

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION
City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syr.gov * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: 11/18/21 Case: R-21-57 Zoning District: BA

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	<u>Brighton Ave Gas, Inc. Resubdivision</u>	<u>2</u>	<u>±1.258-acres</u>
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>555 East Seneca Turnpike</u>	<u>62.00-1-10.1</u>	<u>Brighton Ave. Gas, Inc.</u>	<u>2017</u>
2) <u>962 East Brighton Avenue</u>	<u>62.00-1-10.1</u>	<u>Brighton Ave. Gas, Inc.</u>	<u>2017</u>
3) <u>*Note: Lots are combined tax lots; refer to assessment logs and tax map</u>	_____	_____	_____
4) _____	_____	_____	_____

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

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

- 1) Special Use Permit 2) Site Plan Review 3) Variances (If Required)

* Special Use Permit & Site Plan Review packages previously submitted to the City of Syracuse Zoning Administrator on August 6, 2021.

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

- Demolition (full and partial):** Applicant proposes to demolish the existing automotive service center as well as other site appurtenances
- New Construction:** Applicant proposes to redevelop the site with a new ±2,650 SF. quick serve restaurant and drive thru
- Facade (Exterior) Alterations:** _____
- Site Changes:** New parking onsite lighting, landscaping and other appurtenances as shown on the attached Site Plan

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Prop. Redevelopment - Quick Serve Restaurant with Drive-thru

Current Land Use(s): Commercial (Automotive repair center with a car wash)

Proposed Land Use(s): Commercial - Quick Serve Restaurant with Drive-thru

Number of Dwelling Units: 1 Proposed Principal Building

Days and Hours of Operation: M-S 8am-3am Typical

Number of Onsite Parking Spaces: ±38-Parking Spaces proposed

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

Please Refer to the attached project narrative

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

Brighton Ave. Gas, Inc.

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
522 Briar Brook Run		Fayetteville	NY	13066	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Daniel John</i>			Date: <i>08/05/21</i>		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

Mike	McCracken	Development Director	Hospitality Syracuse, Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
290 Elmwood Davis Road, Suite 230		Liverpool	NY	13088	Phone: 315-451-1957
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: mikem@hrgweb.com</i>

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

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

Timothy	Freitag	Project Manager	Bohler Engineering		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
17 Computer Drive West		Albany	NY	12205	Phone: 518-438-9900 x 12120
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tfreitag@bohlereng.com</i>

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



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor, Suite 15
Rochester, NY 14625
585.866.1000

Via Overnight Delivery

November 11, 2021

City of Syracuse Office of Zoning Administration
City Hall Commons – Room 500
201 East Washington Street
Syracuse, NY 13202-1426

Attention: Jeff Harrop, Office of Zoning Administrator

**Re: Resubdivision Application
Proposed Taco Bell
962 E. Brighton Ave & 555 East Seneca Turnpike
Syracuse, NY
Tax Map 62.00-1-10.1**

Dear Mr. Harrop,

On behalf of our client, Hospitality Syracuse, Inc., we are pleased to submit the following Resubdivision Application Package for properties formerly known as 962 E. Brighton Ave & 555 East Seneca Turnpike per City request. Please find the following items in support of our application:

- A. One (1) copy of the City of Syracuse "Resubdivision / Lot Alteration Application" and the associated checklist.
- B. One (1) signed copies of the revised "Short Environmental Assessment Form", dated August 6, 2021, last revised November 9, 2021.
- C. One (1) Copy of the "Project Narrative" prepared by Bohler Engineering, dated August 6, 2021, last revised November 9, 2021.
- D. Five (5) (24"x36") and one (1) 11"x17" copies of a site resubdivision plan entitled "Lot Consolidation of 555 Seneca Turnpike Being a Portion of Brighton Ave. Gas, Inc.", prepared by Ausfeld & Waldruff Land Surveyors LLP, dated September 28, 2021.
- E. Five (5) (24"x36") and one (1) 11"x17" copies of a drawing entitled "Site Plan", prepared by Bohler Engineering, dated August 6, 2021, no revisions listed.
- F. Five (5) (24"x36") and one (1) 11"x17" copies of a site survey entitled "ALTA/NSPS Land Title Boundary & Topographical Survey of a Portion of the Lands of Brighton Ave. Gas, Inc.", prepared by Ausfeld & Waldruff Land Surveyors LLP, dated May 21, 2021, last revised July 31, 2021.
- G. A compact disk (CD) containing digital copies of all the above items.

