



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

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

<u>R-23-75</u>	<i>Staff Report – January 22, 2024</i>
Application Type:	Resubdivision
Project Address:	1024-1124 Court St & Grant Blvd (Tax Map ID: 006.-10-01.6)
Summary of Proposed Action:	Resubdivision to divide one lot (1024-1124 Court St & Grant Blvd) into two lots. One lot is for the Marianne Cope Shrine Facility, and the other lot will be redeveloped into a multi-unit senior living community to be known as Maria Regina Gardens.
Owner/Applicant	Mark Congel, The Kimberly at Grant Blvd LLC (Owner) Adam Driscoll, Development Manager, Home Leasing LLC (Applicant)
Existing Zone District:	Neighborhood Center, MX-2 Zone District
Surrounding Zone Districts:	The neighboring properties to the north are the Urban Neighborhood, MX-1 Zone District and the Low Density Residential, R2 Zone District, to the south of the property is the Low Density Residential, R2 Zone District, to the east of the property are the Low Density Residential, R2 Zone District and the Open Space, OS Zone District, and to the west of the property is the High Density Residential, R5 Zone District.
Companion Application(s)	SR-23-07 Major Site Plan Review, V-23-20 and V-23-21 Area Variances
Scope of Work:	Divide property at 1024-1124 Court St & Grant Blvd into two lot for the Marianne Cope Shrine Facility and divide the rest portion of 1024-1124 Court St & Grant Blvd into a new lot for redevelopment. Proposed Lot A will be 0.391 Acres (17,031.96 SF) and Propose Lot B will be 7.032 Acres (306,313.92 SF).
Summary of Changes:	This is a continued application from 12/11/23, since then there were no changes to the site plan and the area variances were approved by the Board of Zoning Appeals on 1/11/24. Furthermore, the 30-day lead agency notice for the unlisted, coordinated review according to SEQRA, has elapsed and the Planning Commission is able to vote on a significance.
Staff Analysis:	<p>Pros:</p> <ul style="list-style-type: none"> - The resubdivision creates new lots suitable for the redevelopment of Maria Regina Gardens and preserves the Marianne Cope Shrine Facility (chapel). <p>Cons:</p> <ul style="list-style-type: none"> - The resubdivision will cause the new lot A and lot B to violate the rear setback requirements for property in MX-2 Zone District, which will require area variances. - The resubdivision will make the Marianne Cope Shrine Facility immediate near to the connecting structure, which will violate the state’s requirements for fire separation distance, fire rating issue, etc. and will require state variance.
Zoning Procedural History:	<p>1024-1124 Court St & Grant Blvd:</p> <ul style="list-style-type: none"> - Z-2018 Project Review for multi-building development for Maria Regina College, approved on 1/26/1972. - Z-2019 Project Review for multi-building development for Maria Regina College with area waivers, approved on 10/19/1972. - R-89-10 Resubdivision to combine multiple lots to form 5 new lots, approved on 5/2/1989. - Z-2388 Zone Change from RB-1 to RC, approved on 5/2/1989. - SP-89-13 Special Use Permit for offices of a religious and educational institution, approved on 5/2/1989. - SP-89-19 Special Use Permit for office of religious educational institution,

	<p>approved on 7/10/1989.</p> <ul style="list-style-type: none"> - SP-89-26 Special Use Permit for a geriatric day care center in the basement, approved on 8/22/1989. - SP-92-33 Special Use Permit for an adult day care facility, approved on 12/21/1992. - SD-93-36 Waiver for screening device regulations to erect fence in front yard, approved on 9/21/1993. - R-98-11 Resubdivision to combine 104-110 Michael Avenue and 1100-1124 Court Street in to one lot, approved on 7/6/1998. - R-98-21 Resubdivision to combine multiple lots into 1 new lot, approved on 11/2/1998. - AS-99-45 Sign Waiver for one ground sign, approved on 8/11/1999. - SD-01-30 Permission for a ground sign to encroach into public right-of-way, approved on 10/29/2001. - SP-02-32 Special Use Permit modification for care home expansion and ground sign addition, approved on 10/28/2002. - SP-06-06 Special Use Permit for an adult day care center, medical clinic and religious offices, approved on 3/20/2006. - R-15-14 Resubdivision to combine 11 properties into 4 new lots, approved on 4/8/2015.
<p>Summary of Zoning History:</p>	<p>In 1972, the Maria Regina College first occupied this property with the development of multi-building. In 1989, the property was resubdivided and changed its zone district from residential district class B-1 to residential district class C. In the same year, there were multiple special use permits approved for establishing offices and day care facilities on this property. In 1998, the property again experienced resubdivision to form new lots and there were permissions granted for signage and its encroachment into the public right-of-way from 1999 to 2001. In 2002, a special use permit modification was granted for expanding the care home and adding one ground sign. In 2006, a special use permit was granted for the use of the day care center, medical clinic, and religious offices on the property. And the most recent resubdivision happened in 2015 to combine 11 properties into 4 new lots.</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history. The property was left vacant since 2020 and all the violations are related to the deterioration of the existing structures due to vacancy.</p>
<p>Zoning Violations:</p>	<ul style="list-style-type: none"> - Pursuant to ReZone, Art. 2, Sec. 2.8B, the new lot A will have 14 feet for its rear setback, which violates the rear setback requirements (20 feet or 15% of lot depth) in MX-2 Zone District. - Pursuant to ReZone, Art. 2, Sec. 2.8B, the new lot B will have 8 feet for its rear setback, which violates the rear setback requirements (20 feet or 15% of lot depth) in MX-2 Zone District.
<p>Property Characteristics:</p>	<p>The proposed lot A is irregular in shape with 103.43 feet of frontage on Grant Blvd with a depth of 156 feet. The proposed lot B is irregular in shape with 820.43 feet of frontage on Grant Blvd, 235.10 feet on Kirkpatrick St and 757.8 feet on Court St.</p>
<p>SEQR Determination:</p>	<p>Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.</p>
<p>Onondaga County Planning Board Referral:</p>	<p>The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n</p>

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

- Resubdivision application
- Full Environmental Assessment Form Part 1
- Durable Power of Attorney
- Resubdivision Map. Known as Lot 15D 1024-1124 Court Street, Grant Boulevard & Kirkpatrick Street Resubdivision Map City of Syracuse, County of Onondaga, New York, State Of New York; Licensed Land Surveyor: DANIEL T. HICKOK; Costich Engineering, Land Surveying & Landscape Architecture D.P.C.; Scale: 1" = 40'; Dated: 10/09/2023.
- ALTA/NSPS Land Title Survey (Sheet VT100); Prepared by Costich Engineering, Land Surveying & Landscape Architecture D.P.C.; Scale: 1" = 40'; Dated: 9/23/2022.
- Site Plan (Sheet C201); Prepared by LaBella Associates; Scale: 1" = 40'; Dated: 08/2023.

Attachments:

Resubdivision Application
 Power of Attorney
 Intent of Lead Agency Letter

Full Environmental Assessment Form Part 2 & Part 3
 Code Enforcement History
 IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:		2	7.42
<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) 1024-1124 Court St & Grant Blvd	006.-10-01.6	The Kimberly at Grant Blvd LLC	7/1/2015
2)			
3)			
4)			

As listed in the Department of Assessment property tax records at <http://syr.gov/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) Site Plan application 2) 3)

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

- Demolition (full and partial): Redevelopment of existing parking lots & sidewalks
- New Construction:
- Façade (Exterior) Alterations:
- Site Changes: Parking lot and sidewalk expansions, new underground utilities

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Maria Regina Apartments

Current Land Use(s): Professional Building

Proposed Land Use(s): Residential

Number of Dwelling Units: 185 units

Days and Hours of Operation: 24/7

Number of Onsite Parking Spaces: Proposed layout with 96 spaces

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

The proposed project is to redevelop the existing buildings, with the exception of the chapel into a multi-family housing community. Site improvements include redeveloped and expanded parking lots, drop off loop, sidewalks and underground utilities.

Home Leasing is proposing to subdivide the chapel into its own parcel to be purchased by a perspective church organization to be rehabilitated. Home Leasing will keep the remaining lands as a part of the multi-family housing campus.

