope of Work:</i>	The scope of work includes: (1) Site grading and foundation excavation to prepare the site for construction; (2) construction of a 1-to-10-story dormitory with approximately 194 dwelling units (582 beds), featuring associated amenities, designed with a stepped-down profile from north to south; (3) improvement of the site including bicycle parking, trash/recycling area and a loading area.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The existing 4-level Comstock Avenue parking garage is being demolished. The Office of Zoning Administration has approved the demolition. - The proposed dormitory use for student housing and site layout conforms to the allowed land uses and setback standards set by the District Plan Z-2396 of Syracuse University PID sub-district 7. - The project will convert 0.29 acres of the subject property (1.55 acres in total after resubdivision) from meadows and grasslands into impervious surfaces. A subsurface stormwater pipe detention system will be installed to address increased stormwater runoff caused by the project. - The project will excavate most of the site to varying depths due to hilly topography. The average depth to the water table is greater than 6 feet and to bedrock is greater than 10 feet, while the maximum depth of the proposed site excavation is 40 feet. - National Grid, the Syracuse Water Department, and the Onondaga County Department of Water Environment Protection (WEP) have confirmed that the electric, water, and sewer services have sufficient capacity to accommodate the project. - The surrounding properties are other Syracuse University-owned residence halls located north, south and east of the site and parking garages. - There will be potential noise concerns because construction will last around 26 months and heavy construction machinery, and diesel generators will be used during construction. Per the applicant, contractors will be obligated to comply with the City of Syracuse Noise Ordinance.

	<ul style="list-style-type: none"> - The project will not provide any on-site parking spaces. Per the applicant, the university maintains sufficient off-street parking on and around the University campus. There are several parking lots and garages located within 1,000 feet from the project site. - Per the applicant, Syracuse University practices currently require that second-year students park at the South Campus. Syracuse University will provide a comprehensive transportation system to accommodate commute needs. - The proposed structure will be 1-to-10-story in height. The proposed dormitory building will be a stepped-down design considering the story of adjacent existing structures. The 10-story portion of the proposed dormitory matches the 9-story Booth Hall to the east, and the south portions of the proposed dormitory steps down to match the 9-story Ernie Davis Hall and Dellplain Hall to the south. - After the resubdivision, the project site is not located on a historic property but is located adjacent to the Booth Hall (NR Eligible), Dellplain Hall (NR Eligible), Watson Hall (NR Eligible), and Haven Hall (NR Eligible). The applicant retained a third-party consultant/architect to assess the project impacts on the above-identified historic structures and areas. The study concluded that the project is consistent with and will not detract from any defining historic features. <p><u>Recommended conditions:</u></p> <ul style="list-style-type: none"> • The Owner/Applicant shall comply with the general conditions for approval on Project Plan Review application (see the attached sheet “General Conditions for Project Plan Approval”). • The Owner/Applicant shall address all current concerns from City departments and address any concerns the City departments may have before obtaining the building permit.
<i>Zoning Procedural History:</i>	<ul style="list-style-type: none"> - 9/14/1965 V-65-25 Variance to construct an off-street parking garage structure Approved - 1/28/1991 Z-2396 Establish District Plan for Syracuse University Subdistrict 7 and 8 Approved - 2/18/2025 MiSPR-25-17 Demolition of Comstock Avenue Parking Garage Approved
<i>Summary of Zoning History:</i>	The parking garage was constructed in 1970 and has been used by Syracuse University from 2000 until 2024. A demolition permit was sought in January 2025 and obtained in March 2025 (Demo-2025-17). Minor site plan review (MiSPR-25-17) was approved in February 2025. .
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<p><u>Existing property characteristics</u></p> <p>The subject property at 501 Comstock Avenue Rear is a regularly shaped parcel with a lot size of 29,550 SF (0.67 acres). The lot is landlocked by the property situated at 516 Ostrom Ave & Waverly Ave. The northern and southern property lines are 131.33 ft in length, and the western and eastern property lines are 225.00 ft in length. It contains an existing parking garage that can be accessed from Comstock Avenue and Marshall Street</p> <p><u>Proposed property characteristics</u></p> <p>The subject property and the property situated at 516 Ostrom Ave & Waverly Ave is</p>

	<p>proposed to be resubdivided into 2 new lots:</p> <ol style="list-style-type: none"> 1. New Lot 1A will be the project site. It would be irregularly shaped and have a lot size of 1.552 acres. The dimensions will generally be as follows: 330.58 ft along Comstock Avenue, 224.07 ft along Waverly Avenue, 398.01 ft along the eastern boundary of new Lot 1A and 181.03 ft along Marshall Street. 2. Lot 1B will be the Booth Hall property. It would be irregularly shaped and have a lot size of 0.972 acres. The dimensions will be as follows: 137.01 ft along Waverly Avenue, 271.00 ft along Ostrom Avenue, 249.92 ft along the northern boundary of New Lot 1B, 398.01 ft along the western boundary of new lot 1B.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
Onondaga County Planning Board Referral:	The proposal does not meet the criteria for Onondaga County Planning Board referral pursuant to GML § 239-1, m or n.

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

- Project Plan Review and Resubdivision applications.
- Full Environmental Assessment Form Part 1 and proposed Part 2 - Individual Project and Combined Projects, including professional analyses by King & King Architects, Klepper Hahn & Hyatt, and Passero Engineering Associates
- Resubdivision Map Proposed Lots 1A and 1B of City Block 550, City of Syracuse, County of Onondaga, State of New York; Licensed Land Surveyor: David M. Sliski, C.T. Male Associates; Scale 1" = 20'; Dated February 21, 2025
- Site Plan (Sheet ZW-01). Prepared by Bohlin Cywinski Jackson; Scale 1" = 60'; Dated February 28, 2025
- Elevation Plan (Sheet ZW-02). Prepared by Bohlin Cywinski Jackson; Scale 3/64" = 1'0"; Dated February 28, 2025

Attachments:

- Project Plan Review Application
- Full Environmental Assessment Form Part 2 & 3
- Code Enforcement History
- IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation



Project Plan Review Application

Office of Zoning Administration
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 the property under review give my endorsement of this application.

Print owner's name: Syracuse University - by Jennifer C. Bybee, Assistant Director for Campus Planning

Signature: *Jennifer C. Bybee*

Date: March 11, 2025

Mailing address:

Print authorized agent's name:

Date:

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- ☒ **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- ☒ **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- ☒ **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- ☒ **APPLICATION FEE** – \$0

*Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate project plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:*

- ☒ **AS BUILT PROPERTY SURVEY(S)** limited to external work area of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- ☒ **SITE PLAN(S)** (for external work) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage



Project Plan Review Application

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

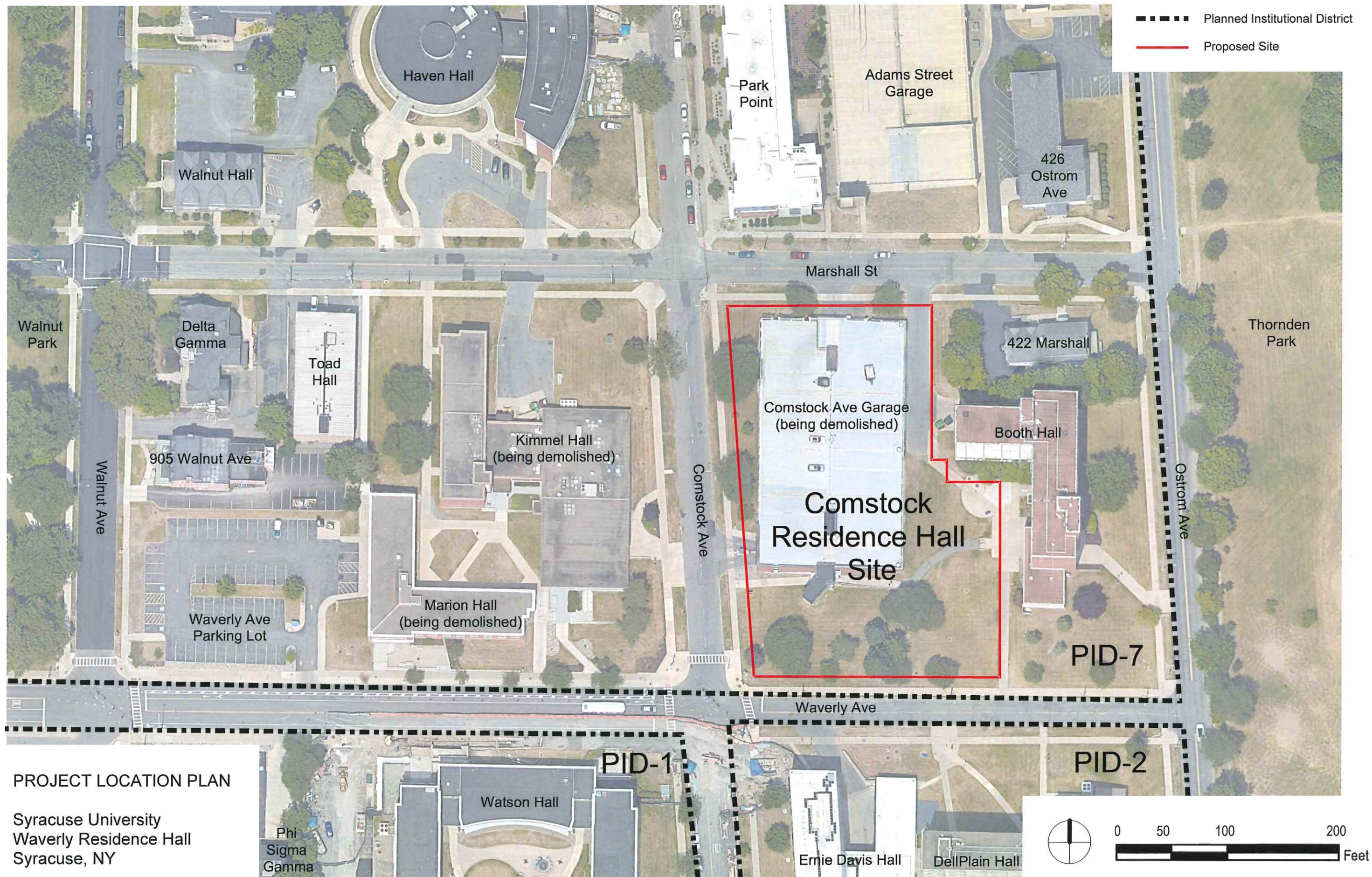
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

☒ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)

* ☐ **EXTERIOR SIGNAGE DRAWINGS** showing all of the following:

- Size
- Type
- Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

* To be submitted for review and approval at a later date.





Syracuse University
Waverly/Comstock Combined Aerial View
Syracuse, NY

NOTE 1: AREA OF EXISTING MARION HALL AS INDICATED IN HATCHED REGION TO BE REPLACED WITH SITE LANDSCAPE AND HARDSCAPE.

NOTE 2: HEIGHT LISTED PER PROPOSED BUILDING ARE AT THE HIGHEST POINT.

GENERAL NOTES:
-TOPOGRAPHY / GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITES. PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

-PROPOSED BUILDING HEIGHTS ARE MEASURED FROM AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR WAVERLY RESIDENCE HALL IS +547'-9". AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

-AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE

EXHIBIT C-A2

PROJECT NARRATIVE

Project Description:

Syracuse University (“SU”) is proposing to construct a ±582-bed residence hall, including associated amenities, in a 1-10 story building located generally north of Waverly Avenue, west of Ostrom Avenue/Booth Hall, south of Marshall Street and east of Comstock Avenue (“Project”).

No increase in student enrollment is being proposed. The Project is the next step in SU’s long-range effort to relocate undergraduate students from South Campus housing to the Main Campus. Additionally, the Project would also be available to provide swing space as needed for SU students in the future.

The Project site is ±1.55 acres of land (“Site”). The primary pedestrian access point to the Project will be at the northeast corner of Comstock and Waverly Avenue. Loading facilities will be provided at Marshall Street.

The Project replaces the SU-owned Comstock Parking Garage. The Project will be 1-10 stories in height and have frontage on each of Comstock Avenue, Marshall Street and Waverly Avenue.

The Project site plan is attached as Exhibit C-A3. The Project is generally shaped like an “h” with the bottom of the “h” facing Waverly Avenue. The Project has multiple levels, creating a stepped-down appearance. It is 8-10 stories along the western side facing Comstock Avenue. It is 6-8 stories along the eastern side facing the 9-story Booth Hall/Ostrom Avenue. It is also 1-8 stories along the southern side facing Waverly Avenue.

The overall design features two prominent north-south wings connected by a shorter east-west wing. The main entrance is located along Waverly Avenue with pedestrian plaza at each entry point.

The massing steps down to the east to preserve views to and from Booth Hall.

The building materials, scale and overall aesthetics of the Project are complementary with the surrounding SU residential halls context, including the 9-story Ernie Davis and Dell Plain Halls to the south, the 9-story Booth Hall to the east, and the 11-story Haven Hall and 5-story Park Point residential community building to the north.

The ground level exterior is primarily brick, with areas of glazing. On the upper floors, materials are proposed to consist of brick and a combination of metal panels and rainscreen consistent with the adjacent existing buildings along Comstock Avenue.

Zoning Considerations:

The Project is located in the Planned Institutional District - Syracuse University Main Campus, Subdistrict 7 (PID-7). Pursuant to ReZone Syracuse, the PID-7 District Plan adopted in

1991 continues in effect, EXCEPT THAT the development standards set forth in Table 2.15 of ReZone Syracuse apply. See ReZone Syracuse §2.15(B)(3).

The PID-7 District Plan identifies the site to be used for “University Housing”. Such use includes the accessory uses and amenities typical of a University-owned residence hall, including student gathering and meeting spaces, food service facilities, a cafe, an on-site convenience store, and/or the like. Such accessory uses are permitted as set forth in Rezone Syracuse §2.15(B). The Project is a permitted use at the Site.

Below is a table demonstrating compliance with Table 2.15 development standards. See also Exhibit C-A3.

Project Compliance with Table 2.15 Development Standards		
<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	≥5 feet (Comstock Ave) ≥10 feet (Waverly Ave & Marshall Street)	≥5 feet (Comstock Ave) ≥10 feet (Waverly Ave & Marshall Street).
Side Setback	None	≥10 feet.
Rear Setback	None	≥20 feet.
Maximum Building Height	None	±116 feet
Minimum Lot Width	None	±181 feet.
Minimum Lot Area	n/a - already zoning PID	±1.55 acres.
Maximum Impervious Coverage	90%	74%.
Off-Street Loading	None	1
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Will meet required standard.
Off-Street Parking	59 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site 59 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.

As shown above, the Project complies with the governing development standards; and taking into account ample campus parking that is available, the proposed Project on-site parking spaces are sufficient.

SU has a comprehensive transportation system that allows for pedestrians, bikes, shuttles, and also cars. Parking is provided in campus-wide facilities that are served by a free shuttle bus system. The University also currently practices a system of “shared parking,” allocating parking spaces to serve two or more sets of users at different times.

Booth Hall is located east of the Site. It is listed as eligible for the NYS State Register of Historic Buildings. Booth Hall is not on the City's Historic Properties List. Because of the Site's proximity to Booth Hall and the Thornden Park National Register District ("NRD"), SU retained a noted local architectural firm, King & King Architects LLP ("K&K") to assess potential impacts. See K&K letter dated February 24, 2025, attached as Exhibit C-C2C.

K&K concluded that the Project "has no impact on Booth Hall as it enhances the visual characteristics of that adjacency from what was a parking deck and garage structure".

K&K concluded that, with respect to the NRD: "[t]he stepped down nature of the proposed building, along with the separation that will exist from Ostrom Avenue with Booth Hall between, minimizes any visual impacts and will not alter in any way, land, structures or integrity of the [NRD's] defining characteristics.

Resubdivision:

In connection with the Project, SU is also proposing to resubdivide the Site. It includes a portion of existing tax parcel 046.-01-02.0. That parcel is currently occupied by SU-owned Booth Hall. No new lots will be created. Existing tax parcel 046.-01-02.0 will be reduced in size to ±0.97 acres. Booth Hall will continue to comply with all applicable zoning standards. See Resubdivision Application, including the proposed resubdivision plat, attached as Exhibit C-B.

SEQRA:

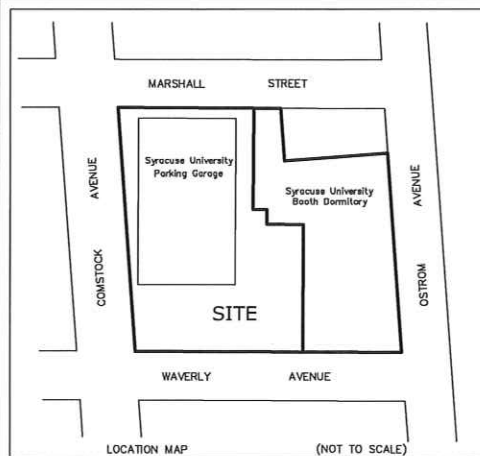
The Project constitutes a Type I action pursuant to the State Environmental Quality Review Act (SEQRA). SU has prepared a full Environmental Assessment Form - Part I (EAF) attached as Exhibit C-C. As shown in the EAF, no other involved agencies have been identified, except for Common Council authorization to construct utilities within the City right-of-way and possible funding from the Onondaga Civic Development Corporation ("OCDC"). SU requests that the CPC act as lead agency pursuant to SEQRA.