We look forward to appearing before the City Planning Commission at the December 13th meeting to introduce the subject project. Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC

Timothy Freitag, P.E.

Cc: Mike McCracken, Hospitality Syracuse, Inc. (via e-mail delivery)

Project & Stormwater Narrative

Proposed Redevelopment

962 East Brighton Avenue

City of Syracuse, NY

August 6, 2021

Revised November 9, 2021

Introduction

The applicant, Hospitality Syracuse, Inc. is proposing to redevelop an existing site located at 555 East Seneca Turnpike & 962 East Brighton Avenue (tax map parcel #62.00-1-10.1) with a $\pm 2,650$ SF one (1) story restaurant with drive-thru. The overall ± 1.258 -acre parcel is currently owned by Brighton Ave. Gas, Inc. The site is currently serviced by three (3) existing curbs cuts – one (1) from E Brighton Avenue that is proposed to remain and two (2) full movement accesses from East Seneca Turnpike that are proposed to be improved as a part of this redevelopment project. Brighton Ave. Gas, Inc. also controls Tax Map Parcel #62.00-1-11&27. The site is currently developed with a former single-story automotive repair center and car wash, associated parking areas, drives, curbing, utilities, and other associated appurtenances. The existing building and associated site amenities are proposed to be demolished as a part of the proposed project.

The applicant is proposing to redevelop the existing site with a new one (1) story quick serve restaurant with a drive-thru. The project site lies within the Local Business District (BA) zoning district and the use is permitted subject to a Special Use Permit and a Site Plan Review by the City's Planning Commission and the Common Council. The site is adjacent to other commercial facilities and the proposed use will be in harmony with the surrounding areas. A residential property is located to the west of the project site – the project proposes landscaping buffer along the westerly property boundary to shield the residential neighbor from day-to-day site operations. The existing and proposed improvements are further depicted on the attached Site Development Plans prepared by Bohler Engineering, dated August 6, 2021, no revisions listed.

Existing Conditions

The existing ± 1.56 -acre project site is currently developed with a single-story $\pm 5,250$ SF commercial auto repair shop and car wash building along with associated asphalt areas, curbing, utilities, and other associated site appurtenances. Access to the site is currently provided via an existing curb cut from East Brighton Avenue and two (2) existing curb cuts on East Seneca Avenue. The aforementioned existing curb cut on East Brighton Avenue also provides shared access to the neighboring "On the Way" gas station (tax map ID # 62.00-1-11). Additionally access to East Seneca Turnpike is provided by (tax map ID # 62.00-1-27), also owned by Brighton Ave Gas, Inc. These shared accesses are proposed to be maintained as a part of this redevelopment project and a shared access easement is being proposed as depicted on the attached Site Development Plans.

Stormwater from the majority of the site is collected onsite and discharged into an existing drainage system along the easterly property line that eventually outlets into the City conveyance system located within the East Seneca Turnpike right-of-way. Portion of stormwater currently also drains to the properties located towards the northerly and westerly subject parcel boundaries as depicted on the existing topographic map included within this submission.

An existing sanitary sewer access and maintenance easement currently runs along the easterly property boundary as depicted on the attached plans. The redevelopment project proposed to maintain this easement to allow for future access and maintenance of the existing sewer main located within the easement.

The existing features are further depicted on the attached "ALTA/NSPS Land Title Boundary & Topographic Survey of a Portion of the Lands of Brighton Ave. Gas Inc.", prepared by Ausfled & Waldruff Land Surveyors, LLP, dated May 21, 2021, last revised July 31, 2021.

Proposed Conditions

The redevelopment project proposes to construct a new $\pm 2,650$ sf one (1) story restaurant with a drive thru and ± 32 onsite parking spaces. Two-way circulation through the subject site is proposed for access management and efficient circulation. A future mobile order pickup lane as well as a standard drive thru lane are proposed as well. New energy efficient onsite lighting, trash enclosure, sidewalks, landscaping, and other appurtenances are also proposed onsite as depicted on the accompanying Site Plan prepared by Bohler Engineering dated August 6, 2021. Two (2) new building signs, two (2) new pylon signs (one along each available property frontages on East Seneca Turnpike and East Brighton Avenue), and directional signage are also proposed as a part of this project. Signage details have been included as a part of this submission.