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.**

<i>MARK</i>	<i>Cargel</i>	<i>Member</i>	The Kimberly at Grant Blvd LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
4 Clinton Square	Ste. 102	Syracuse	NY 13202	Phone:	<i>315-423-9140</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: info@granitdevco.com</i>
<i>* Signature: [Signature]</i>			<i>Date:</i>	<i>11/29/23</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>
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</i>		

*** 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)

<i>Adam</i>	<i>Driscoll</i>	<i>Development Manager</i>	<i>Home Leasing LLC</i>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
75 S Clinton Ave	Suite 700	Rochester	NY 14604	Phone:	<i>585-329-0232</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: adamdr@homeleasing.net</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)

<i>Dan</i>	<i>Brocht</i>	<i>Sr. Civil Engineer</i>	<i>LaBella Associates</i>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
300 State Street		Rochester	NY 14614	Phone:	<i>585-454-6110</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: dbrocht@labellapc.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>

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Rich Pascarella of 4 Clinton Sq, Ste 102, Syracuse, NY [Address], authorize Home Leasing LLC of 75 S. Clinton Ave, Ste 700, Rochester, NY [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

_____ (A) Real property : Zoning Approvals for _____

at Address: _____

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may not use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

[Signature]
Signature of Principal

11/28/23
Date

Richard Pasarella
Name Printed

4 Claman Sp. Ste 162 Syracuse NY 13202
Address

315-423-9140
Telephone Number

State/Commonwealth of New York
County of Onondaga

Joseph Richer

On this 29 day of November, 2023, before me, Richard Pasarella personally appeared Richard Pasarella, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Joseph Richer
Signature of Notary

(Seal, if any)

My commission expires: 2027

JOSEPH E. RICHER
Notary Public, State of New York
Certificate filed in Onondaga Co.
No. 01R16096136
Commission Expires July 7, 2027

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: Maria Regina Gardens		
Project Location (describe, and attach a general location map): 1024-1124 Court Street and Grant Boulevard, Syracuse, NY 13208, Onondaga County, NY (SBL: 006.-10-0.16)		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of the acquisition and re-development of the campus that formerly housed St. Anthony's Convent and Maria Regina College located at the northeast corner of Court Street and Grant Boulevard, in a residential neighborhood within the City of Syracuse. The existing campus covers approx. 7.42 acres and contains 6 buildings totaling approx. 91,300 sq. ft. Home Leasing proposes to re-develop the existing buildings, with the exception of the chapel, into a community for people aged 62 and older. The existing chapel will be subdivided from the rest of the property. As such, the project area is approx. 7.1 acres. The project will consist of approximately 181 affordable apartments, all of which will be studio and one-bedroom units. Additionally, a community center will be available on site to residents and the public. Site improvements will include redeveloped parking lots, a new drop off loop, sidewalks, landscaping, new utility connections and associated stormwater management. The proposed ground disturbance is +/-2.7 acres.		
Name of Applicant/Sponsor: Jenifer Higgins, Development Manager, Home Leasing	Telephone: 585-262-6210	E-Mail: jeniferhi@homeleasing.net
Address: 75 S. Clinton Avenue, Suite 700		
City/PO: Rochester	State: NY	Zip Code: 14604
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): The Kimberly at Grant Blvd, LLC	Telephone:	E-Mail:
Address: 4 Clinton Sq, Suite 102		
City/PO: Syracuse	State: NY	Zip Code: 13202

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 checked="" 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	Subdivision, site plan approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area variance	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Landmark Preservation Board approval (recommendation)	
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES permit, SHPO, HFA 4% bond NYSDOT - Access Permit	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. 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 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 iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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):

Onondoga Lake Watershed - Enhanced Phosphorus Removal

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?
MX-2 - Neighborhood Center

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? Syracuse CSD

b. What police or other public protection forces serve the project site?
Northside Community Police, Syracuse Police Department North District

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Station 2, American Medical Response of CNY, Upstate Emergency Room

d. What parks serve the project site?
Schiller Park, Washington Square Park, DeMong Park, Union 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)? Affordable apartment community for seniors

b. a. Total acreage of the site of the proposed action? +/- 7.4 acres
b. Total acreage to be physically disturbed? +/- 2.7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 7.4 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)
Separate the existing chapel from proposed apartment development

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum +/-0.3 acres Maximum +/-7.1 acres

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 30 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	181	_____	_____	_____
At completion of all phases	181	_____	_____	_____

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: _____
 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? Asphalt parking lot, Geothermal (vertical) _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): TBD _____
 • Over what duration of time? TBD _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 TBD. Excavated soil will be trucked off site. _____

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

v. What is the total area to be dredged or excavated? _____ TBD acres
 vi. What is the maximum area to be worked at any one time? _____ TBD acres
 vii. What would be the maximum depth of excavation or dredging? _____ TBD feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
 N/A _____

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: _____ 22,000 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: _____ 22,000 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 (22,000 gpd)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- 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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or 7.1 acres (parcel size)
- ii. Describe types of new point sources. The reconfiguration of pavement and sidewalk areas will lead to an overall reduction in impervious coverage for the parcel.

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 Storm sewer will be connected to the existing roadway storm system via the existing lateral.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 Gas generator (TBD)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? 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
see note below

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): _____
N/A

iii. Parking spaces: Existing 112 Proposed 96 Net increase/decrease -16

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:
No changes

vi. Are public/private transportation service(s) or facilities available within 1/2 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: _____
TBD

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

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"> • Monday - Friday: <u>7am-9pm</u> • Saturday: <u>7am-9pm</u> • Sunday: <u>none</u> • Holidays: <u>none</u> 	<p>ii. During Operations: Community Center hours: TBD</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7/365</u> • Saturday: <u>24/7/365</u> • Sunday: <u>24/7/365</u> • Holidays: <u>24/7/365</u>
--	---

D.2.j. The site was previously occupied by a daycare, a convent and sisters wings which housed approximately 75 sisters. The daycare was closed in 2014, and the site has been vacant since the Sisters sold it in 2015. It is anticipated that traffic generated from the new development will be greater than the existing abandoned use, but not greater than the previous use.

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:
 Construction and demolition activities may exceed existing ambient noise levels for limited periods of time. It is also anticipated that additional noise from vehicle traffic at the site may occasionally exceed existing ambient noise levels for short periods of time once the apartments are operational.

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:
 Fixtures will be downward cast and dark sky compliant.

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: _____ TBD tons per _____ TBD (unit of time)
 • Operation : _____ TBD tons per _____ TBD (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: TBD. Recycle demolition materials to the greatest extent possible.
 • Operation: Recycling bins located in community spaces
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Non-hazardous materials will be disposed of by a local waste management company
 • Operation: Regular recycling pickup weekly

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): Educational
 ii. If mix of uses, generally describe:

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	3.97	3.93	-0.04
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn/shrub scrub</u>	3.07	3.11	+0.04

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:
The 3 Little Bears (daycare center), Francis House (hospice care), Magnarelli Community Center, Marcia Street Group home, Grant Jr. High School (temporarily closed)

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: _____

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:

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): 8710278, 8710710
 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):
Spill 8710278 was closed on 1/19/1989. Spill 8710710 was closed on 9/15/1988.

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? _____ +/- >6.5 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:

Ontario loam	_____	+/-75 %
Howard gravelly fine sandy loam	_____	+/-19 %
Ovid silt loam	_____	+/-6 %

d. What is the average depth to the water table on the project site? Average: _____ +/-5.0 feet

e. Drainage status of project site soils: Well Drained: _____ +/-94 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ +/-6 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 10% 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">Squirrels _____</td> <td style="width: 33%; border: none;">Songbirds _____</td> <td style="width: 33%; border: none;">Crows _____</td> </tr> <tr> <td style="border: none;">Hawks _____</td> <td style="border: none;">Chipmunks _____</td> <td style="border: none;">Racoons _____</td> </tr> </table>			Squirrels _____	Songbirds _____	Crows _____	Hawks _____	Chipmunks _____	Racoons _____
Squirrels _____	Songbirds _____	Crows _____						
Hawks _____	Chipmunks _____	Racoons _____						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 								
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>								
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>USFWS: NLEB. The project will disturb <0.1 acres of trees. The Applicant has received a concurrence letter of "No Effect" for the Northern Long Eared Bat.</p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>								
<p>E.3. Designated Public Resources On or Near Project Site</p>								
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>								

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: _____ SHPO consultation is ongoing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: <u>Eligible property: 2719 Grant Boulevard, Eligible property: Grant Middle School, St. Anthony Convent and Convent School</u> iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Identify resource: <u>Assumption Cemetery, Woodlawn Cemetery & Mausoleums, Onondaga Lakefront</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Cemeteries, local lake</u> iii. Distance between project and resource: _____ +/- 0.5 - 1 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

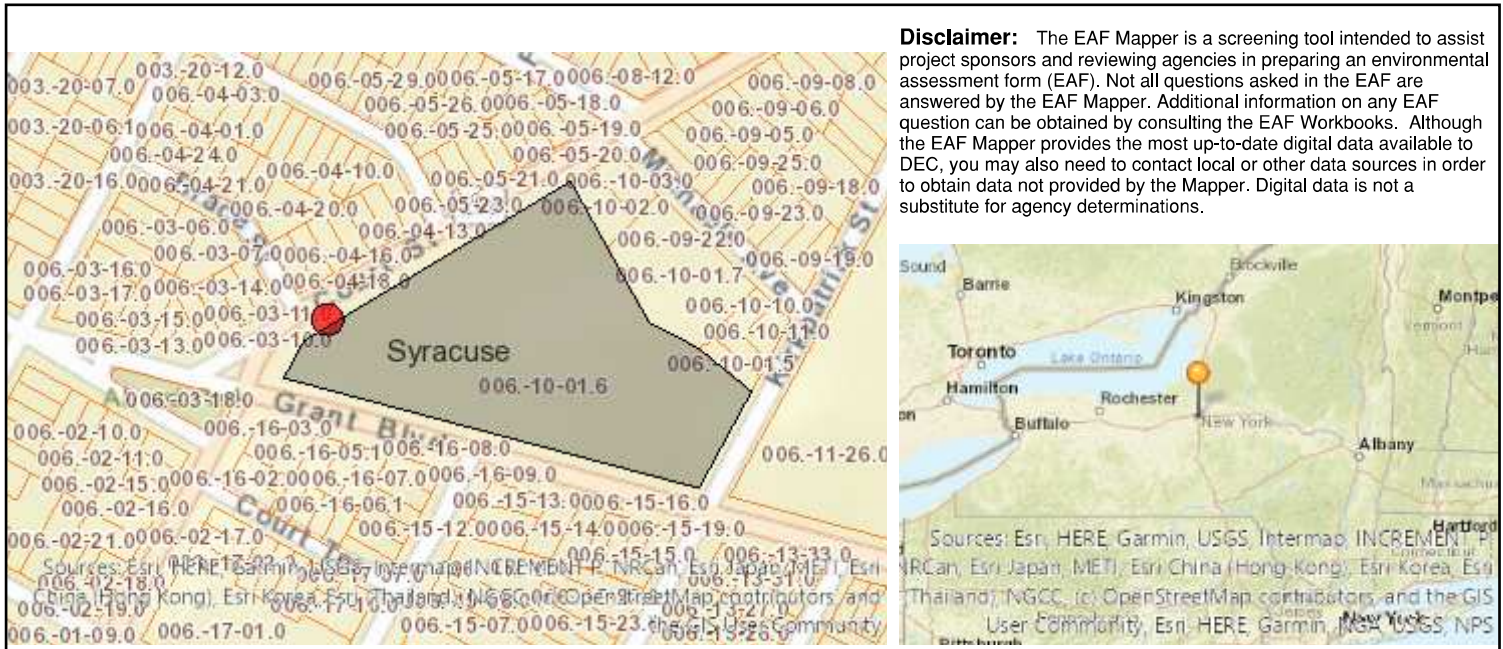
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Adam Driscoll Date 11/28/23

