

# New Business

December 13, 2021

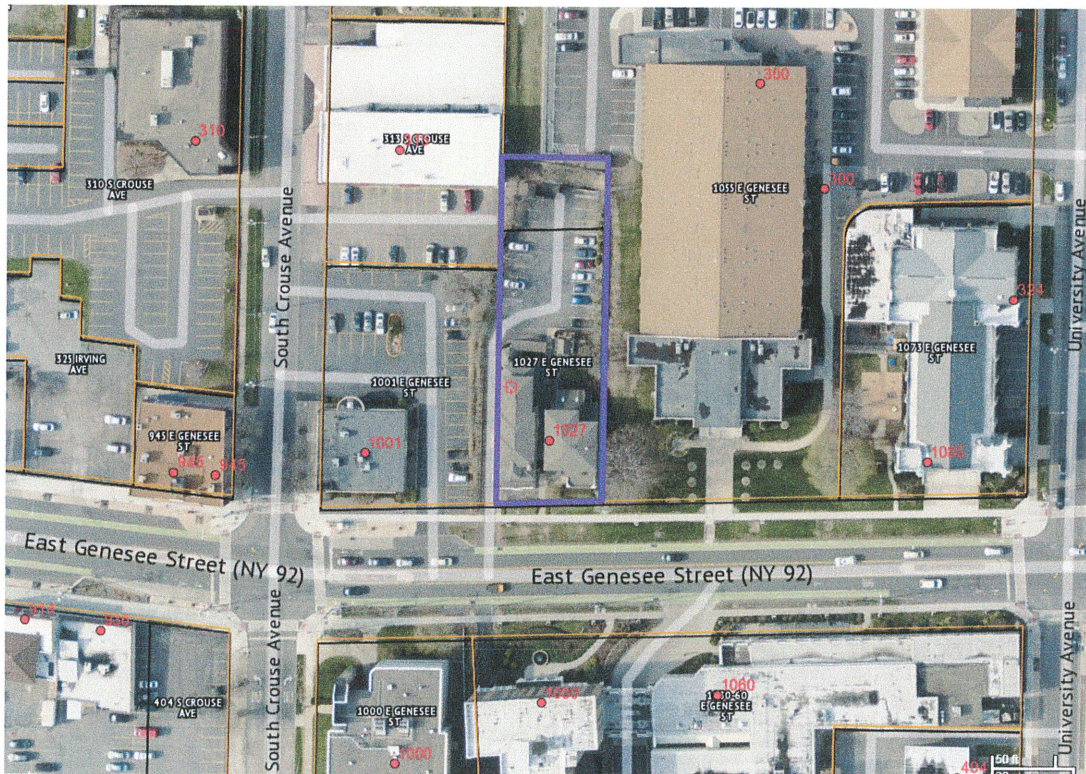
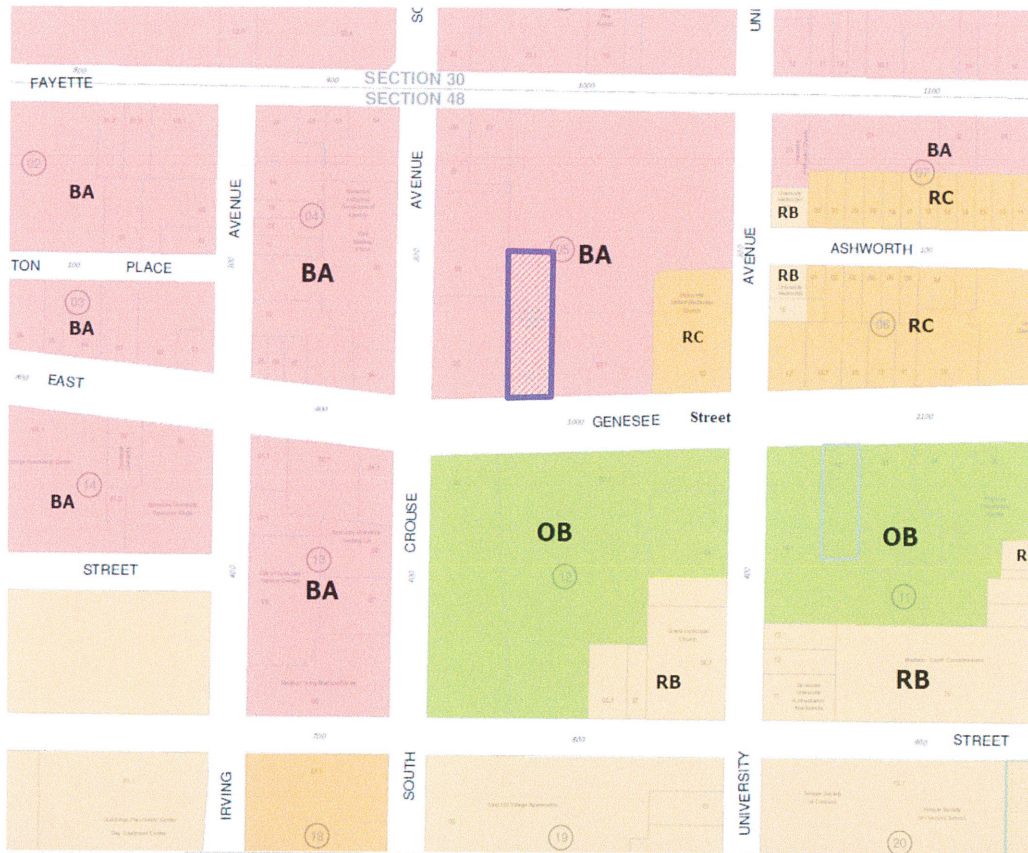
## PR-17-08

