

**City of Syracuse Zoning Administration**

Application for  **PROJECT SITE REVIEW**  **SITE PLAN REVIEW-LAKEFRONT DISTRICT**

City Hall Commons \* Room 101 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

For Office Use: Filing Date: 9/27/21 Case Number: PR-21-24 Zoning District: OB

**LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT:**

1060 East Genesee Street

**TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)**

Section: 048 Block: 12 Lot: 02.1  
Section:            Block:            Lot:             
Section:            Block:            Lot:           

**PROJECT INFORMATION:**

Existing Use

Proposed Use

- New Construction Open Parking Lot Multi-Family Residential Units
- New Addition \_\_\_\_\_
- Exterior Alteration \_\_\_\_\_
- Demolition \_\_\_\_\_

**PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:**

The proposed project is located on Madison Avenue, in the south parking lot of the Scholar Hotel, which is located at 1060 E. Genesee Street. A lot split is proposed to create a unique parcel on which the building sits. A 7-story multi-unit residential building is proposed for the site. The zoning designation is OB and the Use is "Apartments." The maximum lot coverage is proposed at approximately 56%. The maximum parking surface coverage is 80%. The Density is approximately 371 sf/unit. The FAR is approximately 3.9. The open space is approx. 23%, and there are 229 parking stalls proposed. The building will be sited so that the main entrances will be off Madison Avenue. A landscape buffer is proposed along the eastern edge between our building and the adjacent church parking lot. The project will provide a balanced mix of unit types. The unit types will range from studio/alcove units to four-bedroom units. Certain units will have private balconies off their living space. The project will have indoor and outdoor amenities for the residents. The 1st floor will have a fitness facility and an inviting lobby. The 2nd floor will have a club room adjacent to an outdoor terrace along Madison, and an outdoor courtyard wrapped by units. The courtyard will have a pool and community gathering areas. Bike storage will be provided for residents and accessed from the exterior and through the garage. The project is being submitted for a Project Site Review.

**OWNER INFORMATION:**

Name(s): Scholar Syracuse LLC  
Mailing Address: 1060 East Genesee Street, Syracuse, NY  
Zip: 13210 Daytime phone:            Home phone:             
E-mail: gbrandeis@recapmngmt.com

**APPLICANT INFORMATION:**

**(Copy of contract to purchase must be included with application)**

Contract Purchaser(s)  Tenant  Co-Applicant  Other (please state):

Name(s):

Mailing Address:

Zip:  Home phone:  Day Phone:

E-mail:

**REPRESENTATIVE INFORMATION:**

**(Only if involved in this application)**

Attorney  Architect  Contractor  Other

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

**SIGNAGE INFORMATION:**

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)

A sign plan is required, see attachment.

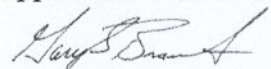
(Wall, Ground, Projecting, Window)

Size: 60" x 11'-4"	Location: South face (Madison Ave)	Type: Wall
Size: 60" x 11'-4"	Location: North face	Type: Wall
Size: 20" x 23'	Location: South face (Madison Ave)	Type: Awning
Size: 14" x 12'-3"	Location: South face (Madison Ave)	Type: Wall
Size: 14" x 12'-3"	Location: North face	Type: Wall
Size: 12" x 11'-9"	Location: North face	Type: Awning
Size: 15" x 13'-6"	Location: North face	Type: Wall

Note: Signage sizes, locations, and types listed to illustrate design intent only. A full signage package will be submitted for review upon final design and layout.

**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.



9/23/2021

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

Date

**PRINT NAME OF PROPERTY OWNER**

**\*Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

**FOR STAFF USE ONLY**

\*\*\*\*\*

**REFERRAL NEEDED**

ONONDAGA COUNTY PLANNING BOARD  SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within \_\_\_\_\_ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant)  OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) \_\_\_\_\_



**WENDY A. MARSH**  
DIRECT DIAL: 315-565-4536  
wmarsh@hancocklaw.com

October 29, 2021

**VIA E-MAIL: hlamendola@syr.gov.net**  
**AND HAND DELIVERY**

Heather Skapura Lamendola  
Zoning Administrator  
City Hall Commons  
201 E. Washington Street, Room 211  
Syracuse, New York 13202

Re: Project Site Review Application  
Syracuse Zoning Administration Application for Re-subdivision  
Syracuse Board of Zoning Appeals Variance Application  
1060 East Genesee Street, Syracuse, New York

Dear Heather:

It was good to speak with you regarding the pending Applications associated with the new construction of Opus at Syracuse. As you know, we have submitted a Re-subdivision Application to divide the parcel at 130-130 East Genesee Street into two (2) parcels, a Project Site Review associated with the new construction of Opus at Syracuse on the lot fronting on Madison Street, as well as an Application to the Board of Zoning Appeals ("BZA") to address variances that area required due to the remaining Scholar Hotel parcel (the "Scholar Lot") on the lot fronting East Genesee Street. We are including the five (5) full size to-scale paper Re-subdivision maps and one (1) reduced (11" X 17") paper map for copying.

Additionally, enclosed please find a project summary that clarifies the waivers being requested by the Planning Commission as part of the Project Site Review of the Opus development, as well as the variances being requested from the BZA for the remaining Scholar Lot parcel. I will be supplementing the evidence to support the requested area variances next week, as well as a review of the previously issued variance issued for the overall parcel to clarify which, if any, will need to remain associated with the newly-created Scholar Lot.

Thank you for your assistance.

Very truly yours,

**HANCOCK ESTABROOK, LLP**

A handwritten signature in black ink, appearing to read 'Wendy Marsh', is written over a light blue horizontal line.

Wendy A. Marsh

WAM/lmg  
Encs.

## Opus at Syracuse - Project Overview

The proposed project is located on north side of Madison Avenue, in the south parking lot of the Scholar Hotel, which is located at 1060 E. Genesee Street. A lot split is proposed, and the new site is 38,535 SF, on which a 7-story multi-unit residential building is proposed. The Zoning Designation is "OB" and the Use is "Apartments." The maximum lot coverage is proposed at approximately 73%. The maximum parking surface coverage is 80% at its maximum. The residential density is approximately 371 sf/unit. The FAR is approximately 3.9. The open space is approx. 23%, and there are 229 parking stalls proposed.

The building will be sited so that the main pedestrian and vehicular entrances will be off Madison Avenue. A landscape buffer is proposed along the eastern edge between the proposed building and the adjacent church parking lot. The project will provide a balanced mix of unit types which will range from studio/alcove units to four-bedroom units. Certain units will have private balconies off their living space. The project will have indoor and outdoor amenities for the residents. The 1st floor will have a fitness facility and an inviting lobby. The 2nd floor will have a club room adjacent to an outdoor terrace along Madison, and an outdoor courtyard wrapped by units. The courtyard will have a pool and community gathering areas. Bike storage will be provided for residents and accessed from both the exterior and the garage.

The project is being submitted for a Project Site Review and the applicant requests waivers on the following requirements:

1. Maximum Lot Coverage of Buildings or Structures
2. Residential Density Requirement
3. Off-Street Parking Requirement

### **1. Maximum Lot Coverage of Buildings or Structures**

The code states: *No buildings or structures shall hereafter be erected or structurally altered the aggregate area of which, measured by the projection to the ground of their greatest outside dimensions, shall exceed 40% of the area of the lot occupied, except where premiums are granted for the provisions of amenities and/or an approved site plan. The maximum lot coverage, with premiums included, shall not exceed 65%. Amenities provided to gain premiums granted to increase floor area ratio in Item 8 of this Article shall not be considered to be eligible for premiums to be granted for an increase in maximum lot coverage.*

We are proposing 73% Maximum Lot Coverage, including premiums. We request a waiver of 8% above the allowable maximum percentage with premiums due to the additional open space provided.

### **2. Residential Density Requirement**

The code states: *No apartment house, hotel or motel shall be erected, altered, or used on a lot which does not provide a lot area of at least four hundred twenty-five (425) square feet per dwelling unit. In order to promote greater front yards and lower land coverage, the density factor of four hundred twenty five (425) shall be reduced by three (3) square feet for each percent less than the maximum permitted coverage and for each foot of each yard beyond the minimum required yard dimension in the case of side and rear yards, or beyond twenty (20) feet for front yards. The total of such reductions shall not exceed one hundred twenty-five (125) square feet.*

We are proposing 104 dwelling units on 38,535 SF Lot. This equates to 371 SF per Dwelling Unit.

We are proposing an increased density per allowed reductions. We propose reducing the Density Factor by (3) square feet per each foot of each yard beyond the minimum required yards on the side and rear yard.

The side yard requirement is 4 feet. The proposed side yards to the west and east are 10 feet each. The rear yard requirement is 5 feet. The proposed rear yard to the north is 10 feet.

Side yards:  $10-4 = 6(x2) \times 3$  square feet = 36 SF reduction

Rear yard:  $10-5 = 5 \times 3$  square feet = 15 SF reduction

Total: 51 SF;  $425 \text{ SF} - 51 \text{ SF} = \underline{374}$  SF per Dwelling Unit

We request a deviation from the allowable Density Factor of 3 SF per Dwelling Unit, from 374 SF per DU to 371 SF per DU, to allow for 104 units.

### 3. Off Street Parking Requirement

The code states: *Within an Office District, Class B zone, the following parking requirements shall supersede the requirements for the same uses set forth elsewhere in the general requirements of this Ordinance:*

*b. Apartment House - at least one (1) parking space shall be provided for each dwelling unit.*

We are proposing 104 Dwelling Units and 93 Parking Spaces.

We request a deviation from the allowable Off-Street Parking factor from 1 Parking Space per Dwelling Unit to 0.9 Parking Spaces per Dwelling Unit, to allow for 93 Parking Spaces.

Note: The Scholar Hotel will have a total of 160 stalls. These stalls will be located on both the Scholar Lot and the Opus at Syracuse lot.