Signature Adam Driscoll Title Owner's rep

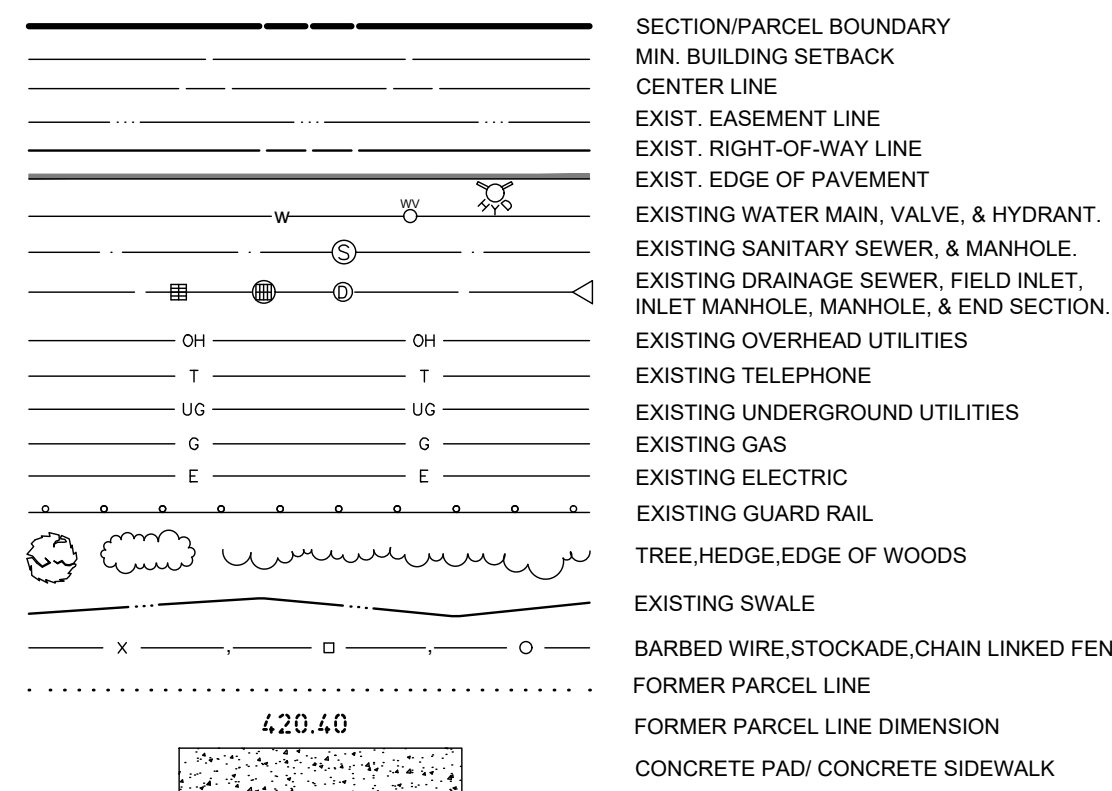


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:2719 Grant Boulevard, Eligible property:Grant Middle School, St. Anthony Convent and Convent School
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

LINE LEGEND

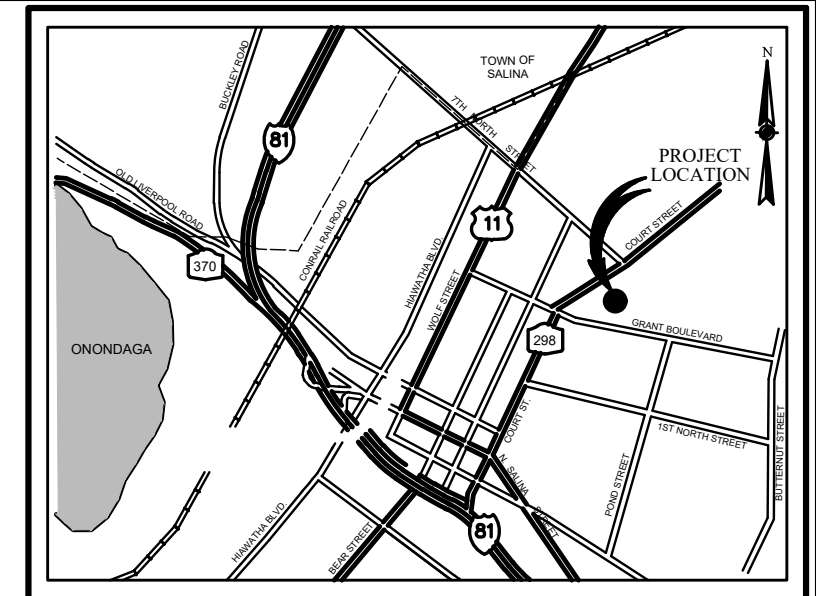


EASEMENT NOTES

PER REF. #2
 12. EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

REFERENCES

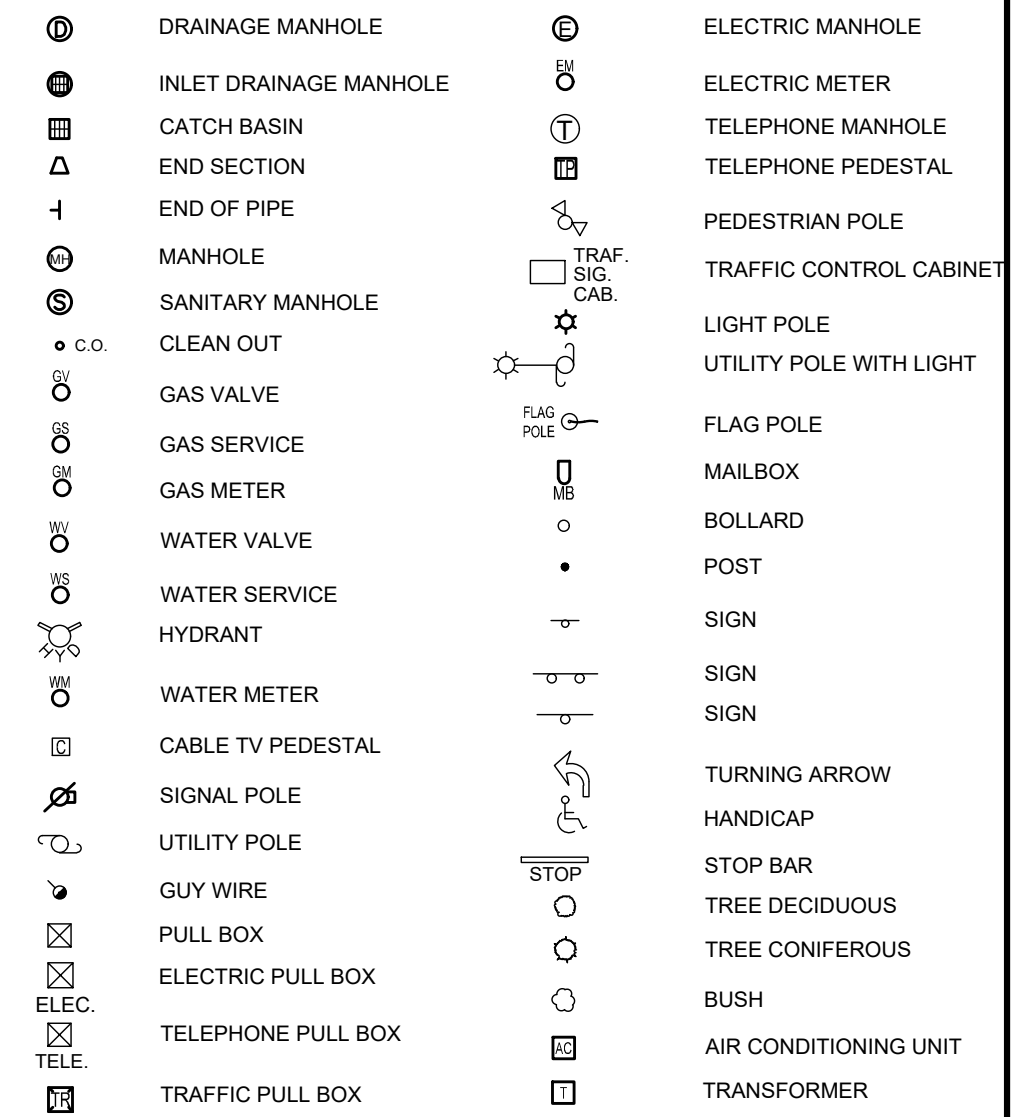
- MAP ENTITLED "SUBDIVISION OF LOT 15C MICHAELS TRACT", PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
- ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.
- ABSTRACT BY STEWART TITLE INSURANCE COMPANY, CERTIFICATE NO. 81169013, DATED JULY 28, 2021.