### Demolition and New Construction Time Extension, 2<sup>nd</sup> Request 1027-1029 East Genesee Street

- The applicant is requesting a second time extension to complete all construction, improvements, and additions relating to a Project Site Review for Demolition and New Construction on property situated at 1027-1029 East Genesee Street.
- The City Planning Commission approved a Project Site Review (PR-17-08) on November 27, 2017, to demolish one of two existing buildings to construct a four-story building with 72 dwelling units and convert an existing three-story building to retail, granting two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the density and parking requirements.
- Per the resolution, all construction, improvements and additions relating to the proposal was to be completed no later than November 27, 2018.
- The City Planning Commission approved an initial time extension request on June 29, 2020, to complete all construction, improvements, and additions by November 22, 2021.
- The time extension is being requested to allow for additional time for the owner and applicant to complete the real estate transaction and agreements necessary to begin construction.

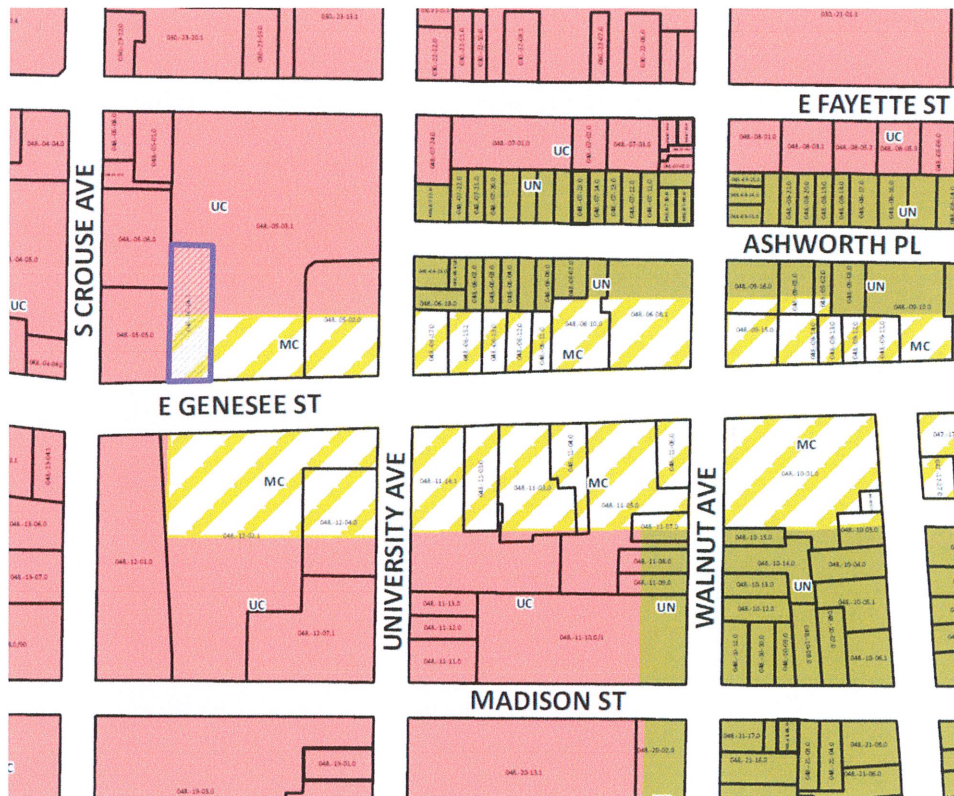
# 1027-1029 EAST GENESEE STREET

## PR-17-08



# 1027-1029 EAST GENESEE STREET

## PR-17-08



### Urban Core

This area is the most ‘urban’ feeling, built-up, mixed-use center of activity. Buildings come up to the sidewalk and feature large first-floor storefront windows. Upper floors may include residential, office, or commercial uses. Building façades and upper floor windows should be vertical in orientation. Wide sidewalks accommodate heavy pedestrian traffic and café seating in some locations.