### **Scholar Lot Overview**

No updates or changes are proposed to any existing structures as part of the Lot Split. The remaining Scholar Lot will require variances for:

1. Maximum Lot Coverage (Parking)
2. The Floor Area Ratio ("FAR")
3. Open Space Requirement

#### **1. Maximum Lot Coverage (Parking)**

Based on our calculations from information contained within the ALTA/NSPS Land Survey dated 09/30/2021 and the subdivision map dated 10/28/2021 the existing calculated Maximum Lot Coverage is 113,050 SF on a lot size of 116,965 SF which equals 96.6% coverage. The proposed coverage after the lot split would be 75,150 SF on a lot size of 78,430 SF which equals 95.8% coverage (a reduction or improvement of approx. 1%). These calculations include all building footprints and hardscape.

#### **2. Floor Area Ratio**

Based on our calculations from information contained within the ALTA/NSPS Land Survey dated 09/30/2021 and the subdivision map dated 10/28/2021 the existing calculated FAR is 135,745 SF on a lot size of 116,965 SF which equals 1.16 FAR. The proposed area after the lot split would be 135,745 SF on a lot size of 78,430 SF which equals 1.73 FAR. These calculations are based off the building footprint sizes, the number of stories listed, and the land area provided.

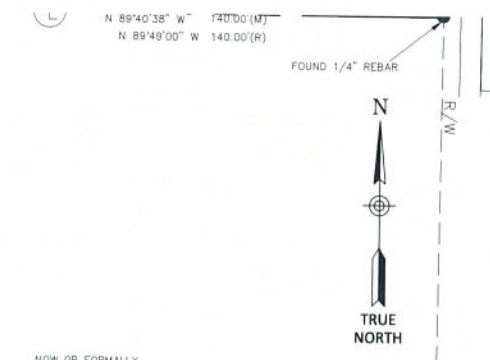
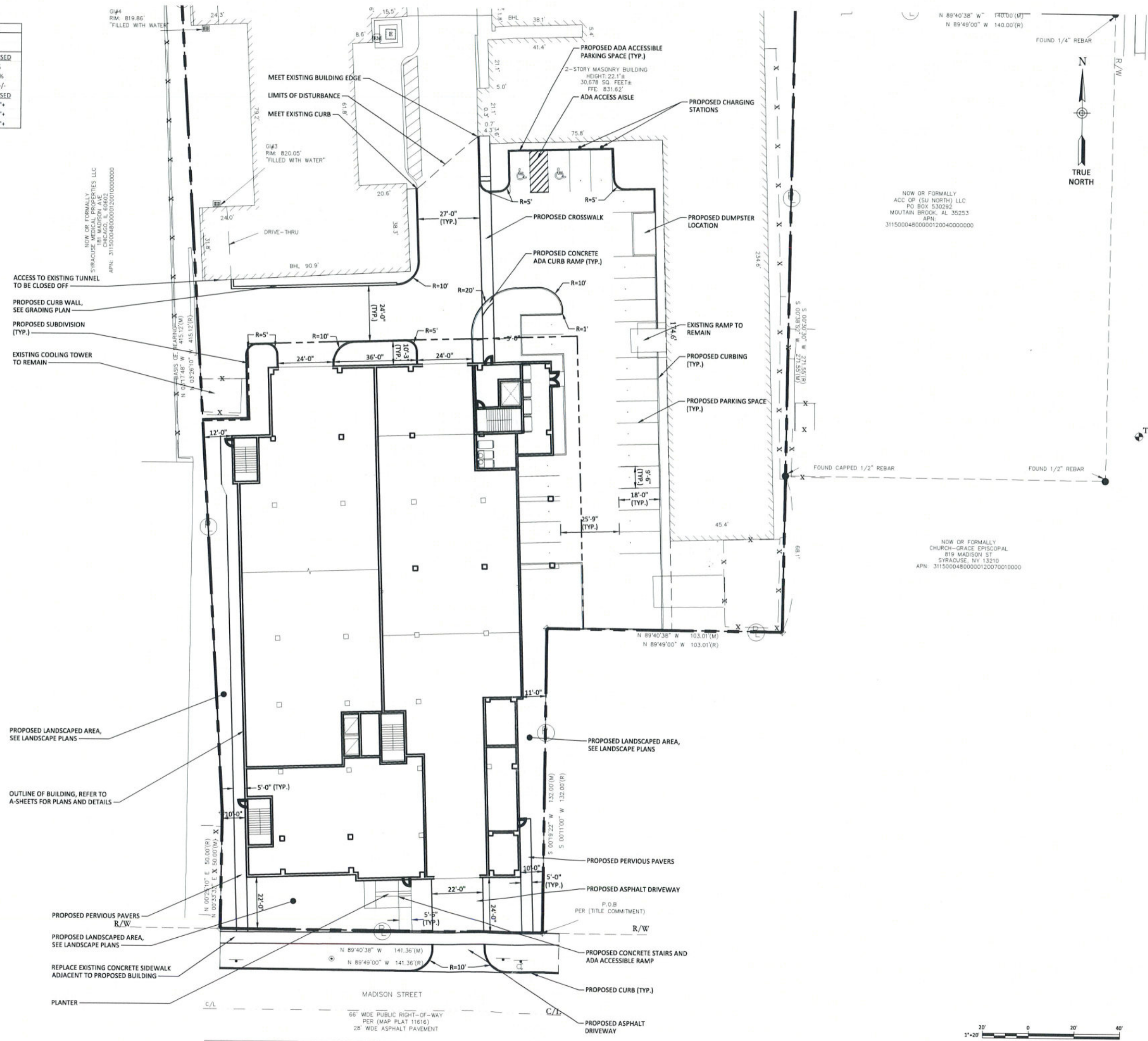
#### **3. Open Space Requirement**

Based on our calculations from information contained within the ALTA/NSPS Land Survey dated 09/30/2021 and the subdivision map dated 10/28/2021 the existing measured Open Space is 3,900 SF on a lot size of 116,965 SF which equals 3.3%. The proposed area after the lot split would be 3,900 SF on a lot size of 78,430 SF which equals 5.0% (an increase or improvement of 1.7%).





OPUS AT SYRACUSE - MULTI-FAMILY RESIDENTIAL BUILDING		
OFFICE DISTRICT, CLASS B ZONE		
LOT SIZE = 38, 539 SF +/- (0.88 ACRE)		
	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	10%-65%	73%
MAXIMUM PARKING LOT COVERAGE	80%	79.8%
OPEN SPACE	15%	28% +/-
	REQUIRED	PROPOSED
FRONT YARD	20'-0"	20'-0"+
SIDE YARD	4'-0"	10'-0"+
REAR YARD	5'-0"	10'-0"+



NOW OR FORMALLY  
ACC OP (SU NORTH) LLC  
PO BOX 530292  
MOUNTAIN BROOK, AL 35253  
APN: 31150004800000120040000000

NOW OR FORMALLY  
CHURCH-GRAVE EPISCOPAL  
819 MADISON ST  
SYRACUSE, NY 13210  
APN: 31150004800000120070010000



Opus AE Group, L.L.C.  
1030 8th Road West  
Minnetonka, MN 55343-0110  
952-456-4444

Opus Design Build, L.L.C.  
1030 8th Road West  
Minnetonka, MN 55343-0110  
952-456-4444

CONSULTANT

443 Electronics Parkway  
Liverpool, NY  
13088

Barton & Loguidice, D.P.C.