The Project is being proposed at the same time as the Waverly Residence Hall project ("Other Project"). The Other Project is proposed to be located across Comstock Avenue at the site of the former Kimmel-Marion Residence Hall. The Project and the Other Project are functionally independent of each other. They do not rely on each other for their construction and each will be operated as stand-alone projects.

Notwithstanding the above, SU has as part of its SEQRA assessment, sought to identify those potential environmental impacts that could be reasonably be viewed as cumulative in nature given the location and timing proximity of both. Those combined impacts are identified and evaluated in Exhibit C-2C to this submittal. This approach is intended to assure a thorough identification and assessment of potential environmental impacts. Such approach permits CPC to identify impacts attributable to each and, to the extent applicable, overall impacts of both together. The combined impacts assessment approach is explained in Exhibit C-C. The Project impacts assessment is provided in Exhibit C-C1. The combined impacts assessment is provided in Exhibit C-C2 and incorporated into the EAF as appropriate.

The EAF demonstrates that there will not be any significant adverse environmental impacts resulting from the Project or from the Project and the Other Project together.

XREFS:



MAP NOTES

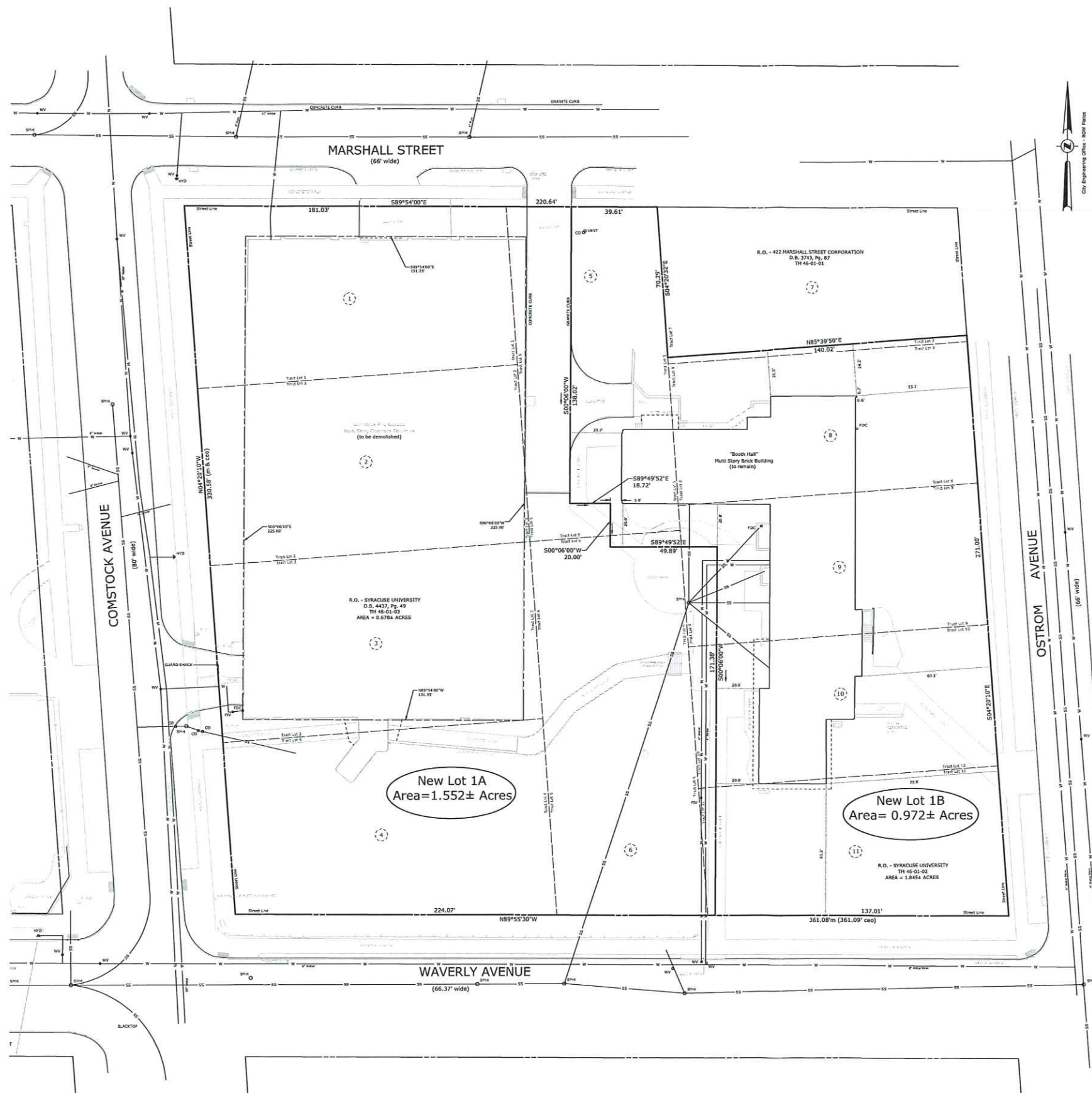
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ENGINEERING OFFICE PLATES. DRAWING ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.
- 2.) FIELD WORK PERFORMED BETWEEN NOVEMBER 11 - DECEMBER 3, 2024.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND HANDLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) TOGETHER WITH A RIGHT OF WAY CONVEYED TO SYRACUSE UNIVERSITY BY D.B. 4437, Pg. 49.

MAP REFERENCES

- 1.) NEW LOTS 101 & 102 - RESUBDIVISION OF UN-NUMBERED LOTS OF BLOCK 414 PREPARED BY D.W. HARRIS AND ASSOCIATES DATED JULY 17, 1984 AND FILED MAP No. 4222.
- 2.) THE HIGHLANDS OF SYRACUSE GEO. F. COMSTOCK PROPRIETOR AMENDED MAP PREPARED BY JOHN B. BORDEN, C.E. FILED FEB. 18, 1885 as MAP No. 398.

LEGEND

SPH	Sanitary Manhole
CO	Clean out / Sewer Vent
HY	Fire Hydrant
WV	Water Valve
PIV	Post Indicator Valve
FDC	Fire Department Connection
(SWS)	City Engineering Office
SS	Sanitary Sewer Line
W	Underground Water Line
TL	Tract Lot Line
NPL	New Parcel Line
APL	Adjoining Parcel Line
TLN	Tract Lot Number



CADD DWG. FILE NAME: K:\Projects\245323\Survey\COMSTOCK RESUBD MAP.dwg



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON NOVEMBER 19, 2024.

DAVID M. SLSKI, P.L.S. #50105
February 21, 2025
DATE

24

DAVID M. SLSKI P.L.S. NO. 050105	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW	RESUBDIVISION MAP FOR LOTS 1-6, 8-11 & PART OF LOT 7 OF CITY BLOCK 550 INTO NEW LOTS 1A AND 1B OF CITY BLOCK 550 516 OSTROM AVENUE AND 501 COMSTOCK AVENUE
						APPROVED: C.T. MALE ASSOCIATES	LOTS 1-6, 8-11 & PART OF LOT 7 OF CITY BLOCK 550
						DRAFTED: DT/DJH	CITY OF SYRACUSE
						CHECKED: DMS	ONONDAGA COUNTY, NEW YORK
						PROJ. NO: 24.5323	C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
						SCALE: 1" = 20 FT. DATE: FEB. 21, 2025	SHEET DWG. NO: 25-0164



TOPOGRAPHY/GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.

PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

ON THE DRAWING, PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE.

*FOR ZONING CHART, BUILDING HEIGHT IS DETERMINED AS PER CITY OF SYRACUSE ZONING ORDINANCE (AMENDED JULY 2024) DEFINITION.

KEY:

- PROPERTY LINE
- - - SETBACK LINE TO PROPERTY LINE
- - - HISTORIC DISTRICT BOUNDARY
- PROPOSED SITE
- PROPOSED STRUCTURE
- SU-OWNED BUILDINGS
- SU-RELATED BUILDINGS



PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROVIDED - COMPLIES WITH ALL APPLICABLE DIMENSIONAL REGULATIONS
FRONT SETBACK	≥5 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST)	≥5 FEET (COMSTOCK AVE), ≥ 10 FEET (WAVERLY AVE & MARSHALL ST)
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≥ 20 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 116 FEET 0 INCH *
MINIMUM LOT WIDTH	NONE	181 FEET 1 INCHES
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	±1.55 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	±74%
OFF STREET LOADING	NONE	1
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARD
OFF STREET PARKING	59 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	0 SPACES ON SITE. 59 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW

1" = 60' PRINTED
HALF SCALE ON
11X17

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
Suite 2900
Philadelphia, PA 19109
v. 215.790.5900

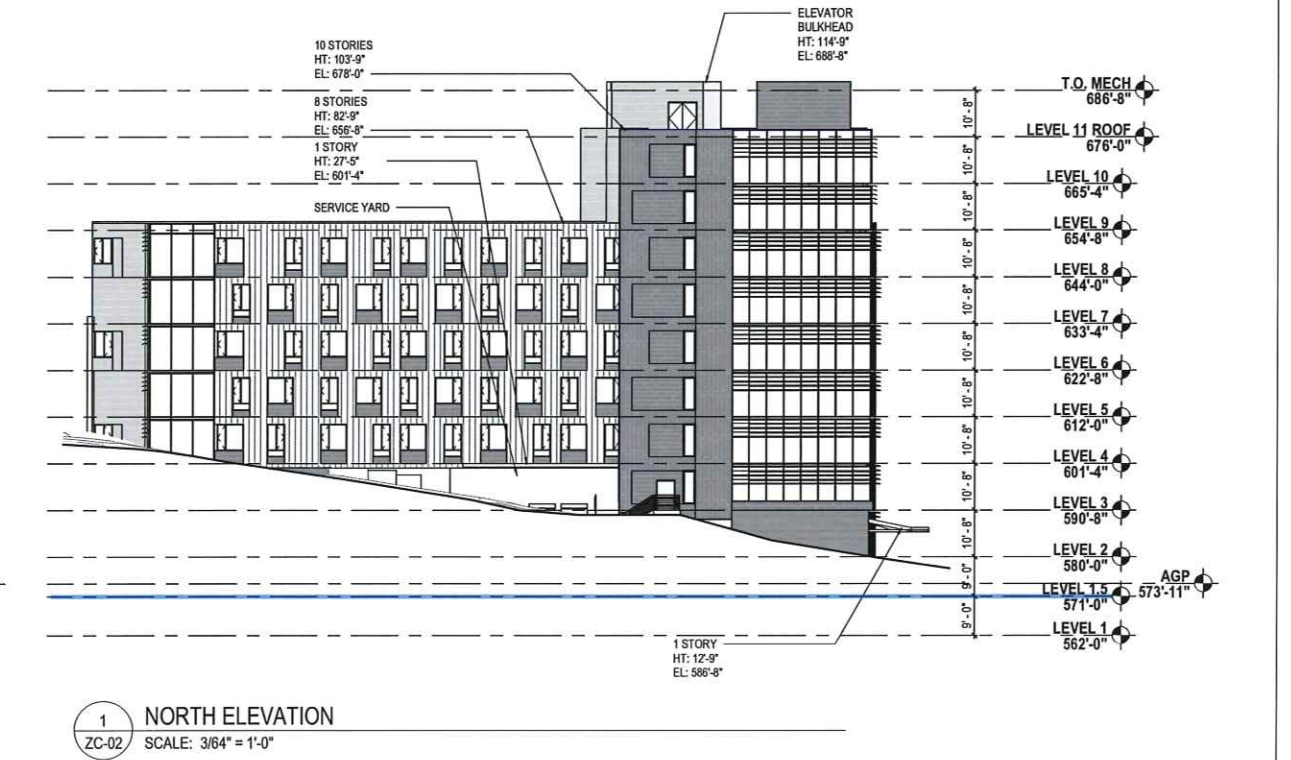
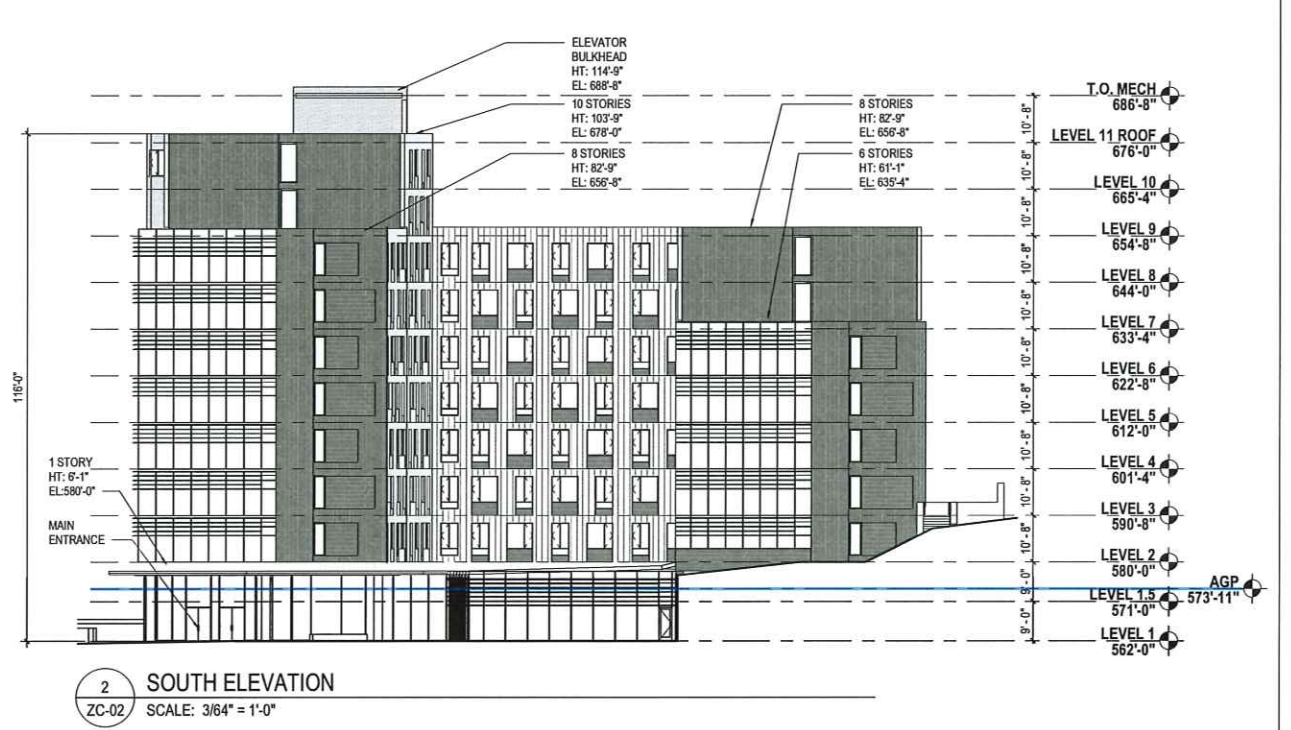
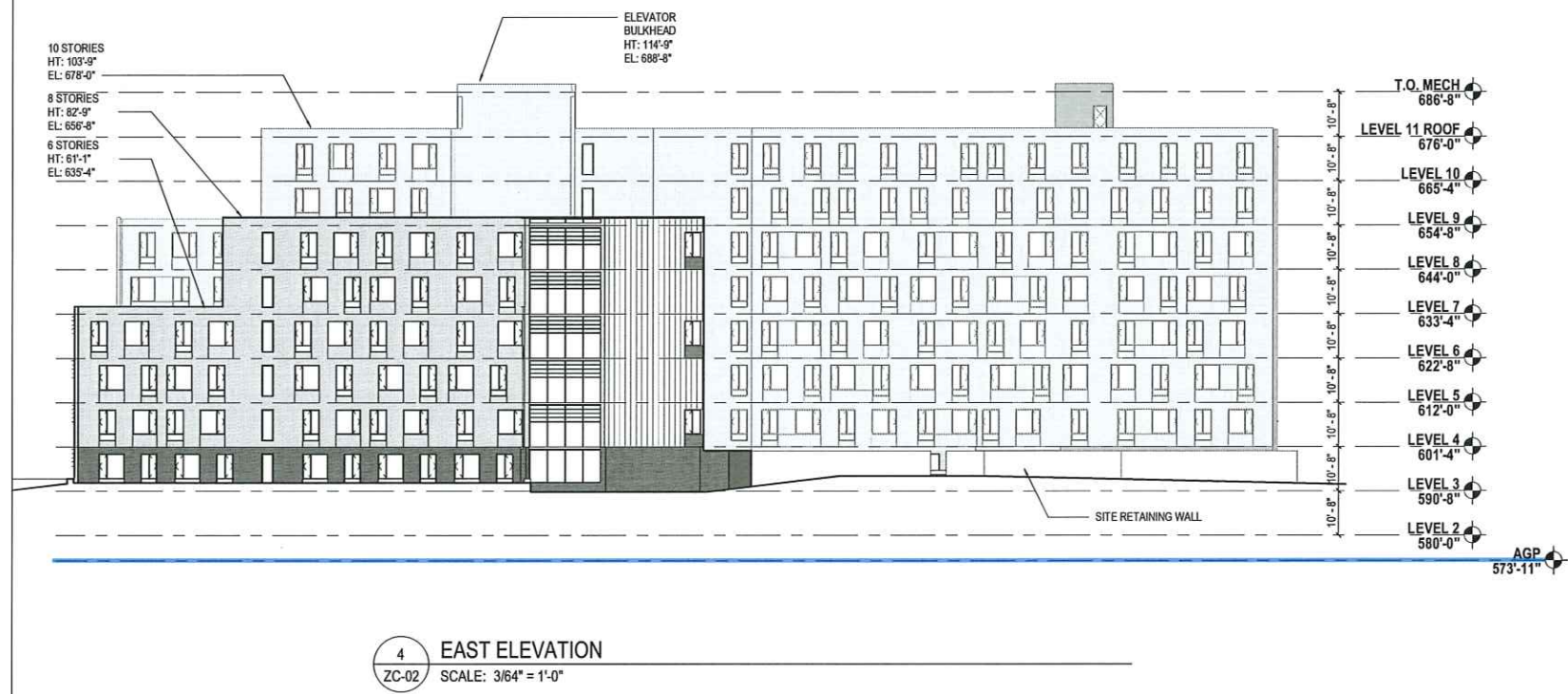
© 2025 Bohlin Cywinski Jackson

No.	Description	Date
15		

COMSTOCK SITE PLAN

DATE	28 FEB 2025	SCALE	As indicated
BCJ PROJECT NUMBER	24312		
			ZC-01

FEAF2049



GENERAL NOTES:
TOPOGRAPHY/GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.
PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.
PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".
AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE.