BOHLER //

The redevelopment project proposes to maintain the existing shared access to East Brighton Avenue. Two (2) existing curb cuts to East Seneca Turnpike are proposed to be modified and enhanced as a part of this redevelopment project. The easterly curb cut to East Seneca Turnpike is proposed to be maintained as full access however the westerly existing full access curb cut is proposed to be modified as a right-out only. New sidewalk along the East Brighton Avenue property frontage is being proposed to provide for future sidewalk connections to neighboring properties. The project is located in an area of other commercial uses; an existing residential property is located along the westerly project boundary – proposed landscape screening and grade difference will help provide visual and noise buffer to shield the residential neighbor from day-to-day activities of the quick serve restaurant.

Waiver Summary

The applicant seeks a waiver from the Zoning Code requirement for parking and 200ft setback to a residential zoning district. The applicant has multiple facilities similar to the proposed project and they do not need the 89 parking spaces required by code. Based on previous experience, 38 spaces are adequate for the proposed use and the remaining site area has been left for greenspace. The unique property configuration also restricts the applicant from positioning the building 200ft from the neighboring residential zones. As such, the applicant is proposing to maintain the existing vegetation buffer to the north and installing a vegetation buffer on the west side of the site. The applicant has, and will continue to, work with the neighbor on an appropriate screening buffer and the neighbor has indicated their support of the project. The applicant is proposed a ±48ft setback to the west property line and a ±120ft setback to the north property line.

Stormwater Summary

Stormwater from the project site currently discharges to three (3) separate design points. Stormwater from the building and majority of the associated asphalt pavement areas sheet flows to the existing stormwater system located within the sanitary easement located along the easterly property boundary. Stormwater is collected through a network of catch basins before eventually being discharged to the existing conveyance system within the East Seneca Turnpike right of way. Portion of the stormwater from the redevelopment site currently also sheet flow towards the northerly and easterly property boundaries.

The redevelopment project proposes to disturb over one (1) acre of soil and proposes to manage and treat the site stormwater flows in accordance with the latest NYSDEC design manual to achieve the required quality and quantity treatment while maintain the existing stormwater flow patterns. The site is located in a watershed that requires enhanced phosphorous treatment which will be provided via a network of underground and above ground stormwater management facilities as depicted on the attached Site Development Plans prepared by Bohler Engineering. The stormwater design proposes to sheet flow drainage off pavement areas into a network of catch basin and treat the stormwater (for quality and quantity) within a subsurface infiltration treatment system before eventually discharging to the existing on-site stormwater conveyance system. Portion of stormwater associated from the easterly parking lot is proposed to sheet flow overland to a proposed bioretention treatment facility located within the greenspace along the easterly property boundary as depicted on the attached plans. Stormwater from the bioretention facility eventually discharges to the existing City stormwater conveyance system that runs through the subject site.

