



**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><u>R-24-62</u></b>	<b><i>Staff Report – December 2, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	301 Wolf Street & Park Street (002.-04-10.0) 1920 Park Street (Tax ID: 002.-04-02.4) 311-21 Wolf Street (Tax ID: 002.-04-09.0)
<b><i>Summary of Proposed Action:</i></b>	The applicant proposes to undertake a historic rehabilitation project of the existing 301 Wolf St. and 1920 Park St. properties which includes combing three adjacent lots into one. Two of the properties are listed on the National Register while 311-21 Wolf Street is not listed. The purpose of this resubdivision is for the development of a mixed-use project which includes both residential and commercial use.  New Lot 100 square footage: 33,976.8 SF
<b><i>Owner/Applicant</i></b>	Jamin Brown, Wellington Ward LLC (Owner of 301 Wolf St. & Park St., 1920 Park St./Applicant) 300 Wolf St LLC (Owner of 311-21 Wolf St.)
<b><i>Existing Zone District:</i></b>	All parcels involved in this resubdivision are located in the MX-3: Mixed-Use Transition Zone District.
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the west, east, north and south are within the MX-3: Mixed-Use Transition Zone District.
<b><i>Companion Application(s)</i></b>	MaSPR-24-36
<b><i>Scope of Work:</i></b>	Combining three separate parcels into one for the applicant’s proposed development of MaSPR-24-36, which is a mixed -use development with 59 apartments and 2 commercial spaces on the first floor of the existing building. A new corridor will be constructed between the two buildings at 1920 Park Street and 301 Wolf Street to provide cross-connection and elevator access. Exterior improvements include new parking areas including underground garage spaces, improved ROW connections including a shared use path, foundation landscaping, stormwater detention and utility improvements/connections for the new mixed use.
<b><i>Staff Analysis:</i></b>	<b><u>Factors:</u></b> <ul style="list-style-type: none"> <li>- The proposed resubdivision on Lot 100 complies with the minimum lot size requirement for the MX-3 Zone District pursuant to ReZone Art. 2 Sec 2.9(B)</li> <li>- The owner of 311-21 Wolf St. will be moving out and will not need any easements/ agreements unless there is a portion of time where the subdivision is not in place, but construction begins on the 1920/301 property.</li> <li>- The current use of the structure located at 311-21 Wolf Street is a warehouse for the current owner. There will there no change in structure, use, and no egress/ingress, or sprinkler systems changes to 3-floor structure, and will be operated by the new owner.</li> <li>- The three-story building currently located at 311-21 Wolf St. will not be included in this proposed Major Site Plan application and will split the property lines between the three-story structure and the attached masonry building for the purposes of the planned development.</li> <li>- City Building Code and Fire Code found no issue with the split of the 311-21 Wolf St. building between the newly established property lines.</li> <li>- The Landmark Preservation Board reviewed the Major Site Plan application with no preservation concerns.</li> <li>- According to the Onondaga County Planning Agency’s confirmation letter, the 9-</li> </ul>

	<p>1-1 street address for new “Lot 100” shall be known as <b>1920 Park Street</b>.</p> <ul style="list-style-type: none"> <li>- This resubdivision will allow the applicant to develop the mixed-use development project including 59 apartments with 6 affordable units, which is in character with the surrounding high-density residential properties, and commercial businesses.</li> <li>- There are multiple lots in the vicinity with similar or larger lot sizes which support both residential and commercial types of land use.</li> </ul>
<b>Zoning Procedural History:</b>	N/A
<b>Summary of Zoning History:</b>	N/A
<b>Code Enforcement History:</b>	See attached code enforcement history.
<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></p> <p>301 Wolf Street &amp; Park St. is an irregularly shaped parcel with a lot size of 13,503.6 SF (0.31 acres). The property has two primary street frontages with 148.7 FT of street frontage along Park St. and 81.5 FT of frontage along Wolf St. The western property line borders 89 FT along the property line of 1920 Park St. The northern property line borders the 190.7 FT along the property lines of 311-21 Wolf St. and 1920 Park St. The property is improved by a four-story masonry building, concrete wall and gravel area located at the back of the property.</p> <p>1920 Park Street is an irregularly shaped parcel with a lot size of 12,632 SF (0.29 acres). The property has one primary street frontage with 97 FT of frontage along Park St. The western property line borders 130 FT along the property line of 1924-28 Park St To Hiawatha Blvd. The northern property line borders 162 FT along the property line of 228 Hiawatha Blvd E &amp; Carbon St. The eastern property line borders 216 FT along the property lines of 301 Wolf St &amp; Park St and 311-21 Wolf St. The property is improved by several gravel areas and a 4-story masonry building.</p> <p>311-21 Wolf Street is a regularly shaped parcel with a lot size of 11,761 SF (0.27 acres). The property has one primary street frontage with 116 FT of frontage along Wolf St. The southern property line borders 99.1 FT along the property line of 301 Wolf St. The western property line borders 116 FT along the property line of 1920 St. and 228 Hiawatha Blvd E &amp; Carbon St. The northern property line borders 99.1 FT along the property line of 325 Wolf St. The property is improved by a three-story masonry building and one story attached warehouse/storage structure along with asphalt paving.</p> <p><b><u>Proposed property characteristics</u></b></p> <p>The proposed resubdivided lot will be known as Lot 100 located at 1920 Park Street. It will be a regularly shaped parcel with a lot area of 33,976 SF (0.78 acres). The property will be improved by a 3-story frame, mixed-use structure with parking. The property will have two primary street frontages with 262 FT of frontage along Park St. and 130 FT of frontage along Wolf St. The northern property line will border 262 FT along the property lines of 300 Wolf St. and 228 Hiawatha Blvd E &amp; Carbon St. The western property line will border 132 FT along the property line of 1924-28 Park St. to Hiawatha Blvd.</p>



<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	Pursuant to GML §239-1, m and n, the proposal was not reviewed by the Onondaga County Planning Board.

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Final Plan, Schmid Subdivision 2 Amended, Part of Lot Nos. 5 & 13, Block No. 14, City of Syracuse, County of Onondaga, State of New York. Drawn by New York Licensed Land Surveyor Timothy J. Coyer of Ianzui & Romans Land Surveying. Dated 10/20/24. Scale: As Noted.

**Attachments:**

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

**R-24-62**

**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/>



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<b><i>MaSPR-24-36</i></b>	<b><i>Staff Report – December 2, 2024</i></b>
<b><i>Application Type:</i></b>	Major Site Plan Review
<b><i>Project Address:</i></b>	1920 Park St. (Tax Map ID: to be assigned)
<b><i>Summary of Proposed Action:</i></b>	The applicant is applying for a Major Site Plan Review to renovating the existing historic structure and establishing 59 dwelling units. The construction will create 41 off-street parking spaces.
<b><i>Owner/Applicant</i></b>	Wellinton Ward LLC (Owner) Scott Freeman, Keplinger Freeman Associates (Applicant)
<b><i>Existing Zone District:</i></b>	Mixed-Use Transition, MX-3 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, west and east are located in the Mixed-Use Transition, MX-3 Zone District.
<b><i>Companion Application(s)</i></b>	<b>R-24-62</b> Resubdivision to combine 1920 Park St., 301 Wolf St., and a portion of 311-21 Wolf St. The new address will be 1920 Park St.
<b><i>Scope of Work:</i></b>	The scope of work includes: (1) removal and disposal of existing gravel and asphalt pavement, sidewalks, curbs, trees, fences and walls, and 1-story masonry building on the northeast corner of the site; (2) interior renovation of the existing structure to establish 59 dwelling units on the first floor to fourth floor and 2 commercial tenant spaces on the first floor; (3) construction of a new corridor between the two buildings to provide cross connection and elevator access; (4) construction of parking areas that includes 41 off-street parking spaces consisting of 18 below ground parking spaces and 23 surface parking spaces; (5) site improvement including the construction of new on-site and off-site sidewalks, installation of bike racks, dumpster enclosure and underground stormwater detention system, and implementation of a landscaping plan to install on-site and off-site landscaping features.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The proposal involves renovating historic structures. Syracuse Landmark Preservation Board has reviewed this proposal and found no significant concerns.</li> <li>- Per ReZone, Art. 4, Sec. 4.2C(2), the restoration and renovating of a historic property is exempt from Sec.4.6 Site and Building Design standards.</li> <li>- The proposal will greatly improve the nearby sidewalks. The applicant will remove the existing asphalt pavement and non-conforming parking area in the right-of-way. Landscaping features and 2-way bike lanes will be installed on Park Street. Transportation Planner from the Department of Public Work has found no significant concern on the proposal and conditionally approved the project.</li> <li>- The proposal will have 6 affordable units which meets the mixed income development standards. Department of Neighborhood and Business Development (NBD) has been notified about the affordable units and will work with the applicant on income verification.</li> <li>- The proposal is in compliance with Syracuse Comprehensive Plan 2024. Instead of constructing new apartment buildings, the proposal rehabilitates and reuse the historic structure to promote the development of mixed-income housing and to facilitate housing development around existing community anchors (Washington Square Park, CNY Regional Market). Moreover, the proposed bike lanes are separated from public street which will reduce the potential conflicts with vehicles</li> </ul>

and promote safer bike infrastructures.

- Per SWPPP, the proposed underground stormwater detention system is able to mitigate impact on flooding caused by the proposal.
- The project site is not a DEC remediation site. The property (1714 N Salina St.) located across the street from the project site is a remediation site. Per DEC’s Environmental Site Remediation Database, the remedial action at 1714 N Salina St. is completed on 12/26/2023. The remediation site is unlikely to have adverse impact on the project site.
- After resubdivision, a 3-story building, which originally located on 311-21 Wolf St., will be located on the new lot. The 3-story building is currently used as a warehouse by the current owner of 311-21 Wolf St. Per applicant, no changes proposed to the structure, ingress/egress or sprinkler system of the 3-story building. The owner of 311-21 Wolf St. will move out of the 3-story building and new owner will operate the building.

**Recommended conditions:**

- The applicant shall comply with the general conditions for approval on Site Plan Review application. (See the attached sheet “General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).
- In addition to the General Conditions, Staff recommends of the following specific conditions:
  - Applicant shall commit to the provision of 10% affordable units for the proposed 59 units. The required number of affordable units may vary if there is a change to the total number of apartment units; any such changes require recertification with the Department of Neighborhood & Business Development
  - All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments.
  - Affordable units must be evenly distributed among the different types (# bedrooms) of units.
  - The affordable dwelling units shall be available to qualifying households that fall within 80% Area Median Income of the Syracuse Metropolitan Statistical Area.
  - The applicant shall verify the income of qualified households every year with the Department of Neighborhood and Business Development
  - The affordability requirement shall be in perpetuity and shall not expire.
  - Applicant shall report to Syracuse Office of Zoning Administration if any changes have been proposed to project plans. New zoning applications may be required for changes.

<b><i>Zoning Procedural History:</i></b>	None.
<b><i>Summary of Zoning History:</i></b>	None.
<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Summary of Changes:</i></b>	This is not a continued application.



<b>Property Characteristics:</b>	<b><u>Existing property characteristics</u></b> 301 Wolf Street & Park St. is an irregularly shaped parcel with a lot size of 13,503.6 SF (0.31 acres). The property has two primary street frontages with 148.7 FT of street frontage along Park St. and 81.5 FT of frontage along Wolf St. The western property line borders 89 FT along the property line of 1920 Park St. The northern property line borders the 190.7 FT along the property lines of 311-21 Wolf St. and 1920 Park St. The property is improved by a four-story masonry building, concrete wall and gravel area located at the back of the property.  1920 Park Street is an irregularly shaped parcel with a lot size of 12,632 SF (0.29 acres). The property has one primary street frontage with 97 FT of frontage along Park St. The western property line borders 130 FT along the property line of 1924-28 Park St To Hiawatha Blvd. The northern property line borders 162 FT along the property line of 228 Hiawatha Blvd E & Carbon St. The eastern property line borders 216 FT along the property lines of 301 Wolf St & Park St and 311-21 Wolf St. The property is improved by several gravel areas and a 4-story masonry building.  311-21 Wolf Street is a regularly shaped parcel with a lot size of 11,761 SF (0.27 acres). The property has one primary street frontage with 116 FT of frontage along Wolf St. The southern property line borders 99.1 FT along the property line of 301 Wolf St. The western property line borders 116 FT along the property line of 1920 St. and 228 Hiawatha Blvd E & Carbon St. The northern property line borders 99.1 FT along the property line of 325 Wolf St. The property is improved by a three-story masonry building and one story attached warehouse/storage structure along with asphalt paving.
	<b><u>Proposed property characteristics</u></b> The proposed resubdivided lot will be known as Lot 100 located at 1920 Park Street. It will be an irregularly shaped parcel with a lot area of 33,976 SF (0.78 acres). The property will be improved by a 3-story frame, multi-unit dwelling with parking, and a frame shed. The property will have two primary street frontages with 93.4 FT of frontage along Elliott St. and 96.71 FT of frontage along Bradley St. The southern property line will border 148 FT along the properties of 1172-78 Onondaga St W & Bradley St. and 301 Bradley St. The eastern property line will border 132 FT along the pr 225 Elliott St.
	<b><u>SEQR Determination:</u></b> Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action
<b><u>Onondaga County Planning Board Referral:</u></b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no concerns.

- Application Submittals:** The application submitted the following in support of the proposed project:
- Major Site Plan Review application
  - Full Environmental Assessment Form Part 1
  - Resubdivision Map, Schmid Subdivision 2, Amended, Part of Lot Nos. 5 & 13 Block No. 14, City of Syracuse, Onondaga County, New York; New York State Licensed Land Surveyor: Timothy J. Coyer; Map Date: 10/30/2024; Scale: 1"=20'
  - Site Preparation Plan (Sheet L1.0). Drawn by: VR; Prepared by Keplinger Freeman Associates; Dated: 11/01/2024; Scaled as noted.
  - Grading, Drainage and Utility Plan (Sheet L2.0). Drawn by: VR; Prepared by Keplinger Freeman Associates; Dated:

**MaSPR-24-36**

11/01/2024; Scaled as noted.

- Layout Plan (Sheet L3.0). Drawn by: VR; Prepared by Keplinger Freeman Associates; Dated: 11/01/2024; Scaled as noted.
- Planting and Finish Plan (Sheet L4.0). Drawn by: VR; Prepared by Keplinger Freeman Associates; Dated: 11/01/2024; Scaled as noted.
- Site Details (Sheets L5.0, L5.1, L5.2). Drawn by: VR; Prepared by Keplinger Freeman Associates; Dated: 11/01/2024; Scaled as noted.
- Floor Demo Plans (Sheets Z101, Z102, Z103). Drawn by: AMR/FJC; Prepared by in-Architects; dated: 10/07/2024; Scale: 1/4"=1'.
- Floor Plans (Sheets Z201, Z-202, Z203). Drawn by: AMR/FJC; Prepared by in-Architects; dated: 10/07/2024; Scale: 1/8"=1'.
- Elevation Plans (Sheets Z301, Z302, Z303). Drawn by: AMR/FJC; Prepared by in-Architects; dated: 10/07/2024; Scale: 1/8"=1'.
- Window Details (Sheets Z304, Z305). Drawn by: AMR/FJC; Prepared by in-Architects; dated: 10/07/2024; Scale: 1/8"=1'.