MATERIAL LEGEND:

	FACE BRICK OR COMPARABLE MATERIAL
	THIN BRICK OR COMPARABLE MATERIAL
	EIFS OR COMPARABLE MATERIAL
	METAL PANEL OR COMPARABLE MATERIAL
	STOREFRONT GLAZING

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
Suite 2900
Philadelphia, PA 19109
v. 215.790.5900
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No.	Description	Date

COMSTOCK ELEVATIONS	DATE	28 FEB 2025	As indicated SCALE ZC-02 FEAF2019
	BCJ PROJECT NUMBER	24312	
	1" = 60' PRINTED HALF SCALE ON 11X17		

Booth Hall (Lot 1B in Resub Plan)

Project Compliance with Table 2.15 Development Standards

<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	≥25 feet (Ostrom Ave) ≥10 feet (Waverly Ave & Marshall St)	≥25 feet (Ostrom Ave) ≥10 feet (Waverly Ave & Marshall St)
Side Setback	None	≥60 feet 10 inches
Rear Setback	None	≥5 feet
Maximum Building Height	None	≤104 feet 8 inches
Minimum Lot Width	None	≥39 feet 6 inches
Minimum Lot Area	n/a – already zoning PID	±0.972 acres
Maximum Impervious Coverage	90%	±35%
Off-Street Loading	None	1
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Meets standard.
Off-Street Parking	±29 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	0 spaces on site 29 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.

City of Syracuse
Parcel History
 01/01/1900 - 03/20/2025
 Tax Map #: 046.-01-03.0
 Owners: Syracuse University
 Zoning: PID

Address	Date	Transaction	Transaction Type	Status	Description
501 Comstock Ave Rear (Booth Garage)	09/16/65	Project	Variance (Converted)	Approved	V-65-025 To erect a parking garage for nearby dormitories (SU). aka 400 Marshall St rear
501 Comstock Ave Rear (Booth Garage)	05/22/12	Permit Application	Electric	Issued	06598 Underground Boothe Parking Garage O'Connell Electric
501 Comstock Ave Rear (Booth Garage)	05/23/12	Inspection	Initial Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	06/06/12	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	09/21/12	Inspection	Final Inspection	Pass	
501 Comstock Ave Rear (Booth Garage)	09/27/12	Completed Permit	Electric	Certificate Issued	06598 Underground Boothe Parking Garage O'Connell Electric Certificate of Completion #06598
501 Comstock Ave Rear (Booth Garage)	07/07/15	Complaint	Transport Special Request	Needs Review	2015-18742 credit card stuck in 0158. Joe Dibello sending crew member.
501 Comstock Ave Rear (Booth Garage)	07/08/15	Complaint	Traffic Sign Req - General	Needs Review	2015-18937 credit card stuck in machine 156 Joe Dibello informed
501 Comstock Ave Rear (Booth Garage)	09/15/16	Completed Complaint	Traffic Signl Special Req	Completed	2016-26759 400 blk of Marshall street just had an odd/even sign put up and its gone already.
501 Comstock Ave Rear (Booth Garage)	02/03/17	Permit Application	Electric	Issued	27551 Electric - Booth Garage
501 Comstock Ave Rear (Booth Garage)	02/06/17	Inspection	Inspector Notification	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/17/17	Inspection	Progress Inspection	Pass	
501 Comstock Ave Rear (Booth Garage)	03/20/17	Completed Permit	Electric	Certificate Issued	27551 Electric - Booth Garage Certificate of Completion #27551
501 Comstock Ave Rear (Booth Garage)	09/27/17	Permit Application	Sprinkler	Issued	30159 Sprinkler for Booth Garage
501 Comstock Ave Rear (Booth Garage)	09/28/17	Inspection	Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
501 Comstock Ave Rear (Booth Garage)	10/12/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	10/30/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	11/13/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	11/27/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	12/11/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	12/25/17	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	01/09/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	01/23/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	02/06/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	02/20/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/06/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/20/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	04/03/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	04/17/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	05/01/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	05/15/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	05/29/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
501 Comstock Ave Rear (Booth Garage)	06/12/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	06/26/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	07/10/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	07/24/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	08/07/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	08/21/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	09/04/18	Inspection	Progress Inspection	In Progress	
501 Comstock Ave Rear (Booth Garage)	03/05/19	Inspection	Sprinkler Inspection	Pass	
501 Comstock Ave Rear (Booth Garage)	03/05/19	Completed Permit	Sprinkler	Certificate Issued	30159 Sprinkler for Booth Garage Certificate of Completion #30159
501 Comstock Ave Rear (Booth Garage)	01/31/25	Project	Minor Site Plan Review	Approved	MiSPR-25-17 Demolish the parking structure named "Comstock Ave. Parking Garage"
501 Comstock Ave Rear (Booth Garage)	03/11/25	Project	Resubdivision	Active	R-25-07 Resubdivision of 2 lots (501 Comstock Ave. Rear, 516 Ostrom Ave.) into 2 new lots. New Lot 1A: 67,605 (1.552 Acres) New Lot 1B: 42,340 (0.972 Acres) Syracuse University ("SU") is proposing to construct a ±582-bed residence hall, including associated amenities, in a 1-10 story building located on New Lot 1A.
501 Comstock Ave Rear (Booth Garage)	03/11/25	Project	Project Plan Review	Active	Z-2888 Project plan to establish a new dormitory on the property. The existing Comstock Ave garage was approved to be demolished per MiSPR-25-17



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University

From: Haohui Pan, Zoning Planner

Date: 3/21/2025 11:21:46 AM

Re: Resubdivision R-25-07
501 Comstock Ave Rear Booth Garage, Syracuse, 13210

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	03/21/2025	Zhitong Wu	No concern. Pending on CPC's decision.
Eng. Mapping - Zoning	Pending	03/11/2025		
Finance - Zoning	Internal Review Complete	03/13/2025	Veronica Voss	501 Comstock Ave Rear and 516 Ostrom Ave are both current, both due for April CS& CO.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	03/17/2025	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Eng Sewers- Zoning	Internal Review Complete	03/17/2025	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	03/17/2025	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	03/13/2025		



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University

From: Zhitong Wu, Zoning Planner

Date: 3/20/2025 10:27:32 AM

Re: Project Plan Review Z-2888
501 Comstock Ave Rear Booth Garage, Syracuse, 13210

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Pending	03/11/2025		
DPW Sewers - Zoning	Internal Review Complete	03/12/2025	Vinny Esposito	Site and building plans with a full SWPPP will be required.
DPW Sidewalks - Zoning	Pending	03/11/2025		
Eng. Design & Cons. - Zoning	Pending	03/11/2025		
City Engineer - Zoning	Pending	03/11/2025		
Eng. Mapping - Zoning	Pending	03/11/2025		
City Planning - Zoning	Pending	03/11/2025		
DPW Traffic Control- Zoning	Conditionally Approved	03/19/2025	Charles Gafrancesco	3.19.25 Conditionally Approved. - Contractor shall submit MUTCD compliant work zone traffic plan (WZTP) during permit process if the nature of this sitework is to affect pedestrian or vehicular traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local laws.
DPW - Transportation Planner	Pending	03/20/2025		
Planning Commission	Pending	03/20/2025		
Zoning Planner	On Hold	03/20/2025	Zhitong Wu	Proposed land use and site layout conforms to District Plan Z-2396 and zoning code. Hold pending CPC decision.



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

3/14/25

ADDRESS ON EXHIBIT A

Re: Syracuse University Comstock and Waverly Residence Hall Housing Project
City of Syracuse City Planning Commission
Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“**CPC**”) has before it a proposed project to be owned by Syracuse University that consists of: (A)(i) the resubdivision of 2.52 acres of real property at 501 Comstock Avenue Rear (tax map #046.-01-03.0) which consists of one parking garage, and 516 Ostrom Avenue (tax map #046.-01-02.0) which consists of one residence hall (Booth Hall), into two new lots (**Lot 1A and Lot 1B**), and (ii) the resubdivision of 2.01 acres of real property at 305 Waverly Avenue (tax map #049.-12-04.0) which consists of two residence halls (Kimmel and Marion Halls) with 261 beds and a parking lot, into two new lots (**Lot 4A and Lot 4B**) (collectively the “**Resubdivisions**”); (B)(i) the complete demolition of the parking garage at 501 Comstock Ave. Rear, and (ii) the complete demolition of the Kimmel and Marion Halls (collectively the “**Demolitions**”); (C)(i) the construction of Comstock Residence Hall, a 1-10 story dormitory building with a max height of 103’-9” for 582 beds with accessory uses, on a 1.552 acre lot (**Lot 1A**), and (ii) the construction of Waverly Residence Hall, a 1-11 story dormitory building with a max height of 121’-7” for 719 beds with accessory uses, on a 2.01 acre lot (**Lot B**) (collectively the “**Developments**”); and (D)(i)&(ii) installation on both project sites, stormwater management facilities, utilities, landscaped features, and onsite amenities, (collectively the “**Site Improvements**”) (the Resubdivisions, the Demolitions, the Developments and the Site Improvements, collectively referred to as “**Proposed Project**”).

Based on a preliminary review of the Full Environmental Assessment Form Part 1 (enclosed), the CPC has determined that the Project Facility constitutes a **Type 1 Action** as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

With the letter, the CPC declares its intent to act as “Lead Agency” for the environmental review of this Action. On March 24, 2025, the Action will be heard by the CPC. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding the CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility. From the date of this letter your agency has thirty (30) days to respond.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Cristian Toellner at CToellner@syr.gov.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov



While the Lead Agency designation process is underway, the CPC will begin its environmental review of the **Proposed Project**. Assuming that a consensus is reached on the CPC's role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact me at (315) 448-8261 or CToellner@syr.gov.

Respectfully,

Steven Kulick, Chairperson
300 S State St, Suite 700
Syracuse, NY 13202

EXHIBIT A

ADDRESSES

City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov	City of Syracuse Common Council 233 E. Washington Street Syracuse, New York 13202 Attn: Joe Barry jbarry@syr.gov
Onondaga County Department of Water Environment Protection 650 Hiawatha Blvd. W. Syracuse, NY 13204 Attn: Casey Ganley caseyganley@ongov.net	Onondaga Civic Development Corporation 335 Montgomery Street, 2 nd Floor Syracuse, New York 13202 Attn: Nate Stevens natestevens@ongov.net



Consent to Lead Agency Designation

The Onondaga Civic Development Corporation concurs with the City of Syracuse City Planning Commission assumption of Lead Agency status for the coordinated environmental review of Syracuse University Comstock and Waverly Residence Hall Housing Project.

Date: 3/18, 2025

By: Nathaniel Stevens

Name: Nas

Title: President / CEO



Consent to Lead Agency Designation

The Onondaga County Dept. WEP concurs with the City of Syracuse City Planning Commission assumption of Lead Agency status for the coordinated environmental review of Syracuse University Comstock and Waverly Residence Hall Housing Project.

Date: March 17, 2025

By:

Name: Casey Ganley

Title: Sewer Maintenance & Inspection Engineer

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: CONSIDERATION OF POTENTIAL ENVIRONMENTAL IMPACTS OF WAVERLY AND COMSTOCK RESIDENCE HALLS COMBINED		
Project Location (describe, and attach a general location map): See Exhibit W-C2A		
Brief Description of Proposed Action (include purpose or need): This FEAF - Parts 1 and 2 have been completed to identify reasonably foreseeable potential environmental impacts from both of the proposed Waverly and Comstock Residence Halls by Syracuse University. Each such project is separate and functionally independent from the other. Individual FEA's have been prepared for each. For the most part, the information is the same for Both Projects or the information sought applies only to each project, not both. Where the information sought aggregates/combines the information to assess the impacts, the answers are highlighted in yellow. This is the basis for Table 1 presented in each of the applications for the Waverly and Comstock Residence Halls.		
Name of Applicant/Sponsor: Syracuse University		Telephone: See email below. E-Mail: jchampa@syr.edu
Address: 1320 Jamesville Avenue		
City/PO: Syracuse	State: NY	Zip Code: 13244
Project Contact (if not same as sponsor; give name and title/role): Jennifer Champa Bybee, Assistant Director for Campus Planning		Telephone: See email below. E-Mail: jchampa@syr.edu
Address: 1320 Jamesville Avenue		
City/PO: Syracuse	State: NY	Zip Code: 13244
Property Owner (if not same as sponsor): Syracuse University		Telephone: See email below. E-Mail: jchampa@syr.edu
Address: 1320 Jamesville Avenue		
City/PO: Syracuse	State: NY	Zip Code: 13244

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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Authorize utilities in the City ROW	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Project Plan Review Amendment; Resubdivision	February 2025
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Possible funding from Onondaga Civic Development Corporation	TBD
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <div> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div> ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div> iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div>		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): <div> <hr/> <hr/> <hr/> </div>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): <div> <hr/> <hr/> <hr/> </div>	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Planned Institutional District - SU Main Campus, Subdistrict 7

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

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

If Yes,

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Thornden Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
University Student housing, including accessory uses/spaces.

b. a. Total acreage of the site of the proposed action? +/-3.56 acres (1.55 + 2.01)
b. Total acreage to be physically disturbed? +/-3.56 acres (1.55 + 2.01)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-4.98 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____ N/A

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes, N/A
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____ N/A
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: +/-26 months
ii. If Yes:

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

f. Does the project include new residential uses? ☐ Yes ☒ No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion				
of all phases				

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

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: <122' height; 204' width; and 277' length

iii. Approximate extent of building space to be heated or cooled: +/-537,000 square feet (+/-226,000 + +/-311,000)

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: Underground stormwater detention.

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: +/-0.1 million gallons; surface area: 0.00 acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Subsurface stormwater pipe detention system.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? Site grading, utilities and structure foundations excavation.

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

- Volume (specify tons or cubic yards): 55,500 cu yds (29,000 + 26,500)
- Over what duration of time? TBD

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Excavated materials will be transported and re-used or disposed of at a permitted facility.