LOCATION SKETCH

NOT TO SCALE

SYMBOL LEGEND



SURVEY NOTES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022. VERTICAL DATA OBTAINED THROUGH NYSDOT CORRS NETWORK REFERENCED TO THE FOLLOWING MONUMENT
 NORTH SYRACUSE CORRS STATION
 -LATITUDE: 43-07-07.74858 (N)
 -LONGITUDE: 075-08-29.77296 (W)
 -ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORS)
- HORIZONTAL DATA PER REFERENCE NO. 1.

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 16, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: *Daniel T. Hickok* Date: 11-27-2023
 Daniel T. Hickok, N.Y.S. L.S., No. 050449

SITE DATA

- EXISTING ZONING: RC - RESIDENTIAL
- BULK REQUIREMENTS:

MIN. LOT AREA (SF)	REQUIRED
MIN. LOT AREA (SF)	N/A
MAX LOT COVERAGE	25%
MIN. LOT WIDTH (FT)	40-50
MAX. BUILDING HEIGHT (FT)	36
MIN. FRONT YARD SETBACK (FT)	30
MIN. SIDE YARD SETBACK (FT)	20
MIN. REAR YARD SETBACK (FT)	20 FT OR 15% OF DEPTH

APPROVALS

BY _____ DATE _____
 CITY PLANNING COMMISSION

BY _____ DATE _____
 COUNTY HEALTH DEPARTMENT

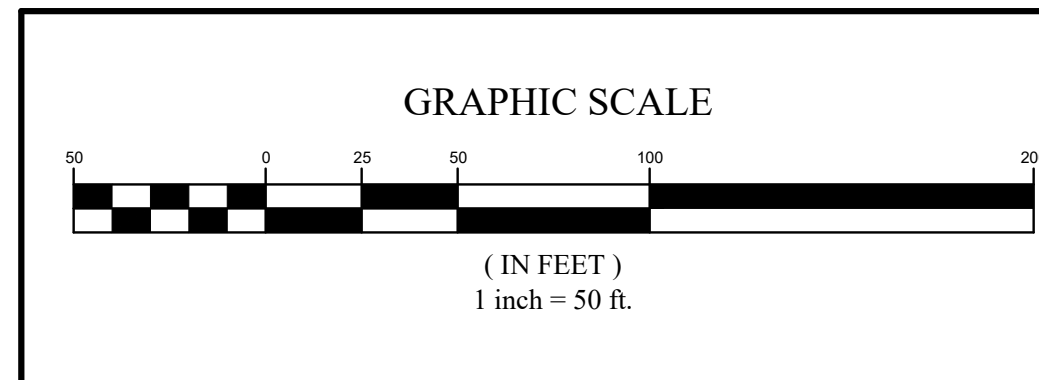
BY _____ DATE _____
 ASSESSMENT OFFICE

BY _____ DATE _____
 FINANCE OFFICE

BY _____ DATE _____
 ENGINEERING OFFICE

FLOOD NOTE:
 By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36067C0209F Community Panel No. 360595, City of Syracuse, which bears an effective date of 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

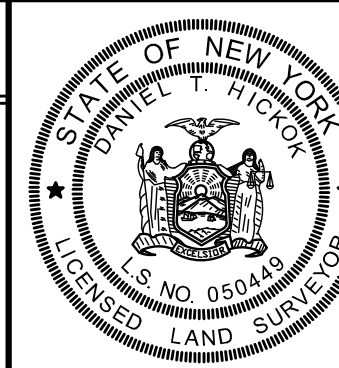
EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



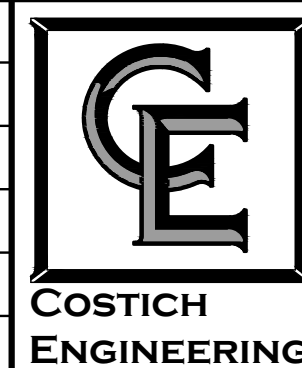
NO.	DATE	REVISION	BY	CHKD.	APVLS.
2	11/27/2023	ADJUST PROPOSED PARCEL LINES	GMS	DTH	
1	11/14/2023	ADJUST PROPOSED PARCEL LINES	GMS	DTH	

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PROJECT MANAGER
 D.T.H.
 DRAWN BY
 G.M.S./D.T.H.
 BOUNDARY
 D.T.H.
 TOPOBASE
 G.L.R.
 DATE
 10/09/2023
 SCALE
 1"=50'



• CIVIL ENGINEERING
 • LAND SURVEYING
 • LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3020

TITLE OF PROJECT
LOT 15D 1024-1124 COURT STREET, GRANT BOULEVARD & KIRKPATRICK STREET RE-SUBDIVISION MAP

LOCATION OF PROJECT TAX PARCEL NO. 006-10-01.6
 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK

CLIENT LABELLA ASSOCIATES
 300 STATE STREET - SUITE 201
 ROCHESTER, NEW YORK 14614

DWG # 8740
VS100
 SHEET 1 OF 1



SITE KEY NOTES

- 1 NEW ASPHALT PAVEMENT SECTION
- 2 NEW ASPHALT OVERLAY SECTION
- 3 NEW CONCRETE SIDEWALK
- 4 NEW WOODEN GUARD RAIL
- 5 NEW SIGNAGE, REFER TO STRIPING AND SIGNAGE PLAN
- 6 NEW PAVEMENT JOINT
- 7 NEW ADA ACCESS RAMP
- 8 NEW HAND RAIL
- 9 PROPOSED PROPERTY LINE
- 10 NEW BUILDING ADDITION - SEE ARCHITECTURAL PLANS
- 11 NEW STAIRS
- 12 NEW LAWN IN ALL DISTURBED AREAS



ZONING INFORMATION

CODE APPLIED	REQUIRED	EXISTING	PROPOSED
WEBSITE	REZONE SYRACUSE: A CITYWIDE ZONING UPDATE - DATED MARCH 2023		NON-CORNER PARCEL
CLASSIFICATION	HTTPS://WWW.SYRACUSE.GOV/DEPARTMENTS/ZONING-ADMINISTRATION		
PROPERTY TAXED		MX-2 NEIGHBORHOOD CENTER	HOME LEASING, LLC
FRONT SETBACK	0 FT	±8 FT	±39 FT
SIDE SETBACK	10 FT	0 FT	±25 FT
REAR SETBACK	85 FT	±17 FT	±17 FT
MAX HEIGHT	NONE	±110 FT	±110 FT
MAX IMPERVIOUS COVERAGE	80%	55.7%	56.2%

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to place on a plan in any way, if an item bearing the seal of an architect, engineer, or land surveyor is affixed, the affixing architect, engineer, or land surveyor shall affix to the item their seal and notation "affixed by" followed by their signature and date of such alteration, and a specific description of the alteration.

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HOME LEASING

75 SOUTH CLINTON AVE. SUITE 700
ROCHESTER, NY 14604

HOME LEASING
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

MARIA REGINA APARTMENTS

2501 GRANT STREET
SYRACUSE, NY 13208

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER:	2212978	
DRAWN BY:		
REVIEWED BY:		
ISSUED FOR:	REVIEW	
DATE:	AUGUST 2023	
DRAWING NAME:		

