



**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

<b><i>R-24-56</i></b>	<b><i>Staff Report – October 21st, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	927 S State St. (Tax ID : 095.-08-01.3 )
<b><i>Summary of Proposed Action:</i></b>	<p>The property owner, Syracuse Housing Authority (SHA), proposes to split one lot (927 South State Street) into 2 new lots.</p> <p>The subject parcel, 927 South State Street, was separated from the previous parcel 301-11 Taylor St. E &amp; State St. E through resubdivision R-23-70. The updated tax map ID has not been created yet by the Onondaga County Clerk's office.</p> <p>Upon the resubdivision, SHA intends to fully demolish the existing 6 buildings at new lot 4 to build the Children Rising Center.</p> <p>New lot 3: 3.123 Acres (136,019 SF)          New lot 4: 4.28 Acres (186,393.5 SF)</p>
<b><i>Owner/Applicant</i></b>	William Simmons, Executive Director, Syracuse Housing Authority (Owner/Applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the west and south are within the MX-2 Zone District. The neighboring properties to the east are within the Open Space, OS Zone District, Mixed-Use Transition MX-3 Zone District, and Central Business MX-5 Zone District. The neighboring property to the south is Light Industry and Employment, LI Zone District
<b><i>Companion Application(s)</i></b>	No Companion Application
<b><i>Scope of Work:</i></b>	Resubdivide the existing lot into two new lots by creating a side property boundary from direction S 89°55'30" E for 413.83 feet. Each new lot will have six (6) individual two-story apartment buildings, until HUD authorizes the demolition.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The proposed resubdivision on Lot 3 and Lot 4 comply with the minimum lot area requirements for the LI Zone District pursuant to ReZone, Art. 2, Sec 2.8.</li> <li>- The existing lot holds 12, two-story apartment buildings managed by the Syracuse Housing Authority. The first cluster (Chavez Terrace) of 6 buildings only has access for vehicles on South State Street and the second cluster (Latimer Terrace) of 6 buildings only has an entrance on East Taylor Street.</li> <li>- According to the Onondaga County Planning Agency's confirmation letter, the 9-1-1 street address for the new "Lot 3" shall be known as <b>929 South State Street</b>, and new "Lot 4" shall be known as <b>311 East Taylor Street</b>.</li> </ul> <p><b><u>Conditions if Approved:</u></b></p> <ul style="list-style-type: none"> <li>- Applicant shall fill the approved resubdivision map at the Onondaga County Clerk Office within 62 days of City Planning Commission approval.</li> <li>- The application shall apply for a site plan review application for the future Children Rising center development.</li> <li>- The approval of resubdivision is subject to the creation of the lots based on the submitted resubdivision map and does not grant any approval for the attached site plan.</li> </ul>

<b>Zoning Procedural History:</b>	<b>927 S. State St</b> No Zoning history is available as this is a newly created parcel.
<b>Summary of Zoning History:</b>	In March 2024, the City Planning Commission approved the resubdivision application R-23-70 to split one lot (301-11 Taylor Street E& State St S.) into three new lots (New lot: 901 South State Street; New lot 2: 915 South State Street; New lot 3: 927 South State Street). In May, the applicant successfully filed the approved map at the Onondaga County Clerk to finalize the proposed resubdivision. There are 12 existing apartment buildings remaining on the new lot 3.
<b>Code Enforcement History:</b>	No Code Enforcement is available yet
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p><b><u>Existing property characteristics</u></b> The subject property at 927 South State St. is an irregularly shaped parcel with a lot size of 322,445 SF (7.402 acres). The property has three primary street frontages with 741.97 FT of east frontage on South Townsend Street. and 412.41 FT of south frontage along East Taylor Street, and 792.78 feet of west frontage on South State Street. The northern property line borders 411.97 feet in width.</p> <p><b><u>Proposed property characteristics</u></b> The proposed resubdivided lot will be known as <b>lot 3 at 929 South State St.</b> It will be an irregularly shaped parcel with 136,019 FT (3.123 Acres). The property will have two primary street frontages with 303.52 FT of east frontage on South Townsend Street., 330.16 FT of west frontage on South State Street., and the northern property line borders 411.97 feet in width. The southern property line borders 413.83 FT.</p> <p>The proposed resubdivided lot will be known as <b>lot 4 at 311 East Taylor St.</b> It will be an irregularly shaped parcel with 186,393.5 FT (4.28 Acres). The property will have three primary street frontages with 438.45 feet of east frontage on South Townsend Street., 462.52 feet of west frontage on South State Street., and the south frontage on the East Taylor Street property line borders 412.41 FT. The northern property line borders 413.83 feet in width.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition on date 10/2/2024

