



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

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

<i>MaSPR-2026-36</i>	<i>Staff Report – October 13, 2026</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	601-21 S Geddes St. & Seymour St. (Tax Map ID: 097.-04-84.1)
<i>Summary of Proposed Action:</i>	The applicant intends construct a 28,348 sqft 4-story mixed use building with 18 dwelling units and commercial. Commercial and “Dwelling, Multi-Unit” land use types are permitted by right under the regulations of the MX-3 Zone District. Any proposed commercial businesses will required separate Site Plan Review approval. Site changes include constructing the 4 story 18 dwelling unit structure fronting along Seymour and S Geddes St. and paving a parking area I the rear with 4 parking spaces, and a dumpster enclosure. Total site area: 0.42 Acres / 18,169 sq ft
<i>Owner/Applicant</i>	Raul Russi/Spanish Action League of Onondaga County, Inc. (Owner) Christian Freeman (Applicant/Representative) Holmes-King Kallquist & Associates, Architects, LLP (Architect)
<i>Existing Zone District:</i>	Neighborhood Center (MX-2) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east, and south are within the Mixed-Use Transition, MX-3 Zone District; the neighboring properties to the east are within the Urban Neighborhood, MX-1 Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	Exterior work: (1) Construction of 4 story mixed-use building with 18 dwelling units. (2) Paving of parking area for 4 space parking lot in the rear accessible from Seymour St. (3) Construction of a dumpster enclosure in the rear parking lot. Interior work: (1) Building out 1st floor for 3 commercial space respectively for spaces and the 2nd through 4th floor for 18 dwelling units.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The existing lot is vacant open space. <u>Nonconformities</u> - No nonconformities exist on the site or in the proposed new structure. <u>Dimensional Standards</u> - The proposed lot would meet all Dimensional standards of the MX-2 Zone District. - The proposed lot would have total coverage of 63% whereas 85% total coverage is permitted for Mixed-Use / Mixed-Income projects in the MX-2 zone district.

Use Specific Standards

- No use specific standards apply as there are no nearby residentially zoned districts.
- The project is under the minimum to require affordable units, however the applicant is proposing affordable housing and therefore qualified for a 50% parking reduction and one additional story to the building.

Local Land Use and Residential Compatibility

- The site is Neighborhood Center Zone District (MX-2), where the commercial use types including “Office”, “Retail, General”, and “Dwelling, Multi-Unit” are permitted by right, which diversifies the land uses at this intersection of S Geddes St. and Seymour St., where land use types primarily consist of Assembly, Restaurant, Gasoline Fueling Station, Automobile Sales, Automobile Repair. Additional opportunities for “Dwelling, Multi-unit” residences at this location would be extremely beneficial to this area.

Off-Street Parking and Loading

- 9 parking spaces are required for 18 dwelling units, after reductions the total amount of parking required is 3 spaces, due to reductions based on Mixed-Use in MX-2, Proximity to public transit, and the surplus of bicycle parking available.
- The proposed parking lot design will provide a new vehicle circulation path, striped parking space, landscaped islands, better directing the vehicle inflow and outflow comparing the existing all paved area.

Landscaping, Buffering, and Screening

- The proposed green space buffer, fencing and adequate building setback along the front side and rear portions of the lot are all compliant with SZO.

Site, Building Design, and Exterior Lighting

- The proposed building design is configured for ingress from both S Geddes St. and the rear parking lot, minor pathways to the front façade would be within the ROW from the existing sidewalk, and a new curb cut would be necessary along Seymour St. for the parking area

Signage

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

Historic Preservation

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

Additional Standards, Building Placement, and Transparency

- The proposed structure would conform to all setback requirements, transparency, and screening requirements.

<i>Staff Analysis:</i>	<u>Major Site Plan Approval Criteria</u> Consistency with the General Purpose and Intent of the Ordinance: The proposed four-story commercial building aligns with the MX-2 District’s intent to encourage various commercial uses and pedestrian-friendly commercial corridors. The introduction of commercial and residential uses diversifies the corridor’s land use mix and activates a long vacant parcel with a useful structure. Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the MX-2 District and introduces sidewalk access, parking, landscaping, snow storage, and vehicle circulation. Lot coverage is increased substantially however it is still under the maximum for the zone district and required transparency percentages are met for both the ground commercial spaces and the 2nd through 4th floor Multi-Unit Dwellings. Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed restoration and construction of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties, promoting small, middle scale business and introducing additional housing.
	Staff recommend approving this project.
<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval) 2. The applicant shall comply with the comments and requests of the Onondaga County Planning Board. 3. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 4. The applicant shall coordinate with City and County departments to obtain proper permits and approvals for all proposed work.

Zoning Procedural History:	AS-75-27 Temporary wall and projecting sign Approved w/ Conditions, never completed SP-76-27 Package food Pizza Shop and wall sign Approved SP-12-07 To Establish a Restaurant <i>Geddes St. Tavern</i> Denied w/o Prejudice SP-12-09 To Establish a Restaurant <i>Geddes St. Tavern</i> Approved R-16-05 Combine 4 properties into one (601-07, 609, and 619 S Geddes St., and 557 Seymour St. into one new lot Approved MaSPR-23-04 To construct an 18 dwelling unit mixed-use structure Approved, expired December 2025
Summary of Zoning History:	In 1975 a temporary wall and projecting sign was approved, but never completed for Richard's Of Course. In 1976 a Pizza Restaurant known as <i>Paisano's Pizza</i> was approved via special use permit, and existing signage was legalized. In 2009 demolition permits were issued for the existing 2-story wood frame commercial building after a period of vacancy and partial collapse. In 2012 two applications were made for a Restaurant known as <i>Geddes St. Tavern</i>. In 2013, a vehicle damaged the building on the lot, and a demolition permit was issued in 2014, removing the last building on this portion of the block. In 2016, the 4 properties listed above were combined into one new lot. In 2023 the site was approved for a mixed-use structure with 18 dwelling units and a commercial use on the first floor, however the structure was never completed and the approval expired after one extension.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This application was originally reviewed and approved under MaSPR-23-04 in 2023, a time extension was granted until December 2025, however no additional time extension was requesting resulting in the project becoming null and void.
Property Characteristics:	<u>Existing property characteristics</u> The subject property at 601-21 S Geddes St. & Seymour St. is an irregularly shaped parcel with a lot size of 18,169 sq ft (0.42 Acres). The property has two street frontages with 140.21 ft of frontage to the west along S Geddes St., and 114 ft of frontage to the north along Seymour St. To the west, the property line borders 555 Seymour St. for 132 ft. To the south, the property line borders 625-45 Geddes St S & Shonnard St. and 468 Shonnard St. for 161.28 ft; The parcel is currently vacant, a portion to the north east is paved with concrete and several concrete barriers are in place to prevent parking from the neighboring property.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 11/01/2023 with no comment.