PROJECT

**Opus at Syracuse**

PROJECT ADDRESS

1030 E. Genesee St.,  
Syracuse NY 13210

PROJECT NUMBER

2442.001.001

**ISSUE RECORD**

**REVIEW ONLY  
NOT FOR  
CONSTRUCTION**

DATE  
09/22/21

PROJECT MANAGER  
A. MAURER

DRAWN BY  
R. BARKAN / A. MAURER

CHECKED BY  
C. WHITE

REGISTRATION

SHEET TITLE

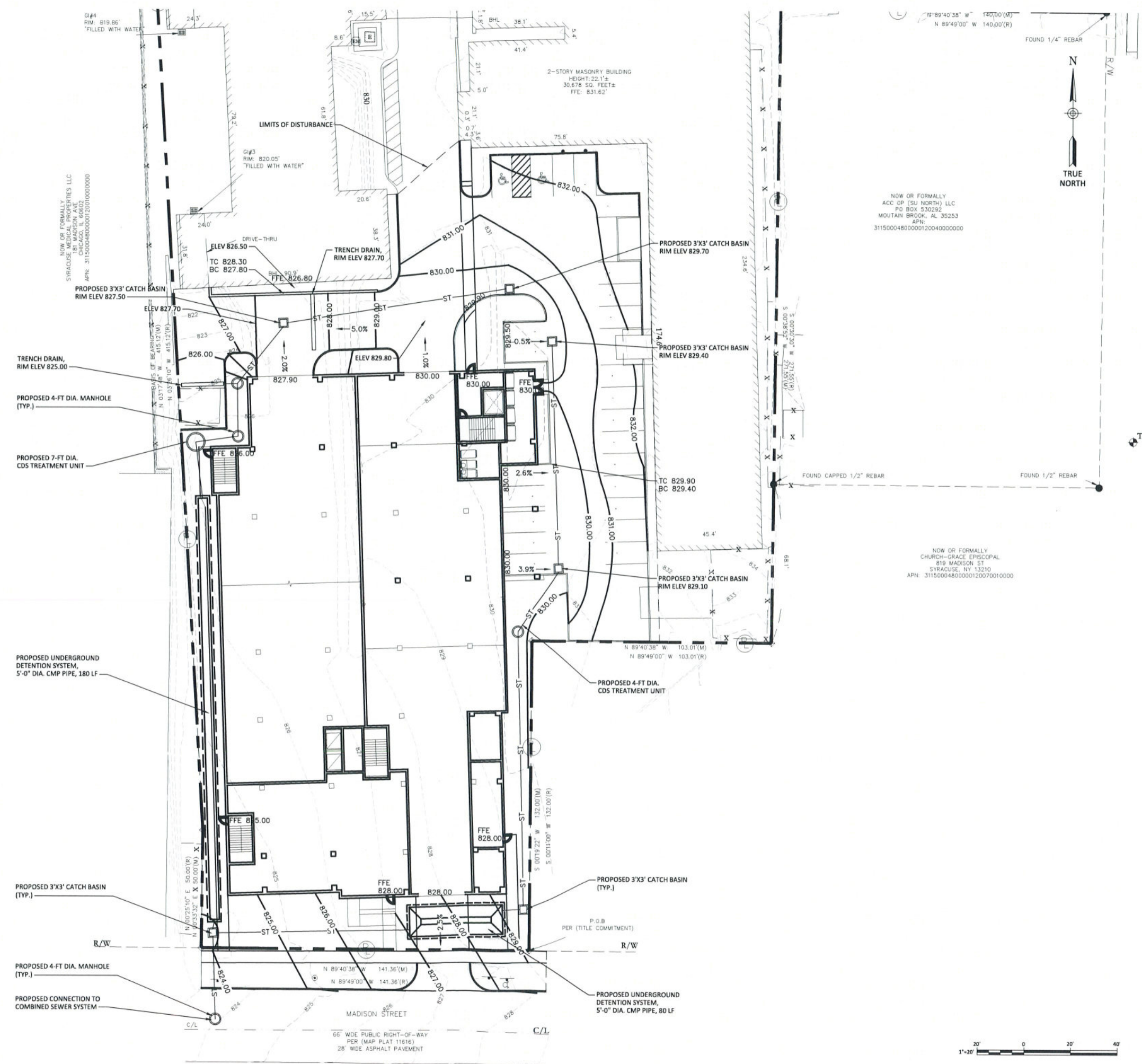
**SITE PLAN**

SHEET NUMBER

**C-101**

PLOT DATE: 9/20/2021 3:46:37 PM





NOW OR FORMALLY  
ACC OP (SU NORTH) LLC  
PO BOX 530292  
MOUNTAIN BROOK, AL 35253  
APN: 31150004800000120040000000

NOW OR FORMALLY  
CHURCH-GRAVE EPISCOPAL  
819 MADISON ST  
SYRACUSE, NY 13210  
APN: 31150004800000120070010000



Opus AE Group, L.L.C.  
10350 Brue Road West  
Minnetonka, MN 55343-0110  
952-656-4444

Opus Design Build, L.L.C.  
10350 Brue Road West  
Minnetonka, MN 55343-0110  
952-656-4444

CONSULTANT

443 Electronics Parkway  
Liverpool, NY  
13088



Barton & Loguidice, D.P.C.

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
1030 E. Genesee St.,  
Syracuse NY 13210

PROJECT NUMBER  
2442.001.001

**ISSUE RECORD**

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CONSTRUCTION**

DATE  
09/22/21  
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A. MAURER  
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R. BARKAN / A. MAURER  
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C. WHITE

REGISTRATION

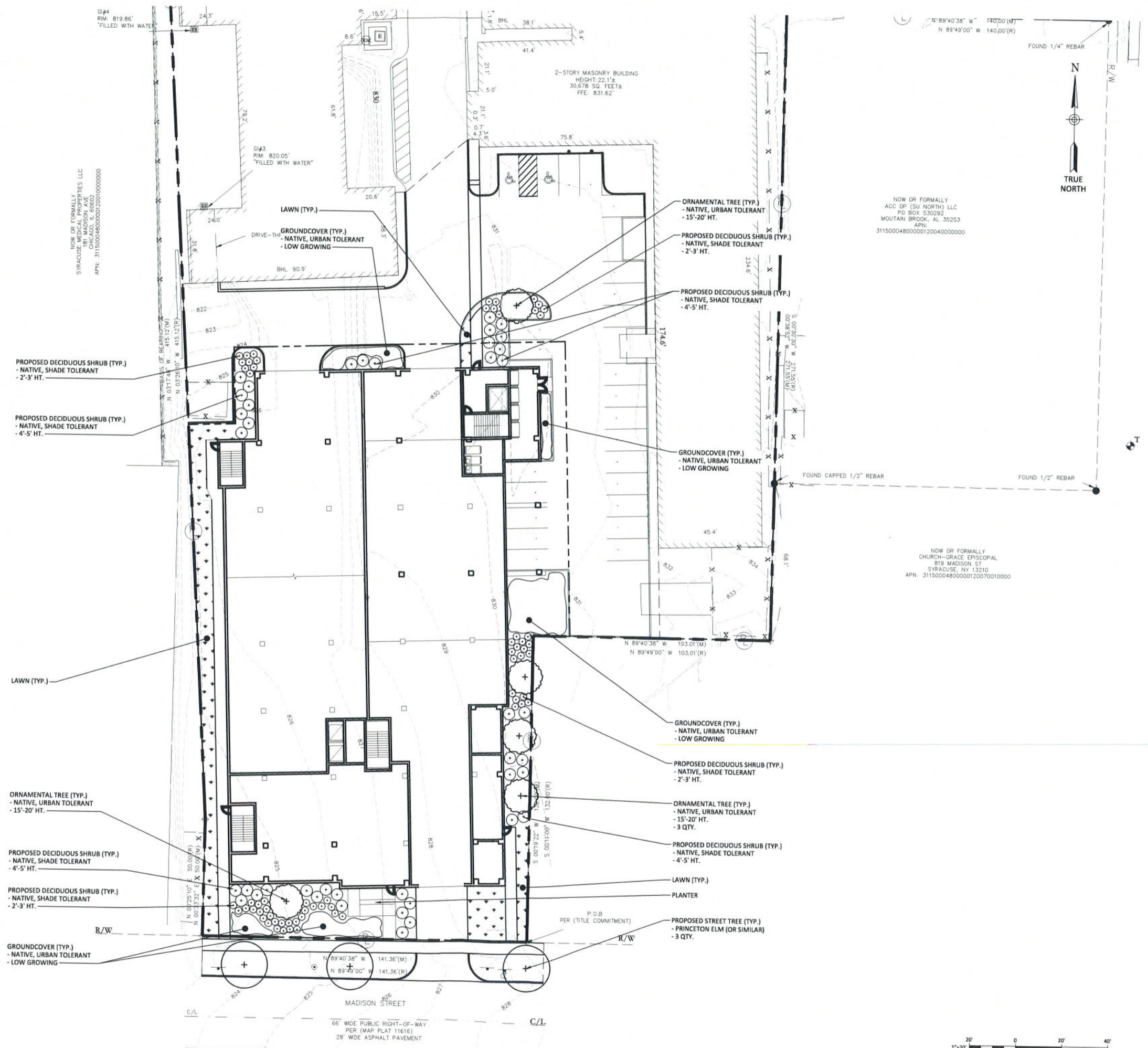
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**GRADING AND  
DRAINAGE PLAN**

SHEET NUMBER

**C-102**

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Opus AE Group, L.L.C.  
12350 Shen Road West  
Minnetonka, MN 55343-0110  
952-656-4444

Opus Design Build, L.L.C.  
12350 Shen Road West  
Minnetonka, MN 55343-0110  
952-656-4444

CONSULTANT

443 Electronics Parkway  
Liverpool, NY 13088

**B & L**

Barton & Loguidice, D.P.C.

PROJECT

**Opus at Syracuse**

PROJECT ADDRESS  
1030 E. Genesee St.,  
Syracuse NY 13210

PROJECT NUMBER  
2442.001.001

**ISSUE RECORD**

**REVIEW ONLY  
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CONSTRUCTION**

DATE  
09/22/21

PROJECT MANAGER  
A. MAURER

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R. BARKAN / A. MAURER

CHECKED BY  
C. WHITE

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SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER

**C-103**





CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

**SH Syracuse**  
Syracuse NY



Levels	Use	Total GSF*	Garage GSF	Shaft Area	Pool Deck/Patio (Open Space)	Apt GSF	Apt RSF**	Amenity/Lobby	Common Area	Studio	Beds	1BR	Beds	2BR	Beds	3BR	Beds	4BR	Beds	Units	Beds	Apt. Parking	Hotel Parking	Hotel Opn Lot
Level 7	R	21,653		843		20,810	19,002		1,808	2	2	2	2	5	10	1	3	8	32	18	49			
Level 6	R	21,653		843		20,810	19,002		1,808	2	2	2	2	5	10	1	3	8	32	18	49			
Level 5	R	21,653		843		20,810	19,002		1,808	2	2	2	2	5	10	1	3	8	32	18	49			
Level 4	R	21,653		843		20,810	19,002		1,808	2	2	2	2	5	10	1	3	8	32	18	49			
Level 3	R	21,653		843		20,810	19,002		1,808	2	2	2	2	5	10	1	3	8	32	18	49			
Level 2	R, A	21,703		1,114	6,360	20,589	14,876	3,905	1,808	2	2	2	2	5	10	1	3	8	32	18	49			
Level 1	P, L	22,668	15,224	1,330		6,114		4,087	2,027													17	17	24
B1	P	27,126	25,334	1,502		290		290															68	
B2	P	27,126	25,334	1,502		290		290															17	51
B3	P	21,430	20,312	1,118																			59	
<b>Total</b>		<b>232,884</b>	<b>86,204</b>	<b>10,781</b>	<b>6,360</b>	<b>131,333</b>	<b>109,886</b>	<b>8,572</b>	<b>12,875</b>	<b>12</b>	<b>12</b>	<b>11</b>	<b>11</b>	<b>29</b>	<b>58</b>	<b>5</b>	<b>15</b>	<b>47</b>	<b>188</b>	<b>104</b>	<b>284</b>	<b>93</b>	<b>136</b>	<b>24</b>

\* Total GSF Includes Additional 2% Applied for Depth of Exterior Finish

\*\* Apt RSF Based on Exterior Face of Sheathing

**Table 1 - Project Summary**

Notes:

Total Apartment GSF	131,333
Pool Deck	6,360
Total Garage GSF	86,204
Total Project GSF*	239,244

**Table 2 - Apartment Summary**

Notes:

Total Units	104
Total Beds	284
Typ. Floor Efficiency (Rental SF / Gross SF)	88%
Covered Parking	229
Residential Stalls	93
Parking Stall / Unit Ratio	0.89
Parking Stall / Bed Ratio	0.33

**Table 3 - Zoning Information**

Notes:

Proposed Lot Size (SF)	38539		
Requirements:	OB	MX-4	Provided
Max. Parking Lot Cover.	80%	80%	80%
Max. FAR*	1.5 to 4.0	NA	3.9
Max. Lot Cover. (Struct.)*	40-65%	NA	73%
Min. Open Space	15%	NA	+/- 30%
Res. Density	425/DU	NA	370/DU
Building Height	NA	NA	80'
Building Stories	NA	8 to 9*	7
Front Setback	20'	0-10	20'
Side Setback	4'	0	10'
Rear Setback	5'	0	10'

One additional story allowed if 75% of off-street parking is located within the building.