**Attachments:**

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & Part 3
- Code Enforcement History
- IPS Comments from City Departments
- OCPB Comments

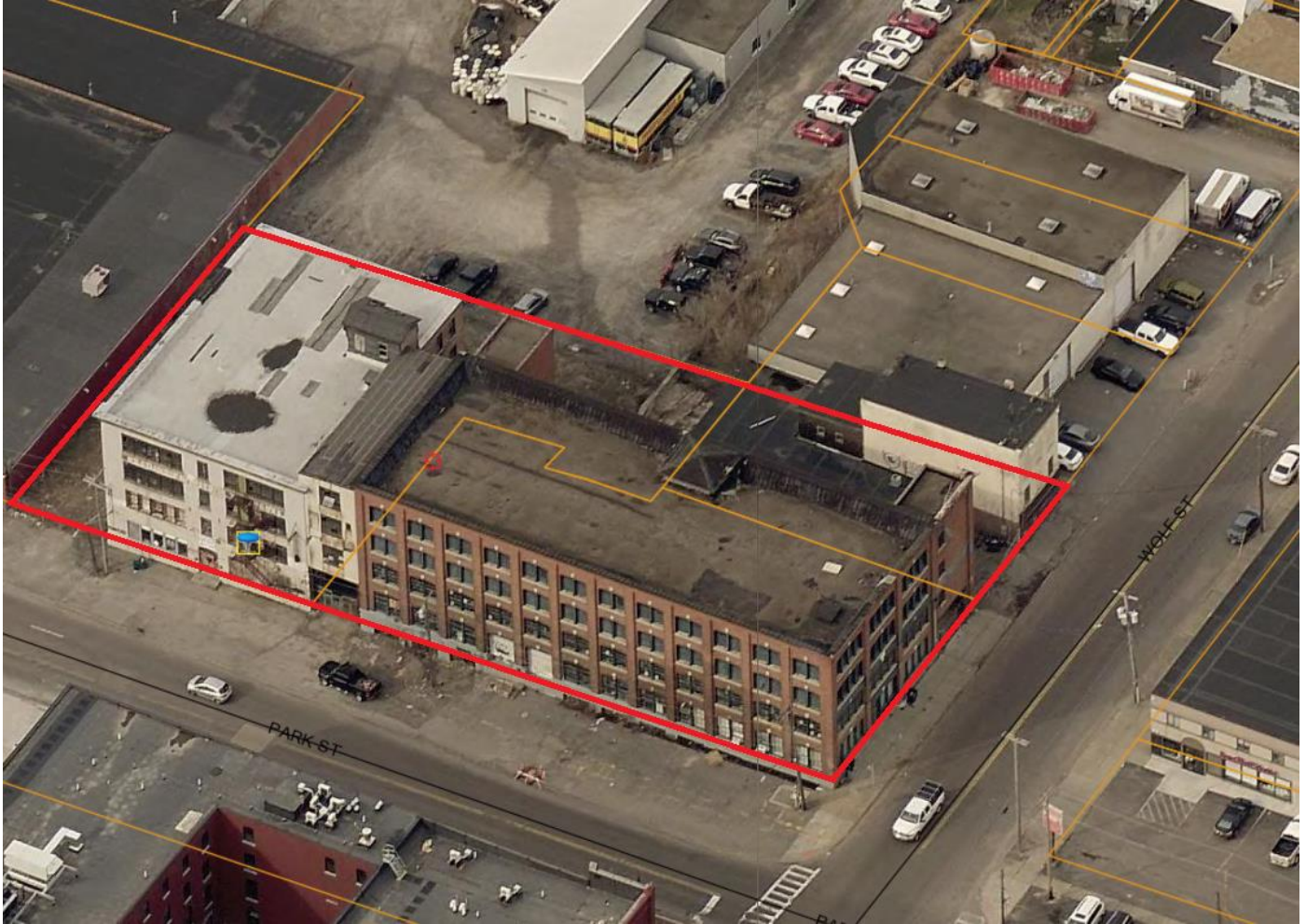
Context Maps:

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: ConnectExplorer™, Eagle View Technology Corporation



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](mailto:zoning@syr.gov) \*

**\*\*[www.syr.gov/Departments/Zoning-Administration](http://www.syr.gov/Departments/Zoning-Administration)\*\***

Office Use Filing Date: \_\_\_\_\_ Case: \_\_\_\_\_ Zoning District: \_\_\_\_\_

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

	<b><u>Subdivision Name</u></b>	<b><u>Number of Lots</u></b>	<b><u>Total Area</u></b>
<input type="checkbox"/> Resubdivision:	_____	_____	_____
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<b><u>TAX ASSESSMENT ADDRESS(ES)</u></b>	<b><u>TAX MAP ID(S)</u></b> (000.-00-00.0)	<b><u>OWNER(S)</u></b>	<b><u>DATE ACQUIRED</u></b>
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syrgov.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): \_\_\_\_\_

New Construction: \_\_\_\_\_

Façade (Exterior) Alterations: \_\_\_\_\_

Site Changes: \_\_\_\_\_

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

Project Name: \_\_\_\_\_

Current Land Use(s): \_\_\_\_\_

Proposed Land Use(s): \_\_\_\_\_

Number of Dwelling Units: \_\_\_\_\_

Days and Hours of Operation: \_\_\_\_\_

Number of Onsite Parking Spaces: \_\_\_\_\_

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

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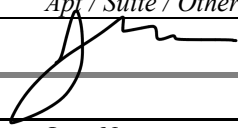


City of Syracuse Office of Zoning Administration

**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>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 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 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 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 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>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 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 Zip</i>	<i>Email:</i>

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

<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 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 Zip</i>	<i>Email:</i>

## **Resubdivision / Lot Alteration / Three Mile Limit**

### **APPLICATION PROCEDURES**

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at <https://www.syr.gov/Boards-and-Commissions/CPC>.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, Engineering, Water for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and [http://www.syr.gov.net/Planning\\_Commission.aspx](http://www.syr.gov.net/Planning_Commission.aspx).

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

**Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.**

**MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.**

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

**Resubdivision / Lot Alteration Application**  
**INSTRUCTIONS AND REQUIRED SUBMITTALS**

**Incomplete applications will not be processed.**

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

**Please submit ONE (1) COPY of the following:**

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- APPLICATION FEE** – \$0.

**Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17” or smaller) paper map for copying, and a PDF File to [hpan@syr.gov](mailto:hpan@syr.gov) of the following:**

- RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011  
No larger than 36”x 44”
  - **The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ [DanielSmith@ongov.net](mailto:DanielSmith@ongov.net))**
  - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
  - Tract name (cannot be Farm Lot or Military Lot)
  - Farm/Military Lot and/or block numbers
  - Municipality, Scale, Date, North arrow
  - Certificate of Licensed Land Surveyor: “We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor.”
  - Each new lot will have a definite designation number or letter per the new map.
  - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
  - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
  - Each line or curve of all new or amended lots must clearly show all necessary geometry.
  - Shorelines will have a tie line with geometry for closure.
  - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
  - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.
- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the
- Resubdivision or Lot Alteration Map (signed and stamped by a licensed surveyor).**

**SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
2. **demolitions and post demolition** conditions
3. **structures, facilities, utilities and drainage**
4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
5. **loading** dock and delivery areas
6. **dumpsters** and/or trash receptacles
7. **landscaping** including type, height, and number of plantings
8. **screening/fencing** including type and height for parking, dumpsters, and site
9. **lighting** including structure heights and luminaries wattage
10. **ground signs**
11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

**Resubdivision / Lot Alteration**  
**MAP FILING PROCEDURES**

Within 62 days ( ) of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorsers, **FILE** the map, together with the Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

**OBTAIN PRINTED MAPS FROM THE SURVEYOR**

- SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

**OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)**

1. **City Planning Commission / Syracuse Zoning Office – 315-448-8640**  
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202  
Contact the Syracuse Zoning Office to make an appointment.
  - Bring the six PAPER MAPS to the appointment.
  - The Zoning Office reviews and signs the FILING MAP if everything is in order.
  - At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
2. **Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**  
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202  
Contact the Onondaga County Division of Health to make an appointment.
  - Bring the FILING MAP to the appointment.
  - Public Health reviews and signs the FILING MAP if everything is in order.
  - The signed FILING MAP will be returned to the applicant at the same appointment.

**Syracuse City Hall**

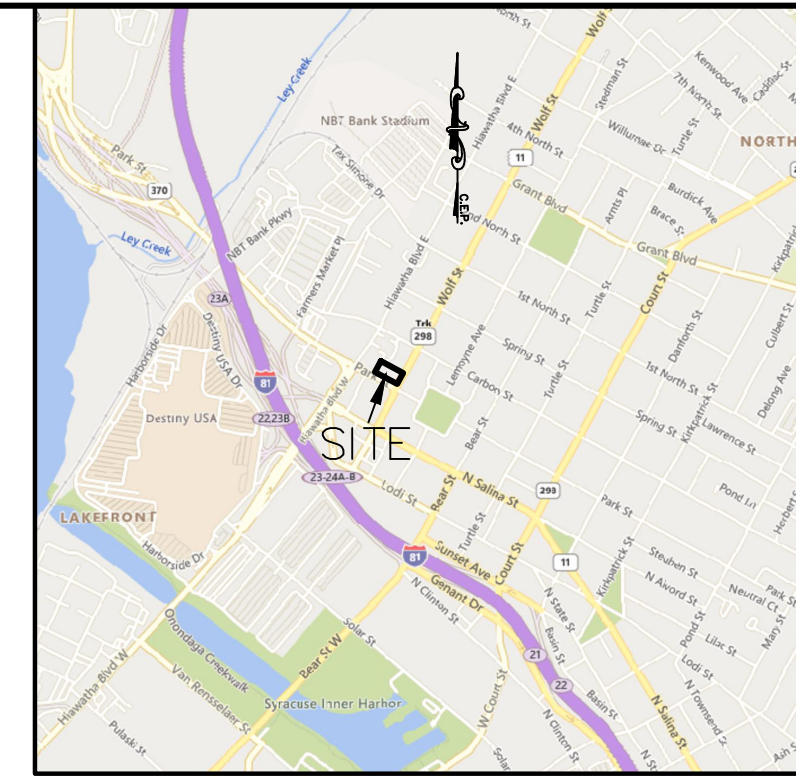
233 East Washington St, Syracuse, NY 13202

3. **Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**
  - No appointment necessary.
  - Leave the FILING MAP together with your CONTACT INFORMATION.
  - Assessment reviews and signs the FILING MAP if everything is in order.
  - Assessment forwards the signed FILING MAP to the Department of Finance.
4. **Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**
  - Finance receives the FILING MAP.
  - Finance reviews and then signs the FILING MAP if everything is in order.
  - Finance forwards the FILING MAP to Engineering.
5. **Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**
  - Engineering receives the FILING MAP.
  - Engineering reviews and signs the FILING MAP if everything is in order.
  - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

**FILE RESUBDIVISION / LOT ALTERATION MAP**

1. **Onondaga County Clerk (resubdivision filing) – 315-435-2226**  
Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202
  - The signed **FILING MAP** together with the **LETTER OF COMPLIANCE provided by the Zoning Office** must be FILED with the ONONDAGA COUNTY CLERK (\$10.00 fee).
  - The Clerk will provide a FILING DATE ( ) and NUMBER ( ).
2. **City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syrgov.net**  
Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
  - Call or email the Syracuse Zoning Office and provide the ONONDAGA COUNTY CLERK FILING DATE and NUMBER.
  - The Zoning Office will forward one of the six PAPER MAPS, together with the FILING DATE and NUMBER, to each endorser for their records.





**LOCATION PLAN**  
Scale: 1" = 2000'

**NOTES:**

Present Zone: Industrial District, Class A (IA).  
 Yard requirements: None  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0208F, effective date: November 4, 2016.  
 Tax Map Nos. 02-04-02.4, 09 & 10

**LEGEND:**

- ⊙ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- IFF □ MON FND indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- 6" G — indicates gas main, gas valve & gas line marker
- 8" W — indicates water main, water valve & hydrant
- 18" D — indicates storm sewer, catch basin & manhole
- 8" S — indicates sanitary sewer, sewer vent & manhole
- TEL — TEL — indicates underground telephone line, manhole & box
- ELEC — indicates underground electric line & manhole
- CATV — TV — indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

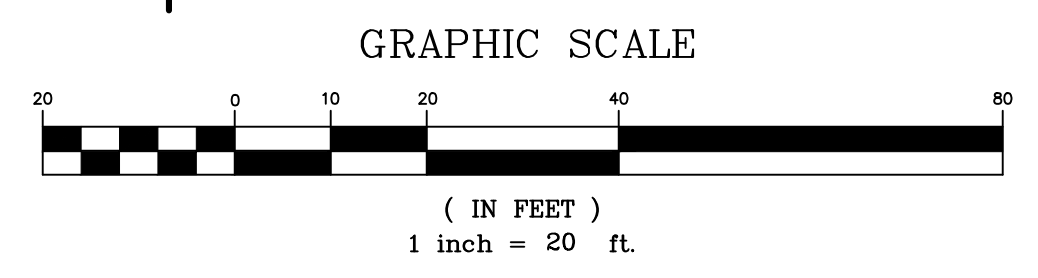
**TRACT MAP**

BY: CHRISTOPHERSON LAND SURVEYING  
 FILED: MARCH 12, 2018  
 MAP No. 12543

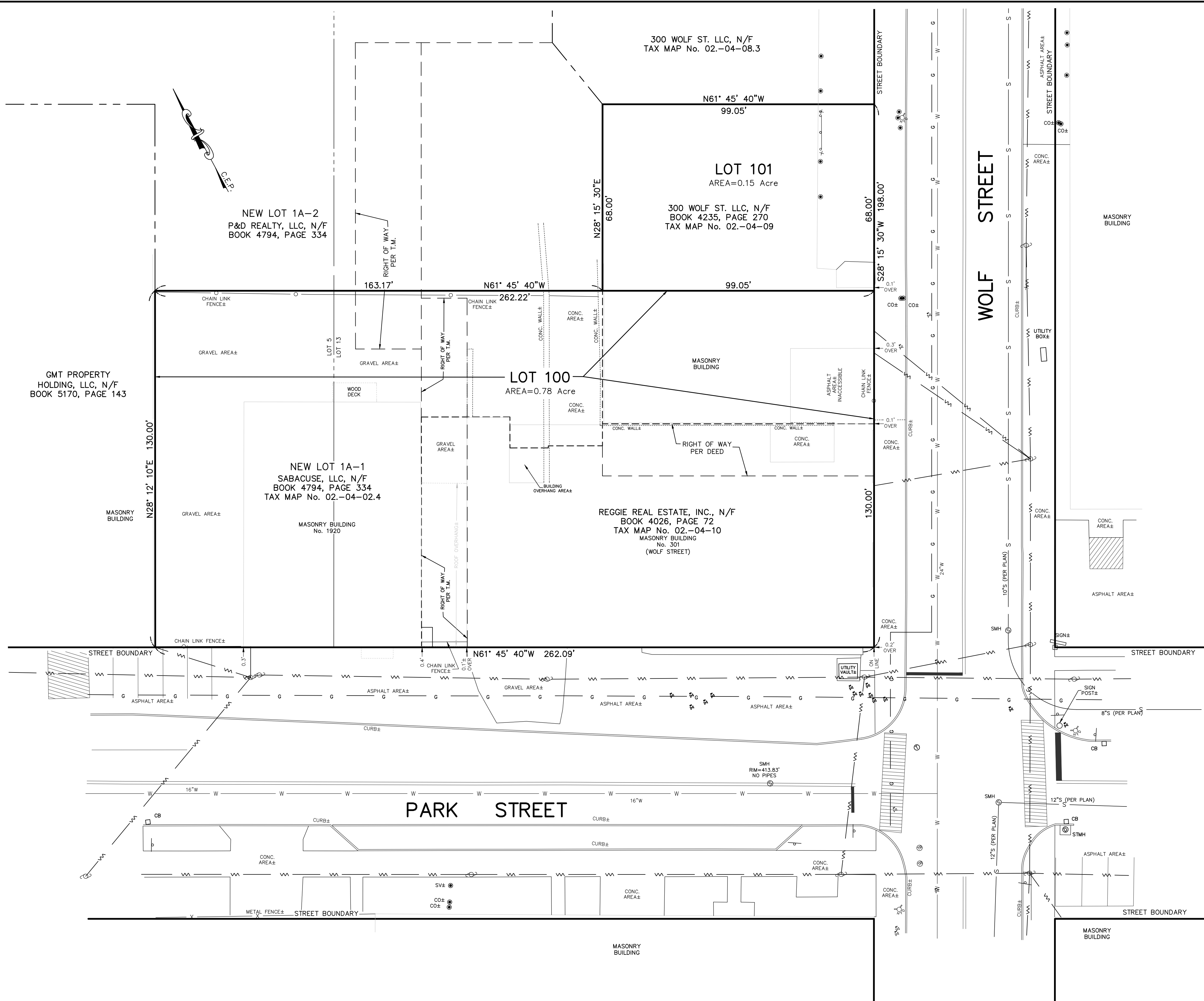
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.  
 Unauthorized alteration or addition 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.