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

- Major Site Plan Review Application

MaSPR-25-36

- Short Environmental Assessment Form Part 1
- Floor Plan Package (Sheets A1.1, A1.2, A2.1, A2.2) Schematic Drawings for La Liga Westside Village 601 South Geddes Street, Syracuse, New York; Drawn by Holmes, King, Kallquist & Associates, Architects, LLP, Dated 9/11/2025; Scale: As Noted
- Site Plan Layout (Sheets L1.1, L2.1, L3.1, L4.1, L5.1, and P1.1) Schematic Drawings for La Liga Westside Village 601 South Geddes Street, Syracuse, New York; Drawn by Holmes, King, Kallquist & Associates, Architects, LLP; Dated 8/17/2023; Scale: As Noted
- Boundary and Topographic Survey Map for Scattered Site Projects, 601-21 South Geddes Street, Onondaga County, City of Syracuse, New York; Drawn by C.T. Male Associates DPC; Dated 2/17/2023; Scale: 1"=20'

Attachments:

Major Site Plan Review Application
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, Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



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

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of
Zoning

Conor Rourke
Land Use & Zoning
Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative
Specialist

Raul Russi
Spanish Action League of Onondaga County
700 Oswego St.
Syracuse, NY 13204

CC: Christian Freeman
Keplinger Freeman Assoc.
6320 Fly Rd. #109
Syracuse, NY 13057

8/31/2026

Re: Application Completeness for City Planning Commission for 301-21 S Geddes St.

Dear Raul,

On 8/31/2026, Noah Garcia determined the proposed project MaSPR-2026-32 at 301-21 S Geddes St. to be **complete**.

The proposed project will be sent to all involved agencies for review. Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Noah Garcia at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Noah Garcia at least six (6) business days before the date of the hearing.

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

Your Submission Details

Submission Number:

MaSPR-2026-36

Status:

Staff Review

Message:

Applicant Name:
Christian Freeman

Applicant Email:

Primary Location:

601-21 GEDDES ST S & SEYMOUR ST, 13204

Primary APN:

097.-04-84.1

Submission Type:

Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:

August 31, 2026

Submission URL:

<https://app.oncamino.com/syracusemy/dashboard/submissions/830748/guide>

Contact the agency for more help



(315) 448-8600



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



300 South State St.,
Syracuse

① Getting Started

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

Step is Completed By: Applicant



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

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

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

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

☒ Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

Major Site Plan Review Process Summary

Group: Zoning

Step is Completed By: Applicant

Please review the attached document to review what a Site Plan Review process looks like for the City of Syracuse. Acknowledge your understanding of the process by clicking Mark as Complete above.

The Site Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Z Ordinance.

1	Pre-Application Conference	Option for minor; required for major site plan
2	Application Submittal and Processing	Submit to Office of Zoning Administration
3	Staff Review and Action	Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan
4	Scheduling and Notice of Public Hearings	Optional for minor; required for major site plan
5	Review and Decision	Does not apply for minor; review and decision by City Planning Commission for major
6	Post-Decision Actions and Limitations	Site plan expires after one year (unless extended)

Required Information

Site Plan Review Details

Group: Zoning

Step is Completed By: Applicant

Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

Required Supplemental Documentation

Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs 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.

☒ **Upload As Built Property Surveys**

Group: Zoning

Step is Completed By: Applicant

Please upload as built property surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

☒ **Upload Site Plans**

Group: Zoning

Step is Completed By: Applicant

Please upload site plans 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
- 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

☒ **Upload Floor Plans**

Group: Zoning

Step is Completed By: Applicant

Please upload floor plans for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land use.

☐ **Additional Optional Documents**

Group: Zoning

Step is Completed By: Applicant

The following plans may be required by staff after review: Grading, utility, drainage, landscaping, lighting, sewer and water hook ups, location of fire and emergency zones, energy distribution facilities, demolition plans, and a stormwater management plan. If you have any of these documents available, please upload to this step.

5 ☒ **Application Attestation & Signature**

☒ **Owner/Owner's Agent Certification**

Group: Zoning

Step is Completed By: Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.

6 ☐ **Acknowledgement**

☒ **Download, Complete, and Upload Power of Attorney**

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.

7 ☐ **Reviews**

☐ **Zoning Review**

Group: Zoning

Step is Completed By: Agency

☐ **DPW Traffic Control Review**

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

☐ **DPW Transportation Review**

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

☐ **DPW Sanitation and Sewers Review**

Step is Completed By: Agency

☐ **Engineering- Design and Construction Review**

Step is Completed By: Agency

☐ **Engineering- Mapping Review**

Step is Completed By: Agency

☐ **Engineering- SWPPP Review**

Step is Completed By: Agency

☐ **Parks and Forestry Review**

Group: Parks

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

Questions and Answers

1 Are you the property owner?

Yes

No

Data Fields

General Project Information

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

Proposal involves no change on Accessory Land Use Type

2 Proposed Number of Dwelling Units (if applicable)

18.0

3 Current Number of Dwelling Units (if applicable)

0.0

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

Mixed Use Development

5 Will this project include site changes?

Yes

6 Will this project include exterior alterations?

No

7 Will this project include new construction?

Yes

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

Yes

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

Other La Liga West Side Housing projects - Major Site Plan and Variance for 304-326 Delaware project (Windows on Kellogg), Minor Site Plan / Administrative for 112-128 Delaware, 222-226 Delaware, 406-412 Delaware/411 Delaware

10 Proposed Onsite Parking

4

11 Current Onsite Parking

0

12 Proposed Hours of Operation

24/7 residence - 7am to 6pm retail

13 Current Hours of Operation

n/a

14 Proposed Use of the Property

Mixed Use Building

15 Current Use of the Property

vacant

16 Lot Size (sq ft)

18,169

17 Business/Project Name

La Liga West Side Housing

Project Details

1 Description of Work

Construction of a 28,348 sf 4 story mixed use building (18 units) on the 0.42-acre lot. Site features include bike racks (6 spaces), off street parking (4 spaces), (1) dual-mounted EV charger, foundation plantings, tree plantings, & screened waste enclosure. Connections from units will extend into ROW street Scape. Site is MX2 Neighborhood Center.