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

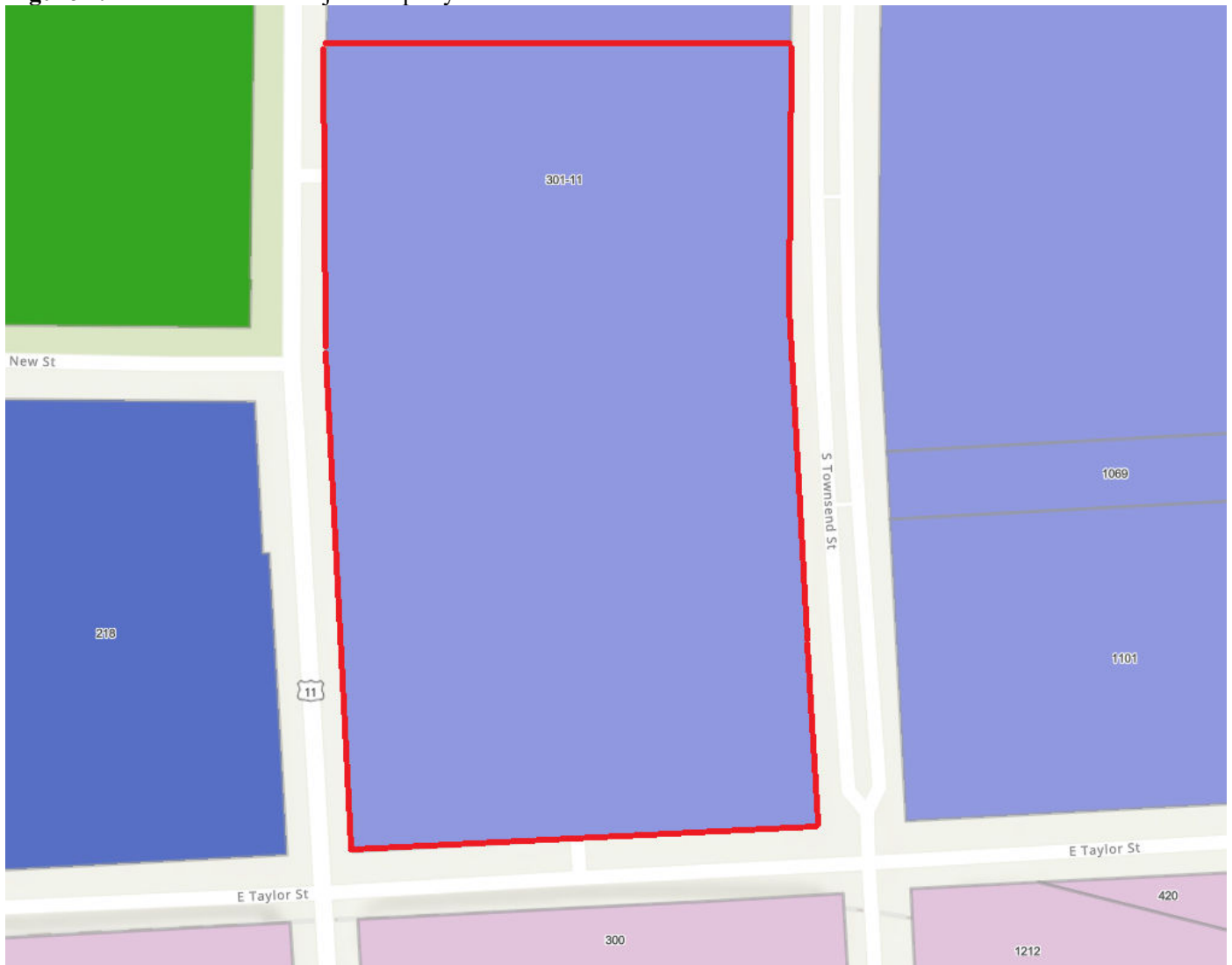
- Resubdivision application
- Short Environmental Assessment Form Part 1
- Proposed Resubdivision Map on Par Block No.151 & 251, City of Syracuse, County of Onondaga, New York. Known as Lot 4 Resubdivision of Block 151 & 251- Judge Langston C. McKinney Manor East Adams Phase I and III; New York State Licensed Land Surveyor: James Richard Lighton; J.R.L. Land Surveying PLLC ; Map Date: 08/22/2024; Scale: 1''=30'
- Children Rising Center: Architectural Site Plan A050

**Attachments:**

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- IPS Comments from City Departments
- Code Enforcement History
- OCPB Comments

**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 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**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use Filing Date: 9/20/2024 Case: R-24-56 Zoning District: MX-2

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	<u>McKinney Manor Resubdivision</u>	<u>2</u>	<u>7.402 acres</u>
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>927 South State Street</u>		<u>Syracuse Housing Authority</u>	<u>10/27/1986</u>
2) _____			
3) _____			
4) _____			

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

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

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

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

- Demolition (full and partial): Full demolition of Latimer Terrace, 6 buildings
- New Construction: Construction of the 78,000 square foot Children Rising Center
- Facade (Exterior) Alterations: N/A
- Site Changes: Site alterations to accomodate the new construction

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: Children Rising Center  
Current Land Use(s): MX-2  
Proposed Land Use(s): MX-2  
Number of Dwelling Units: 0  
Days and Hours of Operation: 7 days a week for 12 hours a day (estimate 8am-8pm)  
Number of Onsite Parking Spaces: 66

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

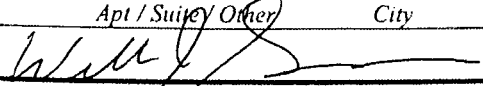
This re-subdivision will subdivide 1 lot that is currently 7.402 acres into 2. The northern lot will equal 3.122 acres and the southern lot will be 4.28. This will create the opportunity for the Children Rising Center and linear park that combined will sit on the 4.28 acre parcel of land. The Children Rising Center will result in a neighborhood amenity that will consist of a YMCA-like health and wellness facility, an early learning center for youth development and a parent/child play center.



City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S) (required)**

As listed in Department of Assessment property tax records (<http://svrgov.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.**

William	Simmons	Executive Director	Syracuse Housing Authority		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
516 Burt St		Syracuse	NY 13202	Phone: 315-470-4240	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 9/18/2024		