SITE PLAN

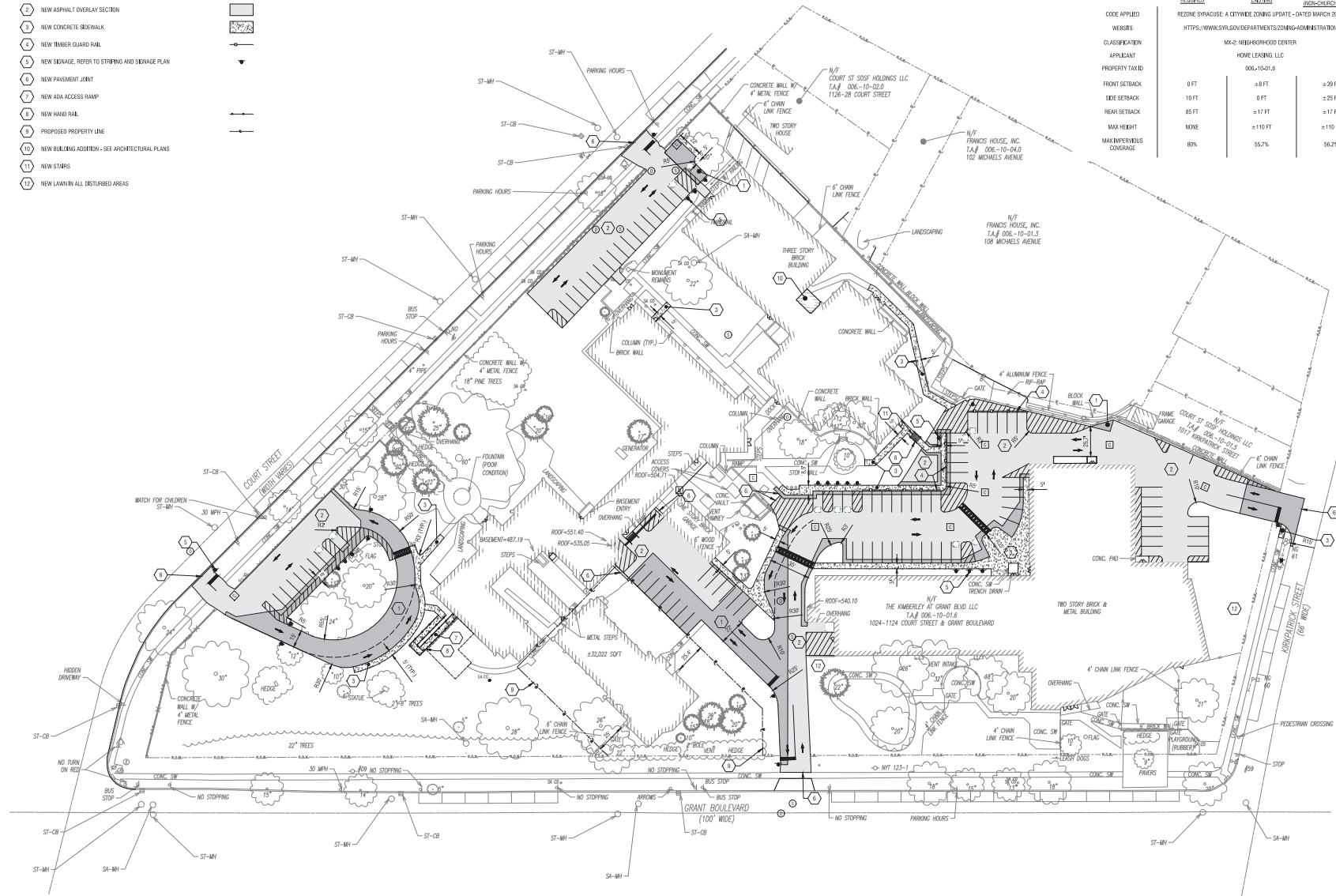
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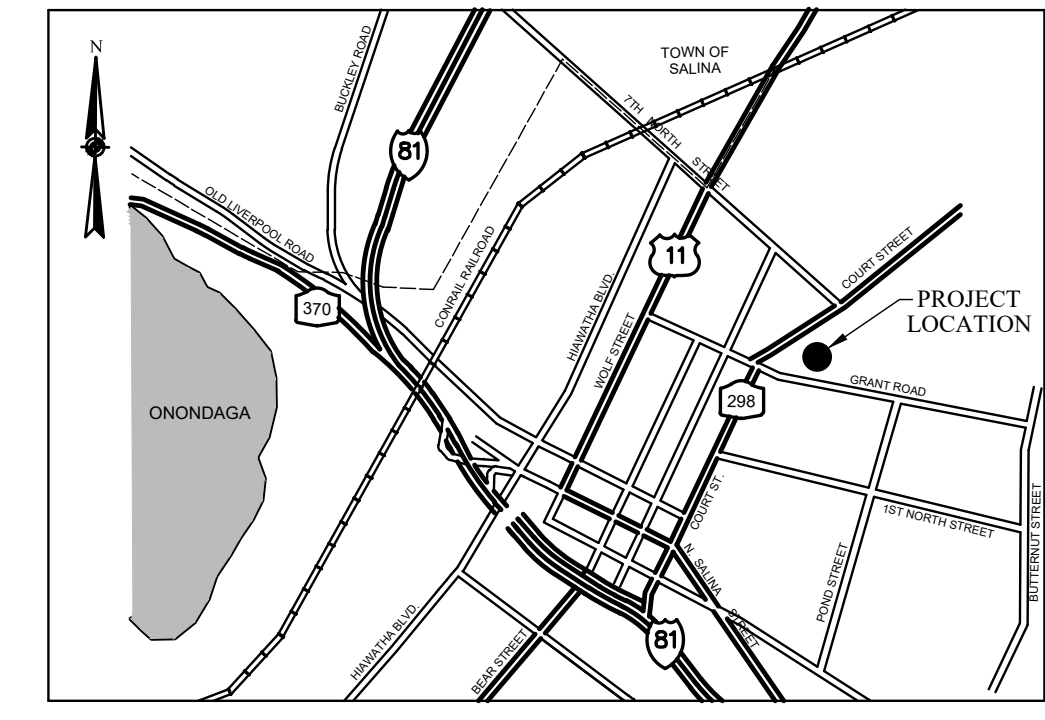
C201

SITE PLAN
SCALE: 1" = 40'

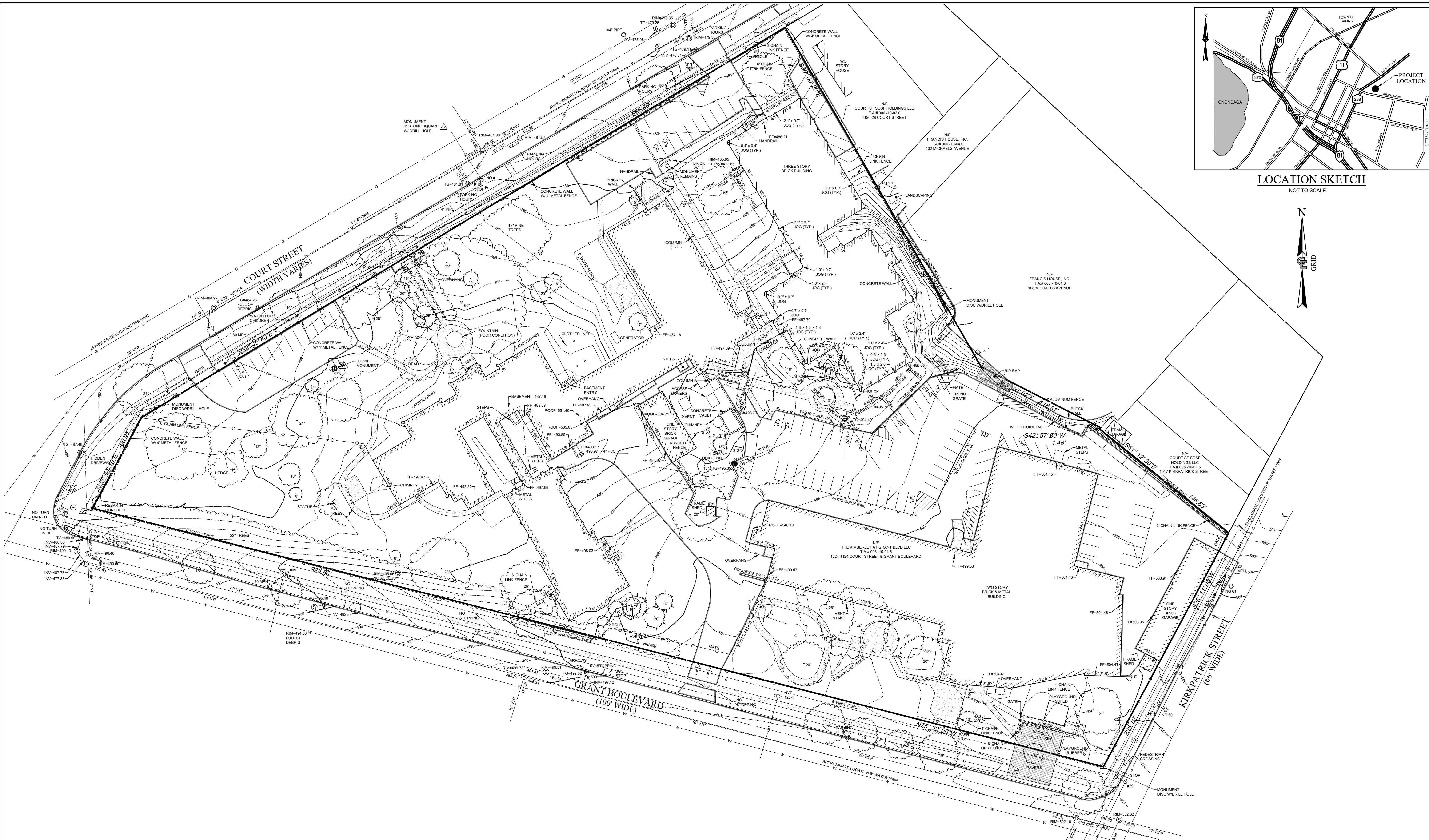
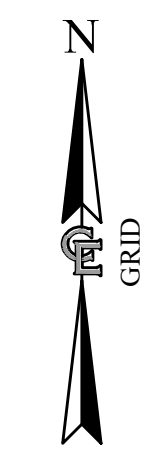