Disclaimer

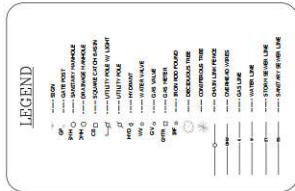
This PDF was generated on August 31, 2026 and may be out of date.



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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.	
Print owner's name: Raul Rossi	
Signature: <i>xxx</i>	Date: 07/24/2026
Mailing address: xxx	
Phone: xxx	Email: xxx
Print applicant's name: Raul Rossi	
Signature: <i>xxx</i>	Date: 07/24/2026
Mailing address: xxx	
Phone: xxx	Email: xxx
Print authorized representative's name (if applicable): Christian Freeman	
Signature: <i>Christian Freeman</i>	Date: 07/24/2026
Mailing address: 6320 Fly Road East Syracuse NY 13057	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	

[illegible]

CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN
ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF
MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE
WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S.
DEPARTMENT OF PROFESSIONAL LAND SURVEYING

DAVID M. SLISKI PLS # 50105 02/17/2023

AND TOPOGRAPHIC SURVEY MAP
FOR
SCATTERED SITE PROJECTS
601-21 SOUTH GEORGE STREET

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
ROCKY HILL, CT • ALBANY, NY • ALBANY, OR • ALBUQUERQUE, NM • ANCHORAGE, AK
ARIZONA • ARKANSAS • CALIFORNIA • COLORADO • CONNECTICUT • DELAWARE
DISTRICT OF COLUMBIA • FLORIDA • GEORGIA • ILLINOIS • INDIANA • IOWA
KANSAS • KENTUCKY • LOUISIANA • MAINE • MARYLAND • MASSACHUSETTS
MICHIGAN • MINNESOTA • MISSISSIPPI • MISSOURI • MONTANA • NEBRASKA
NEVADA • NEW HAMPSHIRE • NEW JERSEY • NEW MEXICO • NEW YORK
NORTH CAROLINA • NORTH DAKOTA • OHIO • OKLAHOMA • OREGON
PENNSYLVANIA • RHODE ISLAND • SOUTH CAROLINA • SOUTH DAKOTA
Tennessee • Texas • Utah • Vermont • Virginia • Washington • West Virginia
Wisconsin • Wyoming

[illegible]

DAVID M. SLISKI
P.L.S. NO. 050105

*ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID



GENERAL NOTES

GENERAL NOTES

- [illegible]

LEGEND

[illegible]

PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION
00			
#1	10/23/23	CIF	QTY COMMENTS
#2	12/1/23	CIF	QTY RESUBMISSION
#3	12/5/23	CIF	QTY REV RESUBMISSION

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESCRIBED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

**EXISTING CONDITIONS &
REMOVAL/DEMOLITION NOTES**

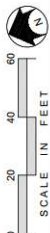
- [illegible]

ING FOR LA LIGA WESTSIDE VILLAGE
THE GEDDES STREET
SYRACUSE, NEW YORK

HOLMES • KING • KALLOUST
& Associates, LLP
875 NORTH SALINA STREET, SYRACUSE, NY 13208
P (315) 476-8371 FAX (315) 476-5420
www.hkkarchitects.com

SITE PREPARATION
PLAN - 601

11.1



- GRADING, DRAINAGE & UTILITY GENERAL NOTES**
1. INSTALL FILL REQUIRED BELOW PAVING SURFACE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBSISTE COARSE MATERIALS.
 2. WHEREVER EXISTING EIGHT STRUCTURES ARE TO BE ABANDONED AND REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF PORTIONS OF PAVED SURFACE THAT INTERFERE WITH OTHER WORK.
 3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWLED TO FOUNDATION WALL PER DETAIL.
 4. ALL EXISTING AND NEW CONCRETE PAVING SHALL BE KEPT AS EXISTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING PAVING. IT IS ASSUMED THAT THE CONTRACTOR WILL REVIEW THIS REPORT AND AGREE TO THE RECOMMENDATIONS AND REVISIONS PROVIDED. COPIES OF THE REPORT CAN BE PROVIDED UPON REQUEST.
 5. MINIMUM 6" CLEAR INSPECTION SPACE TO BE PROVIDED BETWEEN THE SURFACE OF THE PLANNED LANDSCAPE GRADE AND NON-MASONRY SODING, FROM THE BUILDING.
 6. DISCHARGE FROM DOWNSPOUTS/FLASH PADS TO EXTEND A MINIMUM OF 2'-4" FROM THE BUILDING.
 7. EXISTING CITY SANITARY LINE