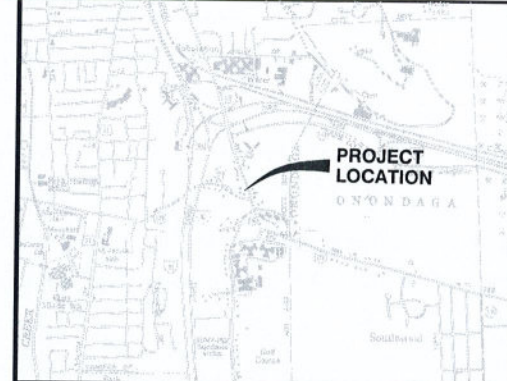
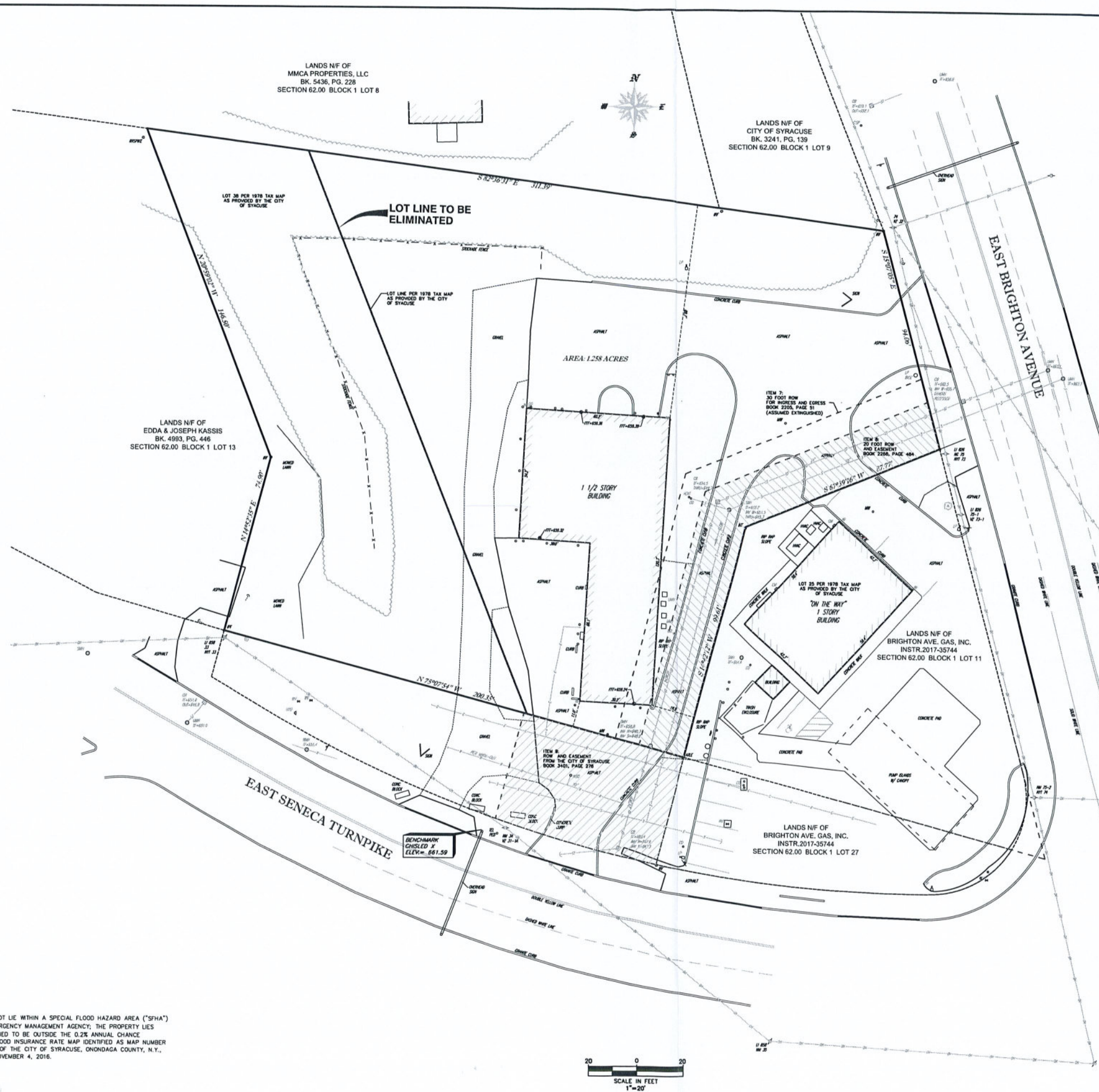
It is anticipated that the proposed stormwater treatment system will maintain the existing flow patterns while providing the required quality and quantity treatment as required by NYSDEC for a project of this magnitude. A SWPPP will be provided to the City for review and approval of the proposed stormwater management system.

Utilities

The project proposes to reuse existing onsite utilities to the extent possible. Water is owned and operated by OCWA (Onondaga County Water Authority) and reuse of the existing water service is proposed. Existing gas & electric services onsite are proposed to be reused to the extent possible. Sanitary sewer service to the project site is currently provided by the Onondaga County Department of Water & Environmental Protection. The proposed redevelopment project requires a 1:1 sewer offset for the 650 gallon per day flow per the sewer authority requirement – being coordinated with the sewer authority.