08/20/23 10:30 AM PM
 Home Leasing LLC 2212978 - Environmental Concept Drawing C201 (300 STATE STREET) PLAN

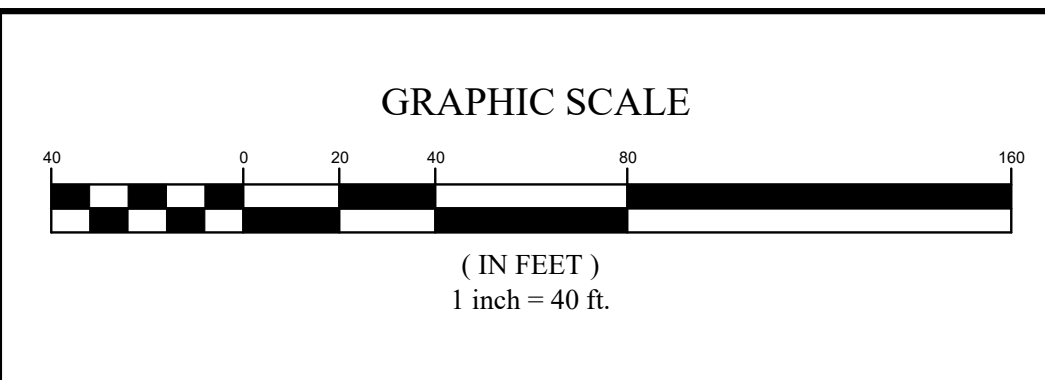




LOCATION SKETCH
NOT TO SCALE



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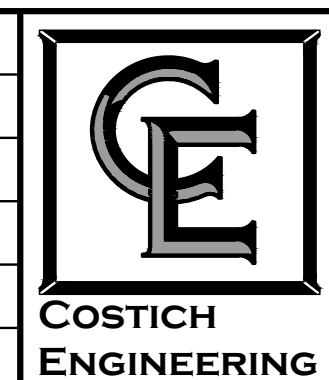


NO.	DATE	REVISION	BY	CHKD.	APVLS.

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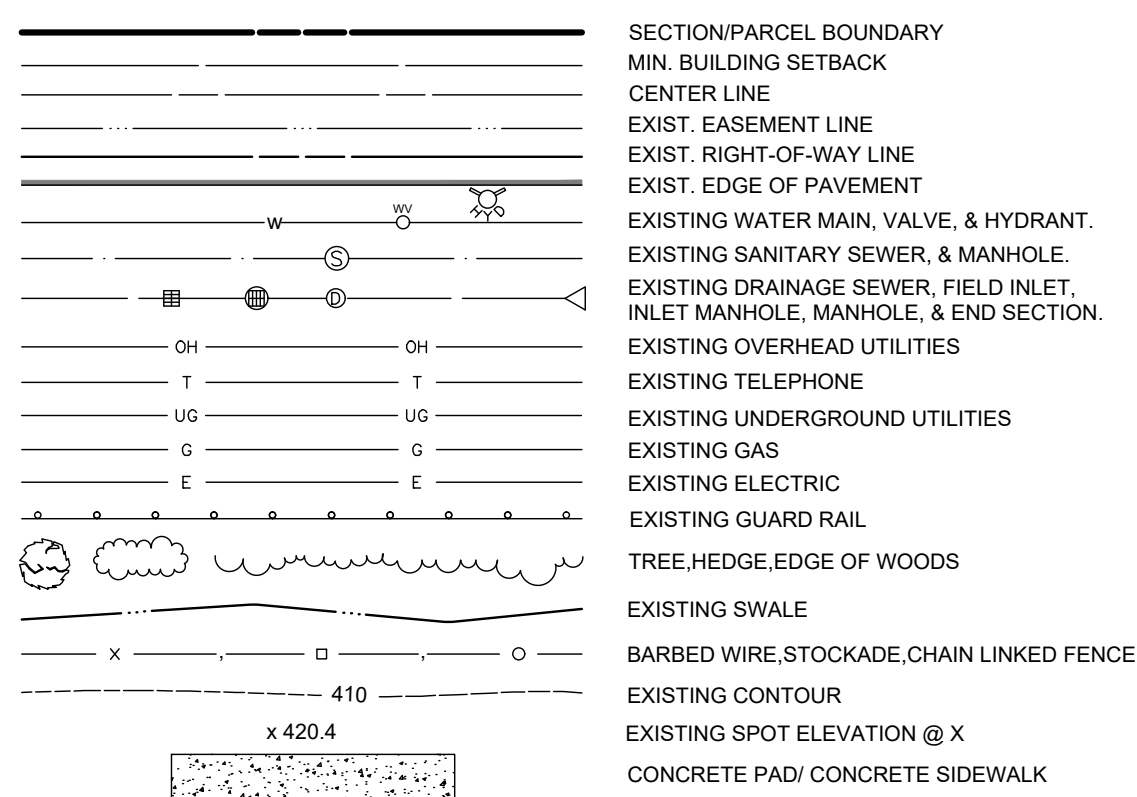
PROJECT MANAGER: D.T.H.
DRAWN BY: G.M.S.
BOUNDARY: D.T.H.
TOPBASE: G.L.R.
DATE: 9/23/2022
SCALE: 1"=40'



- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: 1024-1124 COURT STREET & GRANT BOULEVARD
TITLE OF DRAWING: ALTA/NSPS LAND TITLE SURVEY
LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT: LABELLA ASSOCIATES 300 STATE STREET - SUITE 201 ROCHESTER, NEW YORK 14614
DWG. # 8740
VT100
SHEET 1 OF 2

LINE LEGEND



SECTION/PARCEL BOUNDARY
 MIN. BUILDING SETBACK
 CENTER LINE
 EXIST. EASEMENT LINE
 EXIST. RIGHT-OF-WAY LINE
 EXIST. EDGE OF PAVEMENT
 EXISTING WATER MAIN, VALVE, & HYDRANT.
 EXISTING SANITARY SEWER, & MANHOLE.
 EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
 EXISTING OVERHEAD UTILITIES
 EXISTING TELEPHONE
 EXISTING UNDERGROUND UTILITIES
 EXISTING GAS
 EXISTING ELECTRIC
 EXISTING GUARD RAIL
 TREE, HEDGE, EDGE OF WOODS
 EXISTING SWALE
 BARBED WIRE, STOCKADE, CHAIN LINKED FENCE
 EXISTING CONTOUR
 EXISTING SPOT ELEVATION @ X
 CONCRETE PAD/ CONCRETE SIDEWALK

PARCEL DESCRIPTION

PER ABSTRACT

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 15C OF THE MICHAELS TRACT AS SHOWN ON A RE-SUBDIVISION PLAN FILED ON DECEMBER 2, 1998 AS MAP #8717 IN THE ONONDAGA CLERK'S OFFICE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF GRANT BOULEVARD WITH THE NORTH-WESTERLY MARGIN OF KIRKPATRICK STREET, THENCE NORTH 75 DEG. 39 MIN. 00 SEC. WEST, ALONG THE NORTHERLY MARGIN OF GRANT BOULEVARD, 923.86 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY MARGIN OF COURT STREET, THENCE ALONG THE SOUTHEASTERLY MARGIN OF COURT STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(1) NORTH 28 DEG. 14 MIN. 10 SEC. EAST 90.91 FEET TO A POINT; AND
 (2) NORTH 58 DEG. 45 MIN. 40 SEC. EAST 668.89 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF SISTERS OF THE THIRD FRANCISCAN ORDER (REPUTED OWNER) ON THE SOUTHWEST AND OTHER LANDS NOW OR FORMERLY OF SISTERS OF THE THIRD FRANCISCAN ORDER AS DESCRIBED IN BOOK 3438 OF DEEDS AT PAGE 179. THE LANDS NOW OR FORMERLY OF CAROL A. FERLAND, ET. AL. AS DESCRIBED IN BOOK 3907 OF DEEDS AT PAGE 24, AND THE LANDS NOW OR FORMERLY OF FRANCIS HOUSE INC. AS DESCRIBED IN BOOK 4772 OF DEEDS AT PAGE 535 IN PART BY EACH ON THE NORTH EAST;

THENCE ALONG THE LAST DESCRIBED DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 (1) SOUTH 30 DEG. 00 MIN. 02 SEC. EAST 347.38 FEET TO A POINT; AND
 (2) SOUTH 63 DEG. 00 MIN. 02 SEC. EAST 118.81 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF SISTERS OF THE THIRD FRANCISCAN ORDER (REPUTED OWNER) GENERALLY ON THE SOUTHWEST AND OTHER LANDS NOW OR FORMERLY OF SISTERS OF THE THIRD FRANCISCAN ORDER AS DESCRIBED IN BOOK 3203 OF DEEDS AT PAGE 334 GENERALLY ON THE NORTHEAST;

THENCE ALONG THE LAST DESCRIBED DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 (1) SOUTH 42 DEG. 57 MIN. 00 SEC. WEST 1.46 FEET TO A POINT; AND
 (2) SOUTH 51 DEG. 12 MIN. 30 SEC. EAST 12 MIN. 30 SEC. EAST 146.83 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY MARGIN OF KIRKPATRICK STREET;

THENCE SOUTH 28 DEG. 11 MIN. 00 SEC. WEST, ALONG THE NORTHWESTERLY MARGIN OF KIRKPATRICK STREET 235.10 FEET TO THE POINT OR PLACE OF BEGINNING CONTAINING APPROXIMATELY 7.422 ACRES OF LAND.