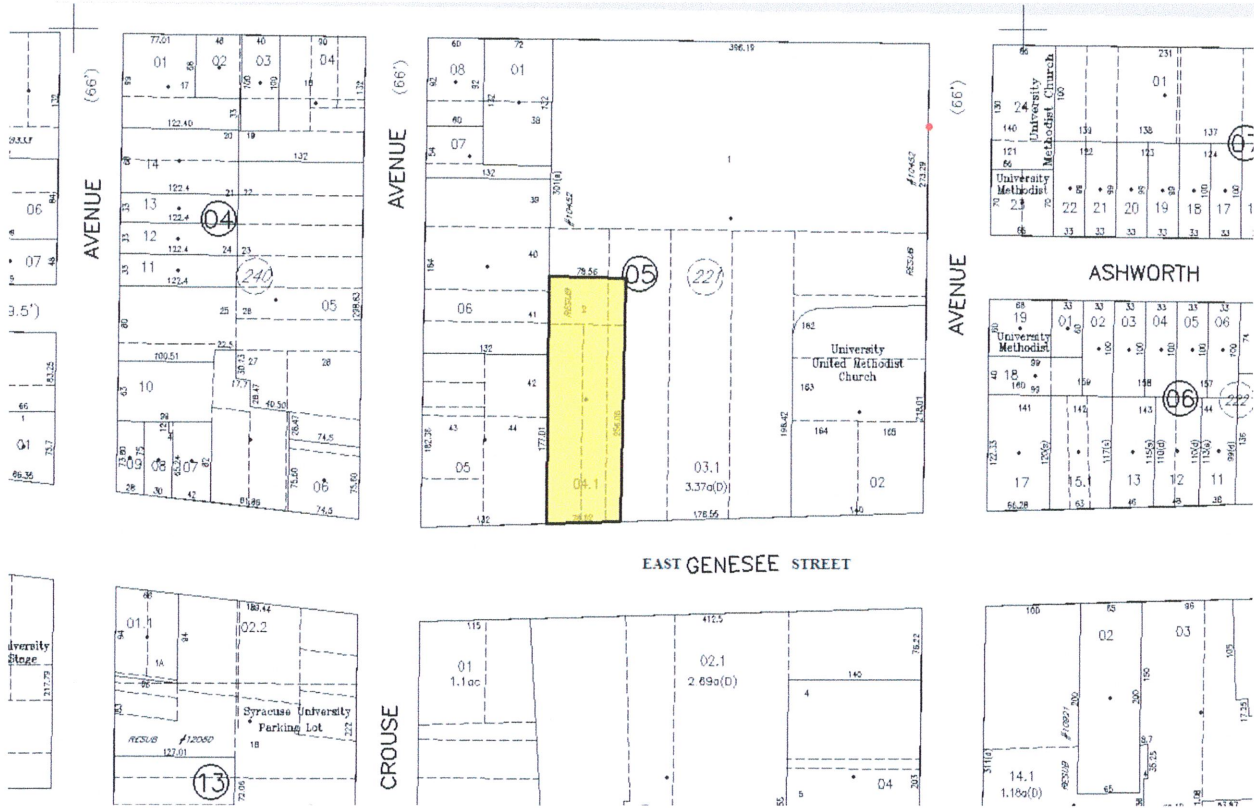
Parking is located behind buildings and well-screened when this is not possible. There are very few one-story or detached buildings in these areas. Building heights do not typically exceed six stories. The urban row buildings of North Salina Street through Little Italy, Armory Square, and Montgomery Street just north of Columbus Circle, typify this character area.

### Adapted Mansion Corridor

This character area is found along major transportation corridors and retains a legacy of large, detached mansion-like residences. Examples include West Onondaga Street, parts of East Genesee Street, and parts of West Genesee Street. Building forms are residential in origin although uses may include residential, office, retail, small restaurants, and services although commercial uses should not exceed 3,000 sq. ft. Some apartment block or row-house infill may be present. The streets retain a residential feel with landscaped front-yard setbacks. Parking should not be located in the setback. Entrances should be oriented to the street to facilitate pedestrian access.