- GRADING, DRAINAGE & UTILITY NOTES**
- WHERE REFERRED TO SPECIFICATIONS
1. FEET EXISTING LINE AND GRADE
 2. FEET TOP OF FACE OF EXISTING GRANITE CURB
 3. FIELD VERIFY PIPE INSETS AND SIZES FOR WATER AND SANITARY LINES. PROVIDE TO CONTRACTOR FOR INSTALLATION REPORT RESULTS TO LANDSCAPE ARCHITECT.
 4. SET CONCRETE SANITARY LATERAL TO EXISTING CORNERED SANITARY 4" STORM PIPE PER CITY OF SYRACUSE RECOMMENDATIONS. CONTRACTOR SHALL CUT IN A NEW SITE CONNECTION AT EXISTING SEWER MAIN.
 5. INSTALL 6" PVC SANITARY LATERAL 4" MINIMUM SLOPE REFER TO EXISTING SANITARY LATERAL CONNECTION AT BUILDING BEFORE CONNECTING LATERAL.
 6. INSTALL SANITARY CLEANOUT PER DETAIL 10.1.3.4.
 7. VENT AND TRAP PER DETAIL
 8. APPROXIMATE LOCATION OF ROOF DRAIN REFER TO ARCHITECTURAL PLANS
 9. INSTALL ROOF DRAIN FLASHING PAD PER DETAIL 9.1.1.1 TYPICAL
 10. INITIAL UNDERDRAIN PER DETAIL 9.1.2.
 11. INITIAL 6" WATER LINE TO WITHIN 5 FEET OF BUILDING LINE 5/8" x 5' FROM EXISTING WATER LINE TO EXISTING WATER LINE. PROVIDE TO CITY OF SYRACUSE DEPARTMENT OF WATER (315-448-8340).
 12. APPROXIMATE LOCATION OF 8" AND PIPE CONNECTION SEE ARCHITECTURAL DRAWINGS FOR 8" AND PIPE CONNECTION AND KNOX BOX LOCATION
 13. INITIAL 45° BEND WITH THUMB BLOCK PER DETAIL 9.1.6.2
 14. EXISTING HYDRANT TO REMAIN AND BE PROTECTED.
 15. SEE LAYOUT PLAN FOR EVENT OF PAVEMENT AND CURB REPLACEMENT. FOR FRESHING OF EXISTING PAVEMENT AND CURB REPLACEMENT, THE ROAD SURFACE SHALL BE TO CONNECTIONS WITHIN ROAD SHALL CROSS THE ROAD SURFACE TO EXISTING PAVEMENT AND CURB REPLACEMENT.
 16. CONTRACTOR TO OBTAIN ALL NECESSARY CITY ERIE PERMITS. PROVIDE CITY OF SYRACUSE APPROVED TRAFFIC CONTROL, YIELD SIGNS AND FLAGGING FOR ALL RIGHT OF WAY WORK.
 17. INITIAL CURB BOX AT PROPERTY LINE PER DETAIL.

**KEEP LINGER
FREE MAN
ASSOCIATES**
ARCHITECTS
1000 N. GENESEE ST. 1000
SYRACUSE, NY 13208
PHONE: (315) 442-7880

**PROGRESS SET
NOT FOR
CONSTRUCTION**

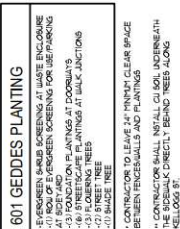
BY: DATE: 11/08/2017	DESIGNED BY: DATE: 11/08/2017
CHECKED BY: DATE: 11/08/2017	APPROVED BY: DATE: 11/08/2017
IN: 10/08/2017	DATE: 11/08/2017
AT: 10/08/2017	DATE: 11/08/2017
AT: 10/08/2017	DATE: 11/08/2017

DATE: 11/08/2017	SCALE: AS NOTED
DATE: 11/08/2017	SCALE: AS NOTED
DATE: 11/08/2017	SCALE: AS NOTED

HOLMES & ASSOCIATES, LLP
SYRACUSE, NEW YORK
601 SOUTH GEDDES STREET
SYRACUSE, NEW YORK 13208
PH: (315) 476-8371 FAX: (315) 476-5420
WWW.HOLMESANDASSOCIATES.COM

**SITE GRADING, DRAINAGE
AND UTILITIES PLAN -**
601

L2.1



- EVERGREEN SHrub SCREENING AT WASTE ENCLOSURE
- (1) ROW OF EVERGREEN SCREENING FOR USE PARKING
- AT SIDE AND
- (3) FOUNDATION PLANTINGS AT DOORWAYS
- (6) STREETSCAPE PLANTINGS AT WALK JUNCTIONS
- (3) FLOWERING TREES
- (2) STREET TREE
- (1) BENCH TREE

* CONTRACTOR TO LEAVE 24" MINIMUM CLEAR SPACE BETWEEN FENCES/WALLS AND PLANTINGS

** CONTRACTOR SHALL INSTALL GU SOIL UNDERNEATH THE SIDEWALK DIRECTLY BEHIND TREES ALONG

REV	DATE	DRAWN BY	DESCRIPTION
1	10/2/2023	CHF	QTY COMMENTS
2	10/4/2023	CHF	QTY RESUBMISSION
3	10/5/2023	CHF	QTY REV. RESUBMISSION

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

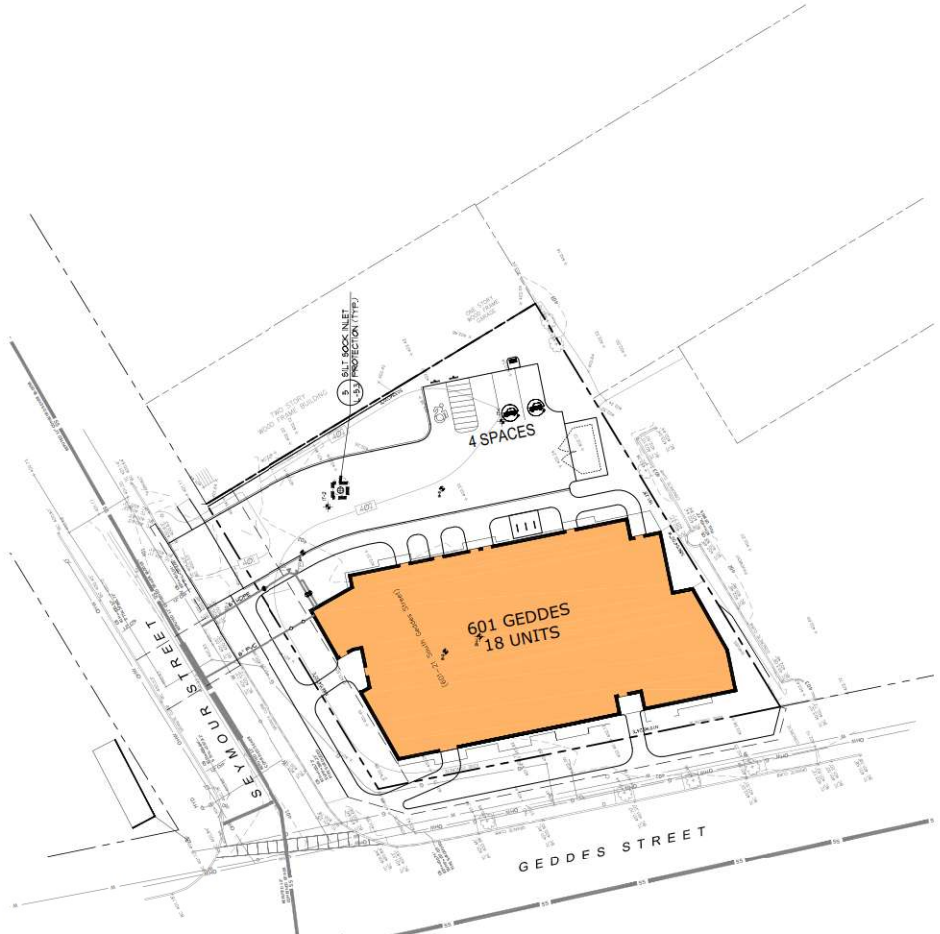
THE GEDDES STREET
VILLAGE
FOR LA LIGA
WESTSIDE
SYRACUSE, NEW YORK

HOLMES • KING • KALLOUST
& Associates, LLP
575 NORTH ALYDA STREET, SYRACUSE, NY 13208
SYRACUSE, NY 13208
FAX (315) 476-5420
www.hkllp.com