BEING "NEW LOT 15D" AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF LOT 15C MICHAELS TRACT INTO NEW LOT 15D #1024-1124 COURT ST., GRANT BLVD., KIRKPATRICK ST., NEW LOT 15E #1017 KIRKPATRICK ST." PREPARED BY C.T. MALE ASSOCIATES DATED FEBRUARY 4, 2015 AND REVISED ON FEBRUARY 19, 2015 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JULY 2, 2015 AS MAP NO. 12039.

EASEMENT NOTES

PER REF. #2

12. EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

GENERAL NOTES

- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
- AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE THAT THE SITE IS OR WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR GRAVE SITES ON THE SUBJECT PROPERTY.
- PER N.Y.S.D.E.C. FRESHWATER WETLANDS MAP THERE ARE NO D.E.C. WETLANDS IN THE PROJECT AREA.
- PER NATIONAL WETLANDS INVENTORY MAP THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO COURT STREET, GRANT BOULEVARD AND KIRKPATRICK STREET, ALL PUBLIC DEDICATED RIGHT-OF-WAYS.

UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET # 09022-000-204-00 DATED SEPTEMBER 2, 2022

1. CITY OF SYRACUSE WTR	315-448-8346	UTILITIES PLOTTED
2. GAS SECURE INTEGRATION LLC	518-362-6060	NO CONFLICT
3. NATIONAL GRID / CENTRAL / ELECTRIC	315-428-6319	NO CONFLICT
4. NATIONAL GRID / CENTRAL / GAS	315-428-5284	UTILITIES PLOTTED
5. ONONDAGA COUNTY WATER AUTHORITY	315-455-7061 X3122	UTILITIES PLOTTED
6. VERIZON SYRACUSE	315-937-2515	NO CONFLICT

SYMBOL LEGEND

	RAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN		TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE		PEDESTRIAN POLE
	MANHOLE		TRAFFIC CONTROL CABINET
	SANITARY MANHOLE		LAMP POST
	CLEAN OUT		LIGHT POLE
	GAS VALVE		UTILITY POLE WITH LIGHT
	GAS SERVICE		FLAG POLE
	GAS METER		MAILBOX
	WATER VALVE		BOLLARD
	WATER SERVICE		POST
	HYDRANT		SIGN
	WATER METER		SIGN
	CABLE TV PEDESTAL		SIGN
	SIGNAL POLE		TURNING ARROW
	UTILITY POLE		HANDICAP
	GUY WIRE		STOP BAR
	PULL BOX		TREE DECIDUOUS
	ELECTRIC PULL BOX		TREE CONIFEROUS
	TELEPHONE PULL BOX		BUSH
	TRAFFIC PULL BOX		AIR CONDITIONING UNIT
	TRANSFORMER		

SITE DATA

1. EXISTING ZONING:	RC - RESIDENTIAL
2. BULK REQUIREMENTS:	REQUIRED
MIN. LOT AREA (SF)	N/A
MAX LOT COVERAGE	25%
MIN. LOT WIDTH (FT)	40-50
MAX. BUILDING HEIGHT (FT)	36
MIN. FRONT YARD SETBACK (FT)	30
MIN. SIDE YARD SETBACK (FT)	20
MIN. REAR YARD SETBACK (FT)	20 FT OR 15% OF DEPTH

REFERENCES

- MAP ENTITLED "SUBDIVISION OF LOT 15C MICHAELS TRACT", PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
- ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.
- ABSTRACT BY STEWART TITLE INSURANCE COMPANY, CERTIFICATE NO. 81169013, DATED JULY 28, 2021.

SURVEY NOTES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022 VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

 NORTH SYRACUSE CORS STATION
 -LATITUDE: 43-07-07.74858 (N) NAD 83 (CORS)
 -LONGITUDE: 076-08-29.77296 (W)
 -ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORS)
- HORIZONTAL DATA PER REFERENCE NO. 1.

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, 13, 14, 16, 17, AND 18 OF TABLE A HEREOF.

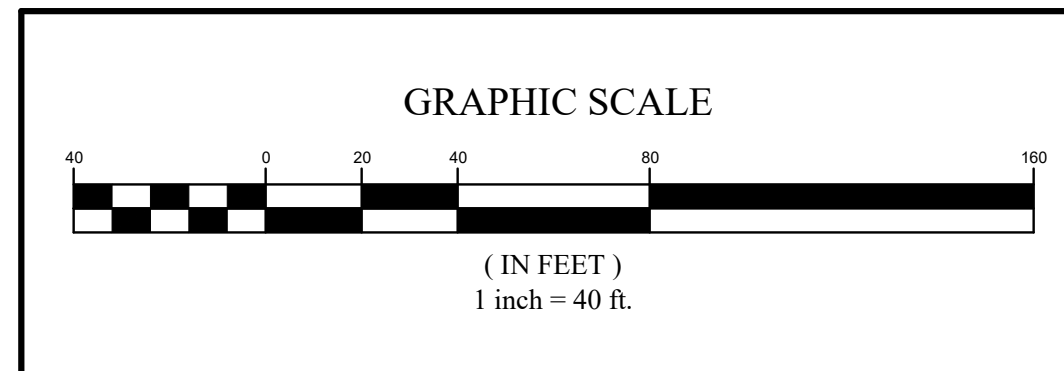
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By: *Daniel T. Hickok* Date: 11/21/2022
 Daniel T. Hickok, N.Y.S. L.S. No. 050449

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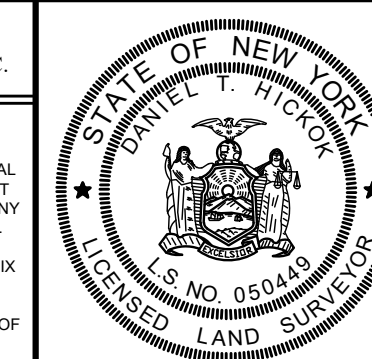
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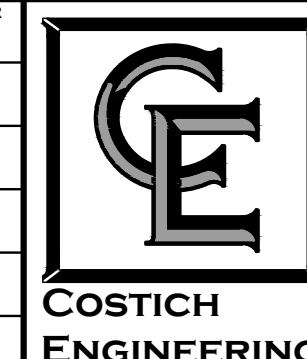
NO.	DATE	REVISION	BY	CHKD.	APVLS.

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PROJECT MANAGER
 D.T.H.
 DRAWN BY
 G.M.S.
 BOUNDARY
 D.T.H.
 TOPOBASE
 G.L.R.
 DATE
 9/23/2022
 SCALE
 1"=40'

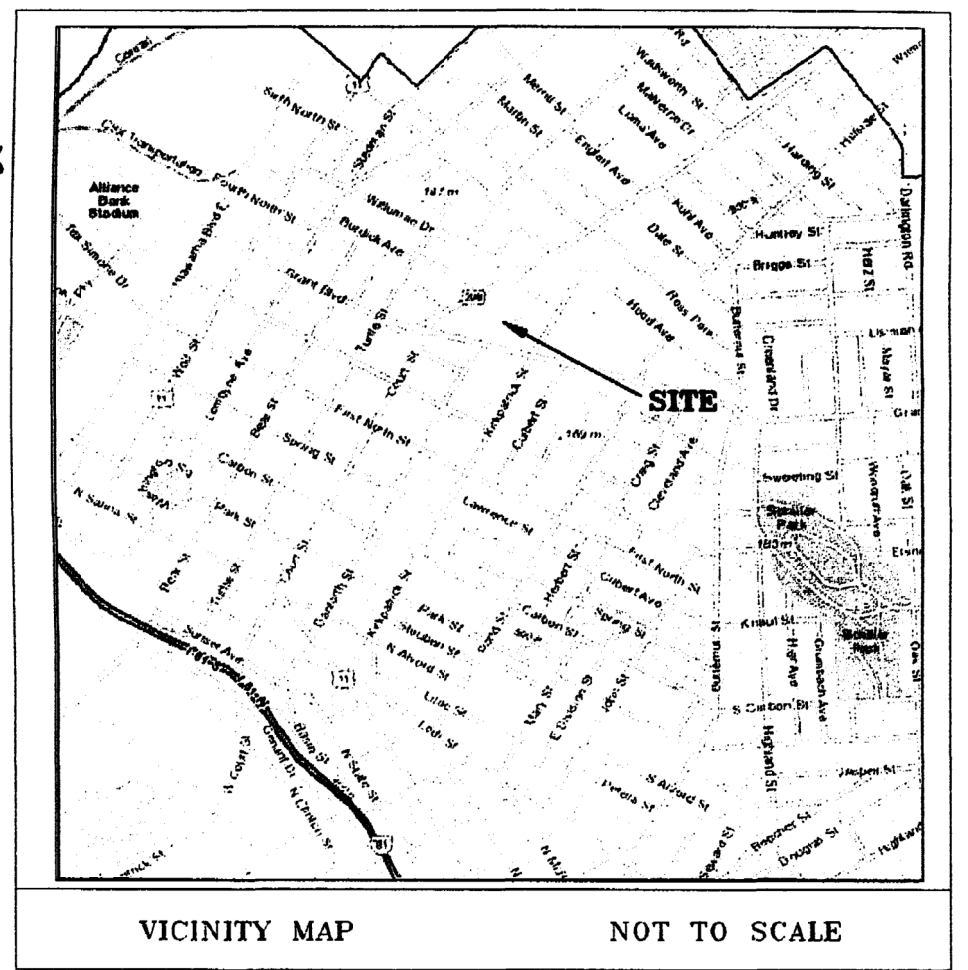


• CIVIL ENGINEERING
 • LAND SURVEYING
 • LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 458-3020