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

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

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

**\* OWNER SIGNATURE DECLARATION**

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

**APPLICANT(S) (if applicable)**

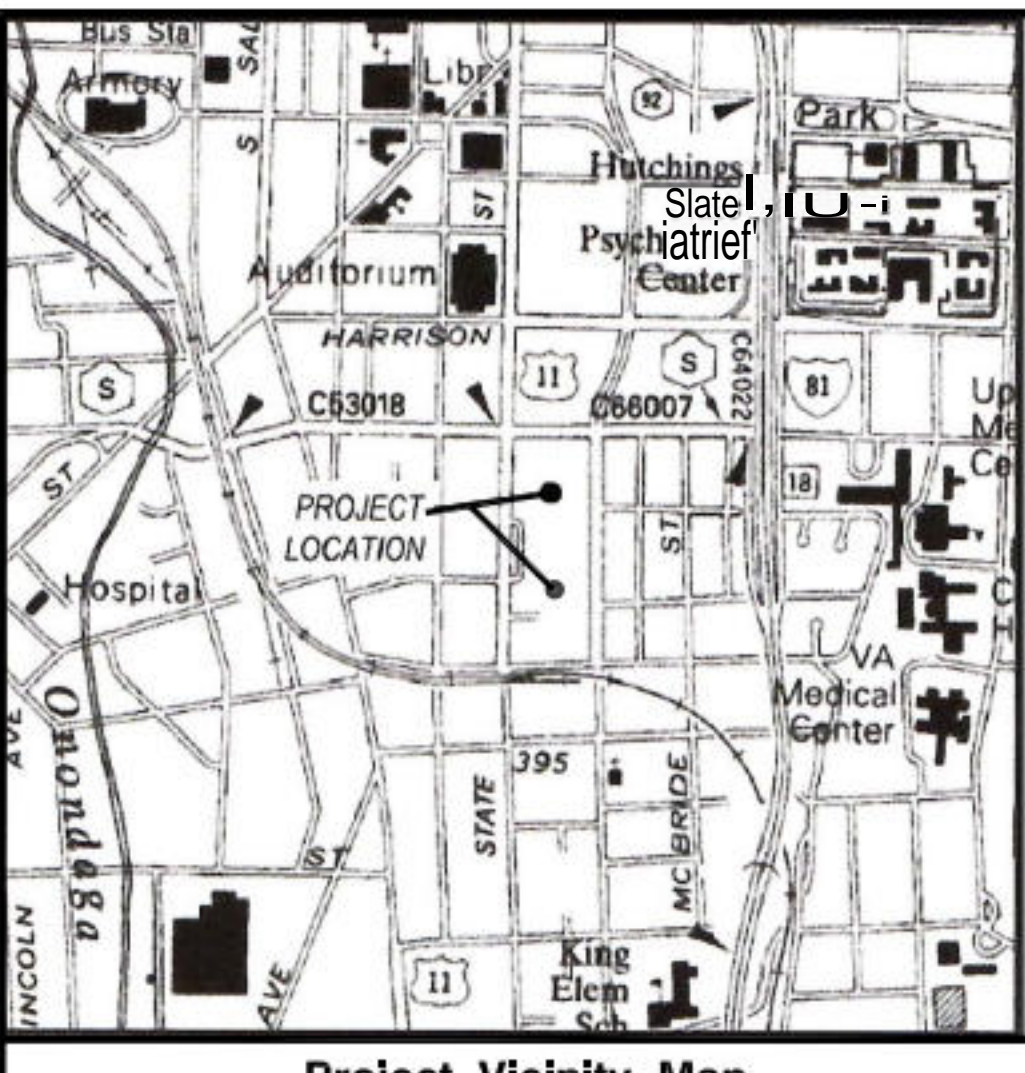
William	Simmons	Executive Director	Syracuse Housing Authority		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
516 Burt St		Syracuse	NY 13202	Phone: 315-470-4240	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>First Name</i>	<i>Last 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)**

Lindy	Madill	Development Direct			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
	516 Burt Street	Syracuse	NY 13202	Phone: 315-470-4240	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</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>







Project Vicinity Map

Block 150

Block 250

New Street  
(Open - 66' Wide)

South  
(66' - Wide)

State  
Street

State  
Street

East Taylor Street  
(60' - Wide)

(80' - Wide)

Townsend  
Street

South  
Street

Jackson Street  
(Abandoned 6-1-93)

Block 252

Block 152

Block 151  
Lot 1  
Judge Langston C. McKinney Manor  
East Adams - Phase I and III  
Area: 132,459 Sq. Ft. +/-  
3.014 Acre +/-

Lot 2  
Area: 27189.1 Sq. Ft. +/-  
0.624 Acre +/-

Lot 3  
Area: 136,019 Sq. Ft. +/-  
3.123 Acres +/-

Block 251  
Lot 4  
Area: 186,393.5 Sq. Ft. +/-  
4.28 Acres +/-

- General Notes**
- This survey was prepared without the benefit of an up to date Abstract of Title, and is subject to any additional facts such as an up to date Abstract may disclose.
  - This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.
  - The locations of underground utilities shown hereon were compiled from observable surface evidence and mapping by other resources the actual locations are subject to field excavation.
  - The data collected for utilities shown hereon were NOT demarcated by any Utility Locator Company.
  - There are no Federal or State Wetlands within the parcel surveyed shown hereon.
  - Fieldwork performed October 2023 & April 2024, August 2024.
  - Elevations are based on NGVD 1988 Datum.
  - Horizontal Datum based on City of Syracuse Block Plates.
  - Total Acreage of Lot 3 = 7.40 +/-
  - This surveyed parcel is zoned "RB" Residential District, Class B, City of Syracuse.
- Land Owner: Syracuse Housing Authority - Tax Parcel #095-08-01-0  
Deed Reference: Book 3303 - Page 178

These standard symbols may be found in the drawing and are not always drawn to scale.

	Storm Sewer
	Sanitary Sewer
	Underground Electric
	Street Light & Pole
	Water Valve
	Fire Hydrant
	Gas Valve
	Septic Cleanout
	Catch Basin
	Catch Basin
	Open PVC Pipe For Drillage Runoff
	Monitoring Well
	Hardwood Tree or Larger

**Legend**

	Storm Sewer
	Sanitary Sewer
	Combined Sewer
	Gas Main
	Underground Electric
	Water Main
	Underground Communications
	Chain Link Fence
	Post & Chain Fence
	Utility Service Area - Gas Meter & Electric Meters

**Map Reference**  
Resubdivision of Block 151  
Judge Langston C. McKinney Manor  
East Adams - Phase I and III  
Prepared by Bryant Associates, P.C.  
Dated June 28, 2023

Onondaga County Health Department	City of Syracuse Department of Public Works
Property Owner	City of Syracuse Planning Commission Secretary
City of Syracuse Assessor	City of Syracuse Engineer

**Revisions**

10-18-2024	(State Street Bearding)
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I hereby certify that this is an accurate subdivision plat prepared by me on August 15, 2024. This subdivision plat meets the current standards set by the NYSAPLS Code of Practice for Land Surveys.