C.E.P. 505



CITY OF SYRACUSE ASSESSMENT	CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPT.	REVISIONS

FINAL PLAN

## SCHMID SUBDIVISION 2

AMENDED  
 PART OF LOT Nos. 5 & 13 BLOCK No. 14  
 CITY OF SYRACUSE  
 ONONDAGA COUNTY, NEW YORK

**IANUZI & ROMANS**  
**LAND SURVEYING, P.C.**  
 5251 WITZ DRIVE  
 NORTH SYRACUSE, NY 13212  
 PHONE: (315) 457-7200  
 FAX: (315) 457-9251  
 EMAIL: mail@romanspc.com

DATE: OCTOBER 30, 2024  
 SCALE: 1" = 20'  
 FILE No.: 12132.003

SHEET No. \_\_\_\_\_  
 F.B. No. 1729





For Office Use Only	
Zone District:	_____
Application Number:	_____ - _____ - _____
Date:	_____

Office of Zoning Administration  
 300 S State St, Suite 700  
 Syracuse, NY 13202  
 Phone: (315) 448-8640  
 Email: zoning@syrgov.net

**Site Plan Review Application**

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

**General Project Information**

Business/project name:	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):	
Tax Map ID#:	Lot size (sq. ft.):
Current use of property:	Proposed:
Current number of dwelling units (if applicable):	Proposed:
Current number of affordable dwelling units (if applicable):	Proposed:
Current onsite parking (if applicable):	Proposed:
Zone District (base and any overlay) of property:	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Detailed description of the project (required):	



### Site Plan Review Application

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syrgov.net

#### Owner/Owner's Agent Certification

*By signing this application below, I, as the owner of the property under review give my endorsement of this application.*

<b>Print owner's name:</b>	
Signature: 	Date:
Mailing address:	
Phone:	Email:
<b>Print authorized agent's name:</b>	
Date:	
Signature:	
Mailing address:	
Phone:	Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

#### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

*Please submit one copy of each of the following:*

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- APPLICATION FEE** – \$0

*Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate site plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.*

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:



## Site Plan Review Application

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

- FLOOR PLANS (when required for review)** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS (when required for review)** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- EXTERIOR SIGNAGE DRAWINGS (when required for review)** showing all of the following:
  - Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):

Size:	Type:	Location:
Size:	Type:	Location:

**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: Wellington Ward @ 1920		
Project Location (describe, and attach a general location map): 301 Wolf St & 1920 Park St (Tax Map #s: 002.-04-10.0, 002.-04-02.4)		
Brief Description of Proposed Action (include purpose or need): Historic rehabilitation of existing 301 Wolf St & 1920 Park St properties. Interior improvements include the construction of 59 apartments and 2 commercial spaces on the first floor of the existing building. A new corridor will be constructed between the two buildings to provide cross connection. Exterior improvements include new parking areas, improved ROW connections, foundation landscaping, and utility improvements/connections.		
Name of Applicant/Sponsor: Wellington Ward LLC	Telephone: (206) 459-7883	E-Mail: jambrownster@gmail.com
Address: 100 Windsor Pl		
City/PO: Syracuse	State: NY	Zip Code: 13210
Project Contact (if not same as sponsor; give name and title/role): Keplinger Freeman Associates: Vincent Ryan - Associate Principal	Telephone: 315-445-7980 x 110	E-Mail: vr@keplingerfreeman.com
Address: 6320 Fly Rd, Suite 109		
City/PO: Syracuse	State: NY	Zip Code: 13057
Property Owner (if not same as sponsor): Same as Sponsor	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Planning Commission	November 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Zoning Board of Appeals	Approved September 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Landmark Preservation Board	November 2024
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCWEP	January 2025
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT	January 2025
h. Federal agencies <input type="checkbox"/> Yes <input 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? YesNo

- 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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

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-3

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? City of Syracuse

b. What police or other public protection forces serve the project site?  
City of Syracuse Police Dept.

c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse Fire department

d. What parks serve the project site?  
Washington Square 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)? Commercial and Residential

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ .78 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ .36 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ .78 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)? % +15 Units: 0

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)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ 24 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	_____	_____	_____	59
At completion of all phases	_____	_____	_____	59

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

i. Total number of structures 1  
 ii. Dimensions (in feet) of largest proposed structure: 50 height; 15 width; and 60 length  
 iii. Approximate extent of building space to be heated or cooled: 984 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Underground Stormwater Detention  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify:  
Surface Water Runoff  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
 \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: TBD 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):  
Below grade HDPE cisterns

**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? Construction grading and installation of stormwater detention  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): 300 cu. yds.  
 • Over what duration of time? 1-2 months  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Urban Fill. All material will be brought to an approved waste management 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? \_\_\_\_\_ .05 acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ <1 acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ +/- 5 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
All exposed areas to be covered with impervious surface or a minimum of 2'-0" of clean topsoil in areas uncovered by impervious surface.

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: \_\_\_\_\_ 10,300 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: \_\_\_\_\_ 10,300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary Wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Metro Syracuse
- Name of district: Syracuse Wastewater Treatment
- 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 \_\_\_\_\_ .25 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ .78 acres (parcel size)  
 ii. Describe types of new point sources. Roof Drains  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?  
All surface and roof drains shall be directed towards best management practices and underground conveyance and detention systems.  
 \_\_\_\_\_  
 • 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)  
 \_\_\_\_\_  
 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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing 12 Proposed 59 Net increase/decrease 47

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: \_\_\_\_\_

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):  
Local utility

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

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

i. During Construction:

- Monday - Friday: 8 AM - 5 PM
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: TBD
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
New wall pack lighting will highlight parking areas at night. All lighting to be 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_ 15000 tons per \_\_\_\_\_ year (unit of time)  
 • Operation : \_\_\_\_\_ 20 tons per \_\_\_\_\_ week (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: Recycling container to be provided.  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: On Site Dumpster  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: On Site Dumpster within waste enclosure.  
 \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

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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	.78	.78	0
• 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: _____			



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: \_\_\_\_\_

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): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): See below  
 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): C734137, C734132, C734131, C734130, C734135, 73...  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

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

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

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6 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: Urban Land \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ NA % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

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

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

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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: Principal Aquifer, Primary Aquifer \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: Urban Species _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ Bald Eagle _____ _____	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: , <u>H.A. Moyer Factory Complex, H.A. Moyer Factory Complex Boundary Increase and Additional Documentation</u>	
<i>iii.</i> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Onondaga Lake</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ .75 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<div style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</div>	

**F. Additional Information**

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

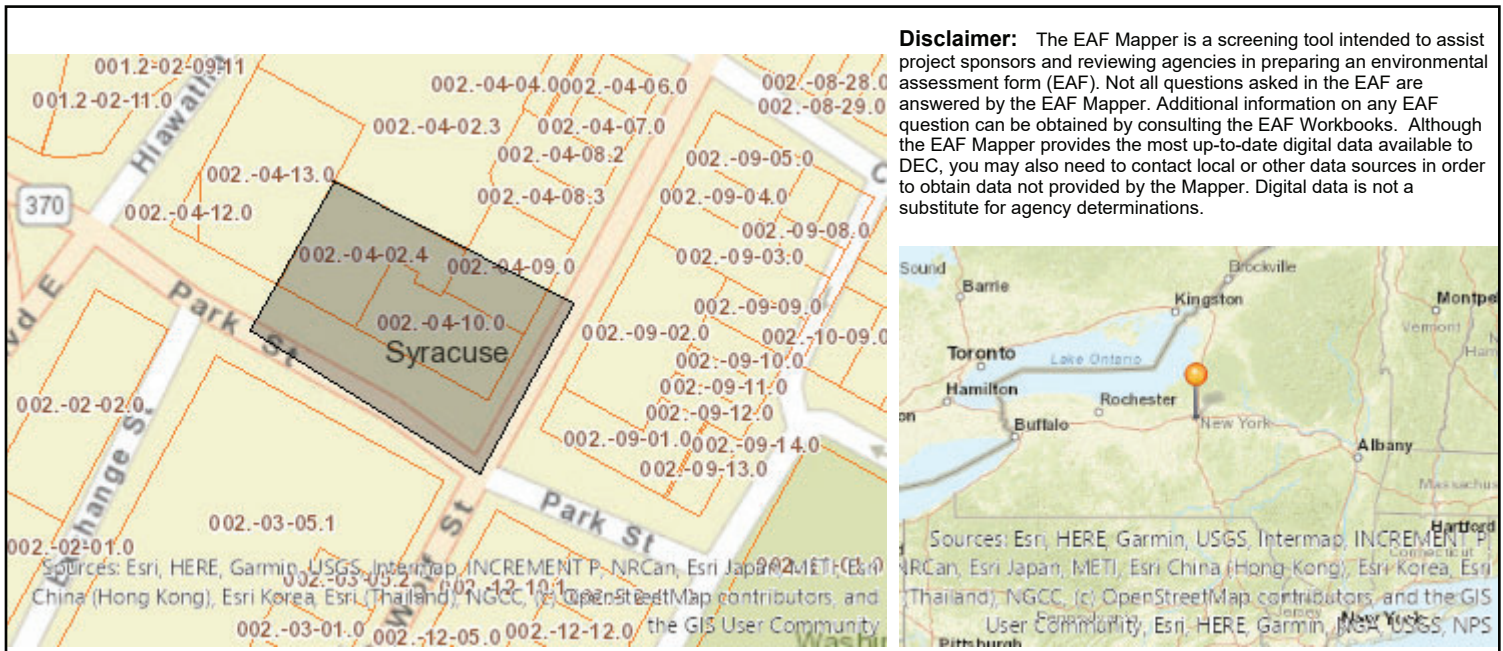
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Jamin Brown Date 10/08/2024

Signature  Title Owner



**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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C734137, C734132, C734131, C734130, C734135, 734048, 734013, C734104, C734151, C734151A
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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No



E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
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]	, H.A. Moyer Factory Complex, H.A. Moyer Factory Complex Boundary Increase and Additional Documentation
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Wellington Ward LLC  
100 Windsor Place  
Syracuse, NY 13210

October 21, 2024

Christian Toellner  
Zoning Administration  
300 South State Street  
Syracuse, NY 13202

**Re:** Wellington Ward @ 1920 Park – Affordability Unit Requirement

Dear Mr. Toellner,

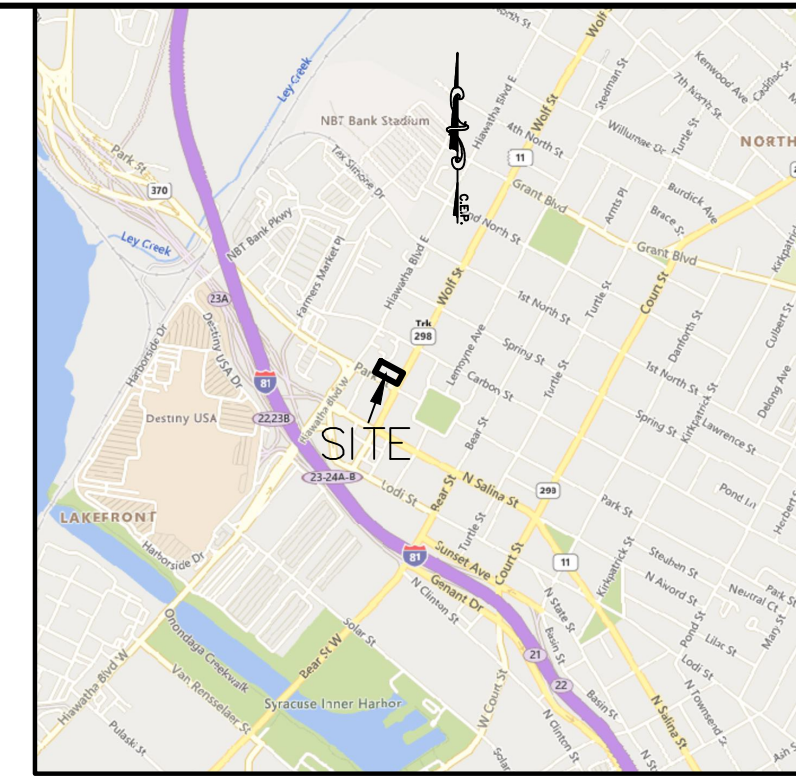
The purpose of this letter is to acknowledge the fact that the project deemed “Wellington Ward @ 1920 Park” at 301 Wolf St.-1920 Park St, Syracuse, NY intends to comply with the mandate of the ReZone Syracuse requiring 10% of the total units to be affordable. The units will be reserved for households at or below 80% of the area median income, non-segregated, and non-differential as to the quality. Wellington Ward LLC will also commit to providing annual income verification to the Department of Neighborhood and Business Development for qualifying households.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jamin Brown', written over a thin horizontal line.

Dr. Jamin Brown

Wellington Ward, LLC



**LOCATION PLAN**  
Scale: 1" = 2000'

**NOTES:**  
 Present Zone: Industrial District, Class A (IA).  
 Yard requirements: None  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0208F, effective date: November 4, 2016.  
 Tax Map Nos. 02.-04-02.4, 09 & 10

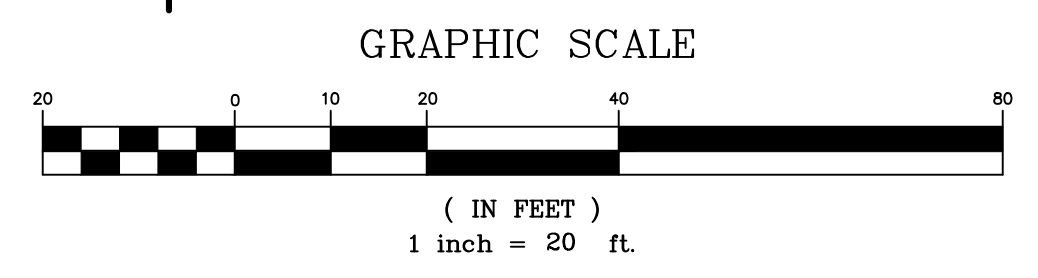
- LEGEND:**
- ⊙ LS indicates light stand
  - indicates utility pole, anchor & overhead lines
  - IFF □ MON FND indicates iron pipe and/or monument found
  - indicates bollard
  - indicates sign
  - indicates storm culvert
  - 6" G — indicates gas main, gas valve & gas line marker
  - 8" W — indicates water main, water valve & hydrant
  - 18" D — indicates storm sewer, catch basin & manhole
  - 8" S — indicates sanitary sewer, sewer vent & manhole
  - TEL — TEL — indicates underground telephone line, manhole & box
  - ELEC — indicates underground electric line & manhole
  - CATV — TV — indicates underground television cable & box
  - indicates boundary line
  - indicates adjacent parcel line
  - indicates old/original parcel line
  - indicates easement line
  - indicates centerline road

**TRACT MAP**  
 BY: CHRISTOPHERSON LAND SURVEYING  
 FILED: MARCH 12, 2018  
 MAP No. 12543

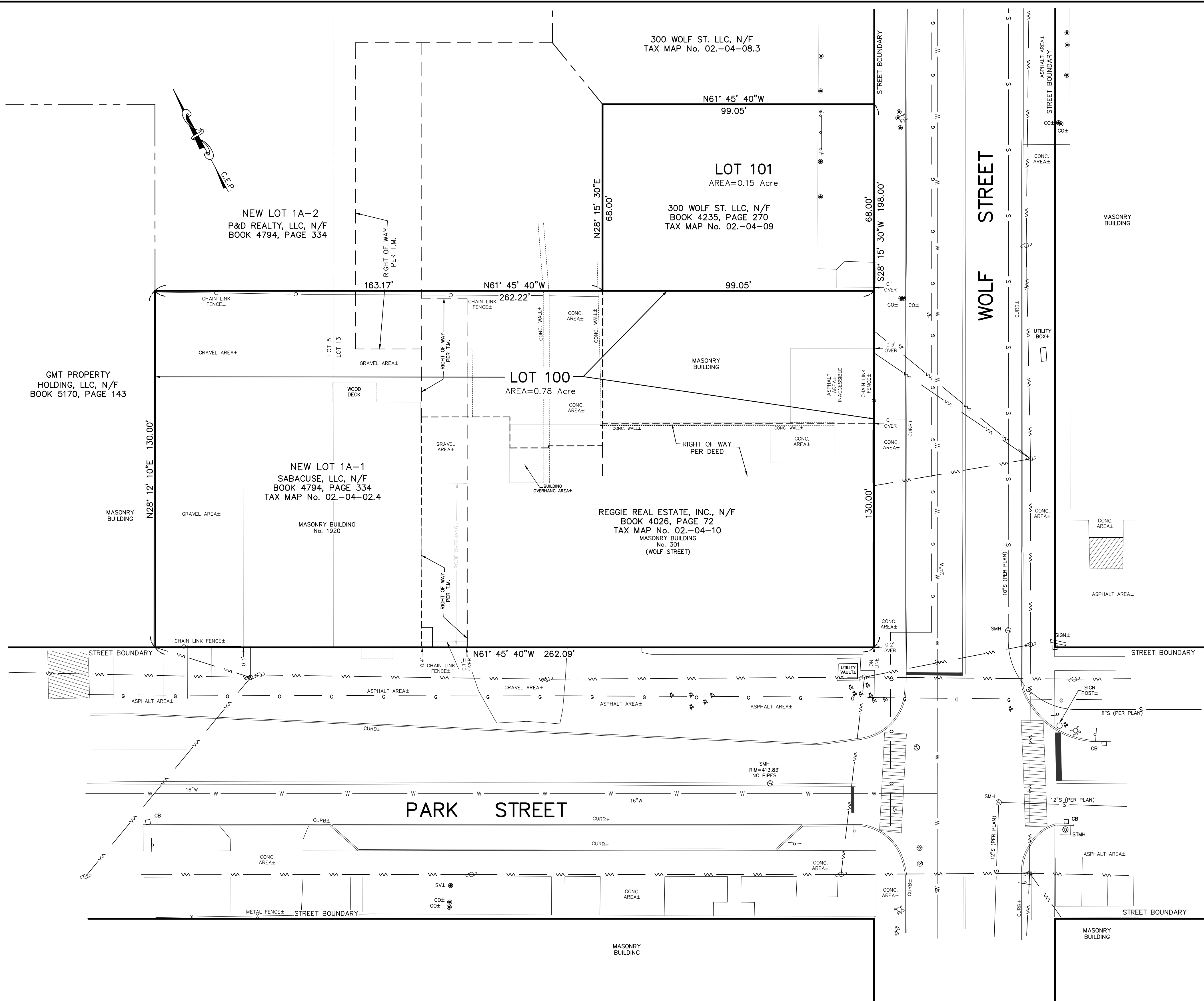
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.  
 Unauthorized alteration or addition 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.