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

v. What is the total area to be dredged or excavated? +/-3.56 acres (+/-1.55 + +/-2.01)

vi. What is the maximum area to be worked at any one time? +/-3.56 acres (+/-1.55 + +/-2.01)

vii. What would be the maximum depth of excavation or dredging? +/-45 feet

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

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

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

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

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ * 29,000 gallons/day (12,000 + 17,000)

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: City of Syracuse
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ * 28,700 gallons/day (12,000 + 16,700)

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

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Syracuse Metropolitan Wastewater Treatment Plant
- Name of district: Onondaga County Sanitary 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>+/-2.79</u> acres (impervious surface) (+/-1.1 + +/-1.69)</p> <p style="padding-left: 40px;">_____ Square feet or <u>+/-3.56</u> acres (parcel size) (+/-1.55 + +/-2.01)</p> <p>ii. Describe types of new point sources. <u>Roof drains, sidewalks, lawn areas, paved areas.</u></p> <p>_____</p> <p>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)?</p> <p style="padding-left: 40px;"><u>On-site underground stormwater detention facilities, where it will be held and slowly released to the municipal sewer system.</u></p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="padding-left: 40px;"><u>Heavy equipment during construction; delivery vehicles.</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="padding-left: 40px;"><u>Potential use of temporary power generators, stormwater pumps, temporary heaters, ground thaw machines.</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="padding-left: 40px;"><u>Generator operation.</u></p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
If Yes: <ul style="list-style-type: none"> i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____ 											
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
If Yes: See Passero Associates letter dated February 2025 attached as Exhibit W-C2E. <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ Access drives will be modified per project drawings. No new or modified roads. vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 											
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No											
If Yes: <ul style="list-style-type: none"> i. Estimate annual electricity demand during operation of the proposed action: *4,397 kVa (1,325 + 3,072) ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local utility and emergency generator. iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 											
l. Hours of operation. Answer all items which apply. <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: *comply with the Syracuse Noise Ordinance • Saturday: *comply with the Syracuse Noise Ordinance • Sunday: *comply with the Syracuse Noise Ordinance • Holidays: *comply with the Syracuse Noise Ordinance </td> <td style="vertical-align: top; width: 50%;"> ii. During Operations: <table border="0" style="width: 100%;"> <tr> <td>• Monday - Friday:</td> <td>24 hrs. day</td> </tr> <tr> <td>• Saturday:</td> <td>24 hrs. day</td> </tr> <tr> <td>• Sunday:</td> <td>24 hrs. day</td> </tr> <tr> <td>• Holidays:</td> <td>24 hrs. day</td> </tr> </table> </td> </tr> </table>		i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: *comply with the Syracuse Noise Ordinance • Saturday: *comply with the Syracuse Noise Ordinance • Sunday: *comply with the Syracuse Noise Ordinance • Holidays: *comply with the Syracuse Noise Ordinance 	ii. During Operations: <table border="0" style="width: 100%;"> <tr> <td>• Monday - Friday:</td> <td>24 hrs. day</td> </tr> <tr> <td>• Saturday:</td> <td>24 hrs. day</td> </tr> <tr> <td>• Sunday:</td> <td>24 hrs. day</td> </tr> <tr> <td>• Holidays:</td> <td>24 hrs. day</td> </tr> </table>	• Monday - Friday:	24 hrs. day	• Saturday:	24 hrs. day	• Sunday:	24 hrs. day	• Holidays:	24 hrs. day
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• Monday - Friday:	24 hrs. day										
• Saturday:	24 hrs. day										
• Sunday:	24 hrs. day										
• Holidays:	24 hrs. day										

*Actual demand should be substantially less because it is generally offsetting demand from existing student housing at the SU South Campus and Kimmel-Marion Residence Hall.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>During construction.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Outdoor lighting will comply with zoning requirements.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): <u>Pesticides as part of a pest control program.</u></p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: <u>+/-3,900</u> tons per _____ total (unit of time) <u>(+/-1,722 + +/-2,178)</u> • Operation : <u>+/-283</u> tons per _____ year (unit of time) <u>(+/-92 + +/-191)</u> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Separation of debris - scrap metal recycling, cardboard or other recyclables, C&D debris, general waste.</u> • Operation: <u>Typical SU solid waste collection, disposal, recycling practices.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Separated dumpsters or off-site separation of dumpsters to be brought to local recycling and/or waste management facility.</u> • Operation: <u>Typical SU solid waste collection, disposal, recycling practices.</u> 	

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): University/Residence Hall/Parking

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	+/-1.94	+/-2.79	+0.85
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/-1.61	+/-0.77	-0.84
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Existing Rip Rap Stone</u>	+/-0.1	0	-0.01

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: <u>Syracuse University, medical facilities.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • 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: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Rodents _____</p> <p>Birds _____</p> <p>Insects _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-Eared Bat, per EAF Mapper. SU engaged an environmental expert to complete an assessment of the site. The assessment concluded that there was no evidence that Northern Long-Eared Bats or suitable habitat existed at the site.</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>See EAF Mapper Summary Report - attached.</u> iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

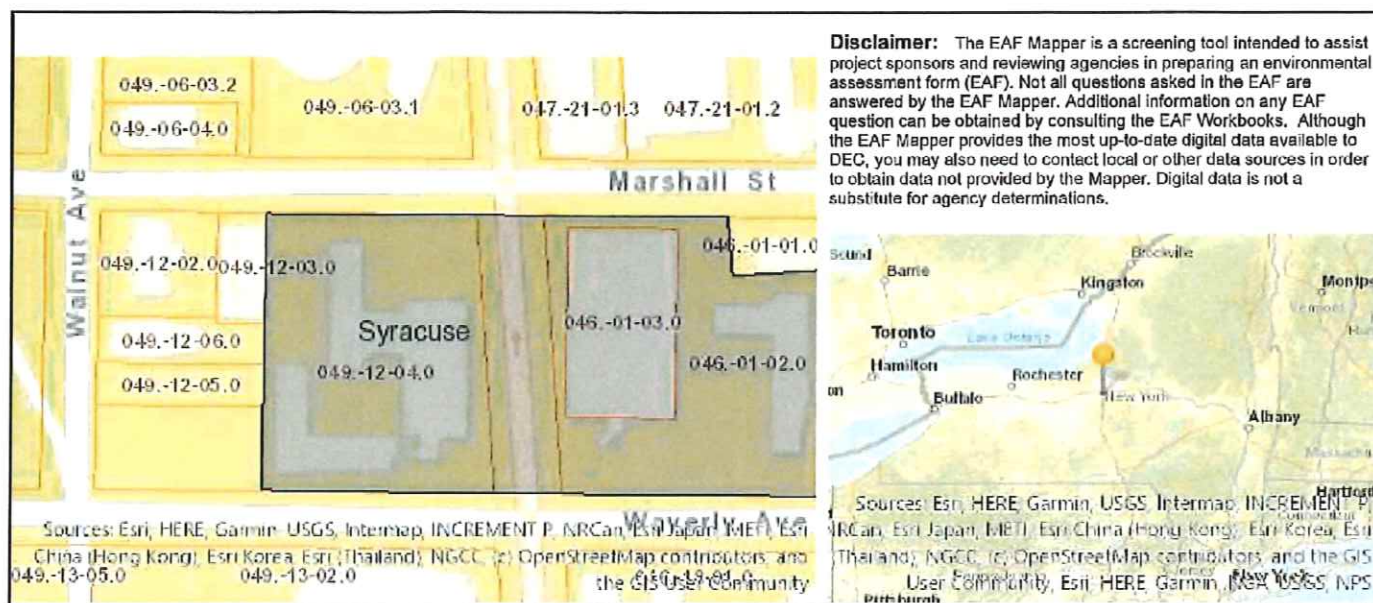
Applicant/Sponsor Name Syracuse University Date March 11, 2025

Signature  Title Assistant Director for Campus Planning

PRINT FORM

EAF Mapper Summary Report

Friday, February 14, 2025 3:08 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat

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:Goldstein Alumni & Faculty Center, Eligible property:Booth Hall, Eligible property:Haven Hall, Eligible property:DellPlain Hall, Eligible property:Robert B. Menschel Media Center / Watson Hall, Eligible property:Ernest S. Bird Library, Eligible property:FACULTY CENTER SYRACUSE UNIVERSITY, Syracuse University-Comstock Tract Buildings, Thornden Park, Walnut Park Historic District, Pi Chapter House of Psi Upsilon Fraternity, Upsilon Alpha Chapter House
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Combined Impacts - Part 2 FEAF (continued)

Further Assessment of Potential Impacts - Both Projects

With respect to those “impact categories” for which SU has responded “yes” and has preliminarily concluded that the resulting relevant environmental impact may be “moderate to large”, and otherwise has determined warrant further discussion and elaboration, it has completed the more detailed assessment below. This information is intended to assist the CPC in making its own assessment of the potential relevant significant environmental impacts associated with, where applicable, Both Projects.

This information, together with the FEAFs - Parts 1 and 2 for each of the Waverly Residence Hall and Comstock Residence Hall projects, demonstrate that, whether each is evaluated individually or together, there will be no significant adverse environmental impacts.

Part A - Part 2 - FEAF

1. Impacts on Land [1 (b), (d), (e)]

b. The proposed action may involve construction on slopes of 15% or greater.	E2f
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

Response:

Steep Slopes. “SU will require contractors to utilize erosion control and soil stabilization measure. These generally include stabilized construction entrances, storm water inlet protection, installation of silt fence, and other temporary erosion control practices as the site is disturbed. These temporary measures will be maintained through the duration of the project until establishment of lawn and permanent stabilized surfaces. Such practices will result in no or small impacts.”

Excavation/Grading. Excavation of soil and bedrock, if any, will be accomplished by standard mechanical equipment (excavators and drill rigs). No blasting or driving of piles is being proposed. Sheet piling and shoring will be used to stabilize the site. Pilings will be installed by drilling and auguring holes. These methods will result in no, or small, off-site impacts.

Excavated soils will be re-used or disposed of off-site at a properly permitted facility. Currently, that is proposed to be the Hanson (Heidelberg Materials) Jamesville Quarry facility. This approach will result in no, or small, off-site impacts.

Duration of Construction. The site work (clearing and excavation) is expected to take approximately 8 months. Construction of the building shell is expected to take approximately 14 months. Construction of interior building improvements and systems and final site improvements is expected to take approximately 12 months. The time frames overlap.

Any off-site impacts would be most likely during the site work period. Such impacts would likely be noise and dust. All contractors will be obligated to comply with the City of Syracuse Noise Ordinance, which will avoid any significant impacts to area residences. Standard dust management practices for projects such as this one will be followed. Those include watering down the Site, stabilized stone construction entrance and stone drive lanes around the building. As a result, no such impacts will be significant.

6. Impacts on Air

SU has confirmed with its design professionals that, based on the project plans, there are no state-regulated air emissions sources. In any event, they have also confirmed that, were responses to #6, e.g., 6a-6f to be needed, they would be “no, or small impact may occur”.

10. Impacts on Historical and Archeological Resources [10(a)]

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
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Neither project is proposed to be constructed on any lands that have been listed or deemed eligible for the National or State Register.

Booth Hall (the building itself), located east of the Comstock Residence Hall, has been deemed eligible for the State Register. The Thornden Park National Register District is located on the other side of Booth Hall from the Comstock Residence Hall.

The Walnut Park National Register District is located west of the Waverly Residence Hall, although the contiguous lands are all surface parking lots and are not contributing to its historic significance.

Because of the proximity of Both Projects to the historic resources above, SU retained a noted local architectural firm, King & King Architects, LLP (“K&K”) to assess the potential impacts.

With respect to Booth Hall, K&K concluded that the Comstock Residence Hall will have “no impact on Booth Hall as it enhances the visual characteristics of that adjacency from what was a parking deck and garage structure”. See K&K letter dated February 24, 2025, attached as Exhibit W-C2C. In other words, the Comstock Residence Hall is more consistent with the character of Booth Hall than the former parking garage.

With respect to Thornden Park, K&K concluded that: “[t]he stepped down nature of the proposed building, along with the separation that will exist from Ostrom Avenue with Booth Hall in between, minimizes any visual impacts and will not alter in any way, land, structures or integrity of [Thornden Park’s] defining characteristics.” See K&K letter dated February 24, 2025 attached as Exhibit W-C2C.

With respect to the Walnut Park National Register District, K&K concluded that due to “[t]he stepped down nature of the proposed building, along with the separation that will exist from Walnut Avenue, the [Waverly Residence Hall] minimizes any visual impacts and will not alter in any way land, structures, or integrity of the Walnut Park Historic District’s defining characteristics”. See K&K letter dated February 24, 2025 attached as Exhibit W-C2C.

Additionally, the Waverly Residence Hall features a larger separation between the building and the edge of the historic district than the former Kimmel-Marion Residence Hall did (from ±14 feet to ±24 feet). The new Waverly Residence Hall also creates an attractive buffer of hardscape and landscape along the western boundary which was previously all paved surface.

14. Impact on Energy [14(c), (d)]

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

Response: There is sufficient existing electricity capacity and infrastructure to accommodate the projected demands from Both Projects. To reduce electricity demand the design of Both Projects includes LED lighting. LED lighting utilizes less energy and lasts 3-5 times longer than standard incandescent lights. Additional methods and practices may later be identified and incorporated to reduce electricity demand and/or operate more efficiently. As a result, there will be little to no combined impact from electricity usage.

Regarding heating and cooling, the Project design includes replacing the antiquated and energy-hogging systems associated with prior uses. Modern energy efficiency design and equipment include energy recovery ventilator type air handling units that utilize air-to-air static plate heat exchangers (recovering energy between supply and exhaust airstreams to the air handling unit) to reduce heating and cooling loads.

As a result, there will be little to no impact from heating and cooling. Moreover, the above features further the NYS goals relating to responding to climate change.

15. Impact on Noise [15(a)]

a. The proposed action may produce sound above noise levels established by local regulation.	D2m
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Response: The City of Syracuse has adopted a Noise Ordinance. The Noise Ordinance specifically addresses noise associated with construction. Section 40-6 Noise Ordinance states:

“Except as otherwise provided herein, no person shall conduct or permit to be conducted construction, alone or in combination with other construction conducted or permitted by such person in a manner as to cause unnecessary noise between 9:00 p.m. and 7:00 a.m. Monday to Saturday, inclusive, or at any time on Sundays or holidays.”

As discussed in Response to Impacts on Land above, contractors will be obligated to comply with the City of Syracuse Noise Ordinance. There will be no prohibited unnecessary noise produced. Accordingly, there will be little to no impact on surrounding neighborhoods from construction noise.

Part B - Further Information

1. Management of Stormwater:

See Klepper, Hahn & Hyatt letter dated February 28, 2025, attached as Exhibit W-C2D. A sophisticated on-site system is being designed to hold stormwater underground temporarily, thereafter, discharging into the existing combined system along each of Marshall Street, Comstock Avenue and Waverly Avenue at a discharge rate of 0.5 cubic feet per second per acre or less.

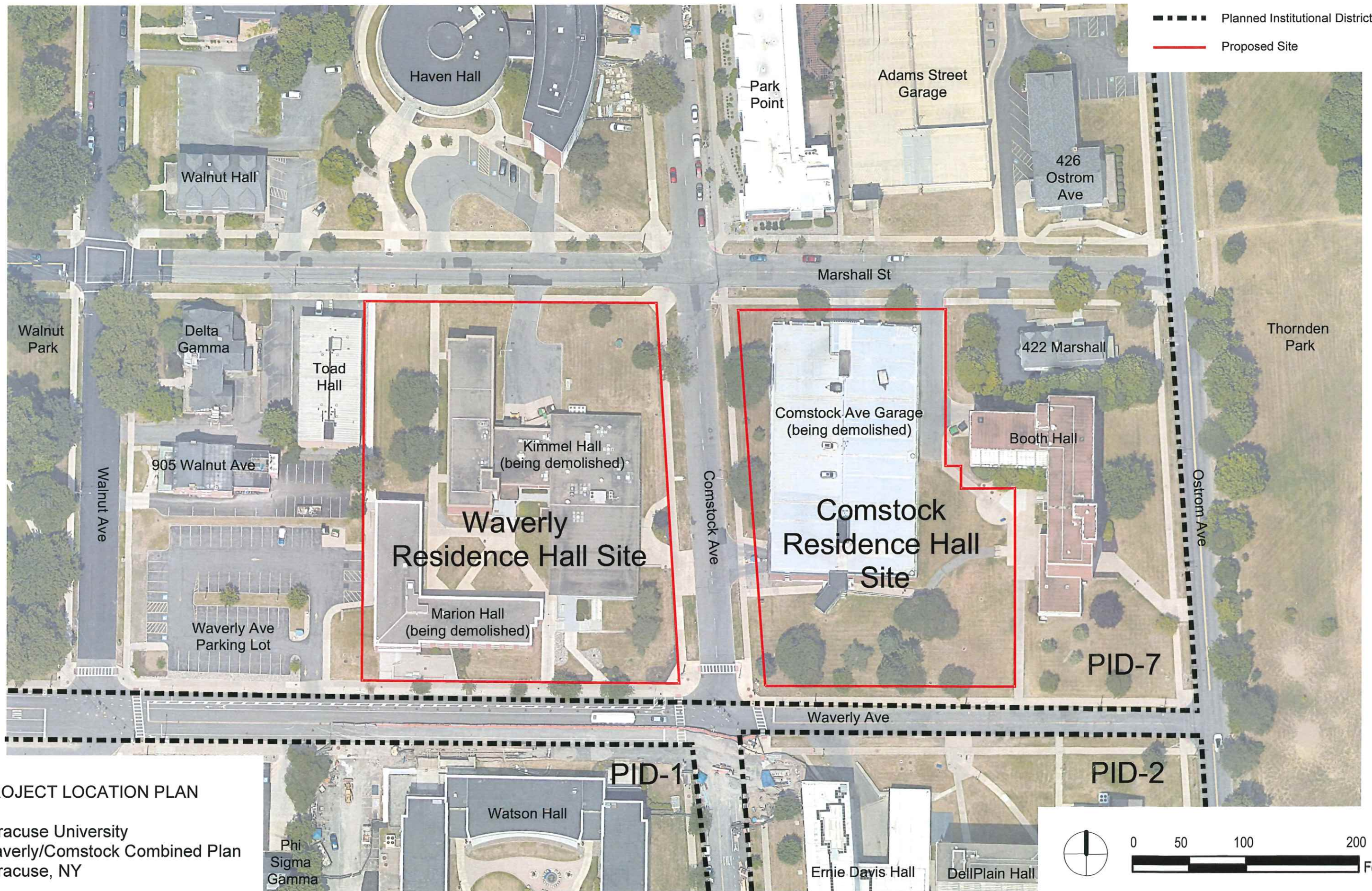
2. Traffic Impacts Assessment:

See Passero Engineering Associates traffic impact assessment dated February 27, 2025, attached as Exhibit W-C2E. Passero completed a traffic impact assessment for each of the Waverly Residence Hall and Comstock Residence Hall projects separately and together. That impact assessment concluded:

1. Given that the proposed Waverly and Comstock Residence Halls will generate a very small amount of vehicular traffic and the existing pedestrian facilities in place can accommodate the projected demand, completion of a TIS is not warranted and no significant traffic impacts are anticipated as a result of Both Projects.
2. Given that neither residence hall will provide parking for the student residents, very little if any vehicular traffic will be generated during the peak hours studied.
3. Students that will reside in the new residence halls are currently living in other housing options on either Main campus or South campus and will continue to park in the various parking options that are available to them.
4. This assessment has considered student morning and afternoon peak intervals that overlap with surrounding commuter traffic. These are peak intervals when students are going to or coming from class. As such, very little if any new student vehicles will be added to the surrounding system, during the critical peaks.
5. The existing pedestrian paths are sufficient to accommodate the increased pedestrian flow.
6. Both Projects will provide exterior bicycle parking.