Allowable FAR and Structure Lot Coverage may be increased with Site Layout and Design Premiums

**Table 4 - Parking Analysis**

Notes:

User	OB	MX-4	Prov.
Multi-Family Residential (DU = Dwelling Unit)	1/DU	0.5/DU	93
	104	52	
Hotel (GR = Guest Room)	1/GR	1/GR	160
	77	77	
<b>Total</b>	<b>181</b>	<b>129</b>	<b>253</b>

Proposed Hotel Parking includes spaces in the garage and in the open lot (including some existing spaces) on and off the site, and matches previous parking count of 160 (Per survey by CDS Surveyor dated 08/18/2021.)

VERSION 3  
9/22/2021

DATE  
09/22/21  
PROJECT MANAGER  
-  
DRAWN BY  
Designer  
CHECKED BY  
Checker

REGISTRATION

SHEET TITLE  
**Project Information**

SHEET NUMBER

**A0.0**

CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

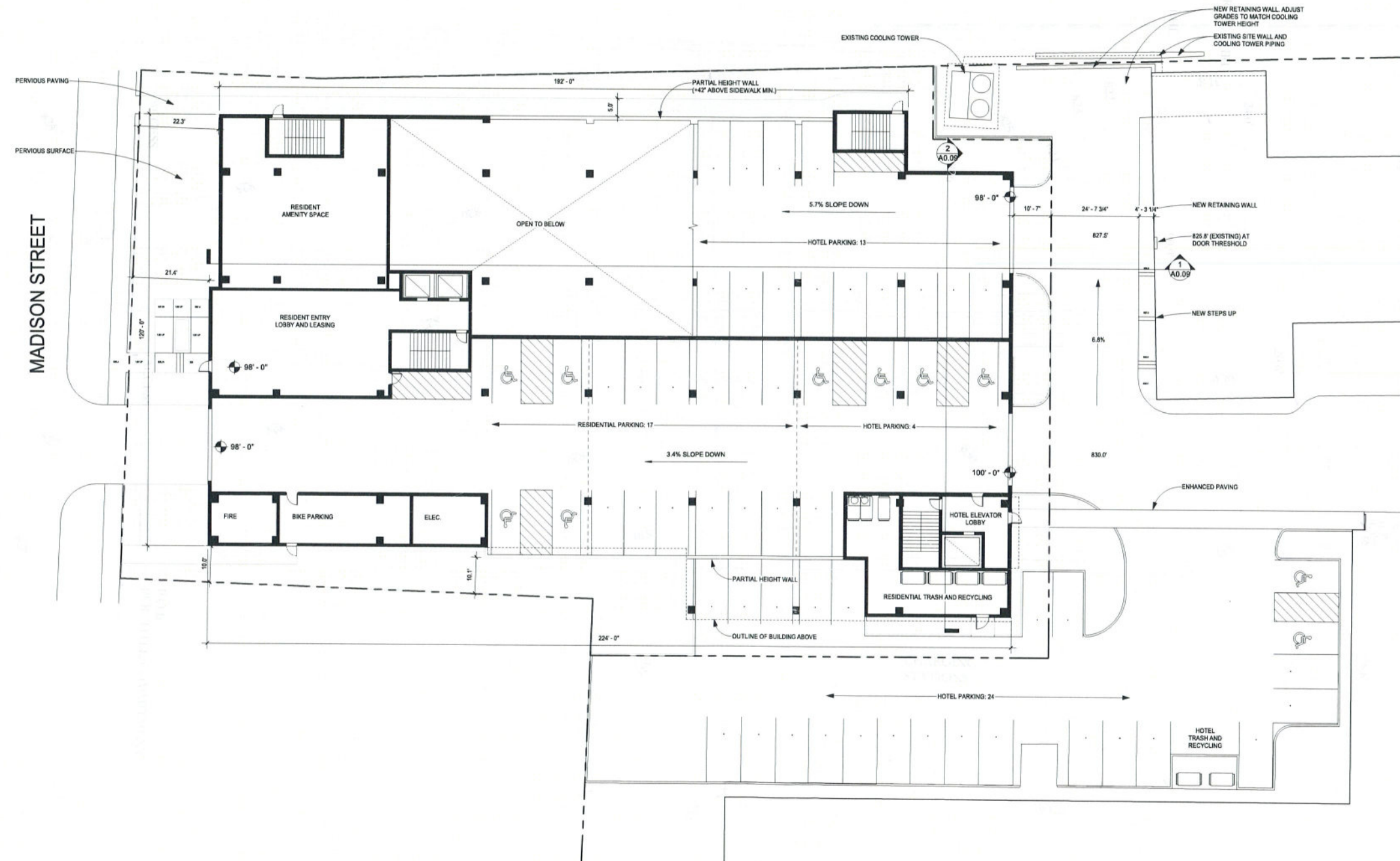
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PROJECT MANAGER  
DRAWN BY  
T.GROTHE  
CHECKED BY  
D. NEWINS

REGISTRATION

SHEET TITLE  
Level 1

SHEET NUMBER

**A0.01**



**1 LEVEL 1**  
1/16" = 1'-0"



PLOT DATE: 9/22/2021 4:22:51 PM

CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

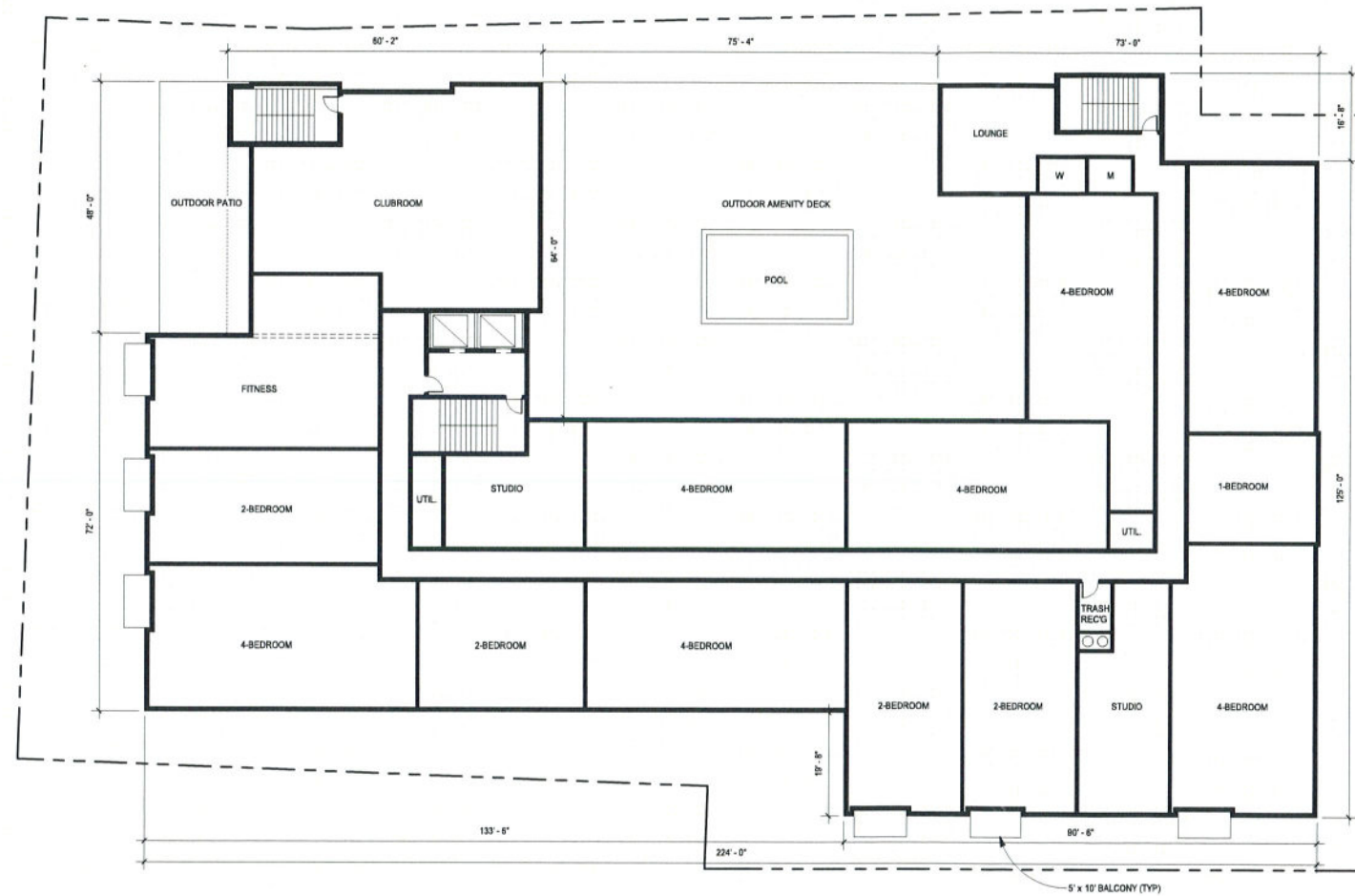
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T.GROTHE  
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D. NEWINS