C.E.P. 505



CITY OF SYRACUSE ASSESSMENT	CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPT.	REVISIONS

FINAL PLAN

## SCHMID SUBDIVISION 2

AMENDED  
 PART OF LOT Nos. 5 & 13 BLOCK No. 14  
 CITY OF SYRACUSE  
 ONONDAGA COUNTY, NEW YORK

**IANUZI & ROMANS**  
**LAND SURVEYING, P.C.**  
 5251 WITZ DRIVE  
 NORTH SYRACUSE, NY 13212  
 PHONE: (315) 457-7200  
 FAX: (315) 457-9251  
 EMAIL: mail@romanspc.com

DATE: OCTOBER 30, 2024  
 SCALE: 1" = 20'  
 FILE No.: 12132.003

SHEET No. \_\_\_\_\_  
 F.B. No. 1729



# 2024

## SITE PLAN REVIEW DOCUMENTS - SITE PLAN

# WELLINGTON WARD AT 1920 PARK

1920 PARK ST.,  
CITY OF SYRACUSE, ONONDAGA COUNTY, NY, 13208

### LIST OF DRAWINGS

- S-01 SITE SURVEY
- L-0.0 TITLE SHEET
- L-1.0 SITE PREPARATION PLAN
- L-2.0 GRADING, DRAINAGE & UTILITIES PLAN
- L-3.0 LAYOUT PLAN
- L-4.0 PLANTING PLAN
- L-5.0 DETAILS
- L-5.1 DETAILS
- L-5.2 DETAILS



**LOCATION PLAN**  
NOT TO SCALE



**ARCHITECTS**  
239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
www.in-ARCHITECTS.com



**KEPLINGER  
FREEMAN  
ASSOCIATES**  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
4320 FRY ROAD, SUITE 107 EAST SYRACUSE, NEW YORK 13207  
PHONE: (315) 445-7900 @KEPLINGERFREEMANASSOCIATES

ADAPTIVE REUSE TO MIXED-USE  
**WELLINGTON WARD AT 1920 PARK**  
1920 PARK ST.  
SYRACUSE, NEW YORK

IF IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY MANNER IN ANY WAY AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL APPLY TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

TITLE PLAN

Project Status	BID SET
Date	11/01/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L0.0



EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

- 1. REMOVE EXISTING SIGN AND DISPOSE OF OFF SITE.
2. REMOVE EXISTING TREE / VEGETATION, INCLUDING STUMPS AND ROOTS, AND DISPOSE OF OFF SITE.
3. REMOVE EXISTING LIGHT POLE, INCLUDING BASE AND FIXTURE AND DISPOSE OF OFF SITE. COORDINATE DISCONNECT WITH ELECTRICAL DRAINING E010.
4. SURVEYOR TO REMOVE EXISTING LOT LINE AND COMBINE PARCELS. SURVEYOR TO SUBDIVIDE EXISTING 31' LOT TO COMBINE WITH EXISTING 30' AND 10' LOTS. SURVEYOR TO FILE FINAL PLAT FOR REVISED SUBDIVISION PRIOR TO SUBMISSION.
5. REMOVE EXISTING SANITARY PIPING AS REQUIRED FOR INSTALLATION OF NEW PUMP STATION AND FORCE MAIN CONTROL MANHOLE. DISPOSE OF OFF SITE. CAP OR PROVIDE CLEANOUT AS REQUIRED.
6. CAMERA EXISTING STORM SYSTEM PRIOR TO CONSTRUCTION AND AFTER CONSTRUCTION HAS BEEN COMPLETED. FLUSH EXISTING STORM PIPING AND CLEAN OUT STRUCTURES AFTER CONSTRUCTION HAS BEEN COMPLETED.
7. BUILDING REMOVAL AS INDICATED ON ARCHITECTURAL DRAWINGS. REMOVE ALL PAVEMENTS ABOVE SUBGRADE ELEVATION OF PROPOSED PAVEMENTS. BREAK UP ALL EXISTING PAVEMENTS BELOW THE SUBGRADE ELEVATION OF PROPOSED PAVEMENTS.

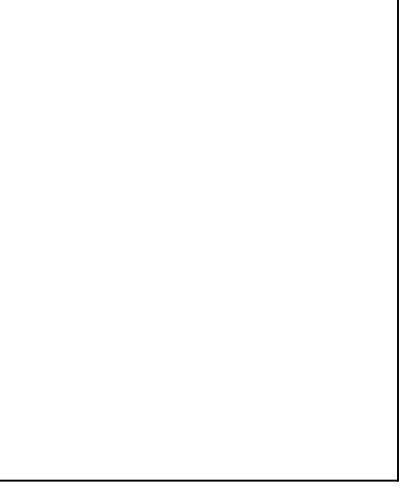
- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY IANUZI & ROMANS LAND SURVEYING, P.C. OF NORTH SYRACUSE, NY ON JANUARY 6, 2023. UPDATED ON APRIL 26, 2024.
2. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
3. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION SUBSILE DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.
4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
6. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
7. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.
8. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
9. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

GENERAL NOTES

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY IANUZI & ROMANS LAND SURVEYING, P.C. OF NORTH SYRACUSE, NY ON JANUARY 6, 2023. UPDATED ON APRIL 26, 2024.
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4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
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9. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.



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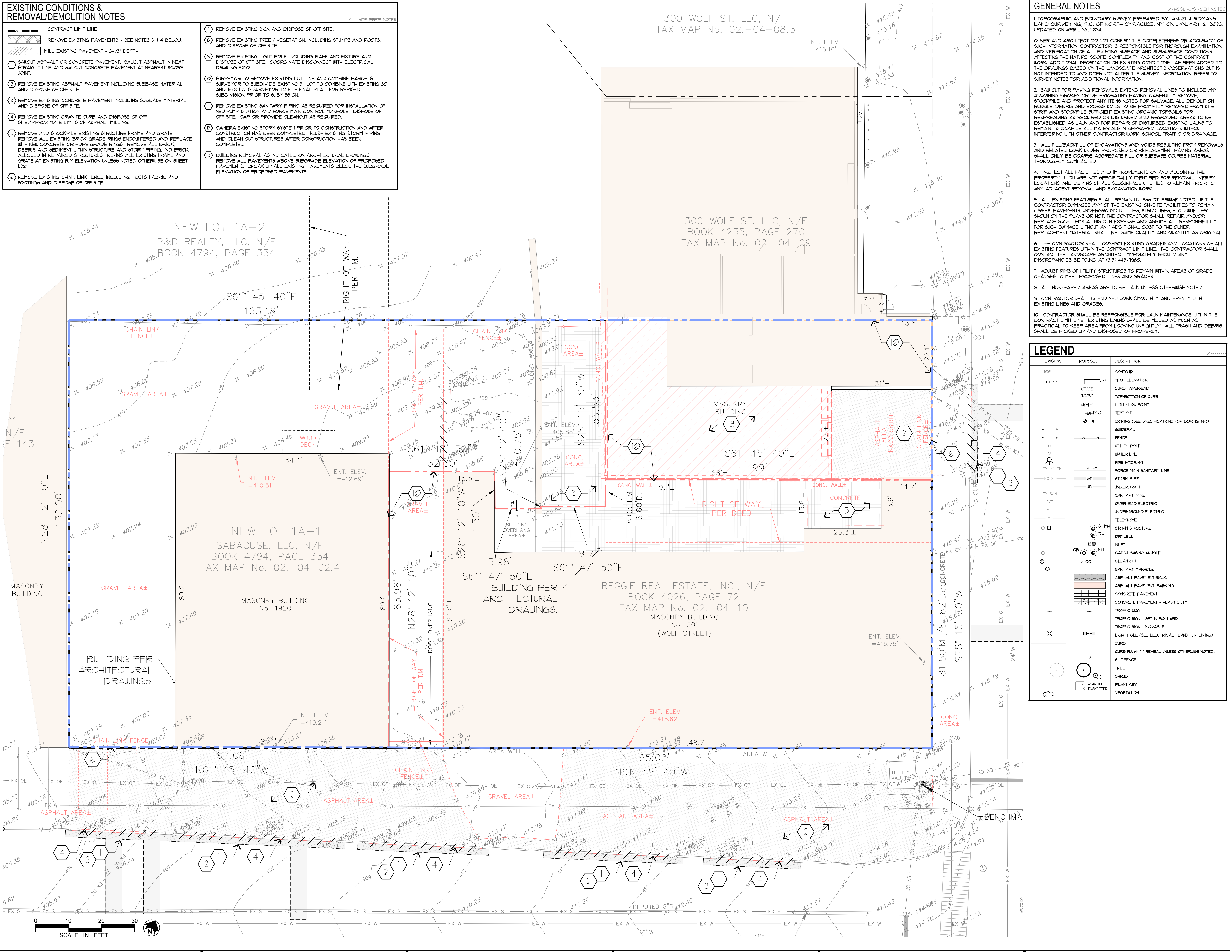
ADAPTIVE REUSE TO MIXED-USE WELLINGTON WARD AT 1920 PARK 1920 PARK ST. SYRACUSE, NEW YORK

IF IN VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN INSTRUMENT IN ANY WAY, BY AN INSTRUMENT BEARING THE SEAL OF AN ARCHITECT, IS ALTERED, THE ALTERING ARCHITECT SHALL AFTER 10 DAYS FROM THE SEAL, AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A PRECISE DESCRIPTION OF THE ALTERATION.

Table with 3 columns: NO., DESCRIPTION, DATE. Includes a section for REVISIONS.

Table with 2 columns: Project Status, Date, Project Number, Drawn By, Checked By. Includes a section for SITE PREPARATION PLAN.

L1.0



LEGEND

Legend table with columns: EXISTING, PROPOSED, DESCRIPTION. Lists symbols for contours, spot elevations, curbs, fences, utility poles, etc.



GRADING AND DRAINAGE NOTES

- 1 MEET EXISTING LINE AND GRADE.
- 2 MEET TOP OF GRADE IN FLUSH CONDITION.
- 3 CONSTRUCT ASPHALT PAVEMENT WITH A MAXIMUM 2% CROSS SLOPE WITHIN ACCESSIBLE PARKING WALKS AND SPACES.
- 4 INSTALL MAINTENANCE STRIP WITH UNDERDRAIN PER DETAIL 4/L-5/2.
- 5 INSTALL TRENCH DRAIN PER MEP PLANS. PAVEMENT TO BE FLUSH WITH TRENCH DRAIN PER GRADING PLAN.
- 6 INSTALL DOWNSPOUT CONNECTION PER DETAIL 23/L-5/0. REFER TO MEP DRAWINGS FOR CONNECTION TO ROOF DOWNSPOUT.
- 7 INSTALL CONCRETE WALLS, SLABS, AND STAIRS PER STRUCTURAL DRAWINGS. REFER TO GRADING PLAN FOR FINISHED GRADE.
- 8 AREA WELLS TO DRAIN TO INTERIOR ROOF DRAIN SYSTEM. CONTRACTOR TO CONFIRM ELEVATION OF AREA WELLS PRIOR TO CONSTRUCTION AND CONFIRM CONNECTION TO TRENCH DRAIN.

UTILITY NOTES

- 11 INSTALL 6" DOMESTIC FIRE PVC WATER LINE. REFER TO DRAWING P-201 FOR ROUTING OF SERVICE LINE WITHIN 5'-0" OF BUILDING.
- 12 INSTALL 4" GAS SERVICE. REFER TO DRAWING P-201 FOR COORDINATION OF GAS LATERAL AND CONNECTION BY MEP.
- 13 INSTALL 6" PVC SANITARY LATERAL. REFER TO DRAWING P-201 FOR ROUTING OF SERVICE WITHIN 5'-0" OF BUILDING.
- 14 INSTALL HOUSE TRAP PER DRAWING P-201 AND DETAIL 20/L-5/0.
- 15 INSTALL 4" FRESH AIR INLET PER DRAWING P-201.
- 16 INSTALL TRENCH DRAIN AND PIPING PER DRAWING P-201 AND DETAIL 20/L-5/0. CONFIRM WITH CITY OF SYRACUSE PLUMBING DEPARTMENT FOR CONNECTION OF TRENCH DRAIN TO CITY CSO.
- 17 INSTALL 6" RPP DRAIN PER DRAWING P-201. INSTALL VERMIN SCREEN ON OUTLET. PIPE TO OUTLET 12" ABOVE FINISHED GRADE.
- 18 INSTALL 6" WATER LATERAL TAP TO EXISTING WATER MAIN PER DETAIL 21/L-5/0 WITH WATERTIGHT CONNECTION. COORDINATE INSTALLATION OF PROPOSED WATER LATERAL WITH CITY OF SYRACUSE DEPARTMENT OF WATER.
- 19 INSTALL 6" SANITARY WYE CONNECTION WITH EXISTING SANITARY MAIN PER DETAIL 4/L-5/0 WITH WATERTIGHT CONNECTION. COORDINATE CONNECTION OF PROPOSED SANITARY LATERAL WITH CITY OF SYRACUSE SEWER DEPARTMENT.
- 20 LOCATION OF METER SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP DRAWINGS FOR LAYOUT.
- 21 LOCATION OF PROPOSED ELECTRICAL LINE AND METER SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP DRAWINGS FOR LAYOUT. COORDINATION OF ELECTRICAL LINES BY MEP. REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND POWER LINE AND TRANSFORMER / GENERATOR INFORMATION. UTILITY FAD PER MEP DRAWINGS. SPOT ELEVATIONS PER SITE PLAN.
- 22 INSTALL PEDESTRIAN BOLLARD PER DETAIL 21/L-3/0. SITE LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLE BASE, POLE FIXTURE, CONDUIT AND POWER AND TO PHOTOMETRIC PLAN FOR LAYOUT.
- 23 REFER TO ELECTRICAL DRAWINGS FOR CONNECTION OF TELEPHONE AND CABLE.
- 24 MECHANICAL UNITS PER MEP DRAWINGS. SITEWORK CONTRACTOR RESPONSIBLE FOR CONCRETE UTILITY PADS AND ASSOCIATED GRADING.
- 25 INSTALL GATE VALVE PER DETAIL 22/L-5/0.
- 26 INSTALL 4" PVC WATER LINE REFER TO DRAWING P-201 FOR ROUTING OF SERVICE LINE WITHIN 5'-0" OF BUILDING.