SITE PLANTING
PLAN - 601

L4.1



SOIL RESTORATION NOTES	
1. ALL SOIL TO BE RESTORED SHALL BE OF THE SAME TYPE AND QUALITY AS THE EXISTING SOIL. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
2. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
3. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
4. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
5. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
6. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
7. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
8. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
9. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	
10. SOIL RESTORATION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE EROSION INCIDENT.	



Figure 1: Soil restoration equipment



Figure 2: Soil restoration equipment

WASTE DISPOSAL / SPILL PREVENTION NOTES	
1. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
2. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
3. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
4. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
5. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
6. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
7. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
9. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	
10. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.	

EROSION CONTROL NOTES AND EROSION CONTROL SCHEDULING	
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
8. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
9. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
10. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	

SWPPP LEGEND	
SWEEPING	SWEEPING
SEEDING	SEEDING
HYDROSEEDING	HYDROSEEDING
EROSION CONTROL	EROSION CONTROL
WASTE DISPOSAL	WASTE DISPOSAL
SPILL PREVENTION	SPILL PREVENTION
SOIL RESTORATION	SOIL RESTORATION
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	

EROSION CONTROL NOTES AND EROSION CONTROL SCHEDULING	
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
8. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
9. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	
10. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.	

SWPPP LEGEND	
SWEEPING	SWEEPING
SEEDING	SEEDING
HYDROSEEDING	HYDROSEEDING
EROSION CONTROL	EROSION CONTROL
WASTE DISPOSAL	WASTE DISPOSAL
SPILL PREVENTION	SPILL PREVENTION
SOIL RESTORATION	SOIL RESTORATION
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	
WATER EXCEPT FOR AT DESIGNATED CONCRETE WAREHOUSE AREAS	

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE

601 SOUTH GEDDES STREET

SHRACUSE, NEW YORK

HOLMES & KING & KALLOUJIS & Associates, Architects, LLP

575 NORTH SALINA STREET, SHRACUSE, NY 13208

PH: (315) 476-8371 FAX: (315) 476-5420

www.hkrcbchitects.com

DATE: 08/1/23

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS NOTED

PROGRESS SET NOT FOR CONSTRUCTION	
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]
NO DATE: [Blank]	REVISION: [Blank]

KEEPER FREEMAN ASSOCIATES

1000 W. 10TH STREET, SUITE 100

SHRACUSE, NY 13208

PHONE: (315) 442-7880

EROSION CONTROL PLAN - 601



1. LOOKING SOUTH FROM SEYMOUR STREET ALONG SOUTH GEDDES



2. LOOKING NORTH ALONG SOUTH GEDDES STREET



3. LOOKING EAST FROM ACROSS SOUTH GEDDES STREET



4. LOOKING NORTHEAST ACROSS THE SITE FROM SOUTHWEST CORNER



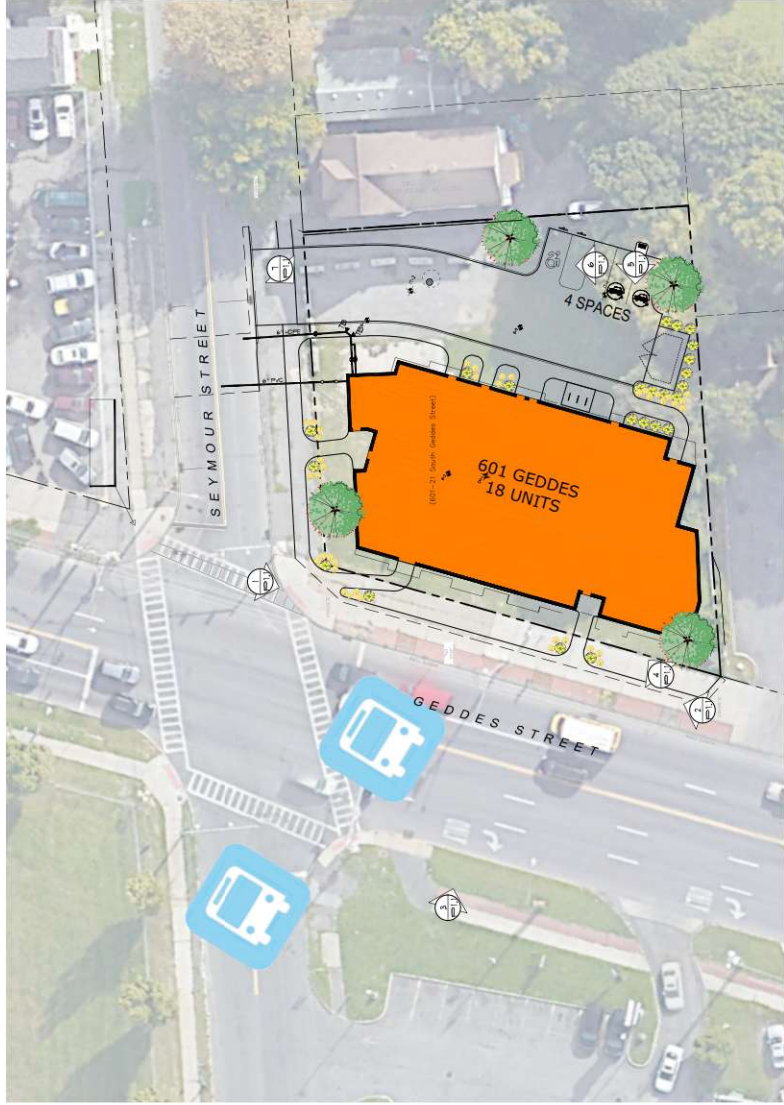
5. LOOKING WEST FROM SOUTH EAST CORNER



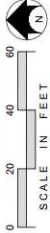
6. LOOKING NORTH FROM SOUTHEAST CORNER OF SITE