# 1027-1029 EAST GENESEE STREET

## PR-17-08





November 16, 2021

Syracuse Zoning Administration  
City Hall Commons  
201 East Washington Street  
Syracuse, New York 13202

**Re:    *Extension Request V-17-45, & PR-17-08***  
      *1027-1029 East Genesee Street*  
      *CHA Project No.: 064028*

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is requesting an extension of the Project Site Review and Board of Zoning Appeals approvals for the construction of a 72-unit apartment building and conversion of an additional existing building to retail use, on property located at 1027-1029 East Genesee Street.

The Project Site Review approval (PR-17-08) and the Board of Zoning Appeals approval (V-17-45) are requested to be extended until November 22, 2022.

This extension is being requested to allow for additional time between the owner and applicant to complete the real estate transaction and agreements necessary to begin construction of the approved project.

Should you have any questions related to this request, please do not hesitate to contact me at 315-257-7220 or [jtrasher@chacompanies.com](mailto:jtrasher@chacompanies.com)

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Trasher', with a long horizontal flourish extending to the right.

James F. Trasher, P.E.  
Vice President

Cc:  
V:\Projects\ANY\K5\064028.000\Corres\Zoning Extension Request-11-16-2021.docx

A RESOLUTION APPROVING A PROJECT SITE REVIEW  
FOR DEMOLITION AND NEW CONSTRUCTION  
ON PROPERTY SITUATED AT 1027-1029 EAST GENESEE STREET

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 27<sup>th</sup> day of November, 2017, adopt the following resolution:

---

WHEREAS, the applicant, 1027 East Genesee St, LLC, is requesting a Project Site Review to demolish one of two existing buildings to construct a four-story building with 72 dwelling units and convert an existing three-story building to retail on property situated at 1027-1029 East Genesee Street pursuant to Part B, Section III, Article 2 and Part C, Section I, Article 10 of the City of Syracuse Zoning Rules and Regulations, as amended; and

WHEREAS, the City Planning Commission held a Public Hearing on the request on November 27, 2017, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony; and

WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and

WHEREAS, the subject property is regular in shape with approximately 90.63 feet of frontage on East Genesee Street; and

WHEREAS, the property lies within a Business, Class A zoning district, as do the adjacent and neighboring properties to the north, east, and west; adjacent and neighboring properties to the south and east lie within Office, Class B and Residential, Class C zoning districts; and

WHEREAS, land use in the area consists primarily of multi-family residential, office, retail, and institutional uses; and

WHEREAS, the "Syracuse Land Use and Development Plan" designates the character of the forward portion of this site, which lies within the Eastside neighborhood, as Adapted Mansion Corridor; this character area retains a legacy of large, detached mansion-like residences; building forms are residential in origin; the streets retain a residential feel with landscaped front-yard setbacks; parking should not be located in the setback; entrances should be oriented to the street to facilitate pedestrian access; and

WHEREAS, the proposed building is situated towards the rear of the property which is characterized as Urban Core; this area is the most 'urban' feeling, built-up, mixed-use center of activity; buildings come up to the sidewalk and feature large first-floor storefront windows; building façades and upper floor windows should be vertical in orientation; wide sidewalks accommodate heavy pedestrian; the urban row buildings of North Salina Street through Little Italy, Armory Square, and Montgomery Street just north of Columbus Circle, typify this character area; and