ADAPTIVE REUSE TO MIXED-USE  
**WELLINGTON WARD AT 1920 PARK**  
1920 PARK ST.  
SYRACUSE, NEW YORK

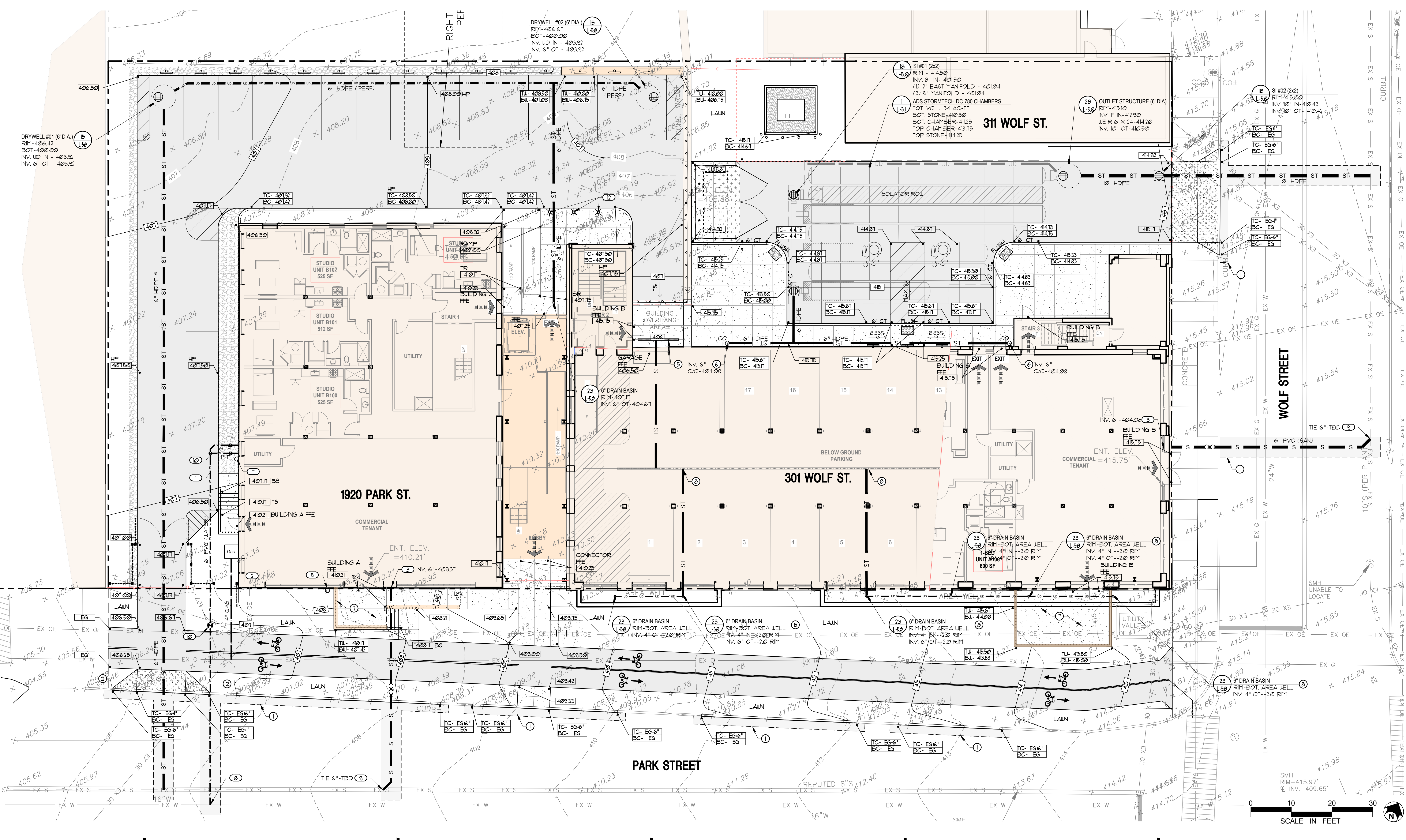
IF IN VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR ADD TO ANY ITEM BEARING THE SEAL OF AN ARCHITECT OR TO BEAR THE SEAL AND ARCHITECT'S SIGNATURE TO ANY ITEM BEARING THE SEAL AND ARCHITECT'S SIGNATURE, THE ARCHITECT'S DESCRIPTION OF THE ALTERATION.

REVISIONS		
NO.	DESCRIPTION	DATE

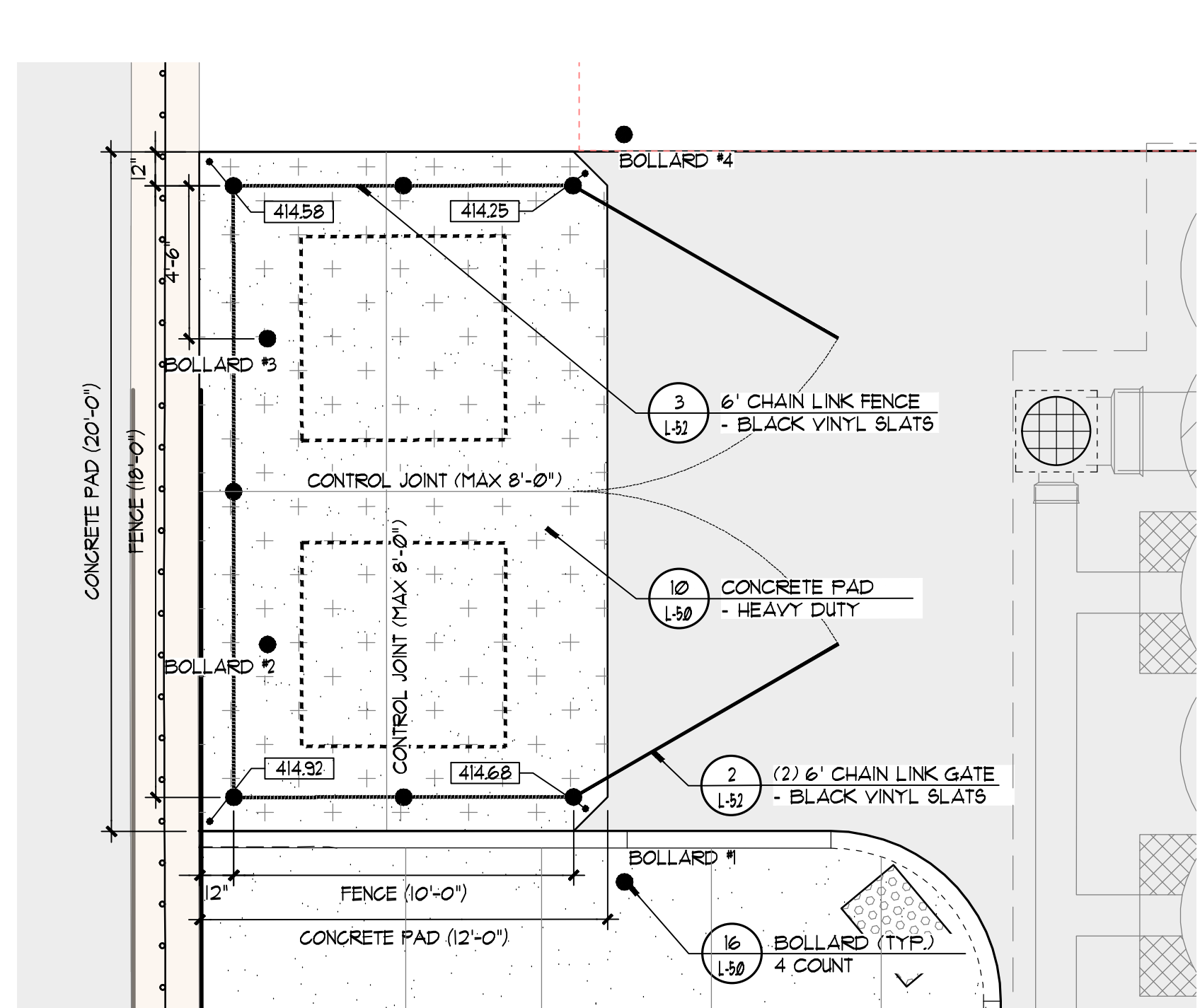
GRADING, DRAINAGE, & UTILITIES PLAN

Project Status: BID SET  
 Date: 11/01/2024  
 Project Number: 44013  
 Drawn By: VR  
 Checked By: SF

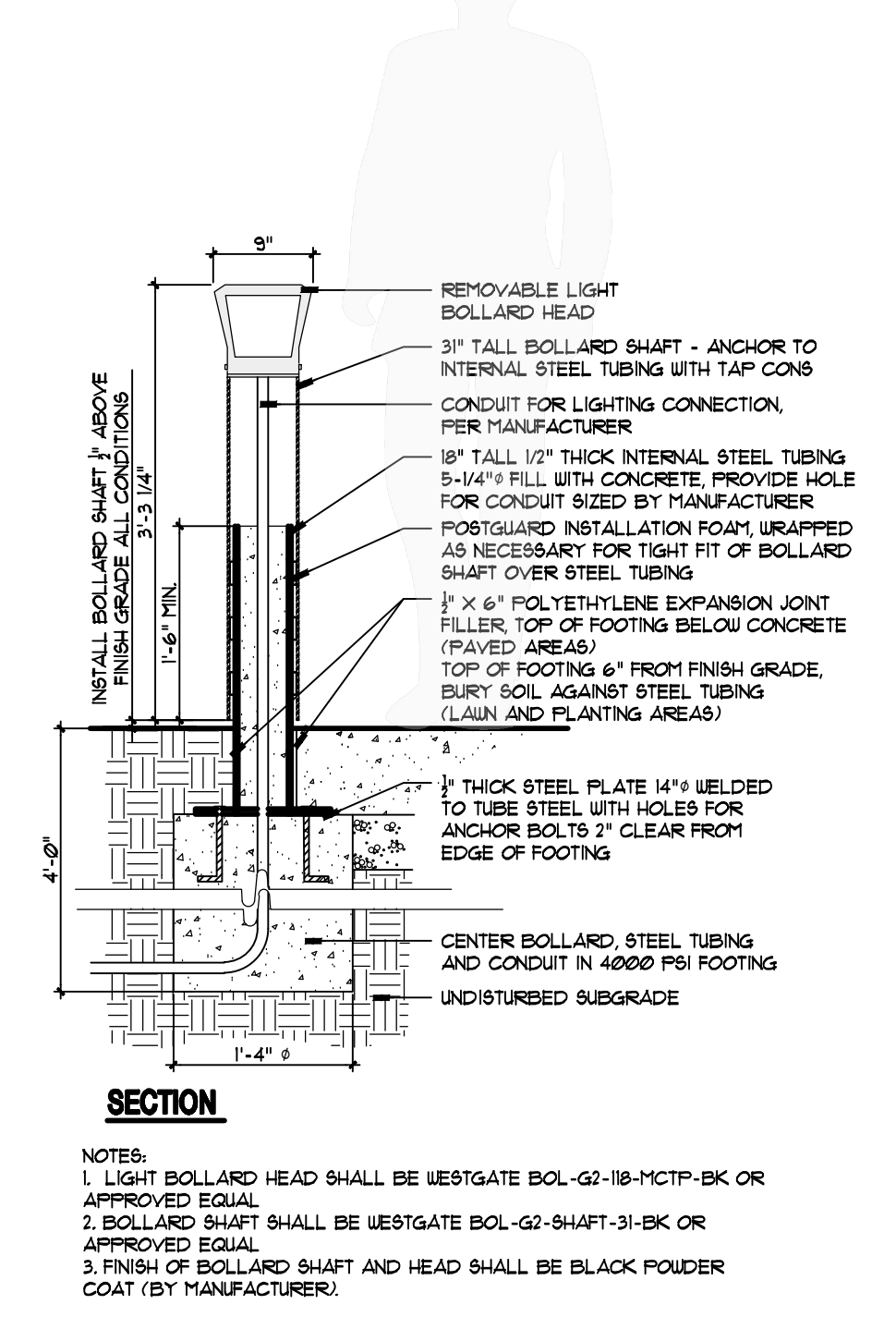
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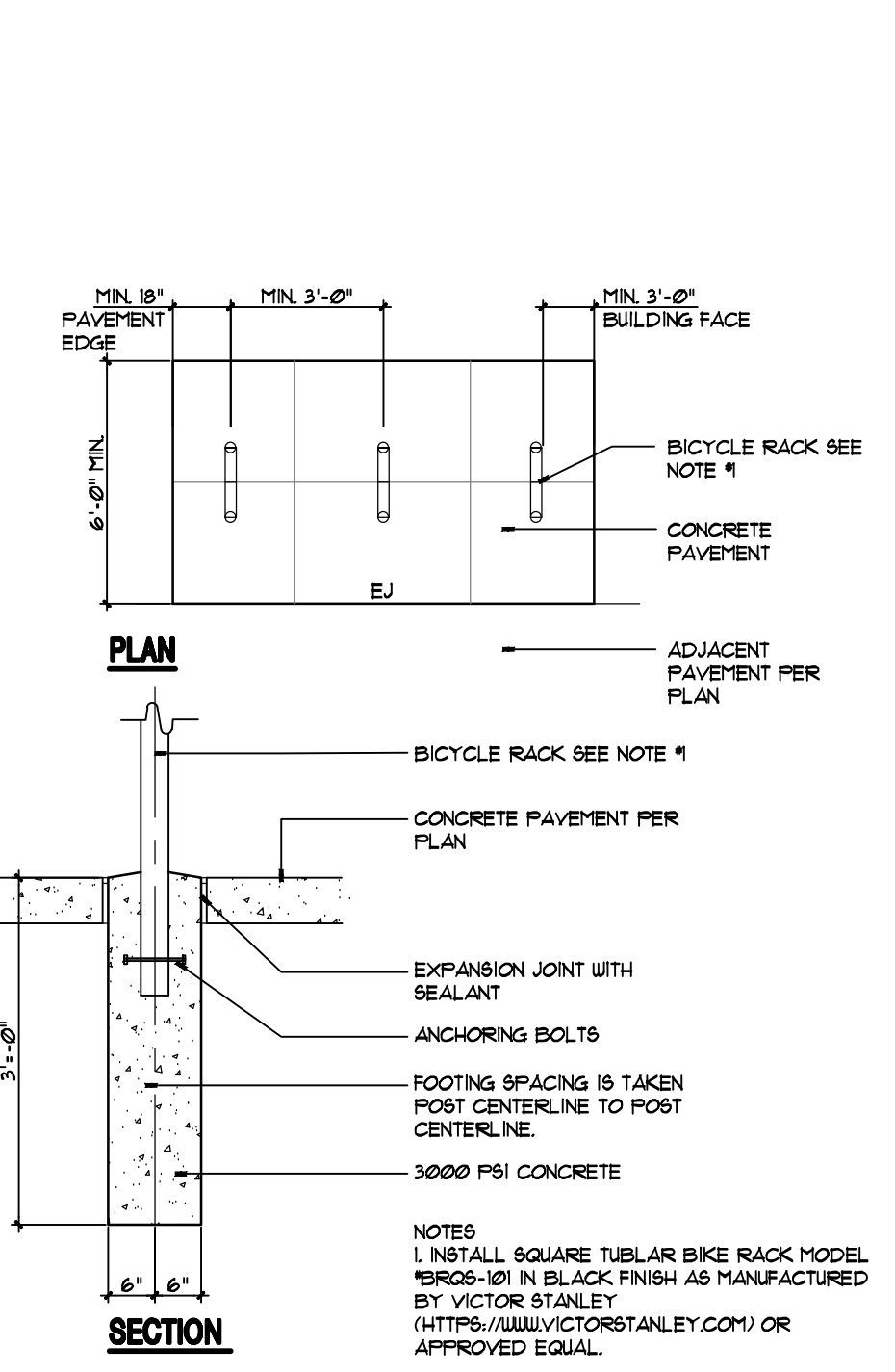