7. LOOKING SOUTHWEST FROM NORTH EAST CORNER OF SITE



LOCATION MAP



PHOTOBOARD

P1.1

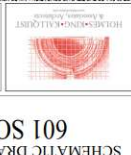
KEPLINGER
FREEMAN
ASSOCIATES
ARCHITECTS
1000 W. SALINA STREET, SUITE 100
SYRACUSE, NY 13208
PHONE: (315) 445-7780

PROGRESS SET
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	BY	CHK
1	10/20/20	SCHEMATIC	JK	JK
2	10/20/20	CONCEPT	JK	JK
3	10/20/20	CONCEPT	JK	JK
4	10/20/20	CONCEPT	JK	JK

DATE: 10/20/20	SCALE: AS NOTED
DESIGNED BY: JK	
SCALE: AS NOTED	

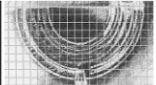
HOLMES & KING = KALLOUIS
SYRACUSE, NEW YORK
601 SOUTH GEDDES STREET
SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
WWW.HOLMESANDKING.COM



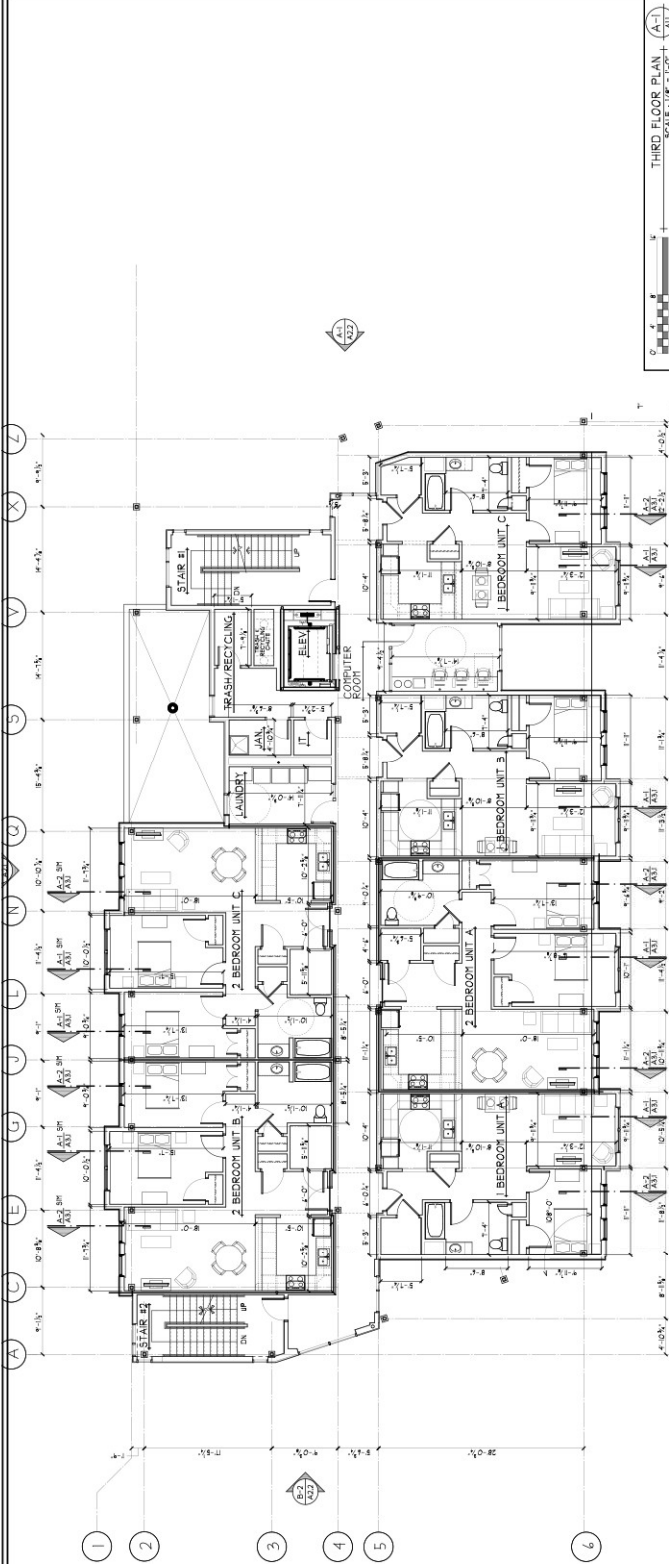
SCHEMATIC DRAWING FOR A LIGA WESTSIDE VILLAGE
601 SOUTH GEDDES STREET
SYRACUSE, NEW YORK