- WHEREAS, the City of Syracuse Board of Zoning Appeals granted a variance (V-17-45) on November 22, 2017, to waive the side and rear yard requirements for the proposal; and
- WHEREAS, the application included an overall site plan (Sheet SK-L2) dated August 28, 2017, which illustrates the proposed, four-story building set towards the back of the lot behind an existing frame and concrete building, a new dumpster enclosure and transformer, two new terrace areas, and approximately 3,748 square feet of new asphalt pavement with access to East Genesee Street by way of a 20-foot wide driveway; and
- WHEREAS, the site plan shows a walkway and stairs from the rear of the proposed building to the adjacent property to the east situated at 1055 East Genesee Street; and
- WHEREAS, the application included floor plans for the existing building fronting on East Genesee Street which illustrate approximately 3,286 square feet of retail space on three floors, consisting of  $\approx$ 1,232 square feet on the first floor,  $\approx$ 1,030 square feet on the second floor, and  $\approx$ 1,024 square feet on the third floor; and
- WHEREAS, the proposal requires 83 off-street parking spaces, consisting of 72 spaces for the proposed building and 11 spaces for the proposed retail space; the applicant is proposing 198 off-street parking spaces, consisting of 108 spaces on the adjacent property to the north situated at 1055 East Genesee Street, and 90 spaces on a neighboring property situated at 208 University Avenue; and
- WHEREAS, the Zoning Administrator approved a Project Site Review (PR-11-06) on May 26, 2011, for the construction of 84 dwelling units and the renovation of the existing Armory building into 49 dwelling units, requiring a total of 133 off-street parking spaces, with a parking area for 108 vehicles on property situated at 1055 East Genesee Street, and an offsite parking lot for 90 vehicles on property situated at 206-08 University Avenue; as such, only 65 spaces are available for the proposal, resulting in a shortage of 18 off-street parking spaces; and
- WHEREAS, the proposal deviates from Part B, Section III, Article 2, paragraph 8.c of the City of Syracuse Zoning Rules and Regulations, as amended, in that no apartment house shall be erected which does not provide a lot area of at least 1,000 square feet for each dwelling unit; as such, the proposal requires a lot area of at least 72,000 square feet; the existing lot has a lot area of approximately 22,390 square feet, which amounts to  $\approx$ 311 square feet per dwelling unit versus 1,000 square feet; and
- WHEREAS, the proposal deviates from Part C, Section III, Article 1, paragraph 1.a.(1) and 1.1 of the City of Syracuse Zoning Rules and Regulations, as amended, in that at least one parking space shall be provided for each dwelling unit and for each 300 square feet of retail floor area; as such, the proposal requires 72 parking spaces for the building and 11 parking spaces for the retail space; the applicant is providing no more than 65 spaces for the proposal on two satellite parking lots situated at 1055 East Genesee Street and 206-08 University Avenue; and

WHEREAS, the proposal was submitted to the City of Syracuse Departments of Engineering and Public Works, and the Syracuse Landmark Preservation Board for review; and

WHEREAS, the Syracuse Landmark Preservation Board recommended approval of the proposal with the following recommendations:

- the proposed patio wall in front of 1029 East Genesee Street should be straight and at right angles with no curves;
- the railing along the edge of the patio should be black;
- the patio retaining wall should be constructed of Redi-Stone units with a “Cobblestone” face in a natural grey color; and

WHEREAS, with respect to the proposed demolition, the Syracuse Landmark Preservation Board determined by majority vote at its July 6, 2017, meeting not to recommend 1027 East Genesee Street for local Protected Site designation; and

WHEREAS, pursuant to the New York State Environmental Quality Review Regulations, the City Planning Commission has reviewed the subject proposal, which is an Unlisted Action and has determined that it will have no significant environmental impact based on the limited magnitude of the proposal, and therefore has issued a negative declaration; and

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 27<sup>th</sup> day of November, 2017, APPROVE the application of 1027 East Genesee St, LLC for a Project Site Review to demolish one of two existing buildings to construct a four-story building with 72 dwelling units and convert an existing three-story building to retail on property situated at 1027-1029 East Genesee Street pursuant to Part B, Section III, Article 2 and Part C, Section I, Article 10 of the City of Syracuse Zoning Rules and Regulations, as amended;

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void;
3. Improvements to the subject property and its use shall be substantially in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
  - Site Plans (Sheets SK-L1, SK-L2, and SK-L3), New Facility; 1027 East Genesee St; Project Site Plan Submission; revised date: August 28, 2017; scaled: as noted;
  - Proposed Elevations (sheets SK-300 and SK-301); New Facility; 1027 East Genesee St; Project Site Plan Submission; revised date: August 28, 2017; scaled: as noted;



4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

5. Any exterior lighting of the subject proposal shall be designed, located and maintained so as to prevent any direct rays of light from shining beyond the boundaries of the subject property;

~~BE IT FURTHER RESOLVED~~ that this Commission GRANTS the requested waivers from Part B, Section III, Article 2 and Part C, Section III, Article 1 of the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the density and parking requirements as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that this approval is subject to the following **CONDITION(S)**:

- the applicant shall comply with the recommendations of the Syracuse Landmark Preservation Board;

~~BE IT FURTHER RESOLVED~~ that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Code Enforcement Office;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.