REGISTRATION

SHEET TITLE  
**Level 2**

SHEET NUMBER

**A0.02**



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PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

DATE  
09/22/21  
PROJECT MANAGER  
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DRAWN BY  
T.GROTHE  
CHECKED BY  
D. NEWINS

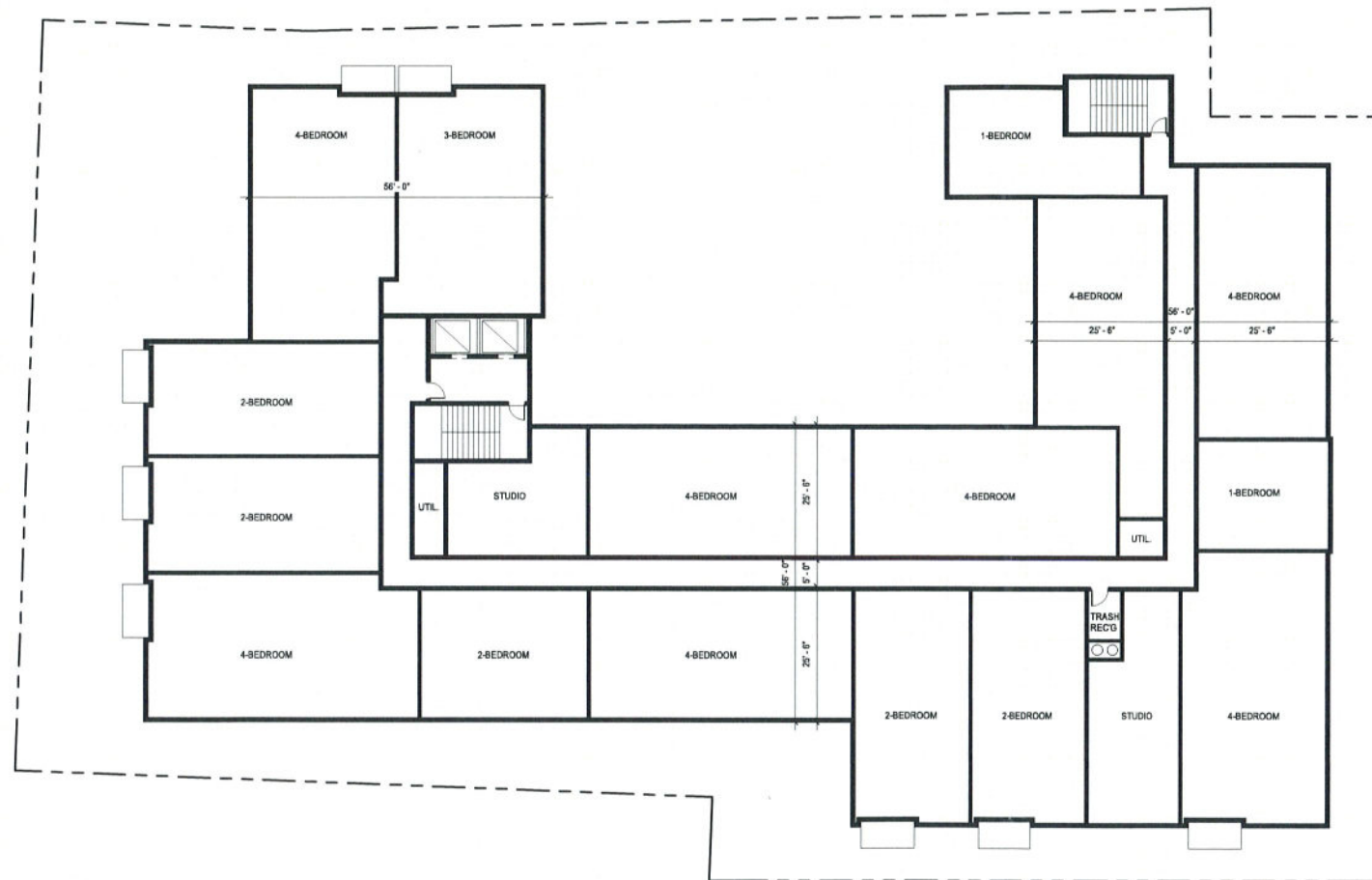
REGISTRATION

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Level 3-7

SHEET NUMBER

**A0.03**



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PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

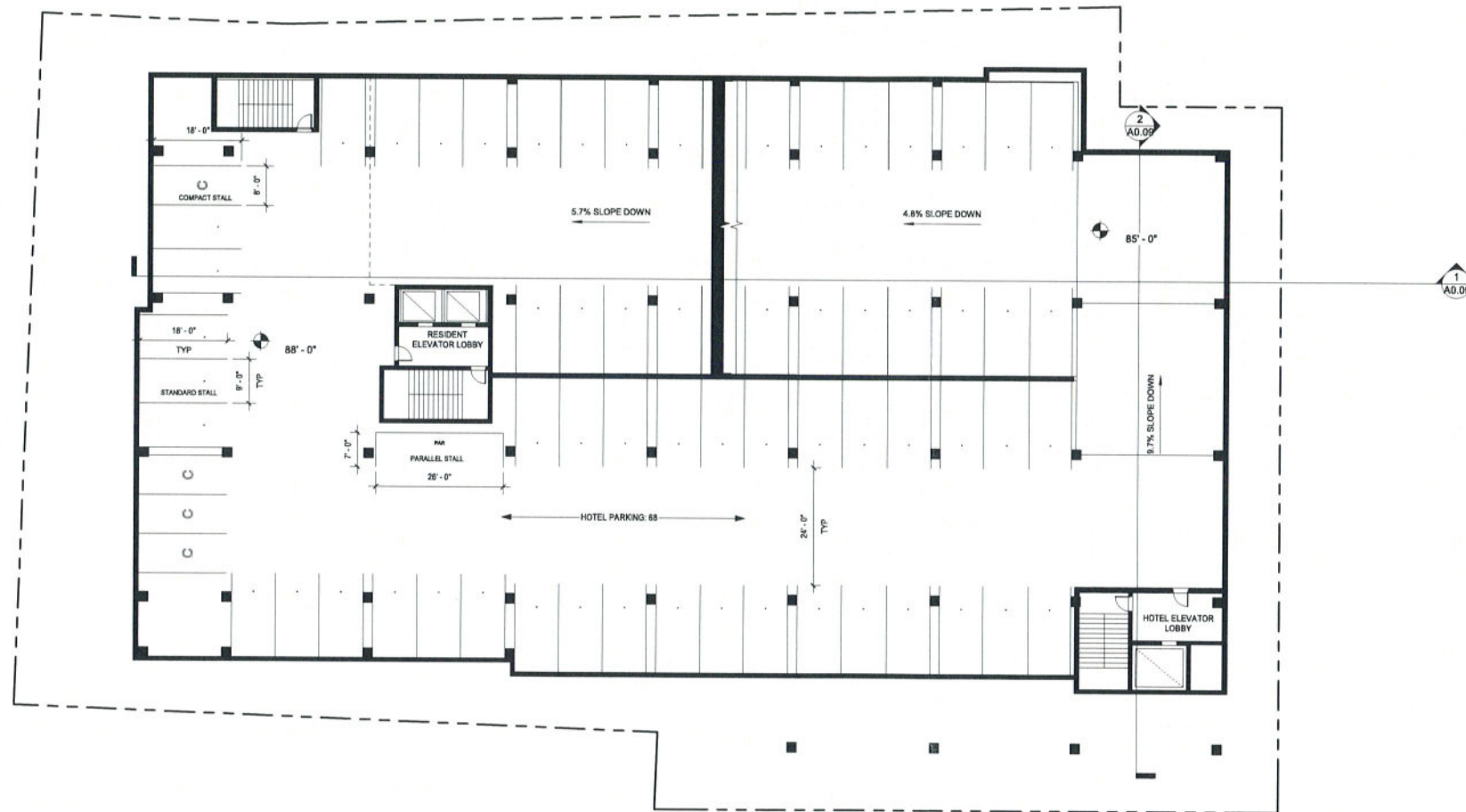
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PROJECT MANAGER  
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T. GROTHE  
CHECKED BY  
D. NEWINS