HOLMES • KING • KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420

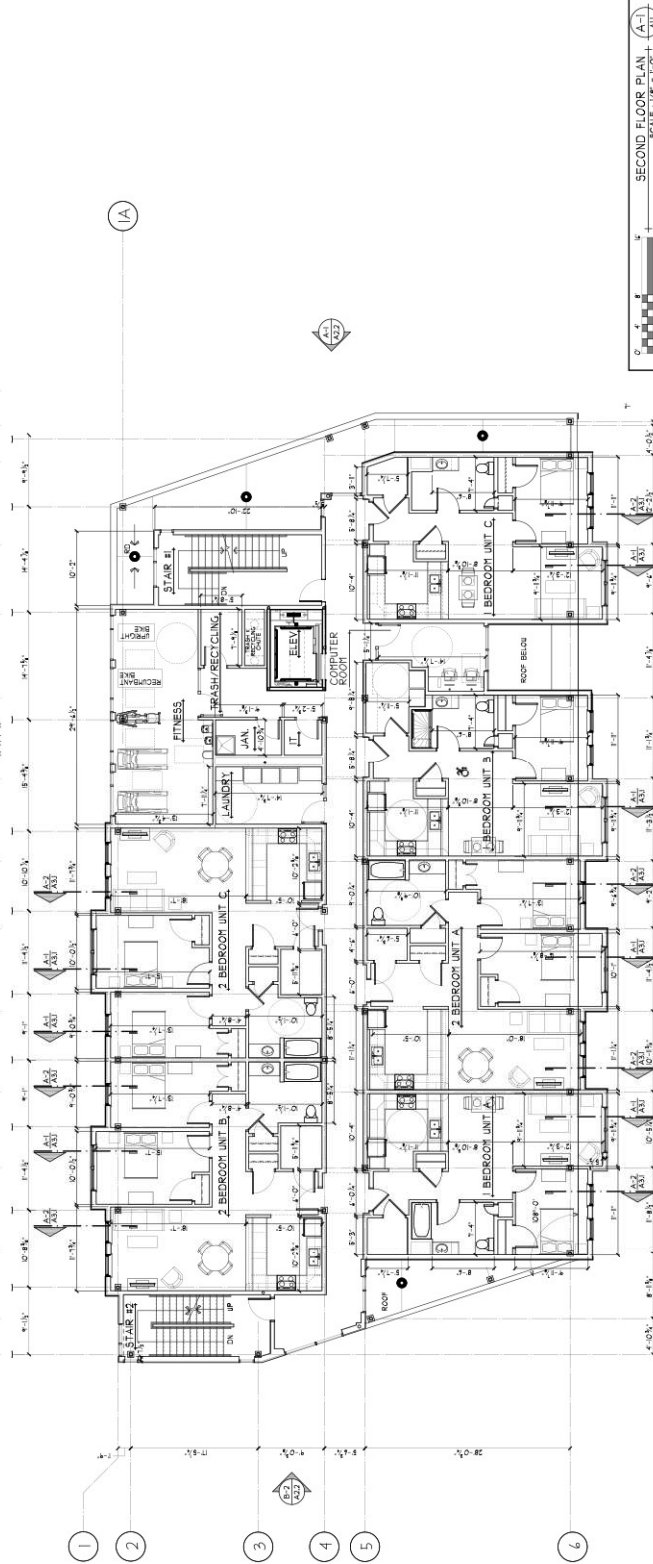
NGS FOR LA LIGA WESTSIDE VILLAGE
TH GEDDES STREET
SYRACUSE, NEW YORK

[illegible]

THIRD FLOOR PLAN

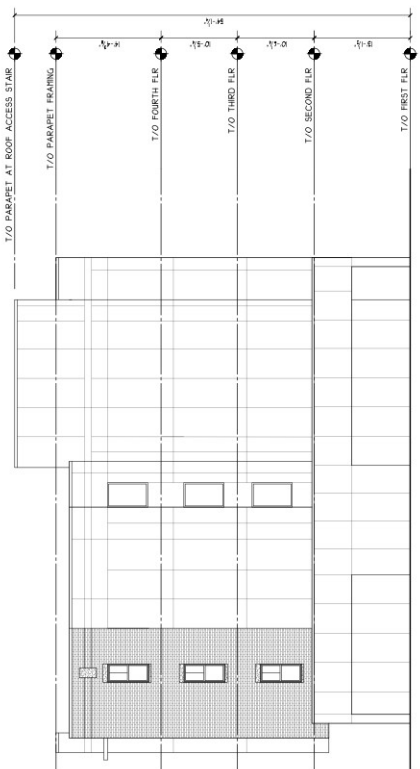


SECOND FLOOR PLAN



HOLMES • KING • KALLQUIST
 & Associates, Architects, LLP
 575 NORTH SALINA STREET, SYRACUSE, NY 13208
 PH: (315) 476-8971 FAX: (315) 476-5420
www.hkkaarchitects.com

REV NO	DATE	DRAWN BY	DESCRIPTION
001	07/24/08		RESUBMISSION
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY FOR THE JOB REPRESENTED, AND NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR IN ANY MANNER THE INFORMATION CONTAINED HEREIN TO ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.			
JOHN 20071 DATE: 09/11/2025 DRAWN BY: MCM SCALE: AS NOTED			



RIGHT ELEVATION +
SCALE 1/8" = 1'-0"



LEFT ELEVATION + $\frac{B-1}{A23}$
SCALE: 1/8" = 1'-0"



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: La Liga Westside Village - 601 Geddes Street			
Project Location (describe, and attach a location map): 601-21 Geddes St, southeastern corner at the intersection of Geddes and Seymour St.			
Brief Description of Proposed Action: Construction of a 28,348 sf, 4-story mixed use building (18 units) on the 0.42-acre lot. Site features include bike racks (6 spaces), off street parking (4 spaces), (1) dual-mounted EV charger, foundation plantings, & a screened waste enclosure. Connection from units will extend into Right-of-Way streetscape. Site is zoned as MX-2 Neighborhood Center.			
Name of Applicant or Sponsor: Raul Russi, Acacia Network		Telephone: 	
		E-Mail 	
Address: 300 East 175th Street			
City/PO: Bronx		State: NY	Zip Code: 10457
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		0.42 acres	
b. Total acreage to be physically disturbed?		0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.96 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Per NYS HCR requirements. 	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO ☐	YES ☒	
12. a. 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? b. 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?	NO ☐ ☐	YES ☒ ☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Drywells will be utilized to manage stormwater.	NO ☒ ☒ ☐	YES ☐ ☐ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Adjoining property (State Superfund Site - NYD982531956) is approximately 1,900 ft away from the proposed project site.	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): This project will adhere to NYS HCR standards which achieve high efficiency energy standards. Standard wastewater discharge and vehicular air emissions will occur. Project site has 18 residential units, & 4 parking spaces (including 2 EV spaces).	NO ☐ ☐	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Raul Russi</u> Date: <u>08/10/26</u> Signature: <u><i>Raul Russi</i></u> Title: <u>President</u>		