**Graphic Barscale**  
One Inch = Thirty Feet

0' 30' 60' 90'

37 First Street, Camillus, New York 13031  
Email: jrlandsurveying@aol.com

**J.R.L. Land Surveying PLLC**  
James Richard Lighton New York State Licensed Land Surveyor #52606  
Phone: (315) 263-9621  
Fax: (315) 326-4298

I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal by a violation of Section 7200, Subsection 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the first surveyor's sealed and on the embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or persons for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2023, J.R.L. Land Surveying PLLC.

Resubdivision Map on part Block No. 151 & 251  
City of Syracuse, County of Onondaga, State of New York.  
Known as Lot 4 Resubdivision of Block 151 & 251 - Judge Langston C. McKinney Manor East Adams Phase I and III  
Scale: 1" = 30' | Date: 08-22-2024 | Drawn By: JRL  
Revisions: 10-18-2024



**NOTES:**

- SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN INSURANCE FOR ANY SUBSEQUENT GRANTEEES.
- THE SURVEYED PROPERTY IS ZONED "RB" - RESIDENTIAL DISTRICT, CLASS B, CITY OF SYRACUSE.
- SURVEYED PARCELS ARE SUBJECT TO ANY EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

**NOTES:**

- SURVEY WAS PERFORMED BY BRYANT ASSOCIATES, P.C. IN SEPTEMBER AND OCTOBER 2022.
- HORIZONTAL DATUM IS CITY OF SYRACUSE BLOCK PLATES.
- THE SYRACUSE HOUSING AUTHORITY IS THE CURRENT REPUTED OWNER OF THE ENTIRE SURVEYED PARCEL BY BARGAIN AND SALE DEED 3303 PAGE 178.
- TOTAL ACREAGE OF LOTS 1, 2, & 3 = 11.067 ACRES.
- EXISTING CONDITIONS SHOWN AS PER THE CLIENTS REQUEST.