LEGEND:

- CATCH BASIN
- HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- UTILITY POLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- LANDSCAPED AREA
- ROOF DRAIN
- + SPOT ELEVATION
- SOIL BORING
- MONITORING WELL
- GAS MARKER POST
- ELECTRIC METER
- GAS METER



SITE LOCATION PLAN: 1"=2000'

GENERAL NOTES:

- NORTH IS ORIENTED TO DEED REFERENCE 1
- VERTICAL DATUM IS NAVD83, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

NOTES CORRESPONDING TO TITLE COMMITMENT:

- BASED UPON REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. MT-18043, EFFECTIVE DATE JULY 9, 2021, SCHEDULE B:
- ITEM NO 7: TOGETHER WITH AND SUBJECT TO RIGHTS OF OTHERS INTO A 30 FOOT RIGHT OF INGRESS AND EGRESS RECORDED IN DEED BOOK 2205, PAGE 51 IS SHOWN HEREON AND ASSUMED EXTINGUISHED SINCE BRIGHTON GAS NOW OWNS THE PROPERTY THE ROW IS OVER
- ITEM 8: SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF SYRACUSE RECORDED IN DEED BOOK 2266, PAGE 484, IS SHOWN HEREON AND AFFECTS THE PREMISE
- ITEM 9: SUBJECT TO AN EASEMENT AND RIGHT OF WAY BETWEEN THE CITY OF SYRACUSE AND THOMAS AND MELANIE UNGER, RECORDED IN BOOK 3401, PAGE 276, IS SHOWN HEREON AND AFFECTS THE PREMISE.
- ITEM 10: SUBJECT TO RESTRICTIONS, COVENANTS AND AGREEMENTS CONTAINED IN INSTRUMENT NO. 2017-35744, IN NOT PLOTTABLE AS DESCRIBED, BUT AFFECTS THE PREMISE.

TAX PARCEL NUMBER:

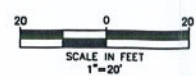
CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK
SEC. 62.00 - BLK. 1 - PARCEL 10.1

DEED REFERENCES:

- 1. SUNOCO RETAIL LLC TO BRIGHTON AVE. GAS, INC., DATED OCTOBER 2, 2017 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED INSTR.2017-35744.

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 36067C0219F, PANEL 219 OF 520, OF THE CITY OF SYRACUSE, ONONDAGA COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.



555 SENECA TURNPIKE		
LOT CONSOLIDATION OF 555 SENECA TURNPIKE BEING A PORTION OF THE LANDS OF BRIGHTON AVE. GAS, INC.		
CITY OF SYRACUSE	ONONDAGA COUNTY, N.Y.	
SCALE: 1"=20'	SEPTEMBER 28, 2021	
DRAWN BY: KDW	PROJECT NO: 21-2965	
Ausfeld & Waldruft Land Surveyors LLP		
323 CLINTON STREET, SCHENECTADY NY		
Phone: (518) 346-1595 Fax: 518-770-1655		
		VINCENT P. AUSFELD P.L.S. LICENSE # 48897 www.awllp.com

Short Environmental Assessment Form

Part 1 - Project Information

Submitted: August 6, 2021
Revised: November 9, 2021

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Redevelopment - Quick Serve Restaurant with Drive Thru			
Project Location (describe, and attach a location map): 962 East Brighton Avenue, Syracuse, NY 13205			
Brief Description of Proposed Action: The applicant proposes to redevelop an existing ±1.26-acres site containing a single story automotive repair center with a new ±2,650 SF quick serve restaurant and a drive-thru. Please refer to the project narrative for additional information.			
Name of Applicant or Sponsor: Hospitality Syracuse Inc. (Contact Mike McCracken)		Telephone: (315)-451-1957 E-Mail: mikem@hrg.web	
Address: 290 Elwood Davis Road, Suite 320			
City/PO: Liverpool		State: NY	Zip Code: 13088
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <small>City of Syracuse Planning Commission: Special use permit & Site Plan Review, Building Permit; Board of Zoning Appeals: Area variance (if needed); NYSDEC - GP-0-20-001 General Permit; NYSDOT - Highway Work Permit; Office of Zoning Administration: Resubdivision</small>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±1.56 acres	
b. Total acreage to be physically disturbed?		±>1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±1.91 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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?
Indiana Bat, Northern Long-... NO YES

16. Is the project site located in the 100-year flood plan?
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? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

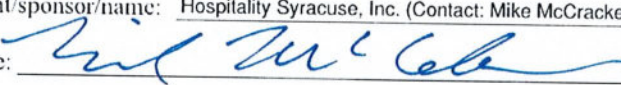
On-site stormwater will be collected and treated onsite and discharged to maintain existing flow patterns and peak flows.

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: _____
_____ NO YES

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Hospitality Syracuse, Inc. (Contact: Mike McCracken) Date: 8-4-21
Signature:  Title: Director of Development