3. Infiltration issues relating to the existing combined sewer:

SU consultants will engage with the City of Syracuse Engineering Department regarding measures to meet the County's 1:1 offset requirement. These issues will be addressed consistent with City and County practices on past SU projects.





Syracuse University
Waverly/Comstock Combined Aerial View
Syracuse, NY

NOTE 1: AREA OF EXISTING MARION HALL AS INDICATED IN HATCHED REGION TO BE REPLACED WITH SITE LANDSCAPE AND HARDSCAPE.

NOTE 2: HEIGHT LISTED PER PROPOSED BUILDING ARE AT THE HIGHEST POINT.

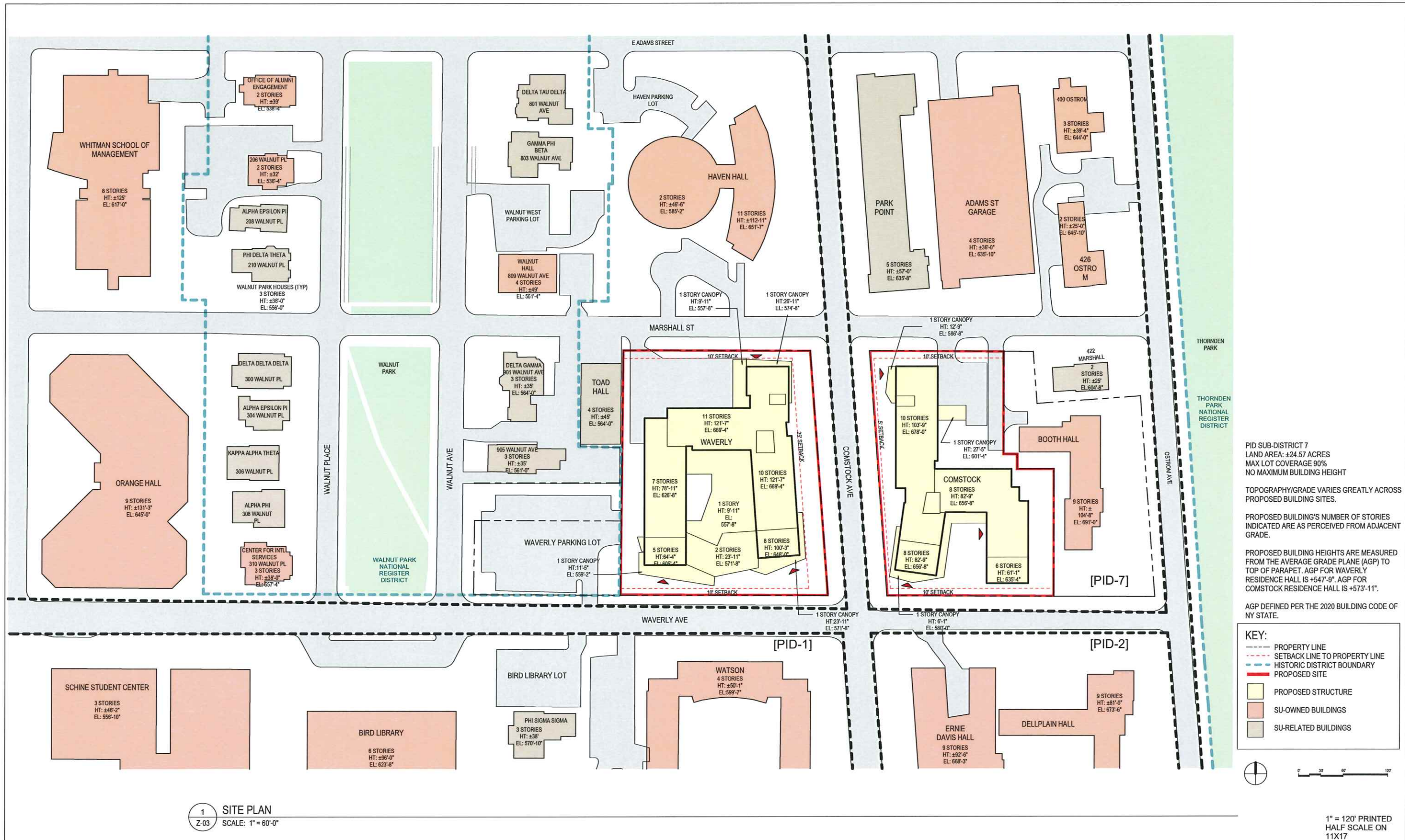
GENERAL NOTES:
-TOPOGRAPHY / GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITES. PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.

-PROPOSED BUILDING HEIGHTS ARE MEASURED FROM AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR WAVERLY RESIDENCE HALL IS +547'-9". AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".

-AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE

Proposed Site

FEAF2019
February 2025



1 SITE PLAN
Z-03 SCALE: 1" = 60'-0"

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
Suite 2900
Philadelphia, PA 19109
v. 215.790.5900
©2025 Bohlin Cywinski Jackson

No.	Description	Date

COMBINED WAVERLY AND
COMSTOCK PLANS

WAVERLY / COMSTOCK SITE
PLANS

DATE	28 FEB 2025
BCJ PROJECT NUMBER	24312

SCALE	As indicated 1" = 60'
Z-03	
FEB 2025	

3/6/2025 4:52:27 PM

February 24, 2025

Joseph Alfieri PE, PMP
Executive Director
Campus Planning, Design, and Construction
Syracuse University
1320 Jamesville Avenue
Syracuse, New York

re: Waverly and Comstock New Residence Hall Buildings
Design Context with Historic Districts and FEA

Dear Mr. Alfieri:

I am the Chief Executive Officer and Managing Partner of King + King Architect's LLP. I have been retained by Syracuse University to assess the design of the new Waverly and Comstock Residence Hall buildings, being proposed at Syracuse University, regarding any potential impacts they might have on the nearby Walnut Park and Thornden Park National Register Historic Districts. In doing so I have considered, among other factors, those set forth in Item 10 of the Full Environmental Assessment Form - Part 2.

The new Waverly Residence Hall building will be located at the Waverly site, currently housing the Marion and Kimmel Residence Halls that are being demolished, that is bordered on three sides by Marshall St. to the north, Waverly Ave. to the South, and Comstock Ave. to the East. The new Comstock Residence Hall building will be located at the Comstock site, home to the Comstock Ave. parking garage also currently being demolished, that is bordered on three sides by Marshall St. to the North, Waverly Ave. to the South, and Comstock Ave. to the West.

The two proposed new Residence Hall buildings include an approximately 310,000 GSF structure at the Waverly site and an approximately 247,000 GSF structure at the Comstock site. Together, these buildings will accommodate 1,300 students, 3 faculty apartments, and various accessory spaces and uses, such as Dining Halls and other food services, Maker Spaces, Multipurpose Rooms, Teaching Kitchens, and common social areas. The overall design concepts feature two prominent north-south wings at each site, connected by a shorter east-west wing. Each wing is slightly rotated and offset to minimize the perceived length of the block. The main entrance to each building is located along Waverly Ave, with pedestrian plazas at each entry point.

The Waverly and Comstock proposed building designs step down to the south along Waverly Ave, maximizing daylight for the open-air terraces. Glassy social "lanterns" at the north and south ends of each wing mark shared lounges and study areas on the upper residential floors. Entry plazas at the intersection of Waverly Ave and Comstock Ave will extend the pedestrian corridor along Waverly Ave from the Main Campus.

The materials, scale and overall aesthetic of the buildings, being proposed, are complementary with the surrounding Syracuse University residential Halls context that include Ernie Davis and DellPlain Halls to the South, Booth Hall to the East, and Haven Hall and the Park Point residential community building to the North. The ground-level exterior is primarily brick, with areas of glazing to offer transparency and highlight the social activity inside. The upper floor materials consist of primarily brick and a combination of metal panels and rainscreens which are the predominant materials utilized on the adjacent existing buildings along the Comstock Avenue corridor. The Exhibit A "Waverly / Comstock Combined Aerial View" clearly illustrates the complimentary nature of the materials being proposed for these two new buildings. This view also shows the new Residence Hall's appropriate fit within that surrounding landscape of existing buildings many of which are of similar, or greater, height and scale.



February 19, 2025
Waverly and Comstock New Residence Hall Buildings
Page 2 of 2

The Waverly site is not contiguous with any contributing properties associated with the Walnut Park Historic District. The Waverly site does share a western boundary with the Syracuse University Waverly open parking lot which was at one time part of the Walnut Avenue residential fabric with properties at 907, 909, and 911 Walnut Avenue. A residential structure, at 907 Walnut Avenue, was demolished sometime after the historic district was incorporated into the National Register (1983) and two residential properties at 909 and 911 Walnut Avenue (corner of Waverly Avenue) were demolished before the Walnut Park Historic District was created. At the Waverly site, the new building's proposed massing steps down to the west toward the Walnut Park Historic District, maintaining respect for the smaller scale buildings within that historic area. The stepped down nature of the proposed building, along with the separation that will exist from Walnut Avenue, minimizes any visual impacts and will not alter in any way land, structures, or integrity of the Walnut Park Historic District's defining characteristics.

As we move up the hill to the east, the Comstock site, is similarly NOT contiguous with any contributing properties associated with the Thornden Park National Register Historic District. The Comstock site is approximately 172' from the Thornden Park Historic District and shares an eastern boundary with the existing Syracuse University Booth Hall Residence structure that separates the site from Ostrom Avenue. The new proposed Residence Hall at the Comstock site is significantly buffered from any visual adjacencies with the Thornden Park Historic District as the existing Booth Hall is of similar height and located at the top of the hill to the east. Additionally at the Comstock site, the new building's proposed massing steps down to the east to preserve views to and from Booth Hall. The stepped down nature of the proposed building, along with the separation that will exist from Ostrom Avenue with Booth Hall between, minimizes any visual impacts and will not alter in any way land, structures, or integrity of the Thornden Park Historic District's defining characteristics. The new Comstock Residence Hall also has no impact on Booth Hall as it enhances the visual characteristics of that adjacency from what was previously a parking deck and garage structure.

King & King Architects has a rich history of designing buildings on the Syracuse University campus since 1882. Over the past 140 years the firm has been involved with hundreds of new Residence Hall designs, and renovations to existing resident Halls, as the architect of record. The new Waverly and Comstock Residence Hall designs will compliment, and assimilate attractively, within their adjacent contextual "neighborhood" while having no negative impact on the Walnut Historic District to the west or the Thornden Park Historic District to the east.

Very truly yours,

Kirk Narburgh, FAIA, ASLA, NCARB, LEED BD+C
CEO / Managing Partner



**Syracuse University
Waverly/Comstock Combined Aerial View
Syracuse, NY**

GENERAL NOTES:

- TOPOGRAPHY/ GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITES. PROPOSED BUILDINGS NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.
- PROPOSED BUILDING HEIGHTS ARE MEASURED FROM AVERAGE GRADE PLANE (AGP) TO TOP OF PARAPET. AGP FOR Waverly RESIDENCE HALL IS +547'-3" - AGP FOR COMSTOCK RESIDENCE HALL IS +573'-11".
- AGP DEFINED PER THE 2020 BUILDING CODE OF NY STATE

NOTE 1: AREA OF EXISTING MARION HALL AS INDICATED IN HATCHED REGION TO BE REPLACED WITH SITE LANDSCAPE AND HARDSCAPE.

NOTE 2: HEIGHT LISTED PER PROPOSED BUILDING ARE AT THE HIGHEST POINT.

Proposed Site



February 2025

March 11, 2025

Joseph Alfieri PE, PMP
Executive Director
Campus Planning, Design, and Construction
Syracuse University
1320 Jamesville Avenue
Syracuse, New York

re: Waverly and Comstock New Residence Hall Buildings
Potential Impact on Watson Hall and 300 Waverly Rear

Dear Mr. Alfieri:

I am the Chief Executive Officer and Managing Partner of King + King Architect's LLP. I have been retained by Syracuse University to assess the potential impact of the new Waverly and Comstock Residence Hall building designs on Syracuse University's Watson Hall Residence and 300 Waverly Ave. (the Upsilon Alpha Chapter House). Watson Hall is listed as "SHPO eligible" on the City's Historic Properties List. 300 Waverly Ave (rear) is listed on the National Register of Historic Buildings and on the City's Local Protected Sites list. Both properties are located more than 102 feet from the proposed Waverly Residence Hall across the 4-lane Waverly Avenue. Both properties are also located more than 175 feet from the proposed Comstock Residence Hall and across Waverly Avenue and Comstock Avenue.

The new Waverly Residence Hall building will be located at the Waverly site, currently housing the Marion and Kimmel Residence Halls that are being demolished, that is bordered on three sides by Marshall St. to the north, Waverly Ave. to the South, and Comstock Ave. to the East. The new Comstock Residence Hall building will be located at the Comstock site, home to the Comstock Ave. parking garage also currently being demolished, that is bordered on three sides by Marshall St. to the North, Waverly Ave. to the South, and Comstock Ave. to the West.

To the south, the Waverly Site is separated from the existing Syracuse University Watson Hall Residence by Waverly Ave, a 4-lane street. Watson Hall, designed by Ford & Rogers Architects and constructed in 1954, is a very common design of the period. The building is O-shaped, featuring four-story tall blocks on the east and west elevations, a five-story block on the south, and a two-story block on the north. Like other campus residences nearby, such as Marion Hall and Kimmel Hall (both currently under demolition), Watson Hall does not have a distinctive architectural aesthetic and is not representative of any Mid-Century Modern style. Built efficiently, and at a notably low cost, Watson Hall is a utilitarian structure designed to meet the campus's need for student dormitories at that time.

The proposed building at the Waverly Site features a stepped design, particularly a two-story portion that complements the two-story northern block of Watson Hall, minimizing visual impact. The building's north-south wings align with the massing of Watson Hall, while the entry plazas of both buildings—located at the northeast and northwest corners of Watson Hall and the southeast and southwest corners of the new building—similarly extend the pedestrian corridor along Waverly Ave from Main Campus. Since the proposed building is entirely separated from Watson Hall by Waverly Ave, it will not affect the land or structure of Watson Hall in any way.

To the west of Watson Hall is 300 Waverly Ave. It is set back approximately 105 feet from the street by a surface parking lot. The easternmost property line of 300 Waverly Ave is situated completely to the west of the Waverly Site's western boundary, meaning it is not directly across from the proposed building at the Waverly Site. Additionally, the building's frontage faces west, away from Waverly Ave, and there is no direct visual impact from the new buildings. The 300 Waverly Ave. land or structure will not be affected in any way by the proposed new buildings because it is located completely across Waverly Ave. to the South and West of the new Waverly Residence Hall site. The proposed building massing at the Comstock site also steps down in a similar manner and has even less visual impact as it is located entirely to the east of Comstock Ave.



March 11, 2025

Waverly/Comstock New Residence Hall Buildings Potential Impact Watson and 300 Waverly Rear
Page 2 of 2

King & King Architects has a rich history of designing buildings on the Syracuse University campus since 1882. Over the past 140 years the firm has been involved with hundreds of new Residence Hall designs, and renovations to existing resident Halls, as the architect of record. The new Waverly and Comstock Residence designs will assimilate attractively with the nearby buildings within the contextual neighborhood.