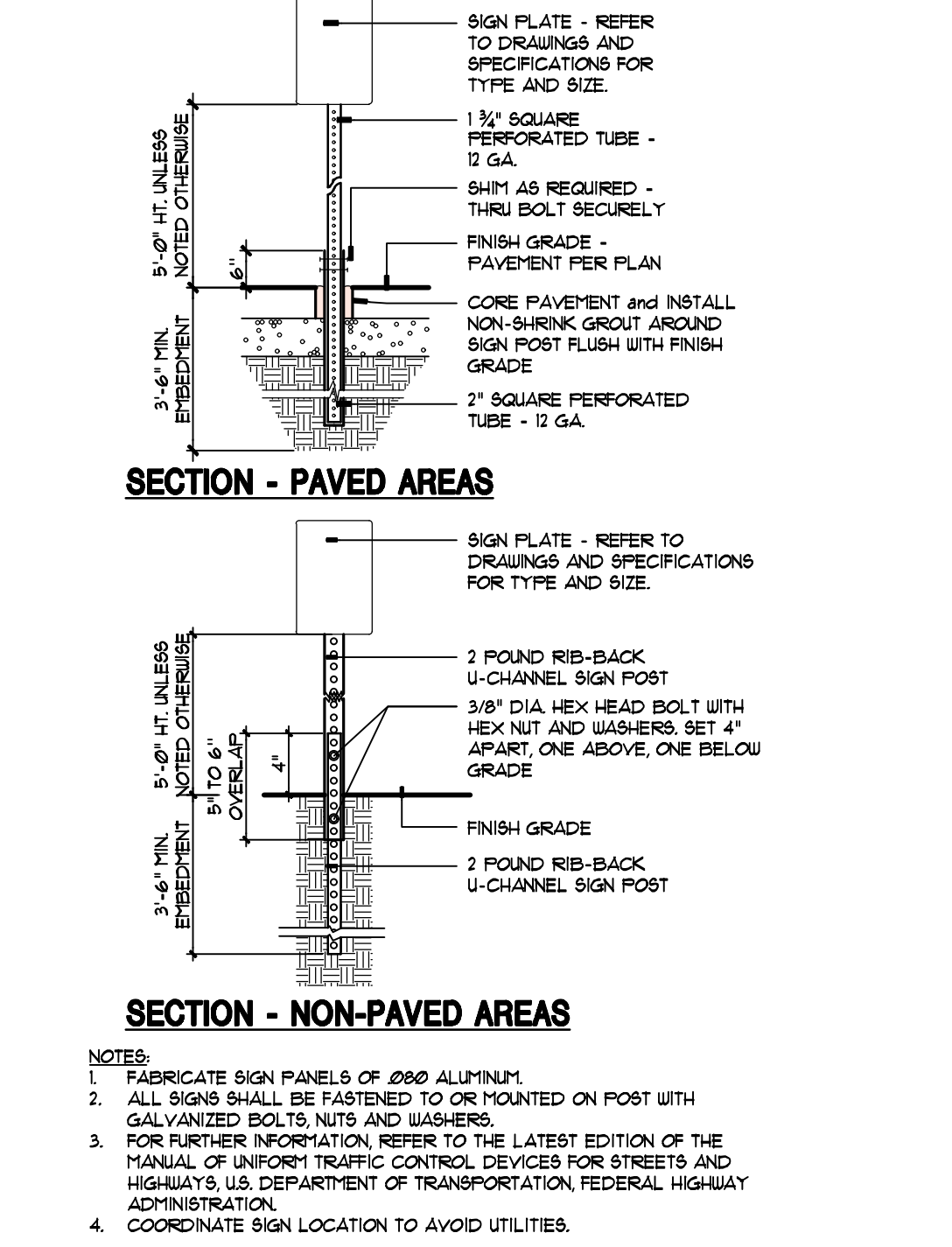
1 PARTIAL PLAN - WASTE ENCLOSURE  
SCALE 1/4" = 1'-0"



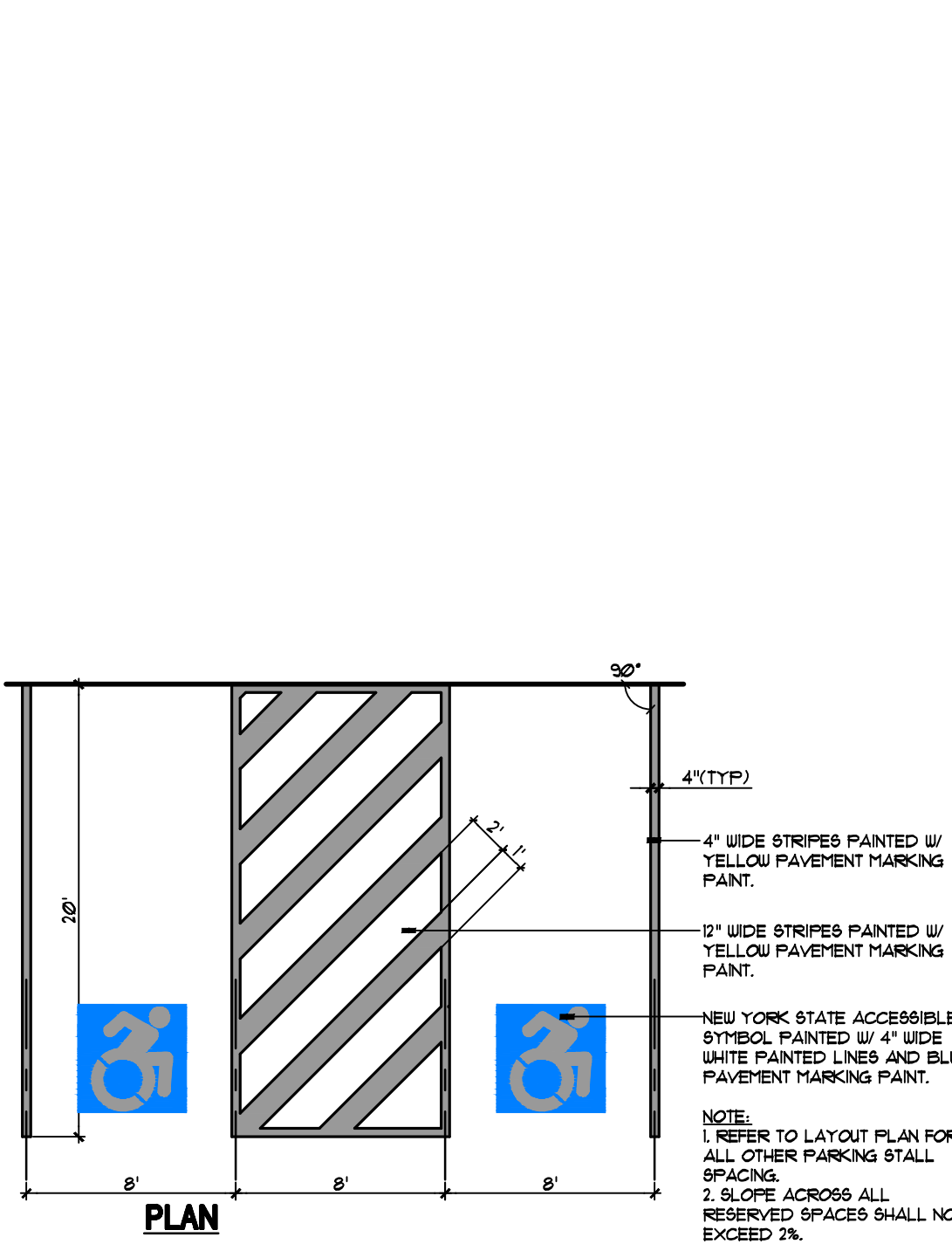
2 HD LIGHT BOLLARD - TYPE A  
NOT TO SCALE



3 BICYCLE RACK  
NOT TO SCALE



4 TRAFFIC CONTROL SIGN  
NOT TO SCALE



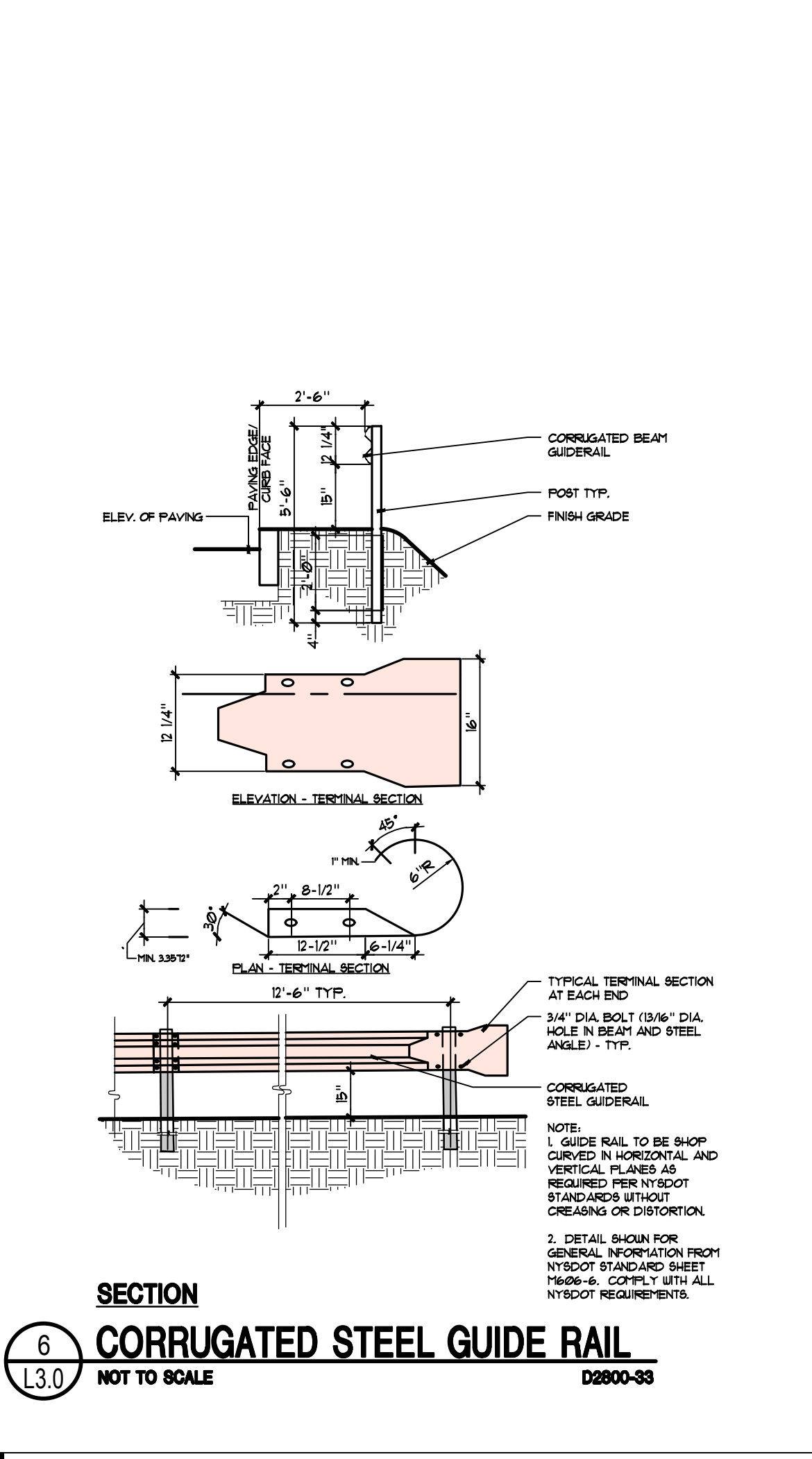
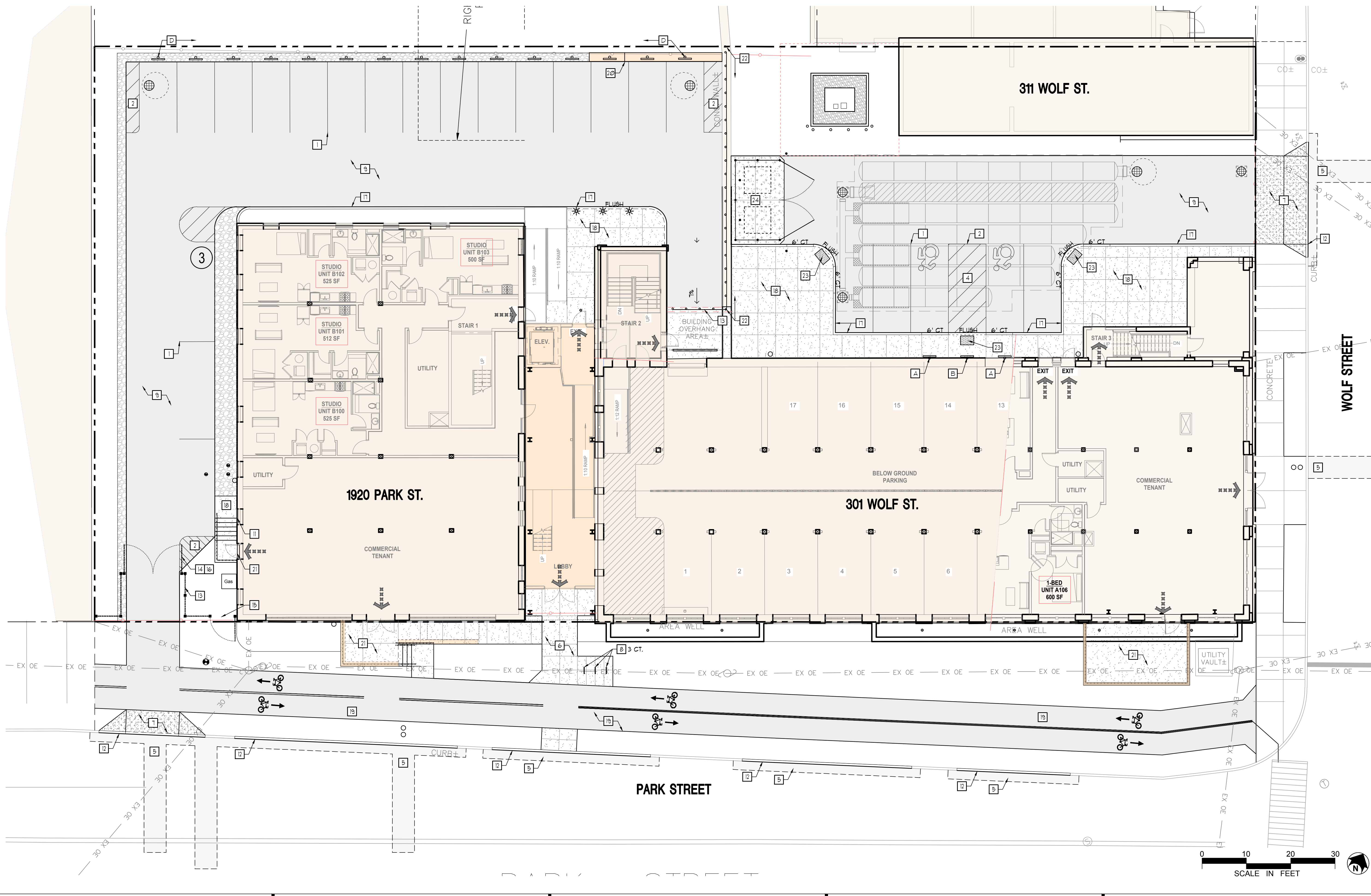
5 RESERVED PARKING STALL  
NOT TO SCALE

- ### LAYOUT CONSTRUCTION NOTES
- PAIN 4" WIDE YELLOW LINES (TYP.)
  - PAIN 4" WIDE YELLOW LINES 2'-0" O.C. @ 45°
  - BUILDING ADDITION LAYOUT SHALL BE PARALLEL AND PERPENDICULAR TO PROPERTY LINE.
  - PAIN RESERVED PARKING STALLS PER DETAIL 5/L-3.0.
  - INSTALL CITY OF SYRACUSE ASPHALT PAVEMENT REPLACEMENT DETAIL PER 1/L-5.0.
  - INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT (PEDESTRIAN) PER DETAIL 9/L-5.0.
  - INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT (VEHICULAR) PER DETAIL 10/L-5.0.
  - INSTALL BIKE RACKS PER DETAIL 3/L-3.0 FOR VISITOR USE. BIKE RACKS TO BE INSTALLED ON INSIDE OF BUILDING FOR TENANT USE.
  - INSTALL ASPHALT PAVEMENT PER DETAIL 8/L-5.0.
  - INSTALL CONCRETE PAD AT ENTRY PER DETAIL 25/L-5.0.
  - INSTALL WALL MOUNT RAILING PER DETAIL XXXX.
  - INSTALL CITY OF SYRACUSE GRANITE CURB REPLACEMENT PER DETAIL 13/L-5.0.
  - INSTALL 6" ORNAMENTAL FENCE PER DETAIL 3/L-5.2.
  - INSTALL TWO (2) VEHICULAR AUTOMATIC SWING GATE PER DETAIL 2/L-5.2. REFER TO MEP DRAWINGS FOR FOUER SUPPLY. ACCESSIBILITY OPTIONS SHALL BE REVIEWED WITH OWNER AND DOCUMENTED WITHIN A SUBMITTAL FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE MANUFACTURER'S PRODUCT DATA AND SHOP DRAWINGS SUBMITTALS FOR REVIEW.
  - INSTALL 6" HT. PEDESTRIAN AUTOMATIC CLOSE SWING GATE PER DETAIL 2/L-5.2. REFER TO MEP DRAWINGS FOR FOUER SUPPLY. ACCESSIBILITY OPTIONS SHALL BE REVIEWED WITH OWNER AND DOCUMENTED WITHIN A SUBMITTAL FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE MANUFACTURER'S PRODUCT DATA AND SHOP DRAWINGS SUBMITTALS FOR REVIEW.
  - GATE CONTROLLER SUPPLIED BY FENCE INSTALLER. MEP TO PROVIDE POWER AND COORDINATE ACCESS OPTIONS. FULL SUBMITTAL REQUIRED FOR REVIEW PRIOR TO CONSTRUCTION.
  - INSTALL CONCRETE PAVEMENT WITH FLUSH CURB PER DETAIL 14/L-5.2.
  - INSTALL CONCRETE SIDEWALK PER DETAIL 9/L-5.0.
  - NOTE OMITTED.
  - INSTALL MODULAR CONCRETE WALL PER DETAIL 11/L-5.2. STRUCTURAL ENGINEER TO REVIEW SUBMITTAL.
  - INSTALL CONCRETE WALL STAIRS AND SLAB PER STRUCTURAL DRAWINGS. PLANS SHOWN FOR LAYOUT AND GRADE PURPOSES.
  - INSTALL VEHICULAR GUARD RAIL PER DETAIL 6/L-3.0.
  - INSTALL ACCESSIBLE WALK PANELS PER DETAIL 2/L-5.0.
  - INSTALL WASTE ENCLOSURE PER PARTIAL PLAN 1/L-3.0.