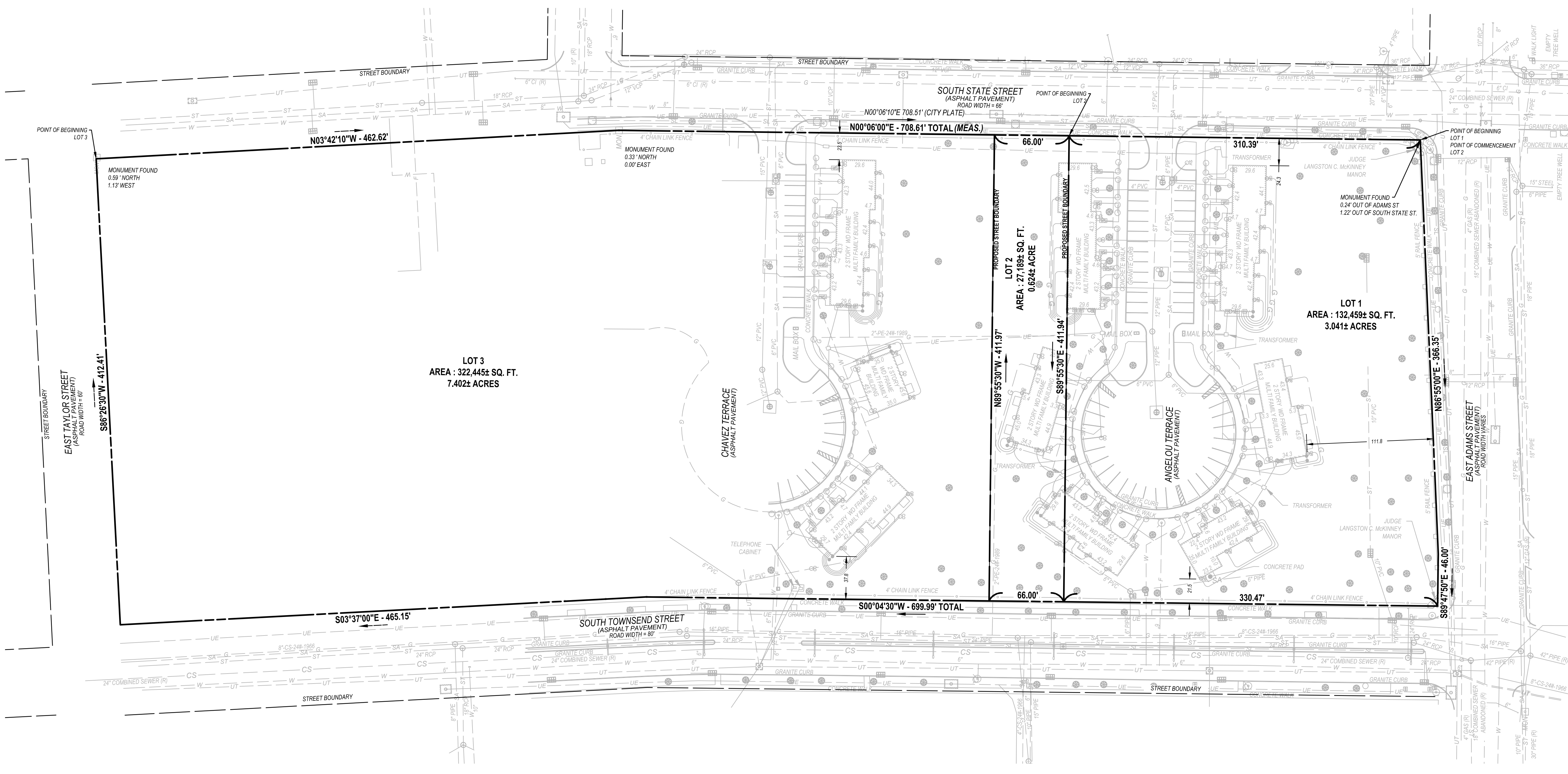
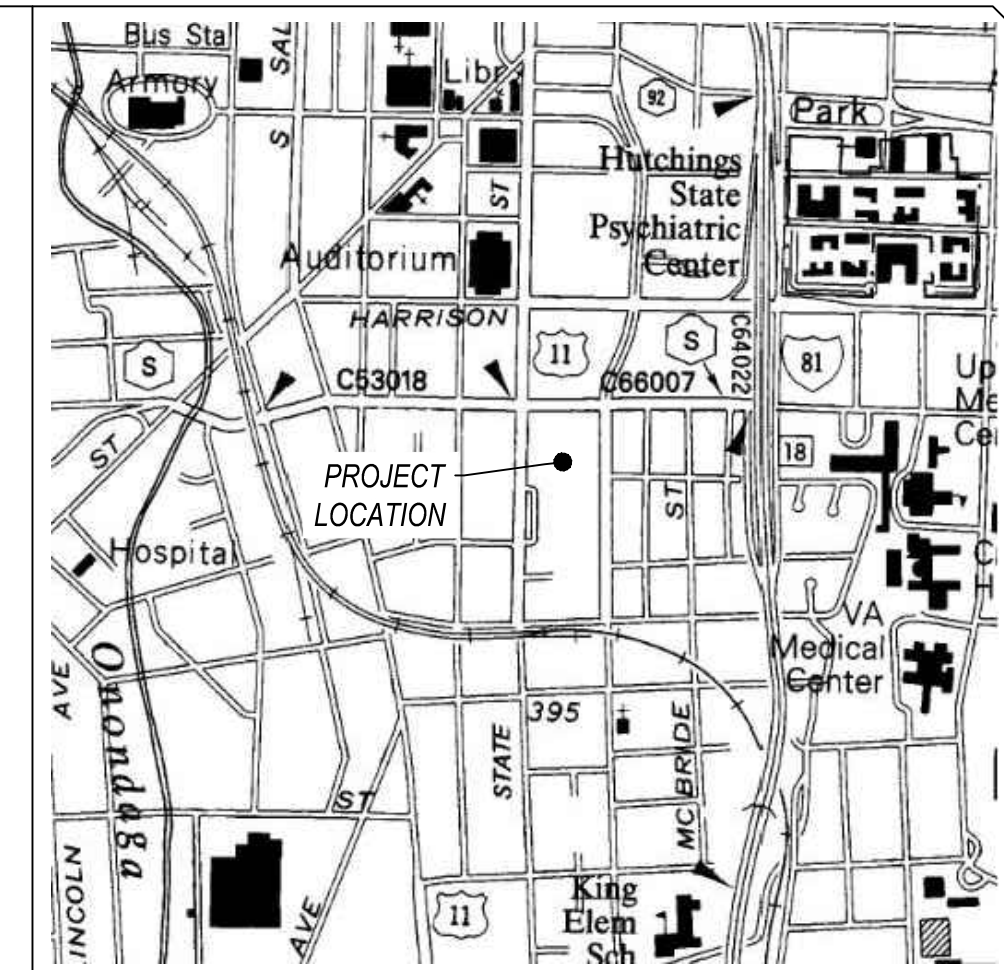
**DEED REFERENCES:**

- BARGAIN AND SALE DEED FROM SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO THE SYRACUSE HOUSING AUTHORITY DATED OCTOBER 27, 1986 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON OCTOBER 31, 1986 IN LIBER 3303 PAGE 178.

**MAP REFERENCES:**

- SURVEY MAP MADE BY D.W. HANNIG AND ASSOCIATES ENTITLED AS BUILTS MULBERRY SQUARE APARTMENTS, DATED OCTOBER 31, 1989.

# Approved resubdivision R-23-70 ; Filed number 13661



**LEGEND**

	CBP	BASELINE POINT
	MON	MONUMENT
	BM	BENCHMARK
	S1	1 POST SIGN
	STR	STREET INTERSECTION
		LARGE SIGN
	POST	POST
	MB	MAILBOX
	HC	HANDICAP PARKING
	HH	HAND HOLE
	UP	UTILITY POLE
	LP	UTILITY POLE WITH LIGHT
	LP	LIGHT POLE
	LP	DOUBLE LIGHT POLE
	GW	GUY WIRE
	EMH	ELECTRIC MANHOLE
	EM	ELECTRIC METER
	ER	ELECTRIC RISER
	CPT	GAS CATHODIC PROTECTION TEST
	GM	GAS METER
	GR	GAS RISER
	GV	GAS VALVE
	SMH	SANITARY SEWER MANHOLE
	SAC	SANITARY SEWER CLEAN OUT
	SVE	SANITARY SEWER VENT
	CB	CATCH BASIN
	DMH	STORM SEWER MANHOLE
	DCO	STORM SEWER CLEAN OUT
	TMH	TELEPHONE MANHOLE
	TRI	TELEPHONE RISER
	TPC	TRAFFIC POLE WITH CONTROLLER
	HYD	FIRE HYDRANT
	WS	WATER SERVICE
	WV	WATER VALVE
	GATE	GATE POST
	TRD	DECIDUOUS TREE
		CHAIN LINK FENCE
		IRON FENCE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		STREET LIGHT CONDUIT
		SANITARY SEWER
		STORM SEWER
		GAS LINE
		WATER LINE
		STREET BOUNDARY



City of Syracuse Assessor	City of Syracuse Planning Commission Secretary
Onondaga County Health Department	City of Syracuse Department of Public Works
	City of Syracuse Engineer

I hereby certify that this is an accurate subdivision plat prepared by me on October 23, 2023. This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys. This map is not valid without the original seal of the surveyor. The fieldwork was completed in September and October 2022.