Very truly yours,

Kirk Narburgh, FAIA, ASLA, NCARB, LEED BD+C
CEO / Managing Partner



28 February 2025

Syracuse University Campus Planning, Design, and Construction
1320 Jamesville Ave.
Syracuse, NY 13244

Attn: Mr. Joseph Alfieri PE, PMP

Re: Syracuse University New Residence Halls – Waverly and Comstock
Stormwater Permitting Requirements
KHH Project No: 124003KMR/124003COR

Dear Mr. Alfieri:

This letter summarizes stormwater permitting compliance for the proposed New Residence Halls at the east and west sides of the Comstock Avenue block between Waverly Avenue and Marshall Street.

Because the project involves disturbance of more than 10,000 square feet of land, a Stormwater Pollution Prevention Plan (SWPPP) in accordance with City of Syracuse Chapter 17 and meeting State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) standards will be prepared. The stormwater design will comply with the applicable requirements for site preparation work and post-development performance.

It is anticipated that the City will require the installation of stormwater detention facilities to attenuate runoff from the 10-year, 30-minute rainstorm to 0.5 cubic feet per second (cfs) or less per acre, for each site. This will be accomplished through the installation of underground pipe detention systems discharging at Marshall St., Comstock Ave. and Waverly Ave., respectively, per the below breakdown. The stormwater management systems will individually outlet at the required controlled rates and enter the municipal combined sewer systems at Marshall Street, Comstock Avenue, and Waverly Avenue. These detention facilities will collect stormwater from on-site rooftops and pavements, then slowly discharge it to the combined sanitary and stormwater sewer system.

Based on the current site design, the following stormwater detention system volumes are anticipated to be detained for discharge to the combined sewer at 0.5 cfs:

Waverly Site:

Detention system discharge to Marshall Street	= ± 4,500 cf
Detention system discharge to Comstock Avenue	= ± 1,000 cf
Detention system discharge to Waverly Avenue	= ± 4,500 cf

Comstock Site:

Detention system discharge to Marshall Street	= ± 4,000 cf
Detention system discharge to Comstock Avenue	= ± 4,000 cf



Mr. Joseph Alfieri PE, PMP
SU New Residence Halls – Waverly and Comstock

28 February 2025

Page 2

The project sites are tributary to the Metropolitan Syracuse Wastewater Treatment Plant and Onondaga Lake, therefore on-site stormwater quality treatment is not mandatory; however, landscaping elements will be designed to reduce pollutant loading on the public sewer infrastructure and preserve the site's natural infiltration capacity to the extent practical. Adjacent properties and the municipal combined sewer system will be protected from sediment pollution during construction in accordance with City of Syracuse Chapter 17 requirements, including the New York State Standards and Specifications for Erosion and Sediment Control. Surface runoff will be redirected around open excavations, and no blasting is anticipated. Any needed temporary removal of stormwater from excavated areas will be handled as part of the overall site stormwater management measures.

The proposed design concept will avoid sediment erosion of excavated areas and stormwater surface runoff off-site. Erosion and sediment control features would include the following:

- Sediment Basin/Trap
- Compost Filter Socks/Straw Wattles
- Stabilized Construction Access
- Storm Drain Inlet Protection

It is recommended that a preliminary review of the project's SWPPP be requested of the City's Engineering Department prior to the formal submission of building permits to expedite the overall process. Stormwater Maintenance and Access Agreements with the City must be developed and executed prior to the issuance of building permits. Once-weekly SWPPP inspections by a GP-0-25-001 qualified inspector will be required during construction.

To approve the SWPPP, the City Engineering Department must find that the quality and quantity of stormwater meets the applicable City and NYS standards. Syracuse Building Code Chapter 17 (Article 17.1) is intended to prevent damage to the environment from erosion, sedimentation, and improper drainage.

University consultants will engage with the City of Syracuse Engineering Department regarding the steps needed to meet the required Onondaga County Department of Water Environment Protection (OCDWEP) 1:1 sanitary sewer off-set ratio.

The University expects that the City will likely require installation of a "cured-in-place pipe liner" as determined by City Engineering.

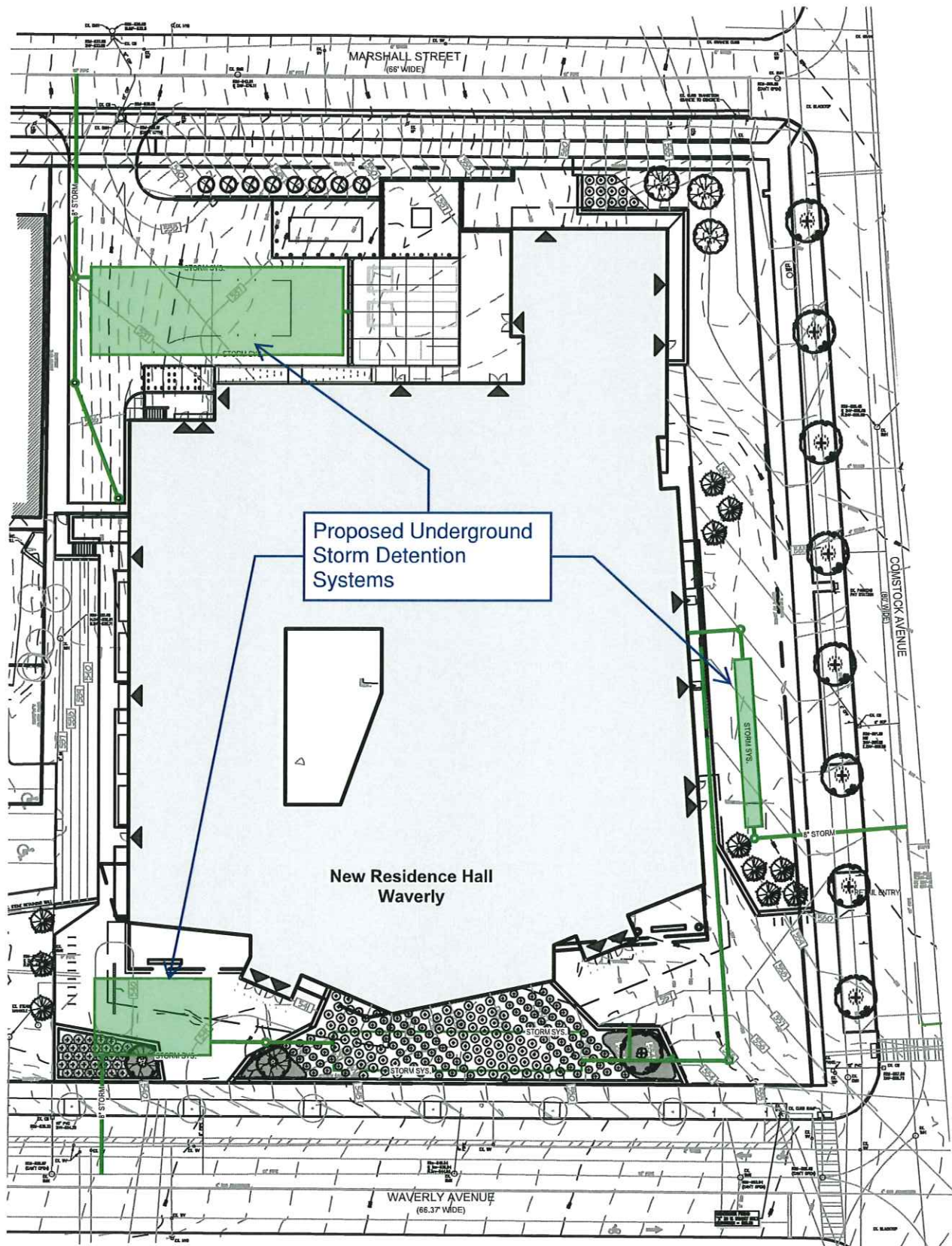
Sincerely,

KLEPPER, HAHN & HYATT

James A. Palumbo, RLA, ASLA
Principal

p:\124003\124003kmr\docs\kh11 sucpc 2025-02-28 new res hall stormwater.docx

Attachment: Stormwater Management Key Maps

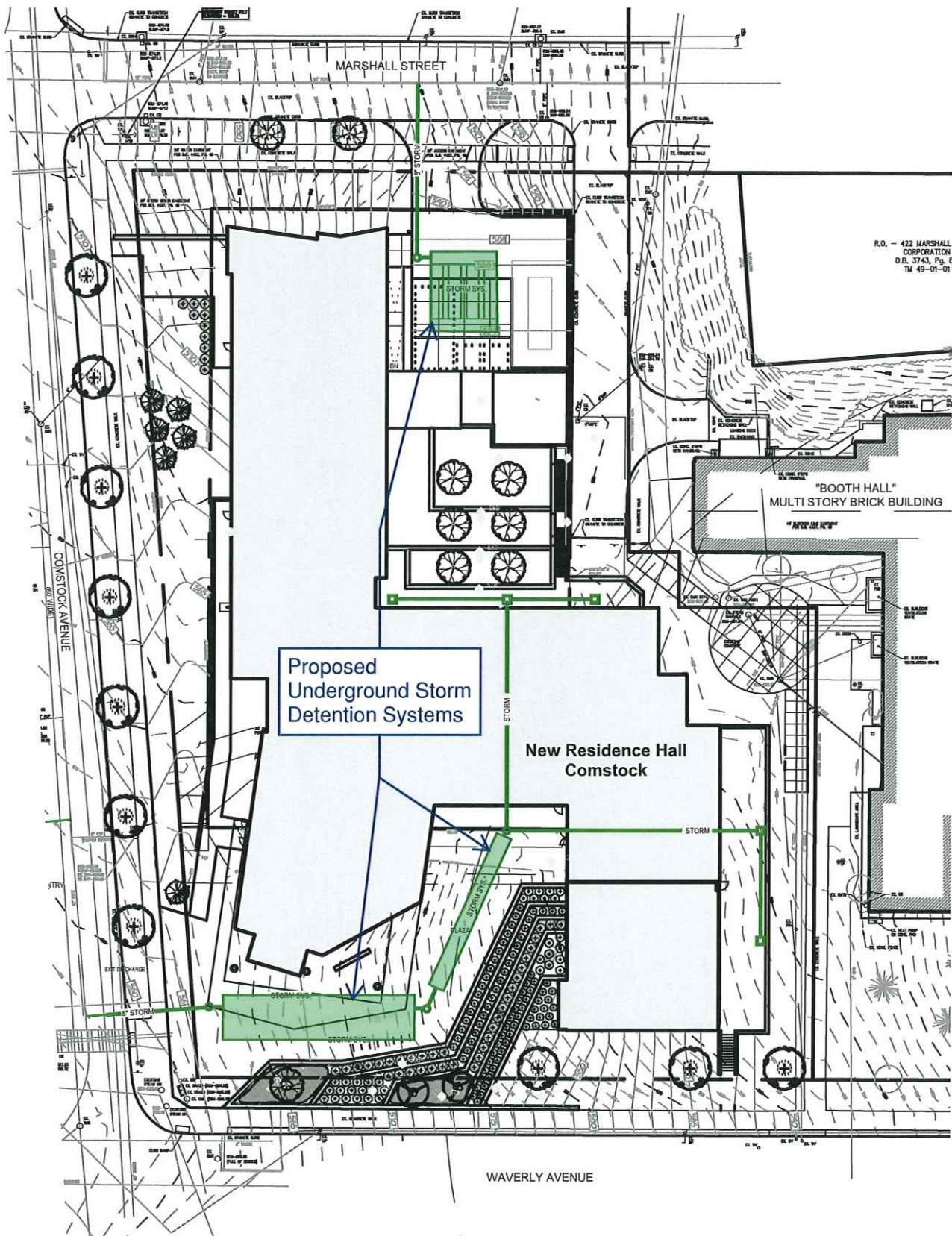


SCALE: 1" = 50'

**SU New Residence Hall
- Waverly -
Stormwater Management Key Map**
Date: Feb. 28, 2025 (Sheet 1 of 2)



Klepper, Hahn & Hyatt
STRUCTURAL ENGINEERING
LANDSCAPE ARCHITECTURE
BUILDING ENVELOPE SYSTEMS
SYRACUSE, NY



R.O. - 422 MARSHALL CORPORATION
D.S. 3743, Pg. 2
TM 49-01-01



SU New Residence Hall - Comstock - Stormwater Management Key Map Date: Feb. 28, 2025 (Sheet 2 of 2)



Klepper, Hahn & Hyatt
STRUCTURAL ENGINEERING
LANDSCAPE ARCHITECTURE
BUILDING ENVELOPE SYSTEMS
SYRACUSE, NY

February 27, 2025

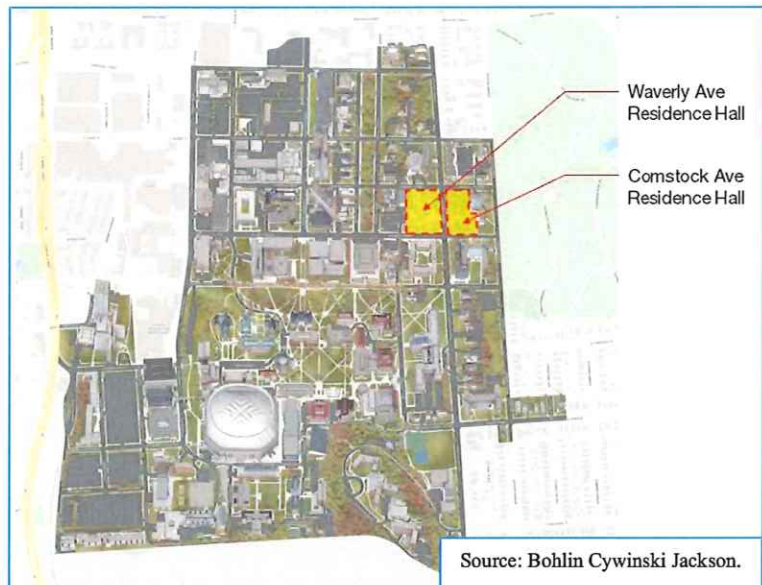
Attn: Mr. Mark Hance, P.E. // Associate Director
Campus Planning, Design, and Construction
Syracuse University
1320 Jamesville Avenue
Syracuse, NY 13244

Re: Waverly and Comstock Student Residence Hall Development, Syracuse University, Syracuse, NY
Traffic Impact Assessment
Passero Project No: 20254129.0001

Dear Mr. Hance:

The purpose of this technical letter is to evaluate the potential traffic impacts related to the proposed development of two projects - Waverly Residence Hall and Comstock Residence Hall. Each project is to be located along Waverly and Comstock Avenues in the City of Syracuse, NY. As discussed below, the proposed projects, whether evaluated individually or together, will not result in any potentially significant adverse environmental traffic impacts for the purpose of the environmental review of the project pursuant to the State Environmental Quality Review Act ("SEQRA").

Syracuse University is undertaking two projects that will create two new residence halls and a new dining hall for students. The first project, the Waverly Ave Residence Hall, is located on the site of, and will replace the former Marion and Kimmel Halls that span the block of Comstock Avenue between Waverly Avenue and Marshall St extending as far west as the existing Toad Hall and Waverly Parking Lot (at the southwest corner of Waverly Ave and Walnut Ave). The second project, the Comstock Ave Residence Hall, will replace the former Comstock (formerly "Booth") Parking Garage (see image on page 2).



The new Waverly Residence Hall will provide ± 719 beds for a net increase of ± 458 beds (there were ± 261 beds in Marion & Kimmel Halls). The Waverly Residence Hall will also include a new ± 800 seat dining hall that will replace the dining hall formerly located within Kimmel Hall. The new Comstock Residence Hall will provide ± 582 beds. Together, these projects will provide new main campus housing and dining options for students that currently reside in other areas of the campus. There is no plan to increase the overall attendance at the University.