### SIGN SCHEDULE

KEY	SIGN PLATE	SIGN SIZE MOUNTING HT.	NYSDOT, MUTCD, NO. / COMMENTS
A	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" 7'-0" HT.	SIGN NO. F4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER. COMMENTS:
B	NO PARKING SERVICE ONLY	12" X 18" 7'-0" HT.	SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER.
C	NO PARKING ANY TIME	12" X 18" 7'-0" HT.	SIGN NO. FIGURE D103.6 OF APPENDIX D103.6.2 OF 2015 IFC. COLORS: WHITE BACKGROUND, RED TEXT AND BORDER.
D	COMPACT CAR PARKING	12" X 18" 7'-0" HT.	SIGN NO. FIGURE D103.6 OF APPENDIX D103.6.2 OF 2015 IFC. COLORS: WHITE BACKGROUND, RED TEXT AND BORDER.

NOTES:  
 1. REFER TO TRAFFIC CONTROL SIGN PER DETAIL 4/L-3.0 FOR INSTALLATION.  
 2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.  
 3. SIGNS NEAR BUILDING SHALL BE ATTACHED TO BUILDING FACE WITH 95 FASTENERS.



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### REVISIONS

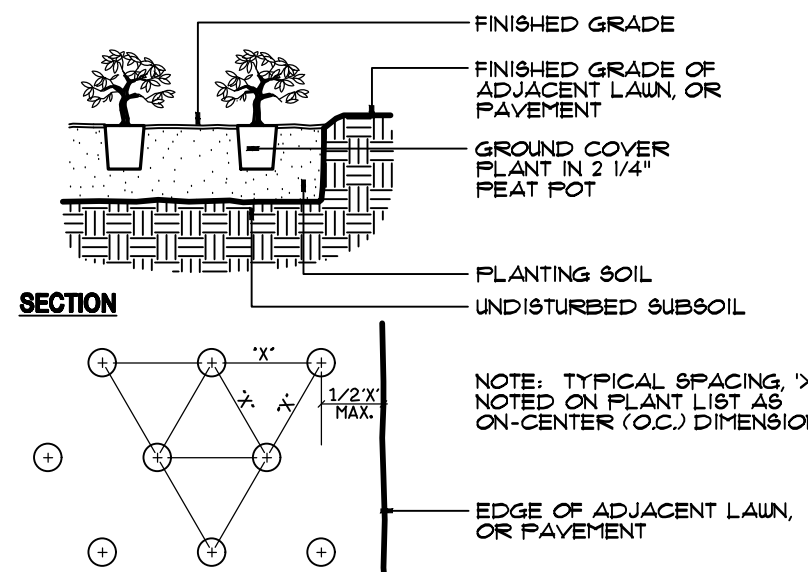
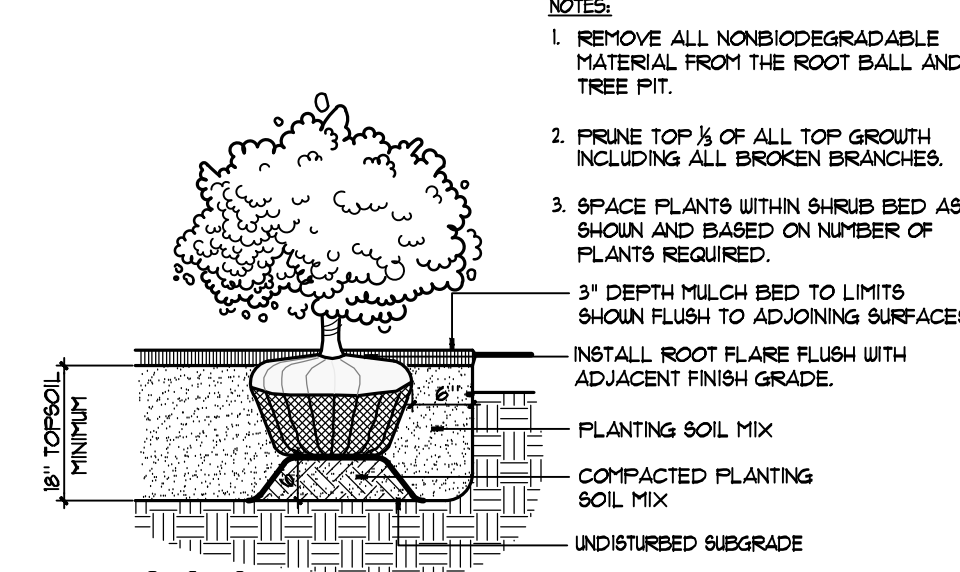
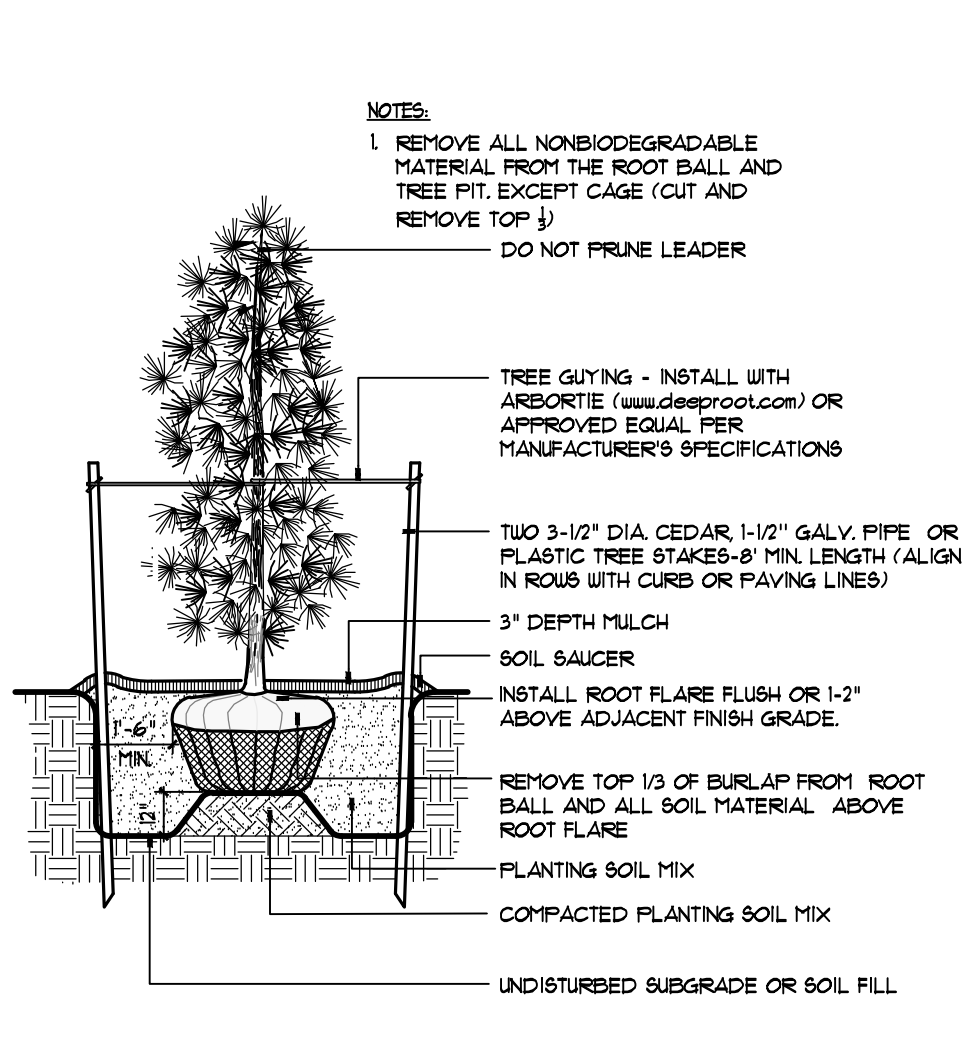
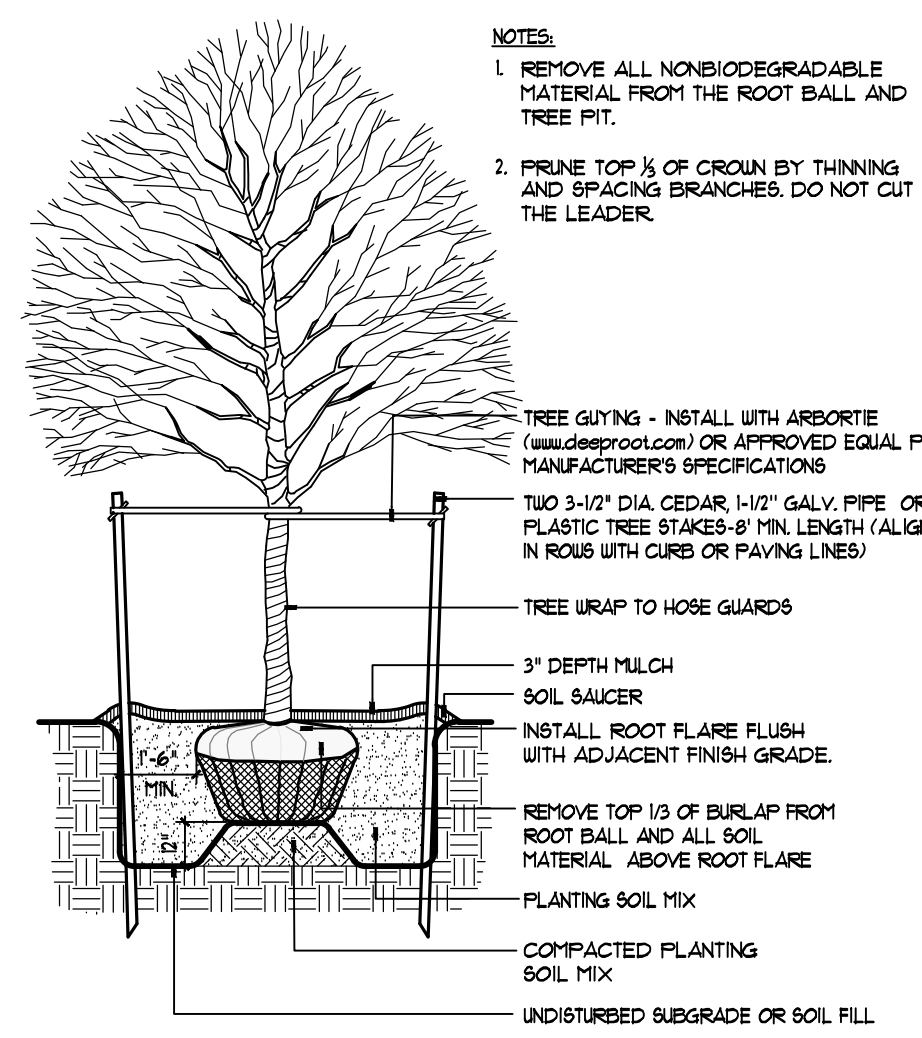
NO.	DESCRIPTION	DATE

### LAYOUT PLAN

Project Status: BID SET  
 Date: 11/01/2024  
 Project Number: 44013  
 Drawn By: VR  
 Checked By: SF

L3.0



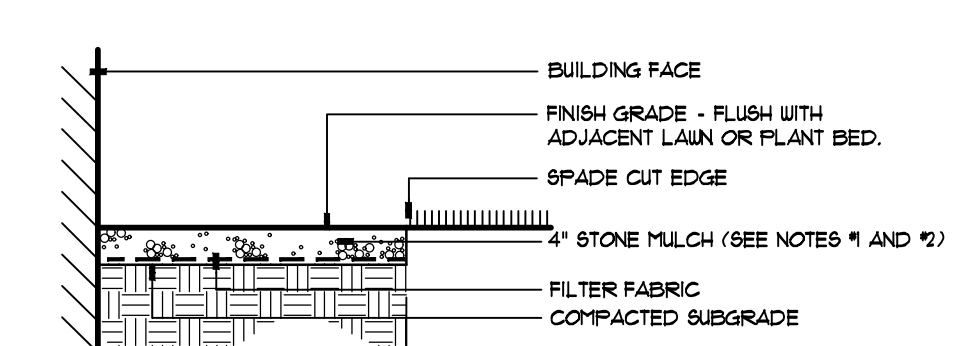


KEY	COMMON NAME	BOTANICAL NAME	CALIPER	TREE HT.
<b>TREES</b>				
Ac	SHADBUSH SERVICEBERRY	AMELANCHER CANADENSIS	2.5" CAL.	6'-8" (SINGLE STEM)
Gtd	STREETKEEPER COLUMNAR HONEYLOCUST	GLYPTERIA TRIACANTHOS 'NERMIS DRAVES'	2.5" CAL.	6'-8"
<b>EVERGREENS</b>				
Ig	SHAMROCK 'INKBERRY'	HEX GLABRA 'SHAMROCK'	-	2'-3'
To	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	-	4'-5'
<b>SHRUBS</b>				
Ra	'GRO-LOW' SUMAC	RHUS ARMATA 'GRO-LOW'	-	2 GAL.
Vc	'KOREAN SPICE' VIBURNUM	VIBURNUM CARLESII 'KOREAN SPICE'	-	3 GAL.
<b>PERENNIALS and GRASSES</b>				
G-C	NORTHERN SEA OATS	CHASMANTHUM LATIFOLIUM	-	1 GAL.
Ho1	HOSTA (part shade)	HOSTA 'AUGUST MOON'	-	1 GAL.
Ho2	HOSTA (deep shade)	HOSTA FRANCES WILLIAMS'	-	1 GAL.

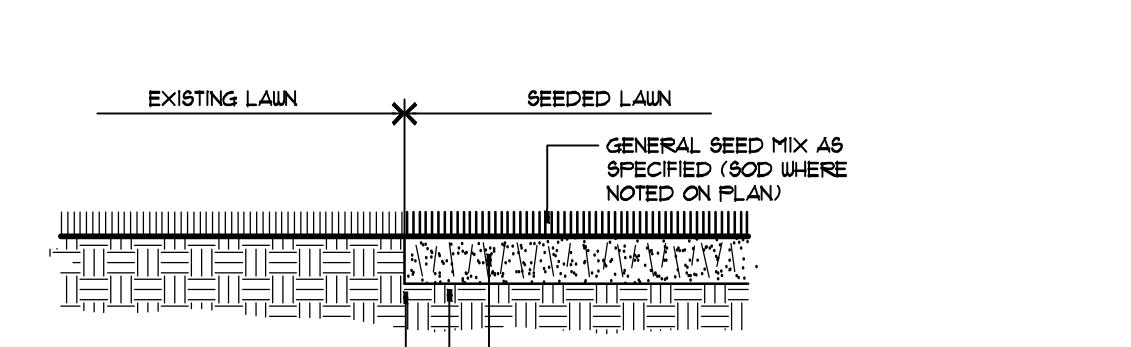
**PLANT NOTES**

- 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
- INSTALL 3'-0" DEPTH SCREENED WELL DRAINING TOPSOIL WITHIN ALL PLANT BEDS.
- INSTALL 3" DEPTH PEA GRAVEL ON FILTER FABRIC PER 5/L-400.
- INSTALL TREE PIT PER DETAIL 1/L-400. SITE CONTRACTOR TO COORDINATE TREE INSTALLATION WITH CITY ARBORIST.
- INSTALL SEEDED LAWN PER DETAIL 6/L-500.