REGISTRATION

SHEET TITLE  
**Level B1**

SHEET NUMBER

**A0.04**



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PROJECT

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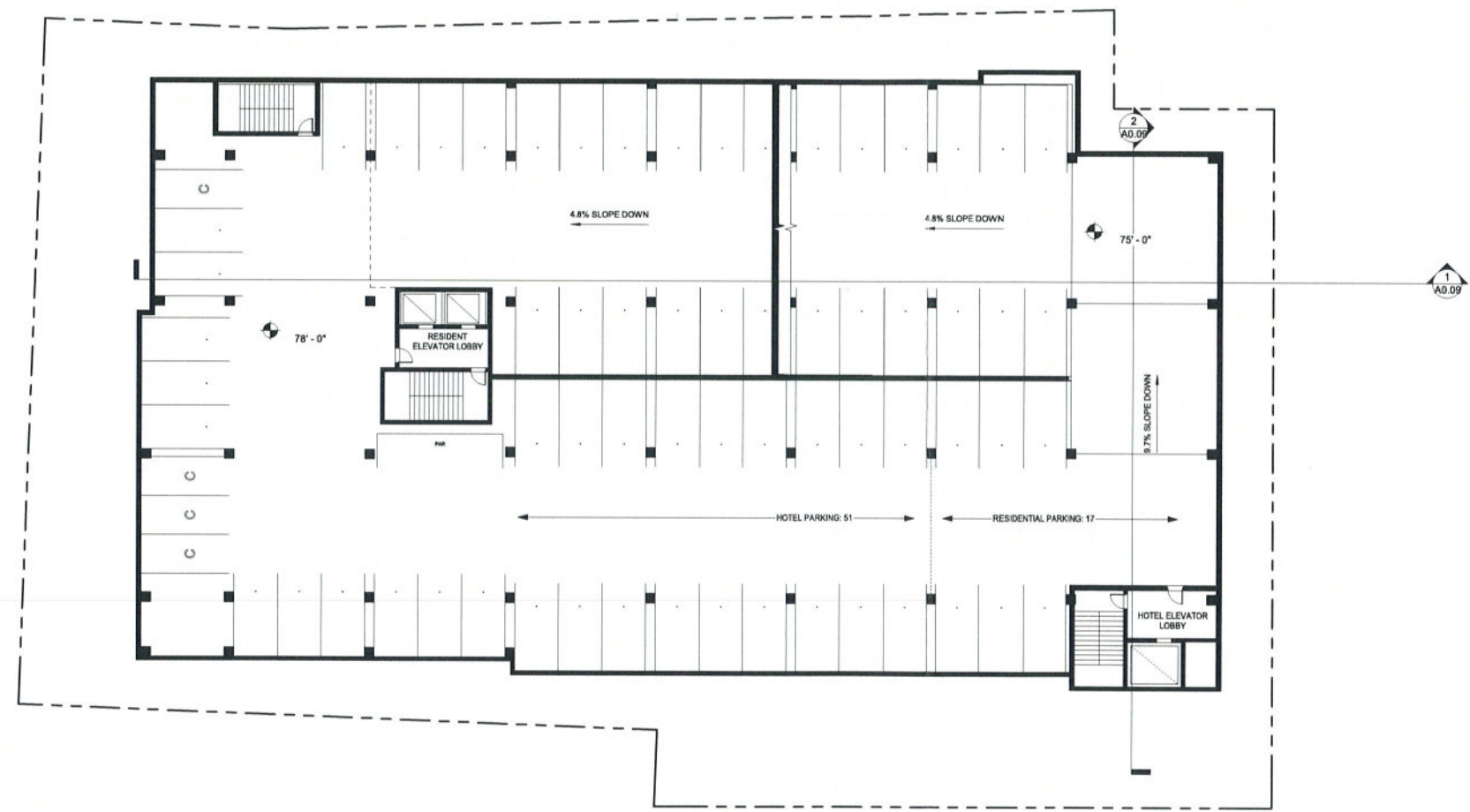
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09/22/21  
PROJECT MANAGER  
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T.GROTHER  
CHECKED BY  
D. NEWINS

REGISTRATION

SHEET TITLE  
**Level B2**

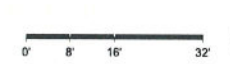
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PLOT DATE: 9/22/2021 4:22:52 PM

1 B2  
1/16" = 1'-0"





CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

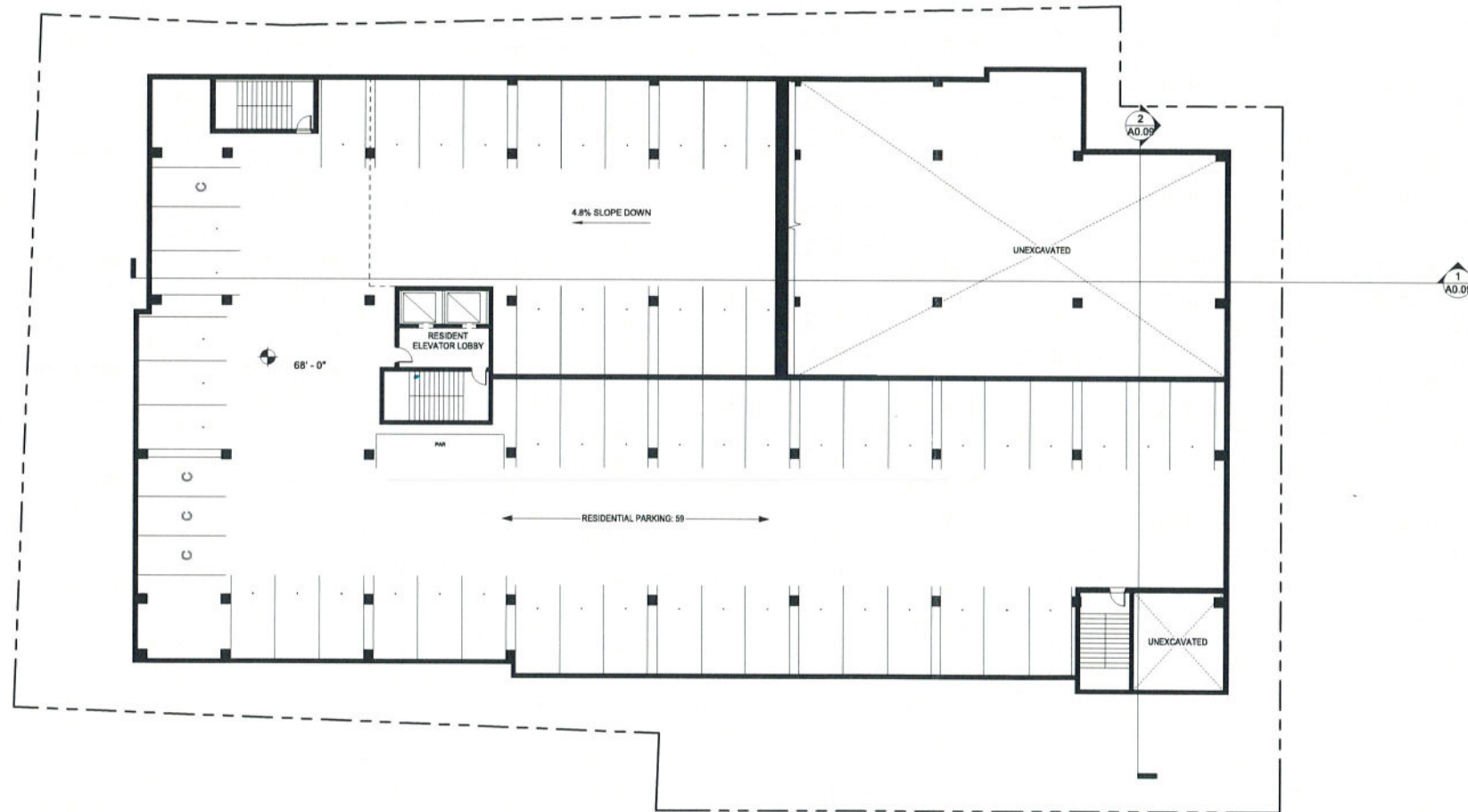
DATE  
09/22/21  
PROJECT MANAGER  
-  
DRAWN BY  
T.GROTHER  
CHECKED BY  
D. NEWINS

REGISTRATION

SHEET TITLE  
**Level B3**

SHEET NUMBER

**A0.06**



CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

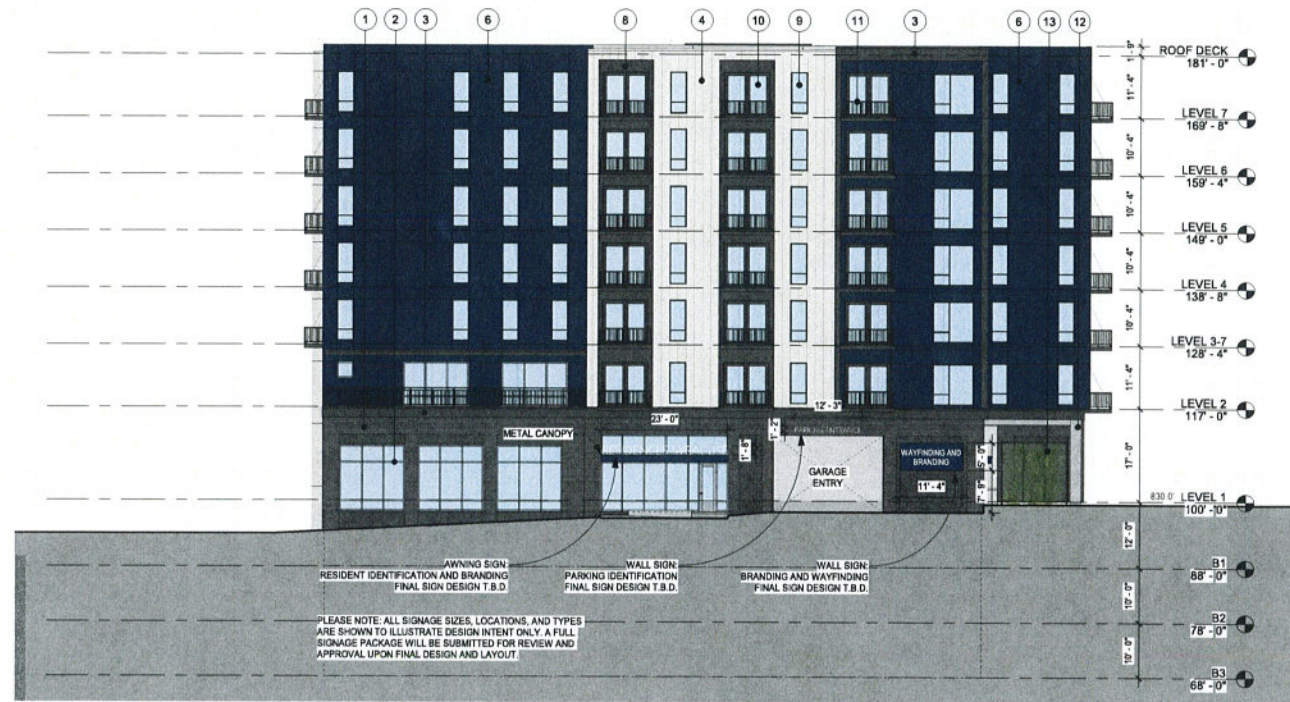
DATE  
09/22/21  
PROJECT MANAGER  
-  
DRAWN BY  
T.GROTHE  
CHECKED BY  
D. NEWINS