Vehicular access to both the Waverly Residence Hall and Comstock Residence Hall will be a designated fire lane and service yard each with a driveway located off Marshall St. Neither site will provide parking for student

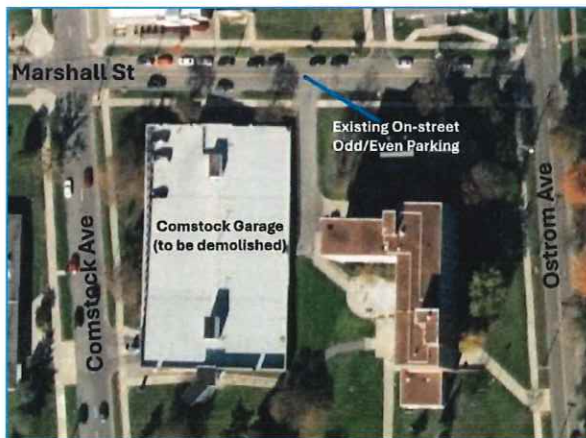
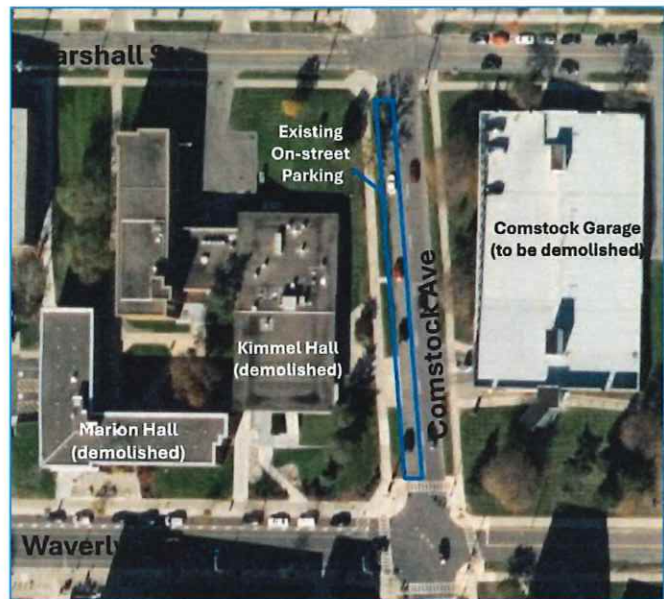
residents. Therefore, students living in the new residence halls will be required to obtain parking permits for either the Sky Lot on South Campus or other Syracuse University owned parking facilities such as the Adams St Garage, if they desire to have a vehicle on campus.



There is currently on-street metered parking along the north side of Waverly Ave between Comstock Ave and Walnut Ave as shown in the image to the left. This parking will remain. There is no on-street parking along Waverly Ave between Comstock Ave and Ostrom Ave (the next

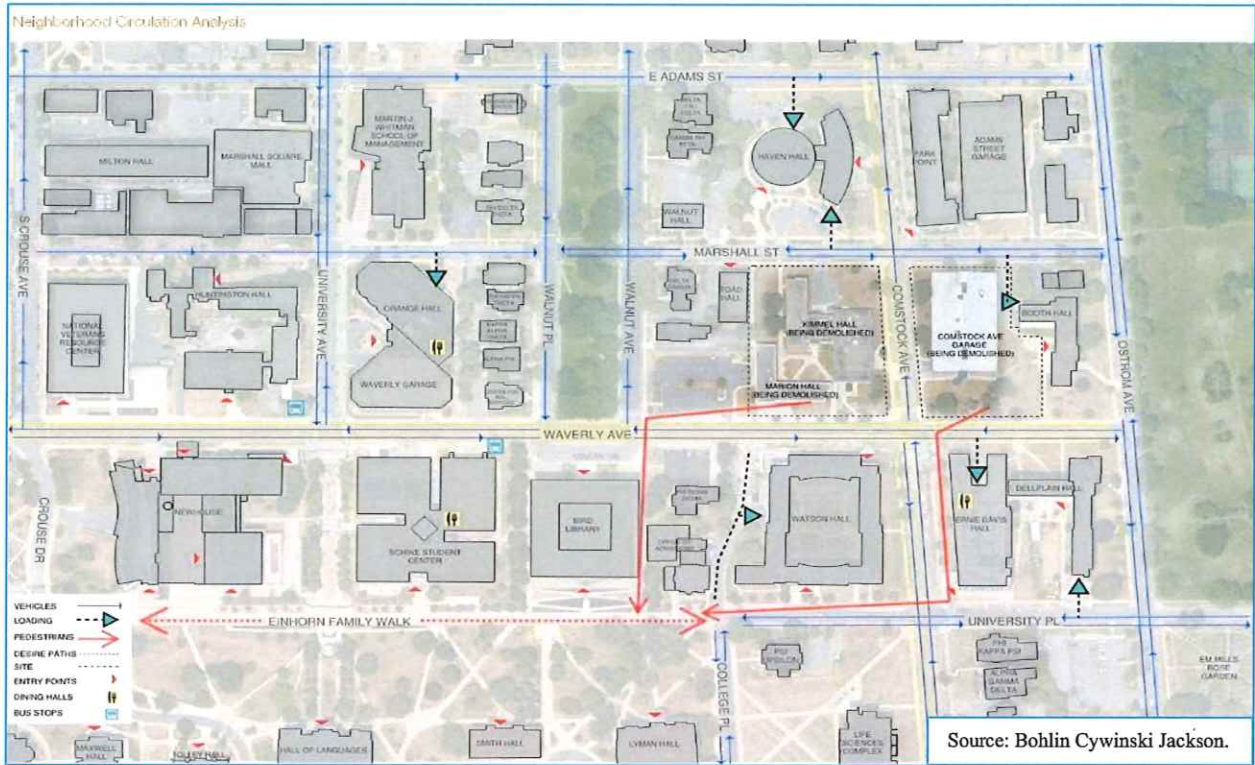
block to the east), and none is proposed. Two-hour parking is permitted along the west side of Comstock Ave between Waverly Ave and Marshall St; this parking is also metered. This parking will remain. A drop-off/loading area for the Comstock Residence Hall building is proposed along the east side of Comstock Ave between Marshall St and Waverly Ave; the exact location is yet to be determined. There is no on-street parking along Marshall St between Walnut Ave and Comstock Ave, and currently none is proposed.

The block of Marshall St between Comstock Ave and Ostrom Ave (shown below) currently permits alternating odd-even day parking with no meters; no changes are proposed for this parking.



Each residence hall will provide exterior bicycle parking.

The main building entrance of the new Waverly Residence Hall will be located along Waverly Avenue with one entrance at the southwest corner of the building and another at the southeast corner of the building. The Comstock Residence Hall will be accessed from a main plaza entrance at the southwest corner of the building. Both of the new residence halls will provide new pedestrian plazas on Syracuse University property on both the northwest and northeast corners of the Waverly Ave & Comstock Ave intersection that will support the main building entrances. Each building will also have pedestrian access via Comstock Ave. The graphic below depicts the pedestrian paths between the proposed residence halls and the academic campus.



There are signalized pedestrian crossings located at both the Waverly Ave/Walnut Ave and Waverly Ave/Comstock Ave intersections as shown below. The existing pedestrian paths are sufficient to accommodate the increased pedestrian flows.



Given that the new residence hall will not provide parking for the student residents, very little if any traffic will be generated during peak hours. The new residence hall is within easy walking distance of both the shuttle bus stops (primarily located on College Place) and the academic buildings. Students will walk or use shuttle buses to access their vehicles when needed. Both the Orange and Blue 'Cuse Trolley routes travel along both Waverly and Comstock Avenues. The Orange Loop currently has a stop at the Comstock Garage and the Blue currently has stops at both the Comstock Garage and Waverly Lot.

Although student vehicular activity is not anticipated to increase significantly during the peak commuting intervals, the influx of $\pm 1,040$ new students living in the two proposed residence halls will result in an increase in pedestrian activity. New pedestrian and/or bicycle trips between the residence hall and the various buildings on the main campus will create additional pedestrian and bicycle flow back and forth throughout the day.

Traffic reviewing professionals and government agencies, including the NYSDOT, use guidelines in determining whether a project warrants the preparation of a Traffic Impact Study ("TIS"). The applicable guideline is that if a proposed project is projected to add 100 or more site generated vehicles per hour (vph) to an adjacent intersection during either peak study period, then that intersection should be studied for potential traffic impacts. If the proposed project is projected to add less than 100 site generated vph, a TIS is not warranted.

Given that the proposed Waverly and Comstock Residence Halls will generate a very small amount of vehicular traffic and the existing pedestrian facilities in place can accommodate the projected demand, completion of a TIS is not warranted and no significant traffic impacts are anticipated as a result of the proposed project.

The following sets forth the conclusions based upon the results of the analyses:

1. Given that the new residence hall will not provide parking for the student residents, very little if any vehicular traffic will be generated during the peak hours studied.
2. Students that will reside in the new residence halls are currently living in other housing options on either Main campus or South campus and will continue to park in the various parking options that are available to them.
3. This assessment has considered student morning and afternoon peak intervals that overlap with surrounding commuter traffic. These are peak intervals when students are going to or coming from class. As such, very little if any new student vehicles will be added to the surrounding system, during the critical peaks.
4. The existing pedestrian paths are sufficient to accommodate the increased pedestrian flow.

Please feel free to contact me directly with any questions.

Sincerely,

Passero Associates



Amy C. Dake, P.E., PTOE

Senior Managing Traffic Engineer

adake@passero.com • 585-314-5078



March 13, 2025

Syracuse University
1320 Jamesville Ave
Syracuse, NY 13244

Attn: Jason Plumpton, Assistant Director of Campus Planning, Design & Construction

RE: New Residential Dorms at Ostrom, Waverly & Comstock Ave., Syracuse NY

Jason:

This letter is in regard to the proposed new residential dorm(s) application for electric service(s) located at the above referenced location(s).

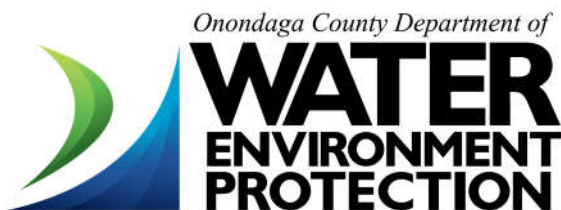
National Grid has agreed to provide electric service(s) to the properties pursuant to PSC No. 220 Electricity Tariff Rules, Regulations and any applicable Customer Easements and Payments.

Subsequent to all customer responsibilities being satisfied, National Grid will proceed to schedule the installation of the electric service(s).

Should you have any question, please feel free to contact me at 315-771-2602.

Sincerely,

Todd Froysell
National Grid
Regional Account Services
7496 Round Pond Rd.
Syracuse, NY 13212



J. Ryan McMahon, II, County Executive
Shannon L. Harty, P.E., Commissioner
650 Hiawatha Blvd. West
Syracuse, NY 13204-1194
(315) 435-2260 or (315) 435-6820
FAX (315) 435-5023
<http://www.ongov.net/wep/>

March 14, 2025

Joseph Alfieri, PE, PMP
Executive Director
Syracuse University Campus Planning, Design, & Construction
1320 Jamesville Avenue
Syracuse, NY, 13210

Re: Preliminary Capacity Review – Waverly and Comstock Residence Halls

Dear Joe:

The Onondaga County Department of Water Environment Protection (WEP) is in receipt of a Capacity Assurance Review letter from Peterson Guadagnolo Consulting Engineers, PC (PGCE), dated March 11, 2025, outlining proposed additional sanitary sewer flow rates for Syracuse University's proposed residence halls located adjacent to the intersection of Waverly Avenue and Comstock Avenue. In discussing this request with you on March 12, 2025, you indicated a letter from WEP regarding available sanitary capacity is required to complete SEQRA proceedings and be provided as part of your City of Syracuse Zoning Board Application, due Friday March 14, 2025.

Our understanding is the Waverly facility discharge is proposed to add 16,700gpd and the Comstock facility discharge rate is proposed to add 12,000gpd, totaling 28,700gpd. The Project includes demolition of existing Kimmel and Marion facilities. Elimination of these facilities will reduce discharge into the system by 10,150gpd, resulting in a **net additional** proposed discharge of 18,550gpd.

Based on the initial information provided by PGCE, there appears to be sufficient capacity in the sanitary sewer system to accommodate the additional proposed discharge rate of 18,550gpd. However, a more thorough review will be conducted through WEP's formal Capacity Assurance review process.

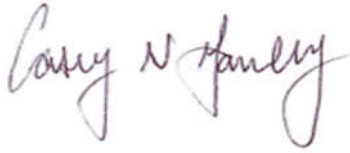
This letter shall not absolve your team from completing the formal Capacity Assurance Review and I&I Offset processes through WEP's OpenGov Portal. A link to OpenGov Portal is included below. Additionally, proposed connection points will be to sewers owned by the City of Syracuse and as such, permission to connect must be coordinated through the City.

<https://countyofonondagany.portal.opengov.com/categories/1083>

Should you have additional questions related to this request, please contact me at (315)-466-6342,

or by email at caseyganley@ongov.net.
Sincerely,

ONONDAGA COUNTY DEPARTMENT OF
WATER ENVIRONMENT PROTECTION

A handwritten signature in dark ink, reading "Casey Ganley". The signature is written in a cursive, flowing style.

Casey Ganley
Sewer Maintenance and Inspection Engineer

cc: Ray Schofield, PE – WEP
Eric Schuler, PE - WEP
Dennis Meisner - WEP

file: S:\Capacity Assurance\Cases\Comstock & Waverly Residence Halls

Date: 3/11/2025

Waverly & Comstock Avenue Student Housing Project							
Dellplain Water Meter Data Analysis							
Quarter	Meter 1 Usage (CCF)	Meter 2 Usage (CCF)	Total Usage (CCF)	Total Usage (Gallons)	Annual Usage (Gallons)	Number of Beds	Annual Water Usage Per Bed (GPD)
2021 Q2	197	756	953	712939	2960980	475	17.1
2021 Q3	99	277	376	281286			
2021 Q4	465	1141	1606	1201449			
2022 Q1	246	777	1023	765306			
2022 Q2	271	807	1078	806452	3467444		20.0
2022 Q3	130	402	532	397989			
2022 Q4	508	1232	1740	1301694			
2023 Q1	346	939	1285	961309			
2023 Q2	302	754	1056	789994	3588636		20.7
2023 Q3	201	687	888	664313			
2023 Q4	419	1130	1549	1158807			
2024 Q1	348	956	1304	975522			
Three Year Average (GPD/Bed)							19.3

Quarter	Meter 1 Usage (CCF)	Meter 2 Usage (CCF)	Total Usage (CCF)	Total Usage (Gallons)	Annual Usage (Gallons)	Number of Beds	Annual Water Usage Per Bed (GPD)
2021 Q2	77	195	272	203483	1002454	261	10.5
2021 Q3	33	112	145	108475			
2021 Q4	146	403	549	410707			
2022 Q1	93	281	374	279789			
2022 Q2	94	295	389	291011	1267281		13.3
2022 Q3	49	112	161	120444			
2022 Q4	167	468	635	475044			
2023 Q1	128	381	509	380783			
2023 Q2	104	298	402	300736	1225388		12.9
2023 Q3	67	148	215	160842			
2023 Q4	144	430	574	429409			
2024 Q1	106	341	447	334401			
Three Year Average (GPD/Bed)							12.2

Quarter	Meter 1 Usage (CCF)	Meter 2 Usage (CCF)	Total Usage (CCF)	Total Usage (Gallons)	Annual Usage (Gallons)	Number of Beds	Annual Water Usage Per Bed (GPD)
2021 Q2	140	731	871	651595	2681939	450	16.3
2021 Q3	52	221	273	204231			
2021 Q4	240	1112	1352	1011431			
2022 Q1	172	917	1089	814681			
2022 Q2	204	1200	1404	1050332	3652972		22.2
2022 Q3	57	533	590	441379			
2022 Q4	318	1458	1776	1328626			
2023 Q1	171	942	1113	832635			
2023 Q2	142	775	917	686008	2975942		18.1
2023 Q3	69	340	409	305973			
2023 Q4	272	1200	1472	1101203			
2024 Q1	205	975	1180	882758			
Three Year Average (GPD/Bed)							18.9
Three Residence Hall Average (GPD/Bed)							16.8

Peterson Guadagnolo Consulting Engineers PC

476 East Brighton Avenue

Syracuse, N.Y. 13210-4144

(315) 476-8311 FAX (315) 476-8305

Date:

3/11/2025

Comstock Avenue Student Housing Wastewater Load Calculations

Comstock Avenue Student Housing						
Resident Wastewater Flow			Additional Wastewater Flow	Wastewater Analysis Results		
Total Bed Count	Wastewater Flow Rate Per Bed Count (GPD)	Resident Wastewater Flow Rate (GPD)	Mechanical Equipment & Miscellaneous Wastewater Flow Rate (GPD)	Total Existing Flow (GPD)	Total Proposed Flow (GPD)	Net Flow Increase (GPD)
582	20	11640	150	0	11790	11790

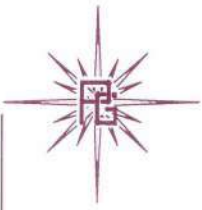
Peterson Guadagnolo Consulting Engineers PC

476 East Brighton Avenue
Syracuse, N.Y. 13210-4144
(315) 476-8311 FAX (315) 476-8305

Date: 3/11/2025

Waverly Student Housing
Wastewater Load Calculations

Kimmel & Marion Halls	Waverly Student Housing									
	Resident Wastewater Flow			Dining Hall Wastewater Flow			Additional Wastewater Flow	Wastewater Analysis Results		
Existing Average Daily Wastewater Flow (GPD) Per Water Meter Data Analysis	Total Bed Count	Wastewater Flow Rate Per Bed Count (GPD)	Resident Wastewater Flow Rate (GPD)	Dining Hall Gross Square Feet (GSF)	Dining Hall Wastewater Flow Rate (GPD/GSF)	Dining Hall Wastewater Flow Rate (GPD)	Mechanical Equipment & Miscellaneous Wastewater Flow Rate (GPD)	Total Existing Flow (GPD)	Total Proposed Flow (GPD)	Net Flow Increase (GPD)
10150	719	20	14380	31920	0.07	2234.4	100	10150	16714.4	6565



Peterson Guadagnolo Consulting Engineers PC

476 East Brighton Avenue
Syracuse, NY 13210-4144

March 11, 2025

Onondaga County Department of Water Environment Protection
Municipal Wastewater Collection, Conveyance & Treatment

Re: Syracuse University
Waverly Ave New Residence Hall
Comstock Ave New Residence Hall

Subject: Capacity Assurance Review

Dear Commissioner,

Syracuse University is planning a project to construct two new residence halls located on the 300 block of Waverly Avenue and the 500 block of Comstock Avenue.