Steven W. Kulick, Chairperson  
City Planning Commission

# NEW FACILITY

## 1027 EAST GENESEE ST SYRACUSE, NEW YORK

### PROJECT SITE PLAN SUBMISSION

REVISED DATE - AUGUST 28, 2017

INDEX OF DRAWINGS:

SK-C1	COVER SHEET
SK-L1	SCHEMATIC SITE PREPARATION PLAN
SK-L2	SCHEMATIC OVERALL SITE PLAN
SK-L3	SCHEMATIC SITE LAYOUT PLAN
EX-101	EXISTING BUILDING FLOOR PLANS
SK-101	PROPOSED SCHEMATIC FIRST FLOOR PLAN
SK-102	PROPOSED SCHEMATIC SECOND FLOOR PLAN
SK-103	PROPOSED SCHEMATIC THIRD FLOOR PLAN
SK-104	PROPOSED SCHEMATIC FOURTH FLOOR PLAN
SK-300	PROPOSED ELEVATIONS
SK-301	PROPOSED ELEVATIONS
SK-R1	PROPOSED RENDERINGS

OWNER:

1027 EAST GENESEE STREET, LLC  
505 EAST FAYETTE ST. SYRACUSE, N.Y. 13202

ARCHITECT:

HARRINGTON & MOSHER ARCHITECTS, P.C.  
506 EAST WASHINGTON ST. - SUITE B  
SYRACUSE, NEW YORK 13202

CONSULTANT:



441 South Salina Street  
Syracuse, NY 13202-4712  
315.471.3920 • www.chacompanies.com

LANDSCAPE ARCHITECT:



KEPLINGER  
FREEMAN  
ASSOCIATES  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
6370 ELP ROAD, SUITE 100, EAST SYRACUSE, NEW YORK 13217  
PHONE: (315) 445-7900 FAX: (315) 445-7901

ISSUED FOR PSR: 08/28/2017

NEW FACILITY  
1027 EAST GENESEE STREET  
SYRACUSE, NEW YORK

---

HARRINGTON & MOSHER  
ARCHITECTS, P.C.  
MEMBER OF THE ASSOCIATION OF ARCHITECTS  
1027 EAST GENESEE STREET, SYRACUSE, NY 13202  
315.471.3920

---

COVER SHEET

---

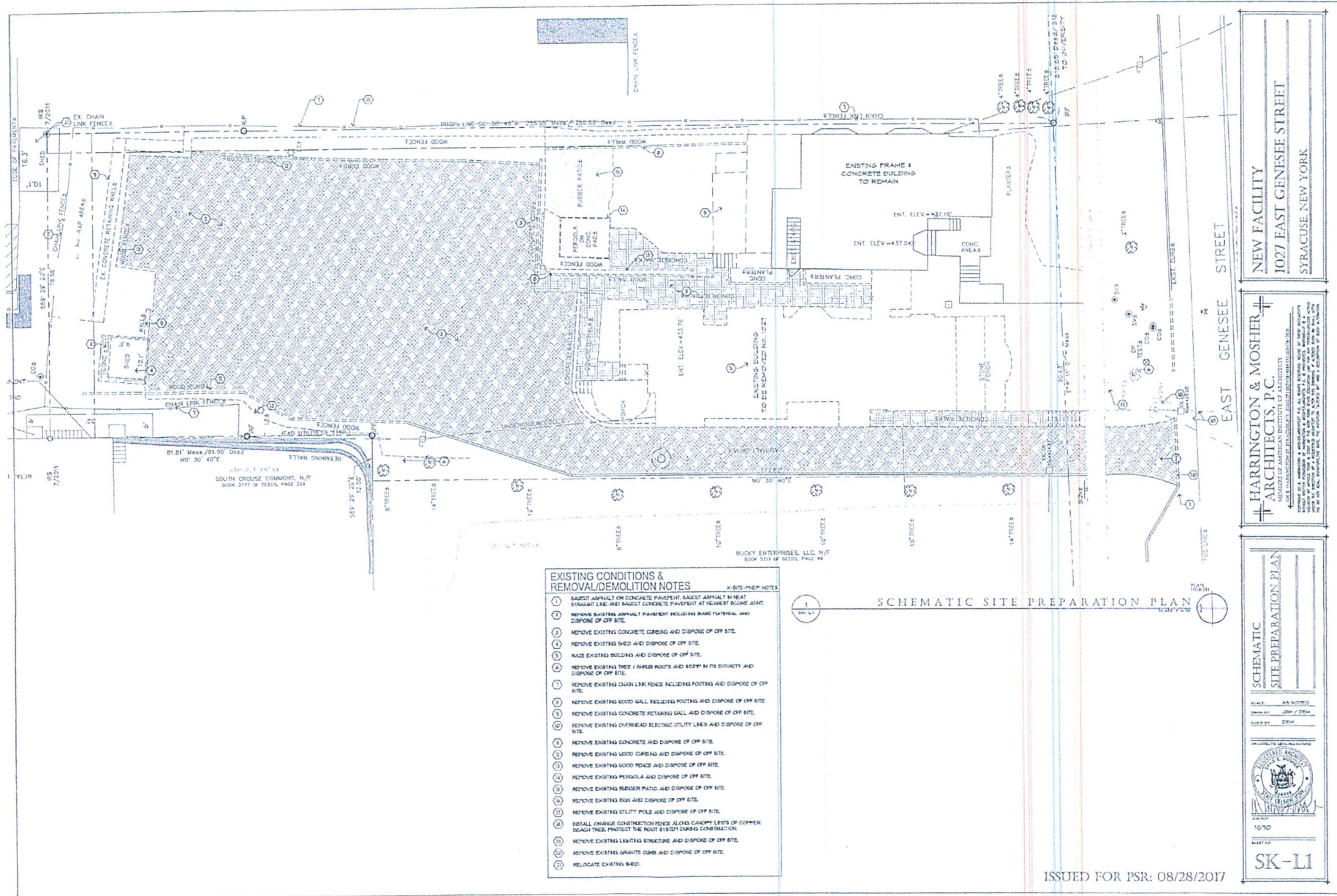
SCALE: AS SHOWN  
DATE: 08/28/17  
DRAWN BY: CHA  
CHECKED BY: CHA  
DATE: 08/28/17