REVISIONS	
11/06/2023	ADDED THE CITY PLATE BEARING AND DISTANCE TO SOUTH STATE STREET.



I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY PREPARED UNDER MY DIRECTION.

October 23, 2023

*John M. Adams*

JOHN M. ADAMS, L.S.  
NYS LICENSE NO. 056090  
FOR BRYANT ASSOCIATES, P.C.

## RESUBDIVISION OF BLOCK 151 JUDGE LANGSTON C. MCKINNEY MANOR EAST ADAMS - PHASE I

BLOCK 151 & 251  
CITY OF SYRACUSE  
TAX MAP # 95-08-01

ONONDAGA COUNTY,  
NEW YORK



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Children Rising Center, Syracuse Housing Authority			
Name of Action or Project: Children Rising Center			
Project Location (describe, and attach a location map): 927 S State St, Syracuse NY			
Brief Description of Proposed Action: This site is a part of the revitalization of the East Adams neighborhood. We are looking to subdivide the land into two parcels, which is commonly known as Chevez Terrace and Lattimer Terrace. This divide is in adherence with the East Adams redevelopment plan. Please note: City of Syracuse NBD has already begun the NEPA review for this project/pracel and will have additional information.			
Name of Applicant or Sponsor: Syracuse Housing Authority		Telephone:	
		E-Mail:	
Address: 516 Burt St			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.28 acres	
b. Total acreage to be physically disturbed?		4.28 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.28 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



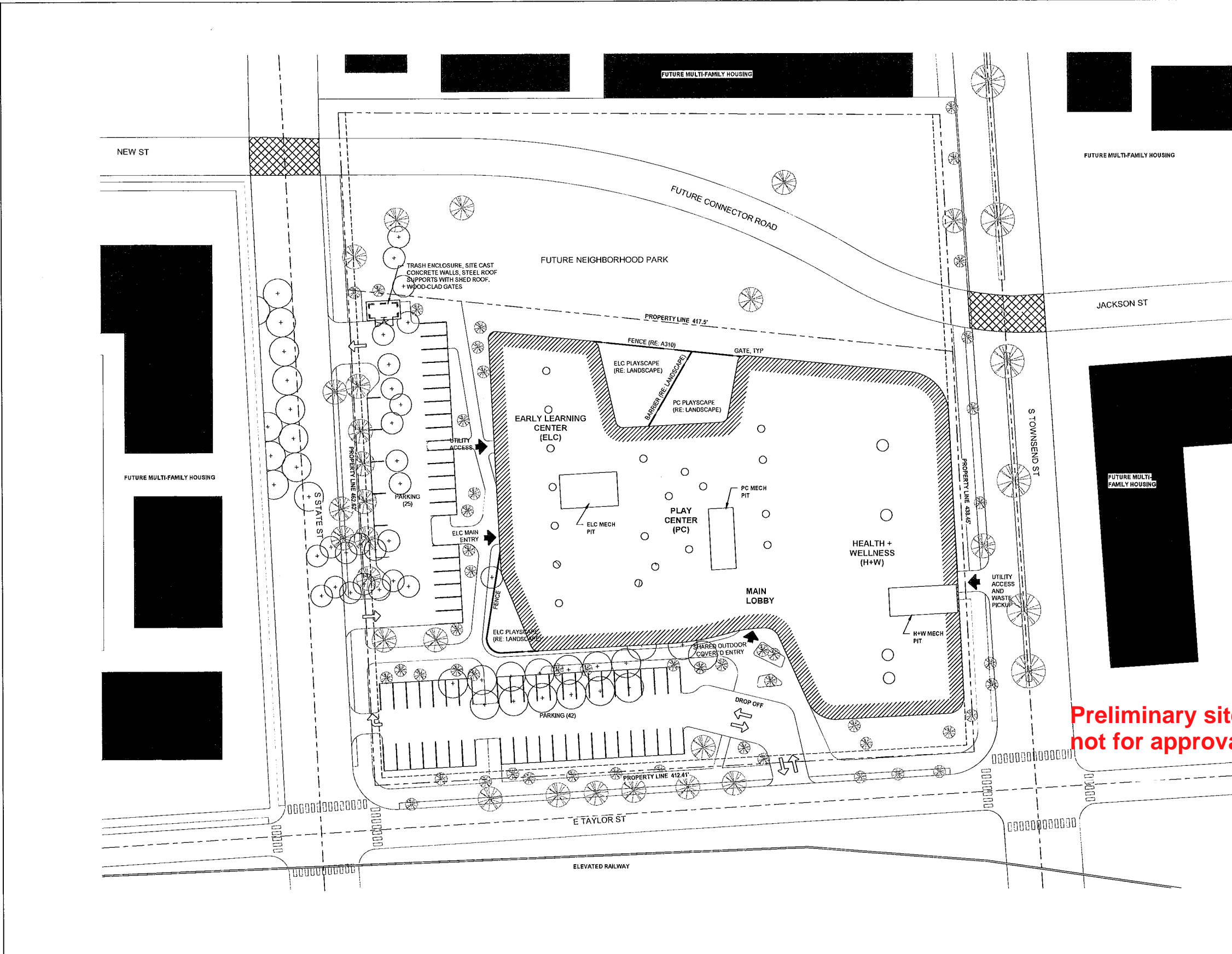


**GENERAL NOTES**

- SEE CIVIL FOR PRELIMINARY GRADING AND SITE UTILITY PLANS
- SEE LANDSCAPE FOR DESIGN AT OUTDOOR PLAY AREAS AND ENTRIES, INCLUDING ALL SURROUNDING SITE LANDSCAPING
- THE PROJECT SITE IS ASSUMED TO HAVE ALREADY DEMOLISHED EXISTING BUILDINGS
- PROTECT AND MAINTAIN EXISTING TREES AS NOTED BY LANDSCAPE
- LINEWORK IS BASED ON ASSUMED PROPERTY LINES, TO BE CONFIRMED WITH SURVEY, PROVIDED BY OWNER.
- IMAGES SHOWN ARE FOR REFERENCE ONLY AND NOT INTENDED FOR ANY CONSTRUCTION PURPOSES