REGISTRATION

SHEET TITLE  
**Exterior Elevations**

SHEET NUMBER

**A0.07**



**KEYNOTE LEGEND**

- 1 BRICK
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 METAL TRIM BAND
- 4 VERTICAL METAL SIDING A
- 5 VERTICAL METAL SIDING B
- 6 FIBER CEMENT PANEL A
- 7 FIBER CEMENT PANEL B
- 8 FIBER CEMENT PANEL C
- 9 RESIDENTIAL UNIT WINDOW
- 10 RESIDENTIAL UNIT SLIDING GLASS DOOR
- 11 METAL BALCONY AND RAILING
- 12 CAST-IN-PLACE CONCRETE
- 13 METAL MESH AND FRAME FOR PLANT GROWTH

**1 SOUTH ELEVATION**  
1/16" = 1'-0"



**2 EAST ELEVATION**  
1/16" = 1'-0"



CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

DATE  
09/22/21  
PROJECT MANAGER  
-  
DRAWN BY  
T.GROTHE  
CHECKED BY  
D. NEWINS

REGISTRATION

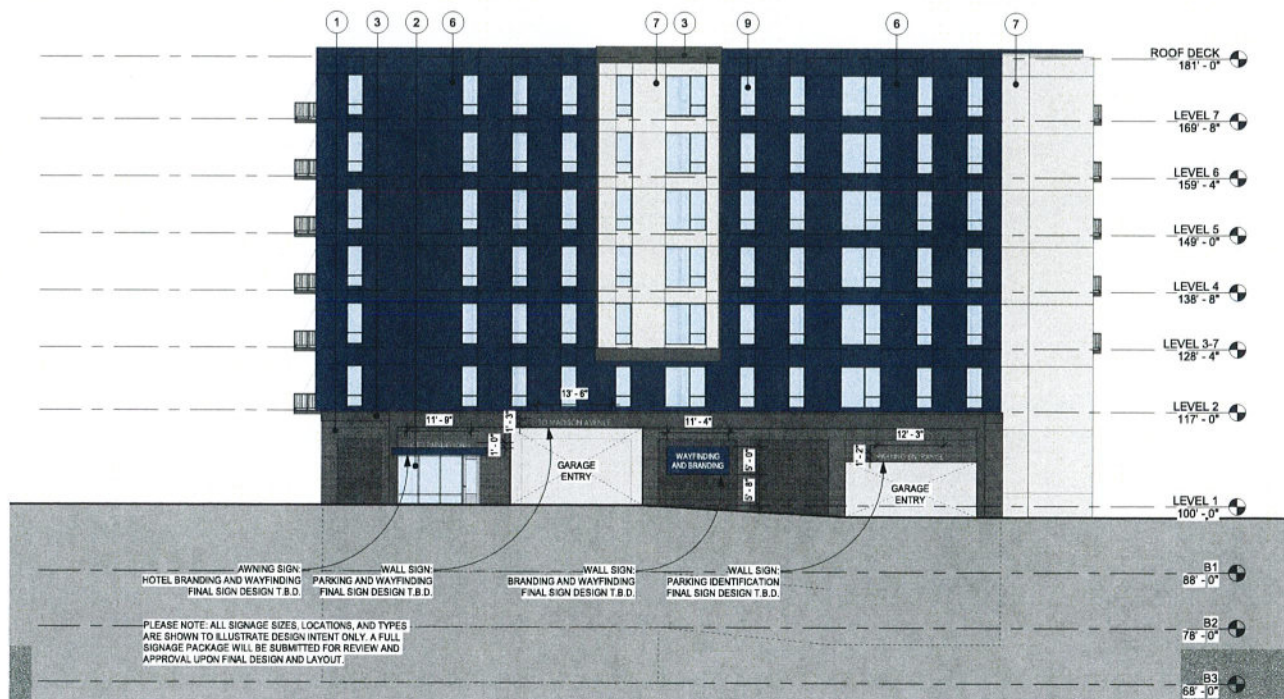
SHEET TITLE  
**Exterior Elevations**

SHEET NUMBER

**A0.08**



**1 WEST ELEVATION**  
1/16" = 1'-0"



**2 NORTH ELEVATION**  
1/16" = 1'-0"

PLEASE NOTE: ALL SIGNAGE SIZES, LOCATIONS, AND TYPES ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. A FULL SIGNAGE PACKAGE WILL BE SUBMITTED FOR REVIEW AND APPROVAL UPON FINAL DESIGN AND LAYOUT.



CONSULTANT

PROJECT

**Opus at  
Syracuse**

PROJECT ADDRESS  
Syracuse NY

PROJECT NUMBER  
31964

**ISSUE RECORD**

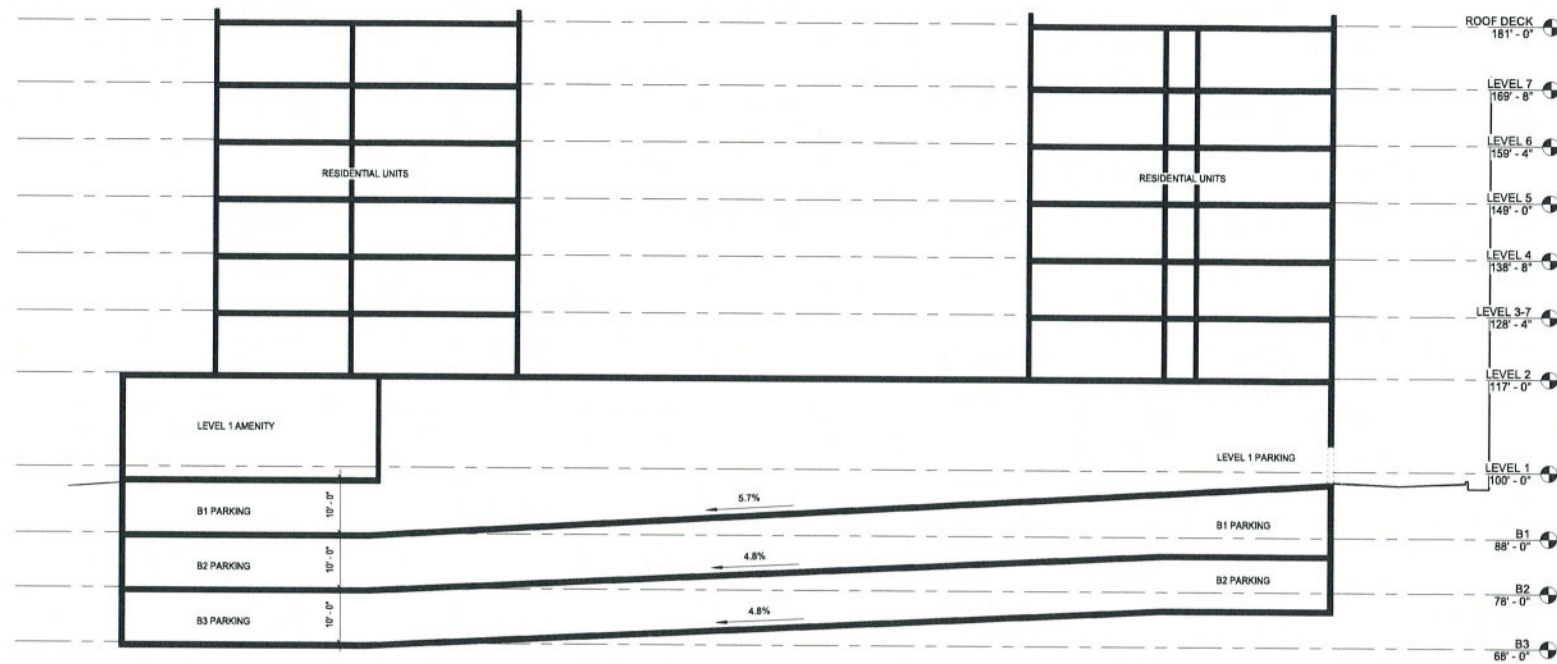
DATE  
09/22/21  
PROJECT MANAGER  
-  
DRAWN BY  
Designer  
CHECKED BY  
Checker