---

16"=10'  
DATE: 08/28/17  
DRAWN BY: CHA  
CHECKED BY: CHA

---

SK-C1



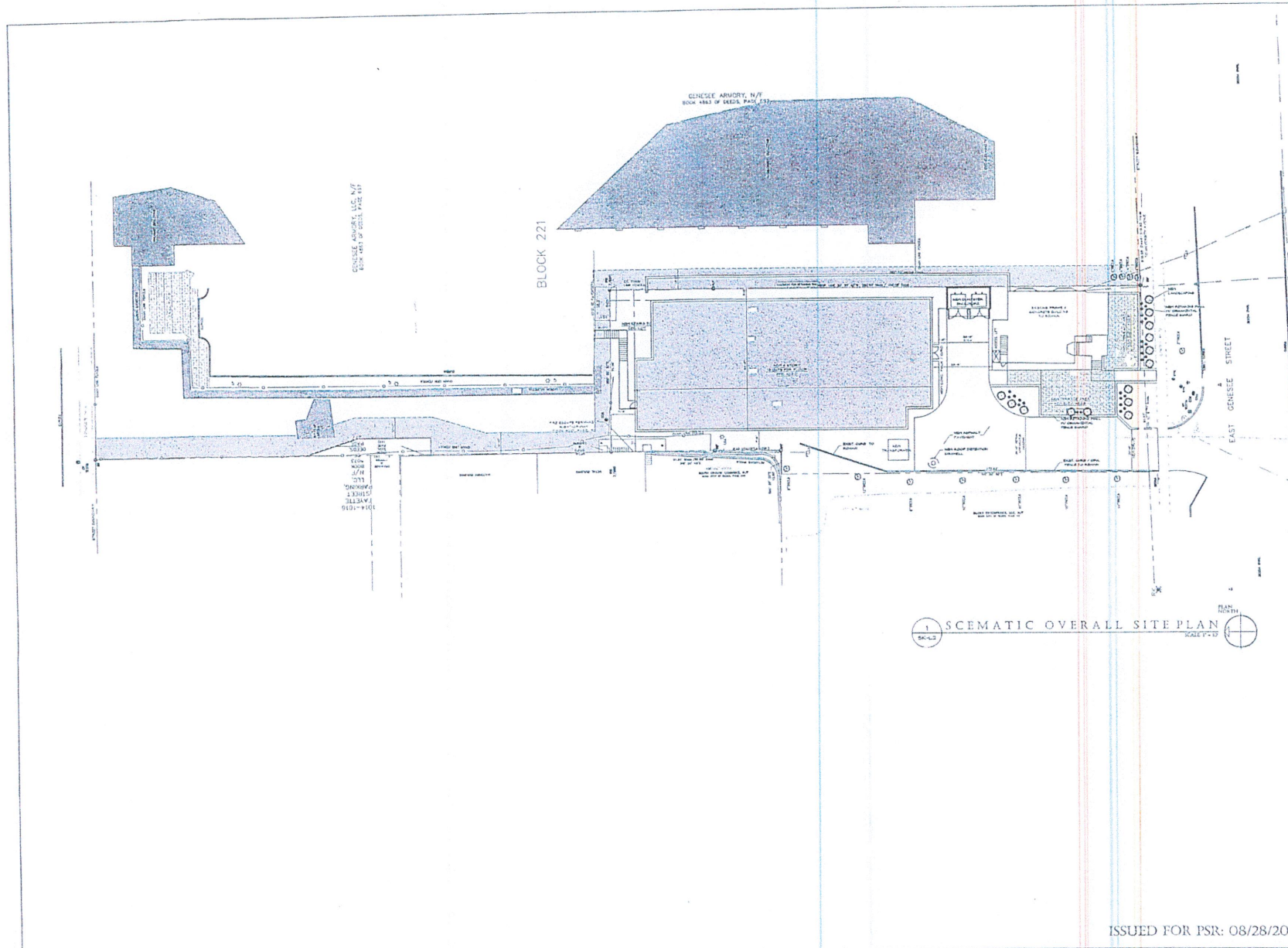
- EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES**
- 1 REMOVE EXISTING ASPHALT ON CONCRETE PAVEMENT, EXISTING ASPHALT IN NEARBY DRIVEWAY AND EXISTING ASPHALT IN NEARBY DRIVEWAY JOINT AND DISPOSE OF OFF SITE.
  - 2 REMOVE EXISTING ASPHALT PAVEMENT INCLUDING BASE MATERIALS AND DISPOSE OF OFF SITE.
  - 3 REMOVE EXISTING CONCRETE CURBING AND DISPOSE OF OFF SITE.
  - 4 REMOVE EXISTING WED AND DISPOSE OF OFF SITE.
  - 5 RAISE EXISTING BUILDING AND DISPOSE OF OFF SITE.
  - 6 REMOVE EXISTING TREE / SHED ROOFS AND 8" DIA. IN ITS ENTIRETY AND DISPOSE OF OFF SITE.
  - 7 REMOVE EXISTING CHAIN LINK FENCE INCLUDING FOOTING AND DISPOSE OF OFF SITE.
  - 8 REMOVE EXISTING WOOD WALL INCLUDING FOOTING AND DISPOSE OF OFF SITE.
  - 9 REMOVE EXISTING CONCRETE RETAINING WALL AND DISPOSE OF OFF SITE.
  - 10 REMOVE EXISTING OVERHEAD ELECTRIC UTILITY LINES AND DISPOSE OF OFF SITE.
  - 11 REMOVE EXISTING CONCRETE AND DISPOSE OF OFF SITE.
  - 12 REMOVE EXISTING WOOD CURBING AND DISPOSE OF OFF SITE.