034819.A	PRECAST CONCRETE STAIR TREADS
033000.A	CAST-IN-PLACE CONCRETE
033543.A	POLISHED CONCRETE FLOOR
051200.A	STRUCTURAL STEEL FRAMING
051200.B	STEEL LINTEL
051213.A	ARCHITECTURALLY EXPOSED STEEL JOIST FRAMING
052100.A	STEEL DECKING
053100.A	ALUMINUM ANGLE SIDING / FENCING SYSTEM
055000.A	METAL VERTICAL ROOF LADDER
055113.A	METAL PAN STAIRS
055200.A	METAL RAILINGS
057100.A	ARCHITECTURAL METAL STAIRS
061000.A	ROUGH CARPENTRY
061800.A	SHEATHING
061800.B	GLASS MAT SOFFIT
064023.A	WOOD TRIM
064113.A	MILLWORK TYPE 'A'
064113.B	MILLWORK TYPE 'B'
064116.A	PLASTIC LAMINATE CABINETS
072100.A	BLANKET INSULATION
072100.B	RIGID INSULATION
072100.C	TAPERED INSULATION
072423.A	DIRECT-APPLIED FINISH SYSTEM
072500.A	WEATHER BARRIER
074213.A	METAL WALL PANEL TYPE 'A'
074213.B	METAL WALL PANEL TYPE 'B'
075423.A	TPO ROOFING MEMBRANE
075423.B	AGGREGATE BALLAST
076200.A	SHEET METAL FLASHING
077100.A	ROOF DRAIN
077100.B	GUTTER
077100.C	DOWNSPOUT
077100.D	ROOF TRENCH DRAIN
077233.A	ROOF HATCHES
077233.B	SNOW GUARD
078413.A	PENETRATION FIRESTOPPING
078413.B	JOINT FIRESTOPPING
079200.A	JOINT SEALANT
079200.B	BACKER ROD
081113.A	HOLLOW METAL DOOR
081113.B	HOLLOW METAL FRAME
081416.A	FLUSH WOOD DOOR
083323.A	OVERHEAD COILING DOOR
084113.A	ALUM STOREFRONT (EXT)
084113.B	ALUM STOREFRONT (INT)
085113.A	ALUM WINDOW
086200.A	UNIT SKYLIGHT
087100.A	DOOR HARDWARE
088000.A	GLAZING
088000.B	GLAZING, PLASTIC
088300.A	MIRROR
089119.A	FIXED LOUVER
092216.A	METAL STUD FRAMING
092900.A	GYPSON BOARD
092900.B	GYPSON BOARD, MOLD-RESISTANT
092900.C	GYPSON BOARD, IMPACT-RESISTANT
093013.A	CERAMIC TILE
093013.B	GROUT
093013.C	BACKER BOARD
095123.A	ACOUSTICAL TILE CEILINGS
095513.A	RESILIENT BASE
095519.A	RESILIENT TILE FLOORING
096766.A	FLUID-APPLIED ATHLETIC FLOORING
096813.A	CARPET TILE
098436.A	ACOUSTICAL PANELS
099113.A	EXTERIOR PAINTING
099123.A	INTERIOR PAINTING
099600.A	EPOXY COATING
101423.A	PANEL SIGNAGE
102800.A	TOILET TISSUE DISPENSER
102800.B	PAPER TOWEL DISPENSER
102800.C	WASTE RECEPTACLE
102800.D	SOAP DISPENSER
102800.E	GRAB BAR
102800.F	SANITARY NAPKIN DISPOSAL
102800.G	COAT HOOK
102800.H	BEHAVIOR CHANGING STATION
102800.I	SHOWER CURTAIN AND ROD
102800.J	UNDERLAVATORY GUARD
104413.A	FIRE PROTECTION CABINET
105113.A	METAL LOCKER
114000.A	REFRIGERATOR
114000.B	FREEZER
114000.C	DISHWASHER
114000.D	MICROWAVE
114000.E	CLOTHES WASHER
114000.F	CLOTHES DRYER
116623.A	BASKETBALL GOAL
116623.B	IN-FLOOR VOLLEYBALL NET CONNECTION
116623.C	BASKETBALL SCOREBOARD
116623.D	SOCCER SCOREBOARD
116623.E	WALL-MOUNTED SPORTS EQUIPMENT HOOKS / BRACKETS
116623.F	PLAYGROUND EQUIPMENT
122413.A	ROLLER SHADE
123513.A	QUARTZ COUNTERTOP
124816.A	ENTRANCE FLOOR GRILLE
130000.A	INDOOR FIELD SYSTEM
142400.A	MRL HYDRAULIC ELEVATORS
224000.A	SINK, KITCHEN
224000.B	SINK, CLASSROOM
224000.C	SINK, VANITY
224000.D	FAUCET, KITCHEN
224000.E	FAUCET, CLASSROOM
224000.F	FAUCET, VANITY
224000.G	TOILET
224000.H	SHOWER
224713.A	DRINKING FOUNTAIN
321313.A	CONCRETE PAVING
321723.A	PAVEMENT MARKINGS
325200.A	TURF
325300.A	PLANTINGS