The Waverly Ave Residence Hall will feature a 310,540 GSF building designed to accommodate 719 beds, a Residential Director apartment and office, and Assistant Residential Director apartment and office, shared amenities, and an 800 seat Dining Hall. See the attached Waverly Ave Site Plan Drawing.

The Comstock Ave Residence Hall will feature a 225,755 GSF building designed to accommodate 582 beds, a Residential Director apartment and office, and shared amenities. See the attached Comstock Ave Site Plan Drawing.

The proposed wastewater discharge rates were determined by analyzing the average daily water usage at the two (2) existing residence halls located on the 300 block of Waverly Avenue as well as adjacent facilities. The proposed wastewater discharge rate for the new residence hall is based upon an average wastewater flow rate of 20 GPD/bed plus additional wastewater flow from both public and back of house spaces.

The proposed wastewater flow rates are summarized below:

- Waverly Ave Residence Hall
 - Proposed Wastewater Flow = 16,700 GPD
 - Existing Kimmel & Marion Residence Halls = 10,150 GPD
 - Net Wastewater Flow Increase = 6,550 GPD
- Comstock Ave Residence Hall
 - Proposed Wastewater Flow = 12,000 GPD
- **Total Wastewater Flow Increase = 18,550 GPD**

Please contact our office with any questions or comments. We look forward to your review and assistance with this project.

Very Truly Yours,

PETERSON GUADAGNOLO CONSULTING ENGINEERS PC

A handwritten signature in blue ink, appearing to read 'D. Guadagnolo', is written over a light blue rectangular background.

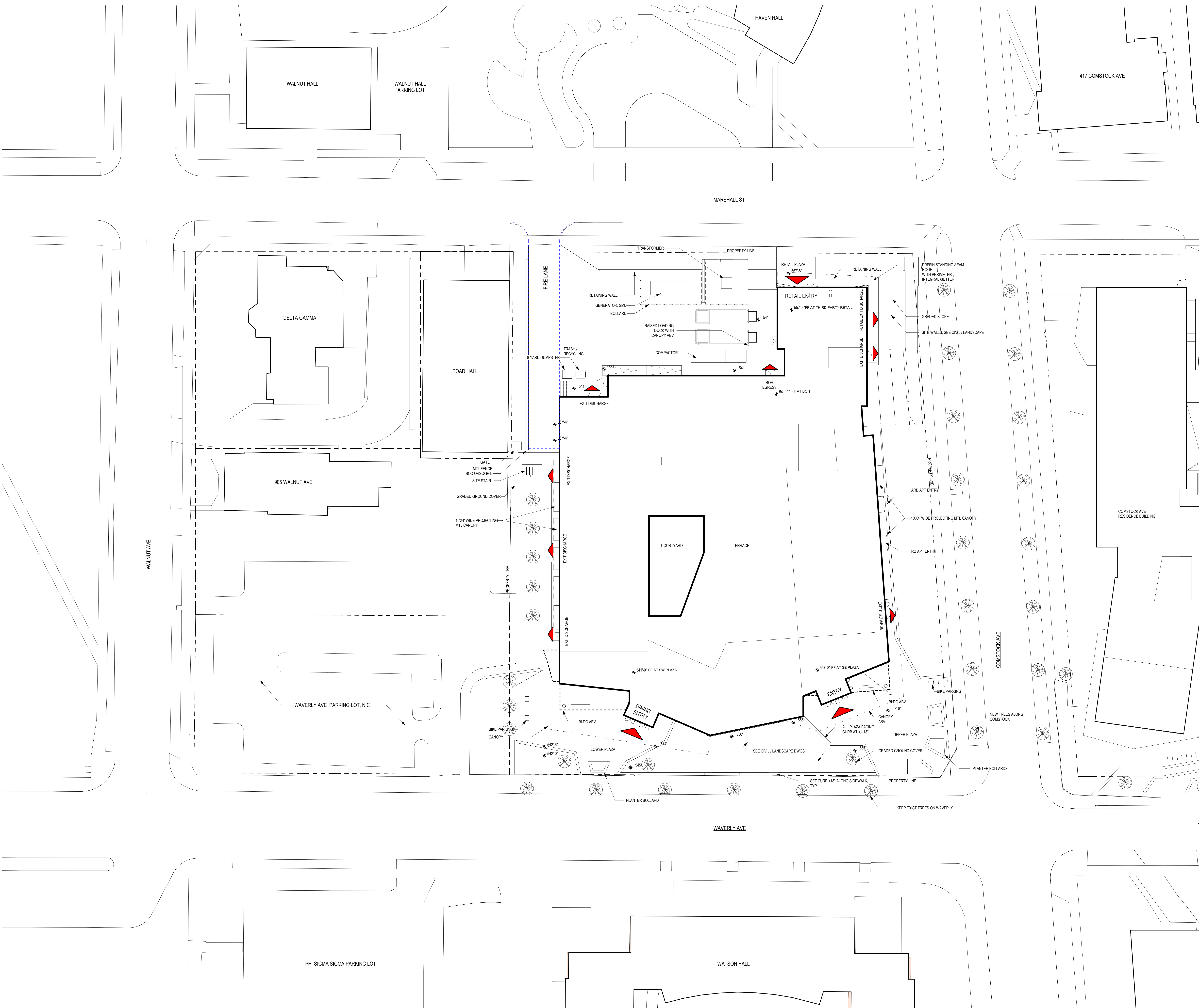
Derek J. Guadagnolo, P.E.

DJG/lkm

Encl. Waverly Ave Site Plan
Comstock Ave Site Plan
OCWEP Capacity Assurance Review

cc: Tina Faust, Greg LaForest (BCJ)
Jim Palumbo (Klepper, Hahn & Hyatt)
Scott Kolbeck (PGPC)

197.100/lkm



1 SITE PLAN
A1.00 SCALE: 1" = 20'-0"

General Notes

Seal

Revisions No.	Description	Date
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Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
123 South Broad Street
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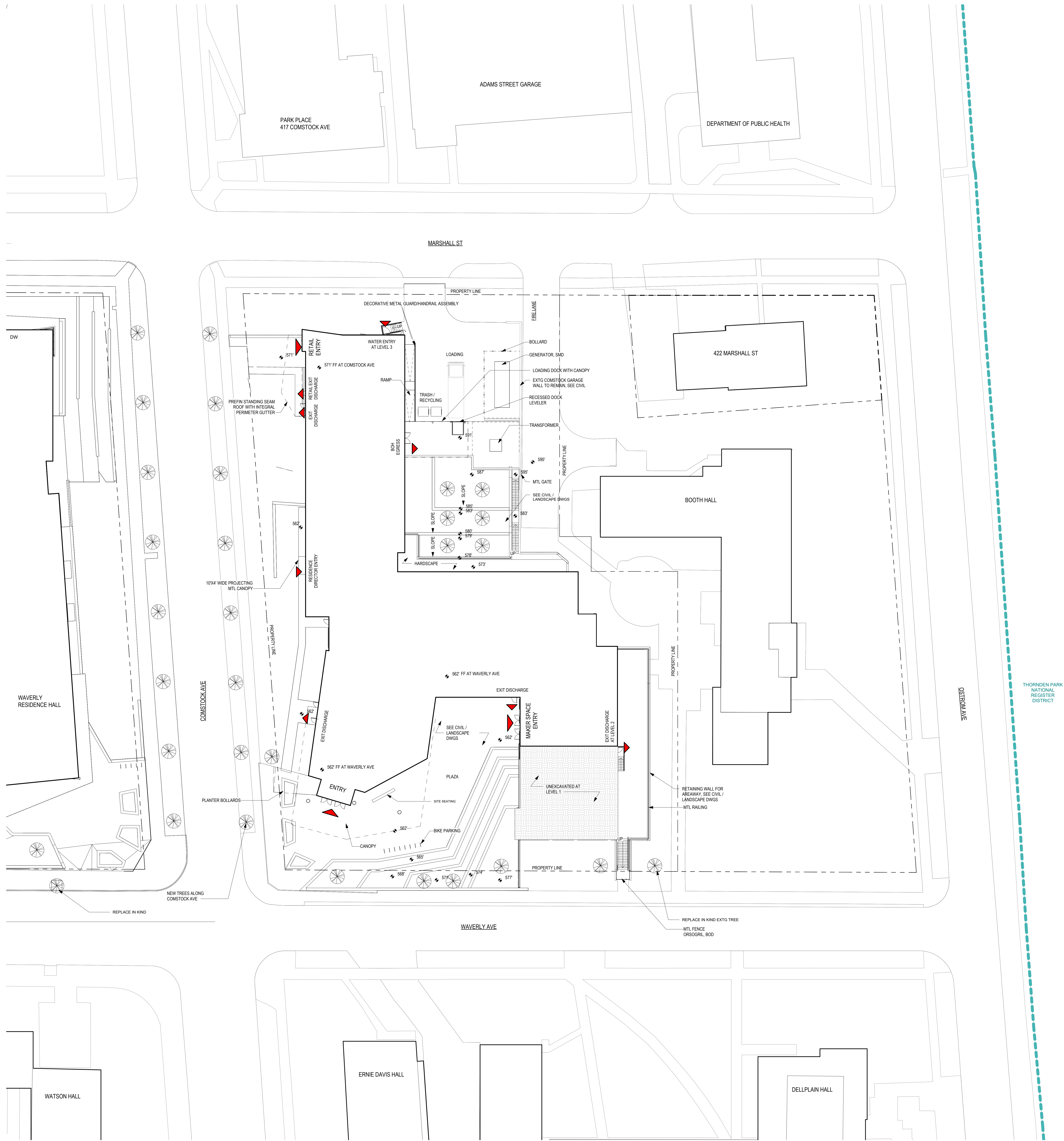
SYRACUSE UNIVERSITY

NEW RESIDENCE HALL - WAVERLY AVE.

SCHEMATIC DESIGN
Not For Construction

SITE PLAN

Scale	1" = 20'-0"
Date	MARCH 7, 2024
BCJ Project Number	24309



1 SITE PLAN
A1.00 SCALE: 1" = 20'-0"

General Notes

Seal

Revisions	No.	Description	Date

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
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Suite 2000
Philadelphia, PA 19109
v: 215.750.5900

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SYRACUSE UNIVERSITY

**NEW RESIDENCE HALL -
COMSTOCK AVE.**

SCHEMATIC DESIGN
Not For Construction

SITE PLAN

Scale 1" = 20'-0"
Date March 7, 2025
BCJ Project Number 24312

A1.00



Municipal Wastewater Collection, Conveyance & Treatment Capacity Assurance Review

Onondaga County requires Capacity Assurance approval by the Department of Water Environment Protection (WEP) for proposed *sewer extensions* prior to the commencement of the County Health Department's review and approval of all sewer plans.

Capacity Assurance approval is also required for all *new lateral connections to existing sewer mains AND re-use of existing laterals* prior to issuance of plumbing permits by the County's Plumbing Control Unit.

Please complete the form below and email it to CapacityAssurance@ongov.net. WEP will review and provide approval within 45 days of submission. Depending on the location of the proposed development, off-set plans addressing storm water inflow and infiltration may be required as a condition of approval. Click here for a map of these offset areas.

Site Address: 300 Block of Waverly Ave & 500 Block of Comstock Ave

Contact Name: Derek J. Guadagnolo, P.E.

Contact Email (For Approval Routing): derek@pgengineers.com

Proposed Action

☐ Sewer extension

☒ New lateral connection to an existing sewer main

Lateral Diameter: 6 "

☒ Re-use of existing lateral

Lateral Diameter: 6 "

☐ Change of Use

☐ Re-Occupancy of Vacant Structure

Land Use

☐ Residential

☐ Commercial

☒ Mixed Use

☐ Industrial

If residential or commercial, please indicate the number of units (Residential = number of living units/apartments, Commercial = # of businesses on site): 719 Waverly Beds & 582 Comstock Beds

Brief description of proposed development:

Syracuse University is planning a project to construct two residence halls located on the 300 block of Waverly Avenue and 500 block of Comstock Avenue. All of the wastewater flow would be connected to the existing City of Syracuse municipal sewer mains located on either Waverly Ave, Marshall Street, or Comstock Ave. Exact locations are not known at this time. See additional pages for more detail.

Total wastewater flow requested (average daily flow in gallons per day): 18,550 GPD

COMMERCIAL ONLY – Peak wastewater flow requested (peak hourly flow in gallons per hour): _____

COMMERCIAL & INDUSTRIAL ONLY *show calculations below

☐ _____ BOD5 lbs/day

☐ _____ TSS lbs/day

☐ _____ TKN lbs/day

Wu, Zhitong

From: Faucher, Gregory <gfaucher@woh.com>
Sent: Friday, March 14, 2025 1:25 PM
To: Toellner, Cristian; Wu, Zhitong
Cc: Jennifer Champa Bybee (jchampa@syr.edu)
Subject: [EXTERNAL] FW: [EXTERNAL] Capacity Assurance Letter

Importance: High

Cristian/Zhitong- see email below from City Water Dept. SU is including boosters in its design for each building.

Gregory D. Faucher
Whiteman Osterman & Hanna LLP
One Commerce Plaza
Albany, NY 12260
Office: 518-487-7673; Cell: 518-649-0563; Fax: 518-487-7777
Email: gfaucher@woh.com

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From: Joseph Samuel Alfieri <jsalfier@syr.edu>
Sent: Friday, March 14, 2025 1:12 PM
To: Faucher, Gregory <gfaucher@woh.com>; Jennifer Champa Bybee <jchampa@syr.edu>
Subject: FW: [EXTERNAL] Capacity Assurance Letter
Importance: High

CAUTION: This email originated from outside of the firm. Do not click links or open attachments unless you recognize the sender and are expecting the message.

FYI – Email from the City Water Department – Capacity Assurance for Waverly and Comstock Residence Halls.

Joseph Alfieri PE, PMP
Executive Director
Campus Planning, Design and Construction

M 315.243.2153
jsalfier@syr.edu

1320 Jamesville Avenue
syr.edu | facilities.syr.edu
Syracuse University

From: Kelchner, Kim R. <kkelchner@syr.gov>
Sent: Friday, March 14, 2025 1:11 PM
To: Joseph Samuel Alfieri <jsalfier@syr.edu>

Cc: Dorward, Ryan <rdorward@syr.gov>

Subject: RE: [EXTERNAL] Capacity Assurance Letter

To whom it may concern:

Waverly is 6 and 8 inch water main.

University Place is a 12 inch water main.

Both of which are fed off a 30 inch watermain on Comstock Avenue.

Which should offer plenty of water.

General static pressure in this area is 69 psi.

The City of Syracuse Water Department is strongly encouraging the developer to install Booster Pump Systems with internal water storage in each building to guarantee upper floors will have adequate pressure during city water system low pressure events.

Submit Booster Pump System design to SWD, OCPC, OCHD.

If you are looking for a specific fire flow to be conducted contact SWD, Ryan Dorward 315-448-8342

From: Joseph Samuel Alfieri <jsalfier@syr.edu>

Sent: Thursday, March 13, 2025 3:27 PM

To: Kelchner, Kim R. <kkelchner@syr.gov>

Subject: [EXTERNAL] Capacity Assurance Letter

Importance: High

Kim,

Will you be providing the capacity assurance letter today? We need to submit it to the City Zoning Administrator by noon tomorrow. As I said this is very important to the City and County in the financing of these projects.

Thank you!

Joseph Alfieri PE, PMP

Executive Director

Campus Planning, Design and Construction

M 315.243.2153

jsalfier@syr.edu

1320 Jamesville Avenue

syr.edu | facilities.syr.edu

Syracuse University

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

Agency Use Only [If applicable]
Project : Z-2887, R-25-06, Z-2888, R-25-07
Date : 3/24/2025

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) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> <div style="text-align: right;"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES </div>			
	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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 development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
	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 may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 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.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are 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.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

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

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

☒ NO

☐ YES

	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
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, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

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

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

☒ NO

☐ YES

	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Syracuse University Waverly and Comstock Residence Hall

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Jake Dishaw

Address: One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

Telephone Number: 315-448-8640

E-mail: zoning@syr.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>