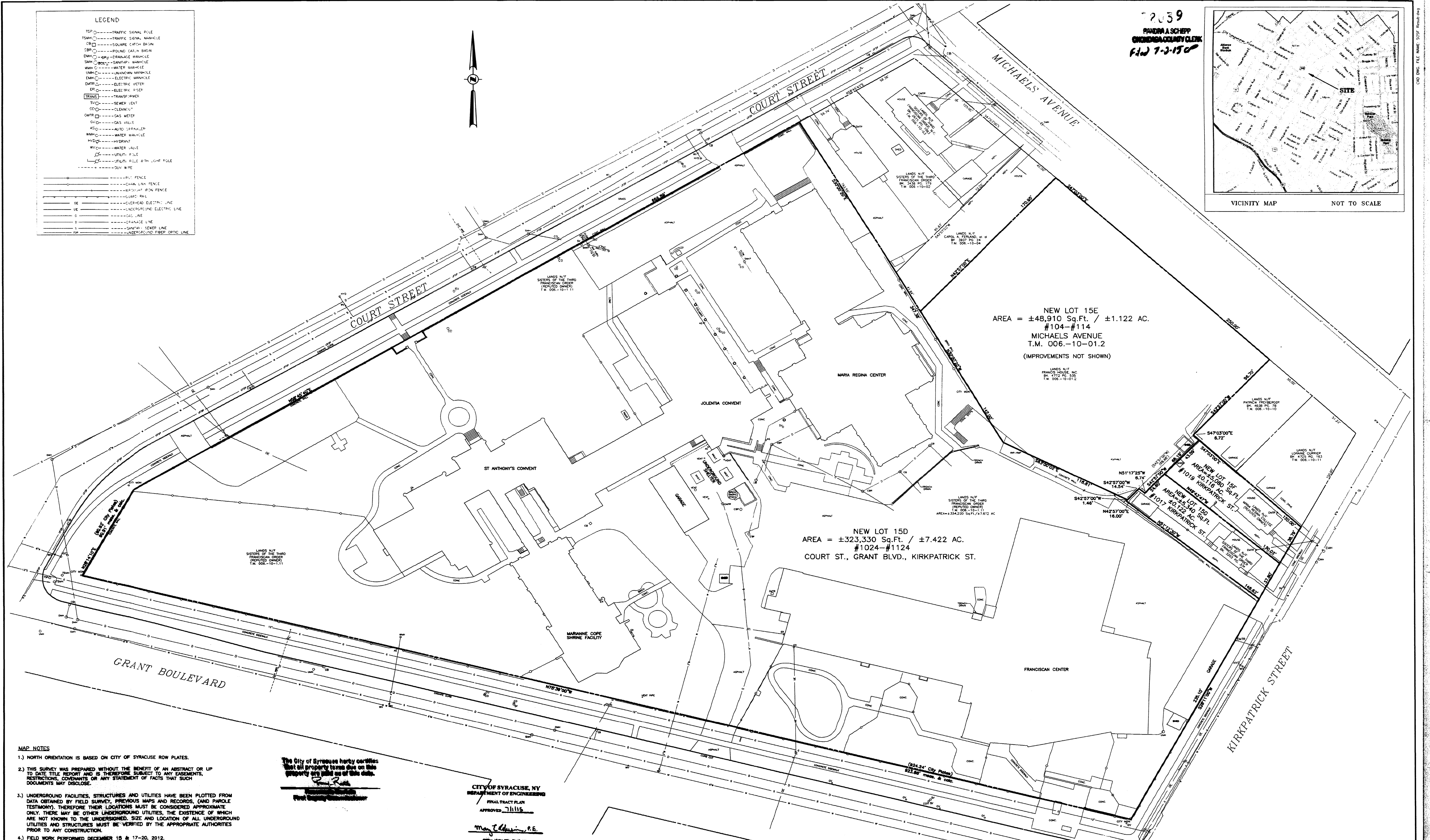
TITLE OF PROJECT	1024-1124 COURT STREET & GRANT BOULEVARD		
TITLE OF DRAWING	ALTA/NSPS LAND TITLE SURVEY		
LOCATION OF PROJECT	TAX PARCEL NO.	006-10-01.6	PART OF BLOCK 101,
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK	CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK		
CLIENT	LABELLA ASSOCIATES	300 STATE STREET - SUITE 201	ROCHESTER, NEW YORK 14614
DWG #	8740		
	VT100		
	SHEET 2 OF 2		

12039
PANDRA A SCHEPP
ONONDAGA COUNTY CLERK
FILED 7-3-17



LEGEND

TSP	TRAFFIC SIGNAL POLE
TSMH	TRAFFIC SIGNAL MANHOLE
CB	SQUARE CATCH BASIN
DBR	ROUND CATCH BASIN
DWH	DRAINAGE MANHOLE
SMP	SEWAGE MANHOLE
WMH	WATER MANHOLE
UMH	UNKNOWN MANHOLE
EMH	ELECTRIC MANHOLE
EMTR	ELECTRIC TOWER
ER	ELECTRIC POLE
TRNS	TRANSFORMER
SV	SEWER VENT
CC	CLEANOUT
GMTR	GAS METER
GV	GAS VALVE
ASO	AUTO SPRINKLER
WMH	WATER MANHOLE
HYD	HYDRANT
WV	WATER VALVE
UF	UTILITY POLE
ULF	UTILITY POLE WITH LIGHT POLE
SW	SWITCH
---	--- FENCE
---	--- CHAIN LINK FENCE
---	--- REINFORCED IRON FENCE
---	--- GUARD RAIL
---	--- OVERHEAD ELECTRIC LINE
---	--- UNDERGROUND ELECTRIC LINE
---	--- GAS LINE
---	--- DRAINAGE LINE
---	--- SANITARY SEWER LINE
---	--- UNDERGROUND FIBER OPTIC LINE



- MAP NOTES**
- 1) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLATES.
 - 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 3) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 4) FIELD WORK PERFORMED DECEMBER 15 & 17-20, 2012.

The City of Syracuse hereby certifies that all property taxes due on this property are paid as of this date.

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING
FINAL TRACT PLAN
APPROVED *[Signature]*
May 13, 2015
City Engineer

MAP REFERENCE

- 1) SUBDIVISION MAP ON LOTS 8A, 10A, 11A, 12A, 5B, 7B, 8B, & 15B MICHAELS TRACT PART OF BLOCK 101 FORMER TOWN OF SALINA TO BE NEW LOT 15C KNOWN AS NO. 104-14 MICHAELS AVENUE, 1017-19 KIRKPATRICK STREET, 1026-1108 COURT STREET, CITY OF SYRACUSE FILED AS MAP NUMBER 8714 IN THE ONONDAGA COUNTY CLERK'S OFFICE.

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
MAY 13 2015
The proposed arrangements for water supply and sewage disposal for this project are acceptable to this Department. Subdivision approved by this Department is not responsible for any other work shown on this map.
[Signature] P.E.
Bureau of Public Health Engineering

Syracuse Planning Commission
SYRACUSE, NEW YORK
APPROVED *[Signature]*
BY *[Signature]*

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JANUARY 2, 2013.

[Signature] 02/19/15
David J. Uhrincz, P.L.S. #050052 DATE

	DAVID J. UHRINCZ 050052	DATE 2/19/15	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THE DOCUMENT IS A VIOLATION OF THE PROFESSIONAL SEAL.	SUBDIVISION OF LOT 15C MICHAELS TRACT INTO NEW LOT 15D #1024-1124 COURT ST., GRANT BLVD., KIRKPATRICK ST. NEW LOT 15E # 104-114 MICHAELS AVE. NEW LOT 15F # 1019 KIRKPATRICK ST. NEW LOT 15G # 1017 KIRKPATRICK ST. CITY OF SYRACUSE C.T. MALE ASSOCIATES Engineering, Surveying, Architecture & Landscape Architects, P.C. 200 OUTWELL PARK DRIVE, SUITE 200, SYRACUSE, NY 13204 315.482.2200 FAX 315.482.2207
			City Block Distances	dju	dju	dju	APPROVED: dju	
							CHECKED: dju	
							PROJ. NO: 12.2594	
							SCALE: 1"=20'	
							DATE: 02/04/15	

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

Agency Use Only [If applicable]
Project : R-23-75
Date : 1/22/24

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project : R-23-75

Date : 1/22/24

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

Name of Action: Maria Regina Negative Declaration

Name of Lead Agency: City of Syracuse Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Cristian Toellner

Address: 300 S. State Street Suite 700, Syracuse, NY 13202

Telephone Number: 3154488261

E-mail: ctoellner@syr.gov

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

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

Other involved agencies (if any)

Applicant (if any)

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