REGISTRATION

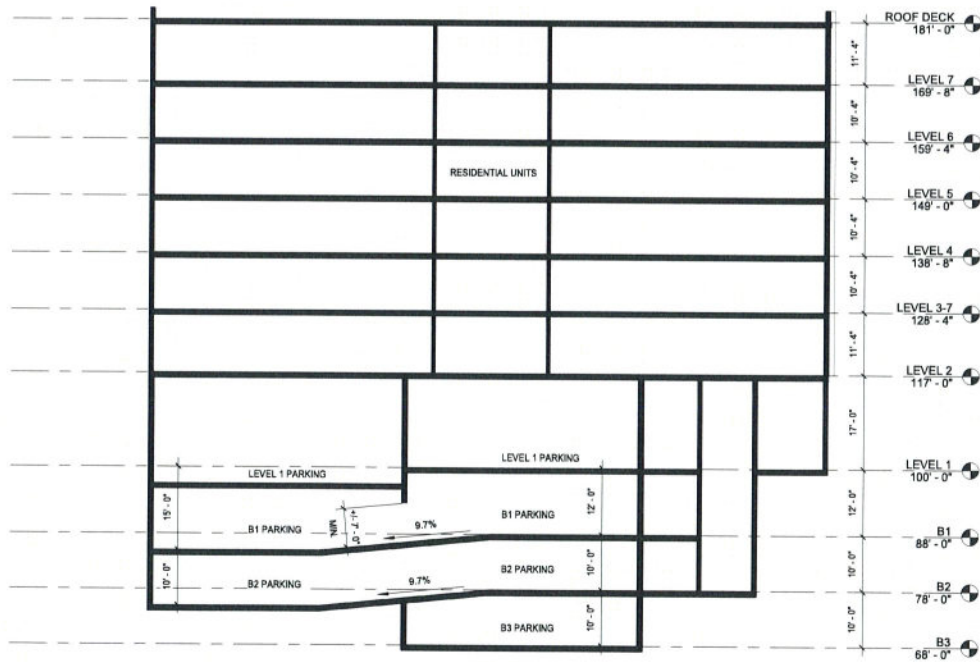
SHEET TITLE  
**Building Sections**

SHEET NUMBER

**A0.09**



1 North/South Section Looking West  
1/16" = 1'-0"



2 East/West Section Looking North  
1/16" = 1'-0"



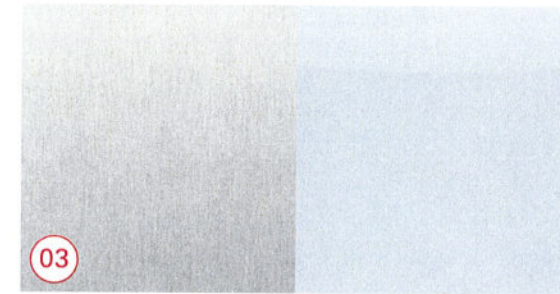
View from Madison St.  
Not to scale



DARK BROWN IRON SPOT BRICK



CAST-IN PLACE CONCRETE



ALUMINUM STOREFRONT



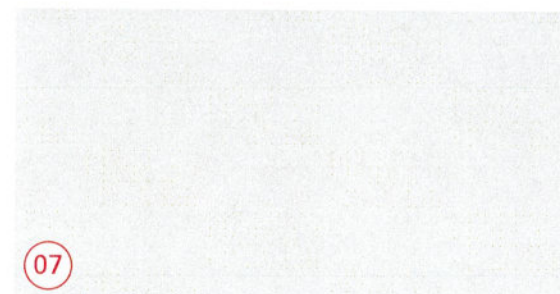
LIGHT-TONE VERTICAL METAL SIDING



MID-TONE VERTICAL METAL SIDING



FIBER CEMENT WARM GRAY

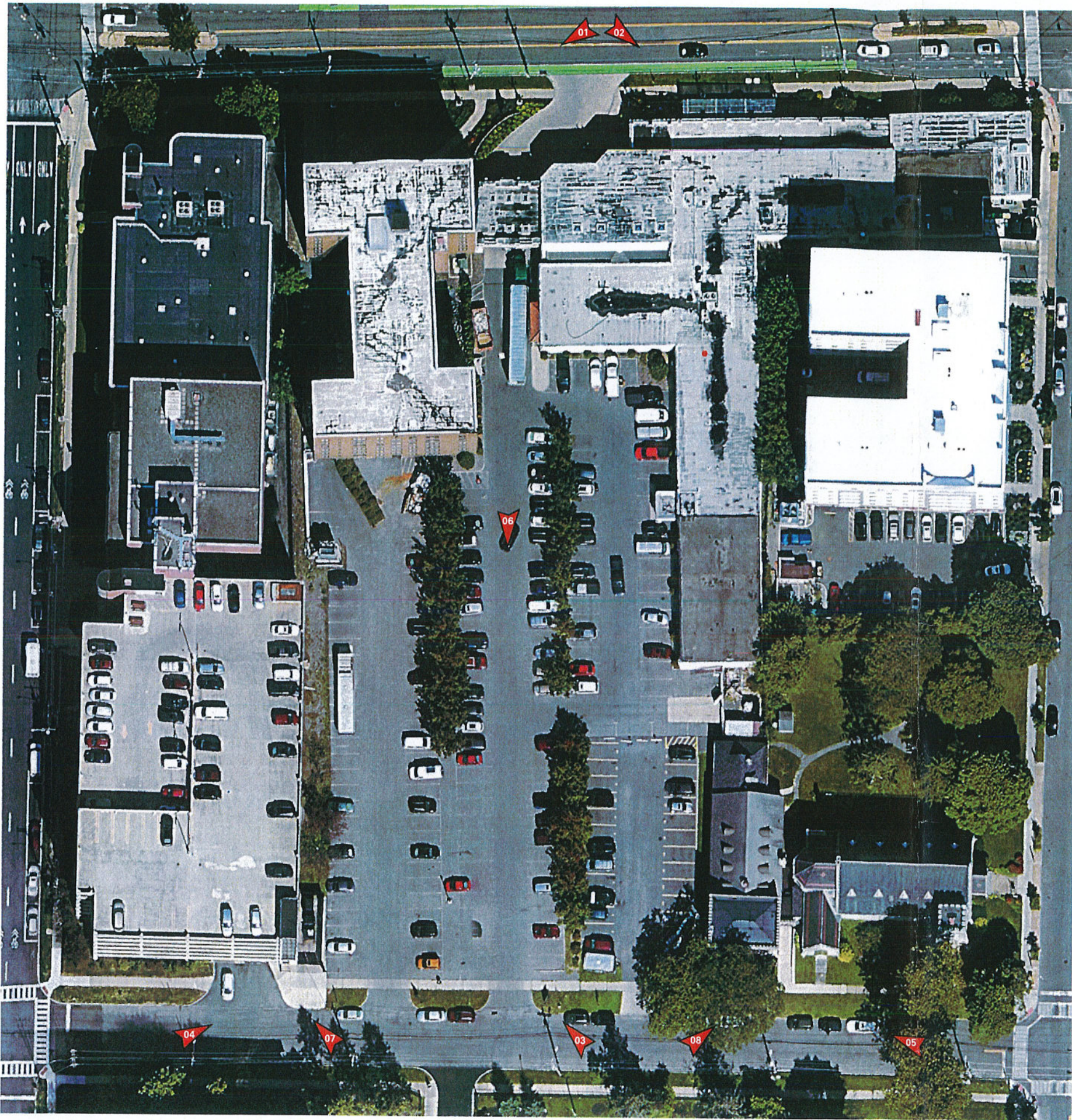


FIBER CEMENT WARM WHITE  
(Not visible in current view)



FIBER CEMENT BLUE

NOTE: MATERIAL IMAGES SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. FINAL MATERIALS WILL BE SUBMITTED FOR REVIEW UPON FINAL DESIGN AND SELECTION.



01



02



03



04



05



06



07



08

**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: Opus at Syracuse		
Project Location (describe, and attach a general location map): South end of property at 1060 East Genesee Street		
Brief Description of Proposed Action (include purpose or need): The proposed project is located on Madison Avenue, in the south parking lot of the Scholar Hotel, which is located at 1060 E. Genesee Street. A lot split is proposed to create a unique parcel on which the building sits. A 7-story multi-unit residential building, with 3 levels of underground parking, is proposed for the site. The proposed building will have 104 residential units. The unit types will range from Studio/Alcove units to 4-Bedroom units, totaling 284 bedrooms. Additional open lot parking, parking access, and open green space is also proposed for the site.		
Name of Applicant/Sponsor: Opus Development Company, L.L.C. (Ben Angelo)		Telephone: E-Mail: ben.angelo@opus-group.com
Address: 9700 Higgins Road Suite 900		
City/PO: Rosemont	State: IL	Zip Code: 60018
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**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 Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Commission	September 23, 2021
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Board Zoning Appeals	September 23, 2021
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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. <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul>		

**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?  Yes  No

- 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?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  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?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**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?  
 Office District, Class B \_\_\_\_\_

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 Police Department; Onondaga County Sheriff; NYS Police

c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse Fire Department; various emergency medical service response units

d. What parks serve the project site?  
City of Syracuse Parks; closest park is Forman 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)? Multi-Family Residential

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 0.88 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 0.88 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 2.69 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: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential, Commercial  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 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: \_\_\_\_\_ 16 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	_____	_____	_____	104
At completion of all phases	_____	_____	_____	104

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

i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

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: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**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? Below grade parking structure, below grade water retention and treatment  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): 30,000 cubic yards  
 • Over what duration of time? 16 months  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Earthen materials comprised of primarily urban cut/fill lands will be excavated and spoils will be hauled to an off-site disposal location TBD.  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. Dewatering of the excavation area by standard methods will be necessary. No processing of excavated materials will occur on site. Spoils from excavation will be disposed off site.  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ 0.66 acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ 0.66 acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ 30 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: Not applicable

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: \_\_\_\_\_ 31,240 gallons/day

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 Water Department
- 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: \_\_\_\_\_ 31,240 gallons/day

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: OCDWEP Metro
- Name of district: City of Syracuse
- 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

The project will coordinate with City and OCWEP officials to determine "offset" volumes needed to be removed from the City's combined sewer to accept projected sanitary flows



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

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?  Yes  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?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 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 160 Proposed 253 Net increase/decrease +93

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
 Removal of one curb cut on Madison Street

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
 During construction a temporary increase in noise levels will be experienced during work hours, generally 7am to 5pm \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Signage lighting, exterior amenities lighting. Locations and fixture specifications TBD \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

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?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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): \_\_\_\_\_

ii. If mix of uses, generally describe:

Existing parking lot adjacent to Hotel

---

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.81	0.73	-0.08
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• 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: Landscape islands/plantings/lawn _____	0.07	0.15	+0.08

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

---

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?  Yes  No  
 If Yes,  
 i. Identify Facilities:  
 Internal Medicine Office, University Gastroenterology, Medical Offices, University buildings, Grace Episcopal Church  
 \_\_\_\_\_

---

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • 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:  
 \_\_\_\_\_

---

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?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
 \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

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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?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
 \_\_\_\_\_

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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?  Yes  No  
 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:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 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?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
 \_\_\_\_\_



v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6.67 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Cazenovia silt loam	_____	92.0 %
Palmyra gravelly loam	_____	2.7 %
Urban land	_____	5.3 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 3 feet

e. Drainage status of project site soils:

- Well Drained: \_\_\_\_\_ 2.7 % of site
- Moderately Well Drained: \_\_\_\_\_ 92.0 % of site
- Poorly Drained \_\_\_\_\_ 5.3 % of site

f. Approximate proportion of proposed action site with slopes:

- 0-10%: \_\_\_\_\_ 100 % of site
- 10-15%: \_\_\_\_\_ % of site
- 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 squirrels, song birds, etc. \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

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?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

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?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

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?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Grace Episcopal Church - USN # 06740.000972

iii. Brief description of attributes on which listing is based:  
Church

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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?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

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.

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i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  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 Ben Angelo Date 9/23/2021

Signature  Title Vice President