  - 13 REMOVE EXISTING WOOD FENCE AND DISPOSE OF OFF SITE.
  - 14 REMOVE EXISTING PENNSYLVANIA FENCE AND DISPOSE OF OFF SITE.
  - 15 REMOVE EXISTING RUBBER PATIO AND DISPOSE OF OFF SITE.
  - 16 REMOVE EXISTING BRUSH AND DISPOSE OF OFF SITE.
  - 17 REMOVE EXISTING UTILITY POLE AND DISPOSE OF OFF SITE.
  - 18 INSTALL ORANGE CONSTRUCTION FENCE ALONG EXISTING LINES OF CONCRETE CURBING TO PROTECT THE MOST SENSITIVE CONSTRUCTION.
  - 19 REMOVE EXISTING LIGHTING STRUCTURE AND DISPOSE OF OFF SITE.
  - 20 REMOVE EXISTING GRANITE CURB AND DISPOSE OF OFF SITE.
  - 21 RELOCATE EXISTING BRD.

**SCHEMATIC SITE PREPARATION PLAN**

ISSUED FOR PSR: 08/28/2017

**HARRINGTON & MOSHER ARCHITECTS P.C.**  
 ARCHITECTS  
 1027 EAST GENESEE STREET  
 SYRACUSE, NEW YORK

**SK-L1**



1 SK-L2 SCHEMATIC OVERALL SITE PLAN SCALE: AS SHOWN

ISSUED FOR PSR: 08/28/2017

	<b>HARRINGTON &amp; MOSHER</b> <b>ARCHITECTS, P.C.</b> <small>1027 EAST GENESEE STREET          SYRACUSE, NEW YORK 13202</small>	<b>NEW FACILITY</b> <b>1027 EAST GENESEE STREET</b> <b>SYRACUSE, NEW YORK</b>
	DATE: 08/28/2017 DRAWN BY: JHM / CDH CHECKED BY: CDH	