**Preliminary site plan not for approval**



**01 ARCHITECTURAL SITE PLAN**



<b>OWNER:</b> BLUEPRINTS 100 NEW STREET SRACUSE, NY 13202 TEL. 315.701.4060	<b>CONSULTANTS:</b> <b>M/E/P:</b> LABELLA 300 STATE STREET SUITE 201 ROCHESTER, NY 14614 TEL. 585.454.14614 <b>LIGHTING:</b> DEREK PORTER STUDIO 551 ROCHE DRIVE ANCRAMDALE, NY 12503 TEL. 816.668.8060	<b>CIVIL:</b> EDR 217 MONTGOMERY STREET SYRACUSE, NY 13202 TEL. 315.471.0688 <b>CODE CONSULTANT:</b> LABELLA 300 STATE STREET SUITE 201 ROCHESTER, NY 14614 TEL. 585.454.14614	<b>STRUCTURAL:</b> LABELLA 300 STATE STREET SUITE 201 ROCHESTER, NY 14614 TEL. 585.454.14614	<b>LANDSCAPE ARCHITECT:</b> AGENCY LANDSCAPE + PLANNING 91 HARVEY STREET SUITE 2 CAMBRIDGE, MA 02140 TEL. 617.249.3790	<b>ISSUE PACKAGE:</b> SD PRICING SET	<b>REV #</b> DATE 12/22/2023
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PRELIMINARY: NOT FOR CONSTRUCTION

**ARCHITECTURAL SITE PLAN**

**CHILDREN RISING CENTER**  
300 E. TAYLOR STREET

**A050**

PROJECT # 2218  
DRAWN BY: JR, SH  
CHECKED BY: DC

**ELDORADO**  
510 avenida cesar e chavez kansas city missouri 64108 v 816 474 3838 f 816 474 0536 www.eldorado.com

12/22/2023 5:05:48 PM



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 02, 2024

OCPB Case # S-24-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse Housing Authority for the property located at 927 South Street (previously 301-311 East Taylor Street); and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities; and
- WHEREAS, the applicant is proposing to subdivide a 7.402-acre parcel into two new lots, Lot 3 (3.123 acres) and Lot 4 (4.28 acres), in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board previously held No Position on site plan and subdivision referrals (Z-23-287 and S-23-32) to subdivide Angelou Terrace from the remaining lands and construct 6 multi-unit buildings containing 133 mixed income units; and
- WHEREAS, the site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse; adjacent parcels contain additional apartment complexes, a fire station, the Oncenter and its parking garage, and an Upstate Medical University Residence Hall; and
- WHEREAS, the parcel contains Angelou Terrace (recently subdivided from the parcel), Chavez Terrace, and Latimer Terrace, cul-de-sacs surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on East Adams Street, South State Street, South Townsend Street, and East Taylor Street; and
- WHEREAS, the applicant is proposing to subdivide Lot 3 of the recent subdivision (S-23-32) containing Chavez Terrace and Latimer Terrace into two new lots; Lot 3 is 7.402 acres and will be split into a northern lot, Proposed Lot 3 (3.123 acres) and the southern Proposed Lot 4 (4.28 acres); and
- WHEREAS, per the local application, Proposed Lot 4 will house a Children Rising Center and linear park with the Children Rising Center being “a YMCA – like health and wellness facility, an early learning center for youth development and a parent/child play center”; the future development of Proposed Lot 3 is not detailed in the referral materials, but the Children Rising Center Architectural Site Plan dated 12/22/23 indicates “Future Multi-Family Housing” to be constructed there; per the referral, site plans for the proposed lots are being developed now and will be referred to this Board at a later date; and
- WHEREAS, per the referral materials, the current referral is part of an effort to revitalize the East Adams neighborhood, noting the City of Syracuse NBD (Neighborhood and Business Development) “has already begun the NEPA review for this



project/parcel”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/18/24, 4.28 acres of the site will be disturbed by the proposed project; plans for stormwater management were not included in this referral;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewer and no changes are currently proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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



Martin E. Voss, Chairman  
Onondaga County Planning Board

Project: R-24-56

Date: 10/21/2024

## *Short Environmental Assessment Form Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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

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



Project:	R-24-56
Date:	10/21/2024

### *Short Environmental Assessment Form Part 3 Determination of Significance*

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Syracuse City Planning Commission	10/21/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Syr Housing Authority  
From: Haohui Pan, Zoning Planner  
Date: 10/17/2024 10:43:44 AM  
Re: Resubdivision R-24-56  
301-11 Taylor St E & State St S, Syracuse, 13202

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or [Zoning@syr.gov](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	09/20/2024	Haohui Pan	The proposed lots are in compliance with lot standard per Rezone Sec.2.8 Waiting in City engineering's comments
Eng. Mapping - Zoning	Conditionally Approved	10/16/2024	Ray Wills	***10/16/2024*** Modifying Denied to Conditionally approved.  Based on the revised drawings uploaded into IPS dated 10/16/24 have the corrected bearing and agree with City Plats for the area. In order to avoid future denials/holds/delays ensure that all subsequent permits and applications (St. Cuts, Site Plans, encroachments, Openings, Etc) all use the correct and accepted bearings for the ROW. Inaccurate or not accepted bearings may cause infrastructure to be installed in the wrong place, impacting other assets and properties.  ****9/26/24**** -The bearings for the streets in question DO NOT AGREE with the Official City Records for the area. These bearings must be corrected & resubmitted for review. No mylar/final drafts for filing will be signed by the City Engineer without these required changes being made under any circumstances. City Plat# 151,152,157,158
Finance - Zoning	Internal Review Complete	09/23/2024	Veronica Voss	There is no tax bill yet for 927 S State Street - I looked up the parcel from which 927 was separated, 301-11 Taylor Street E & State St S (P#0989000500). This account is current, owes for October.



Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	10/16/2024	Romeo Kpolo	The project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.
Eng Sewers- Zoning	Internal Review Complete	10/16/2024	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	10/16/2024	Romeo Kpolo	Future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	09/20/2024		