EAF Mapper Summary Report

Friday, July 24, 2026 1:15 PM

✖

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

✖

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: MaSPR-2026-36

Date: 10/13/2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Planning Commission Name of Lead Agency	10/13/2026 Date
Steven Kulick Print or Type Name of Responsible Officer in Lead Agency	Chairperson Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Christian Freeman, PLA for the property located at 601-621 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a 28,348 sf four-story mixed-use building with 18 apartments and 2,500sf of commercial storefront, on a 0.37-acre parcel in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the site is among the commercial businesses along South Geddes Street, located on the western end of the residential neighborhoods of the Near West Side of Syracuse; Fowler High School's athletic fields, a liquor store, and an automobile service station are nearby; residential parcels are adjacent on Seymour Street; the adjacent parcel to the south, on the corner of South Geddes and Shonnard Streets, contains a gas station; and
- WHEREAS, the site is a vacant parcel on the corner of South Geddes and Seymour Streets; the remnants of an asphalt driveway and concrete pad are located in the northwest corner of the site; and
- WHEREAS, it is noted on the local application a variance will be sought from parking requirements at this site, that variance has not yet been referred to this Board for review; and
- WHEREAS, per the Site Plan dated 8/17/23, the applicant is proposing to construct the 18-unit building along the South Geddes Street frontage with a driveway from Seymour Street leading to four parking spaces, rear access to the building, bike racks, and the dumpster enclosure; sidewalks are shown along both frontages and leading to multiple buildings entry points; and
- WHEREAS, the building will have one and two-bedroom units on three floors (2nd-4th), a fitness room, computer room, and a second floor patio; the first floor layout and details regarding the commercial tenant space(s) were not included with this referral; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), South Geddes Street has public transit service and bus stops are located across South Geddes Street from the site; and
- WHEREAS, the site is served by public drinking water and the building will require a new connection; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and the new building will require connection;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:734042, 734022, C734160) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); per the Neighborhood Plan dated 9/26/23, part of the site is located in an "Archaeological Buffer Areas";
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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



Martin E. Voss, Chairman
Onondaga County Planning Board

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** City of Syracuse Planning Commission

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: Christian Freeman, PLA
Address: at 601-621 South Geddes Street
Referral Type: SITE PLAN
OCPB Date: November 01, 2023
OCPB Action: No Position
OCPB Case #: Z-23-271

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- ☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- ☐ Approved the proposed action as modified by the OCPB.
- ☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- ☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- ☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- ☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- ☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

- ☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

City of Syracuse

Parcel History

01/01/1900 - 10/08/2026

Tax Map #: 097.-04-84.0

Owners: GSPDC

Zoning: BA

Address	Date	Transaction	Transaction Type	Status	Description
619-21 Geddes St S	01/20/75	Project	Off Premise Advertising	Approved with	AS-75-005 Temporary wall and projecting sign. aka 619-21 Geddes St S
619-21 Geddes St S	08/31/76	Project	SP - Restaurant	Approved	SP-76-27 Package food restaurant (Pizza shop). Wall sign app. 4/12/77 aka 619-21 Geddes St S
619-21 Geddes St S	01/11/16	Project	Resubdivision	Approved	R-16-05A Combine four properties situated at 601- 07, 609 and 619-21 S Geddes St and 557 Seymour St into one new Lot Map filed: 3/4/2016 - Map #12159
619-21 Geddes St S	02/08/16	Complaint	Vacant Lot: Trash/Debris	Needs Review	2016-02808 Trash all over lot, especially in back corner.
619-21 Geddes St S	03/15/16	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2016-04406 Trash lining the back of the property along the fence.

Parcel History

01/01/1900 - 10/08/2026
Tax Map #: 097.-04-84.1
Owners: GSPDC
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
601-21 Geddes St S & Seymour St	08/20/19	Complaint	Demolition	Referred to	D2019-0113
601-21 Geddes St S & Seymour St	03/17/20	Completed Complaint	Trash/Debris-Private, Occ	Completed	2020-04542 Trash all over property. PER THE MAYOR OFFICE
601-21 Geddes St S & Seymour St	10/01/21	Complaint	Demolition	Closed-	D2021-0129
601-21 Geddes St S & Seymour St	07/06/23	Project	Pre-Development	No Action	202 19 Tax Parcels are to be combined into (6) properties to be built in the La Liga Westside Village Project: 601 Geddes, 100 Dudley, 406 Delaware, 304 Delaware, 226 Delaware, and 112 Delaware. The project includes the building of 67 units across (5) of the (6) properties, excluding the 100 Dudley property which will have parking and a community garden. The 601 Geddes building is 4 stories, 3 stories with 18 residential units provided; all other buildings in the project are 3 stories.
601-21 Geddes St S & Seymour St	10/05/23	Project	Major Site Plan Review	Approved	MaSPR-23-04 18-unit multi-family building and retail tenant on ground floor.
601-21 Geddes St S & Seymour St	11/24/25	Completed Complaint	Vacant Lot	Completed	V2025-0918 CARS ON VAC LOT
601-21 Geddes St S & Seymour St	11/24/25	Inspection	Vacant - New Complaint Inspection	Pass	
601-21 Geddes St S & Seymour St	12/08/25	Inspection	Vacant Property - Routine Inspection	Pass	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-36

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Galfrancesco	MaSPR-2026-36 DPW Traffic Control Review complete 9-9-26 Conditionally Approved: • No sidewalk closures, lane restrictions, road closures, or work shall be performed in the ROW as part of site work, without proper permits first being obtained. • Applicant will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW. • It is the applicant's responsibility to ensure that the WZTC plan submitted during permit process is compliant with all MUTCD regulations, State and local laws. MUTCD compliant protection of pedestrian and vehicular traffic must be detailed in WZTC plan. Illegible or non-compliant WZTC plans may delay permit approval.

DPW Transportation	Conditionally Approved	Neil Burke	N/A
Engineering- SWPPP	Conditionally Approved	Mirza Malkoc	- • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Parks and Forestry	Approved	Jeff Romano	Forestry requests; (2) trees to be planted along Seymour St with structural soils (5x15'x3') under adjacent walk. Along Geddes St, include structural soil (5x10x3') adjacent to each existing street tree (4 total). Species recommendations; Celtis, Zelkova, Gleditsia. Existing (4) street trees; minimize disturbance within the drip line. Protect root zone from storage of materials and compaction for the duration of construction.
Engineering - Mapping Review	Approved	Ray Willis	Work shown should have no impact on Mapping Division assets in the area.

Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	New sewer lateral connection must be inspected by the City Sewer department. Street cuts must be inspected by the City DPW. SWPPP must be approved by the City Engineer. Erosion and sediment controls must be in place prior to start of construction. All existing sewer laterals must be cut and capped at the curb line.

Landmark Preservation	Not Required	Kate Auwaerter	Not NR Listed
-----------------------	--------------	-------------------	---------------