GENERAL NOTE: LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT NURSERY OR HOLDING AREA PRIOR TO CONSTRUCTION.



**SECTION**  
 NOTES:  
 1 - STONE MULCH SHALL BE 2" TO 3" SIZE BROWN MIX WASHED RIVERSTONE. LANDSCAPER TO PROVIDE OWNER WITH A SAMPLE FOR REVIEW PRIOR TO INSTALLATION.  
 2 - GROUND LIGHT PADS TO BE INSTALLED PRIOR TO STONE MULCH INSTALLATION.

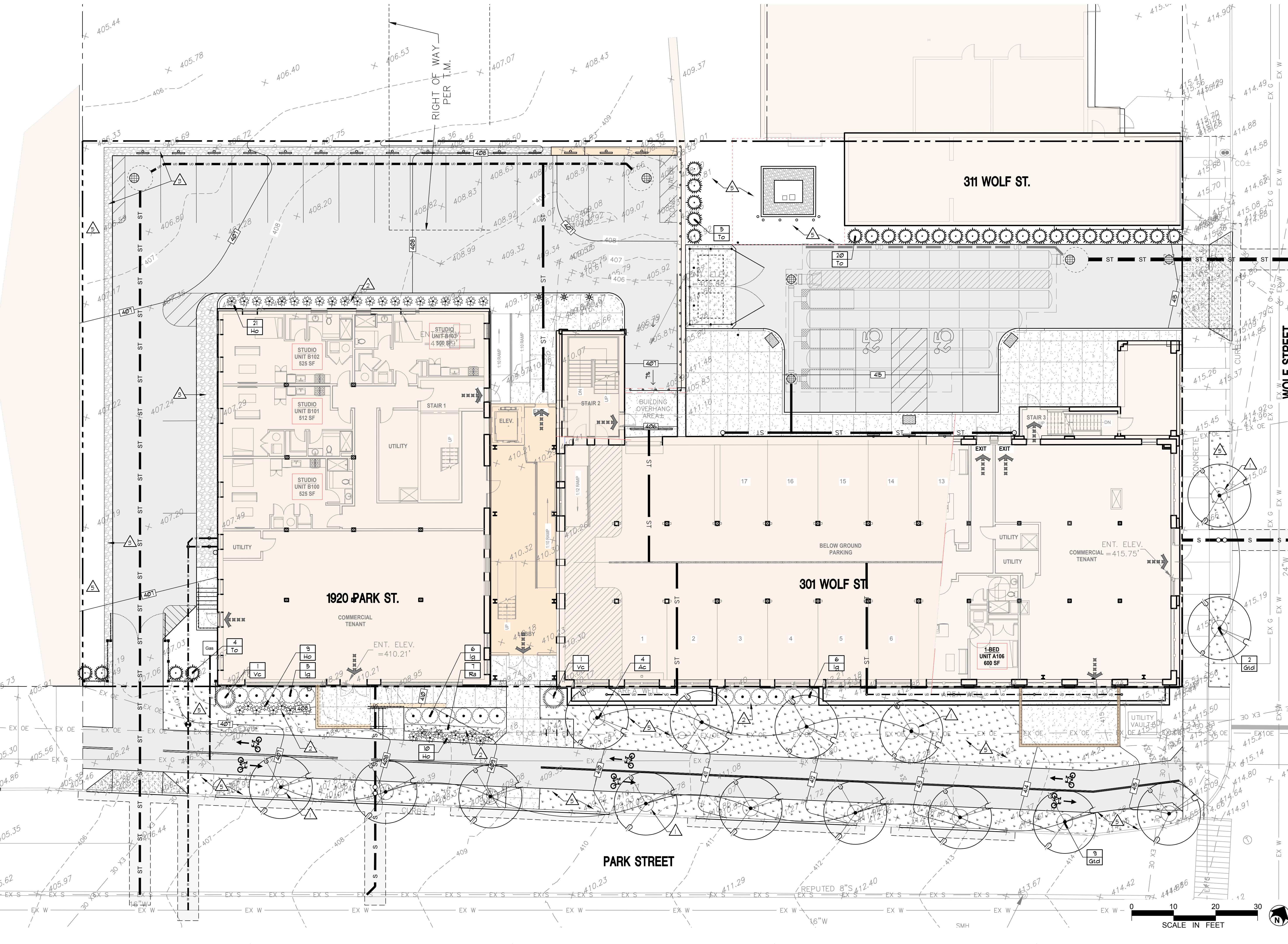


**SECTION 1 TREE PLANTING**  
 L4.0 NOT TO SCALE 32-9300-01

**SECTION 2 EVERGREEN PLANTING**  
 L4.0 NOT TO SCALE 32-9300-02

**SECTION 3 SHRUB PLANTING**  
 L4.0 NOT TO SCALE 32-9300-03

**SECTION 4 GROUNDCOVER PLANTING**  
 L4.0 NOT TO SCALE 32-9300-04



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**KEPLINGER FREEMAN ASSOCIATES**  
 LANDSCAPE ARCHITECTURE & LAND PLANNING  
 4329 FOX ROAD, SUITE 107 EAST SYRACUSE, NEW YORK 13207  
 PHONE: (315) 445-7700 @KEPLINGERFREEMANASSOCIATES

ADAPTIVE REUSE TO MIXED-USE  
**WELLINGTON WARD AT 1920 PARK**  
 1920 PARK ST.  
 SYRACUSE, NEW YORK

IF THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL ATTEMPT TO RETURN THE SEAL AND THE NOTATION ALTERED BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

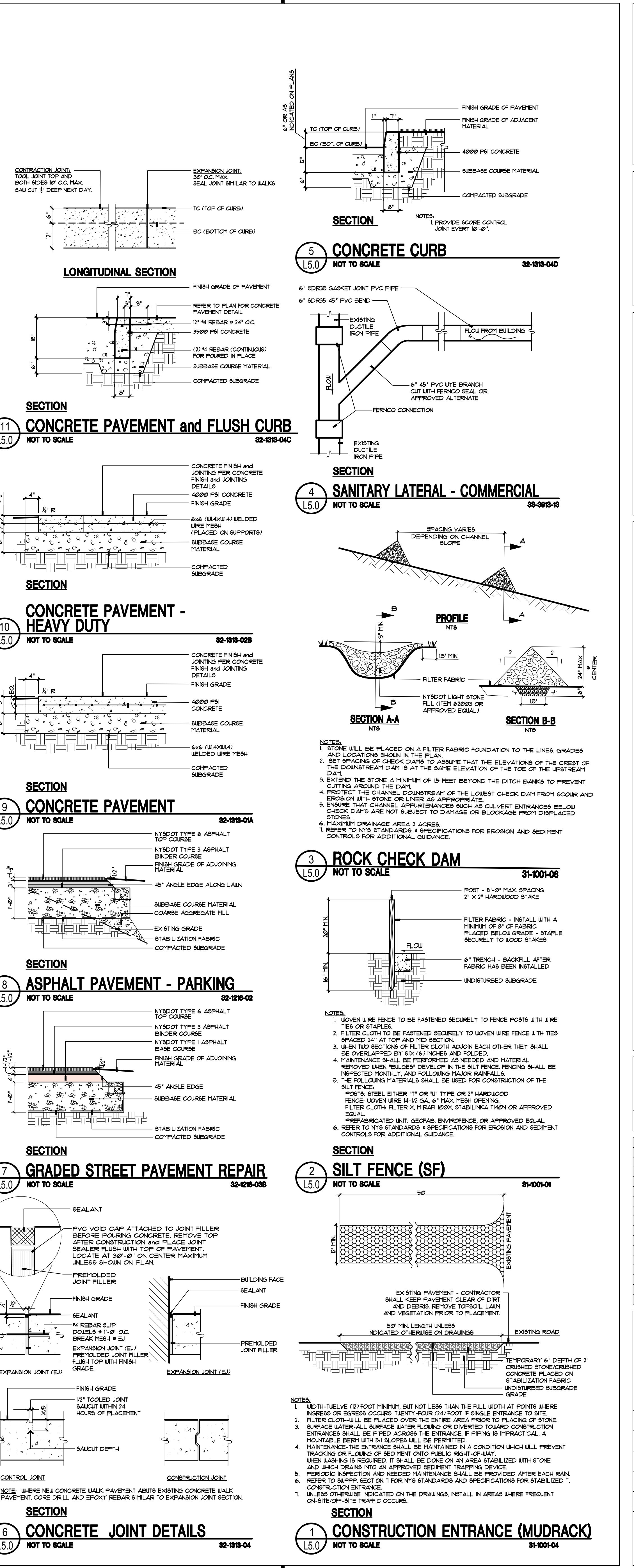
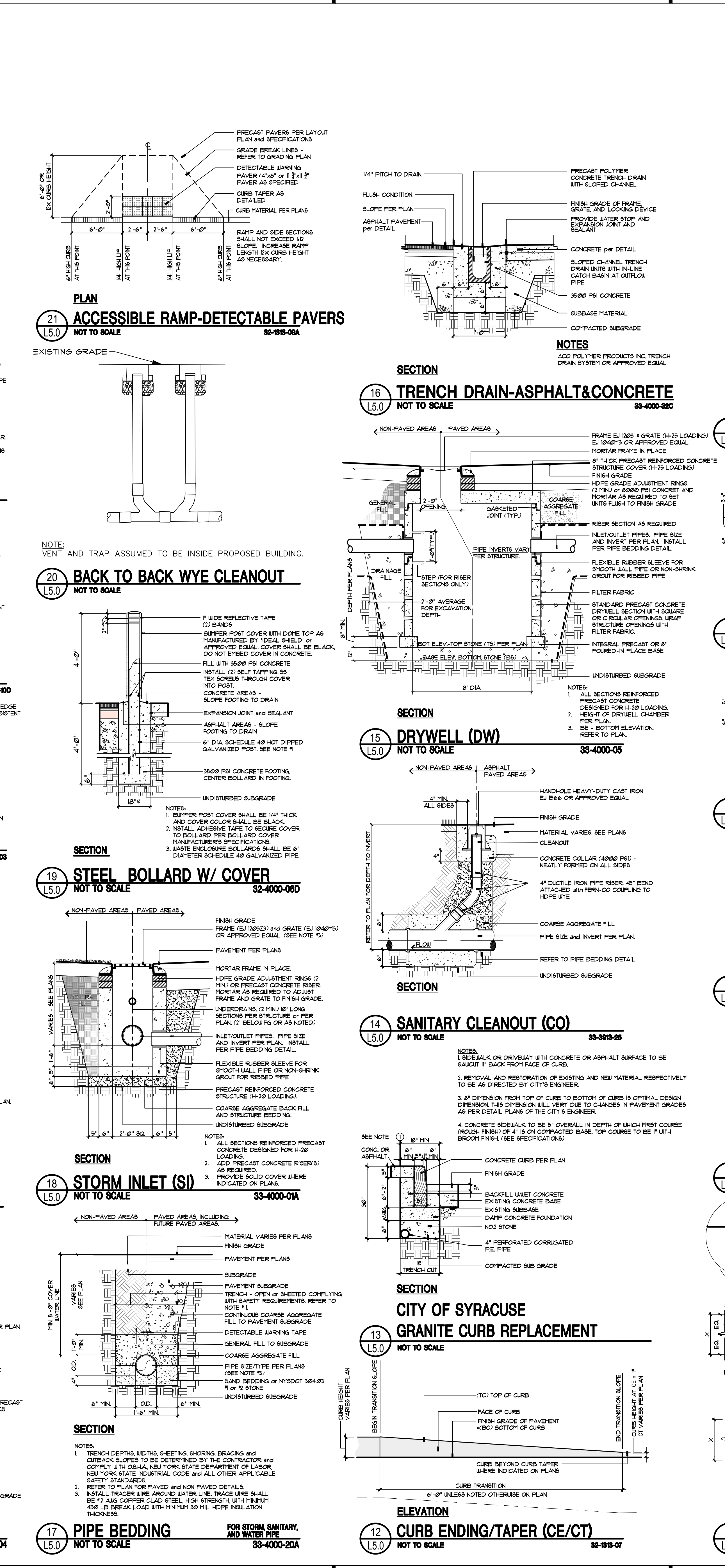
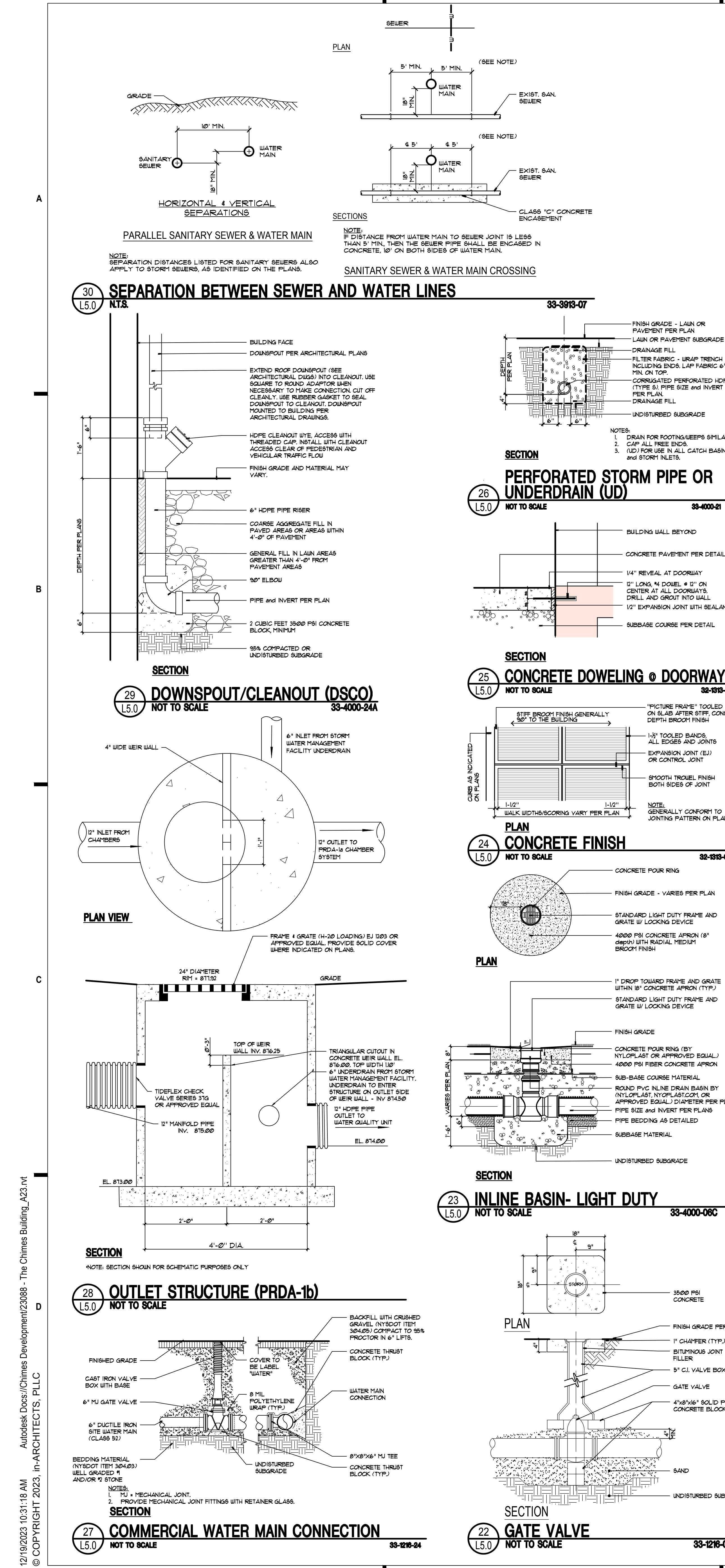
REVISIONS		
NO.	DESCRIPTION	DATE

**PLANTING & FINISH PLAN**

Project Status	BID SET
Date	11/01/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L4.0





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**ADAPTIVE REUSE TO MIXED-USE**

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 SYRACUSE, NEW YORK

**SITE DETAILS**

REVISIONS		
NO.	DESCRIPTION	DATE

Project Status: BID SET  
 Date: 11/01/2024  
 Project Number: 44013  
 Drawn By: VR  
 Checked By: SF

L5.0



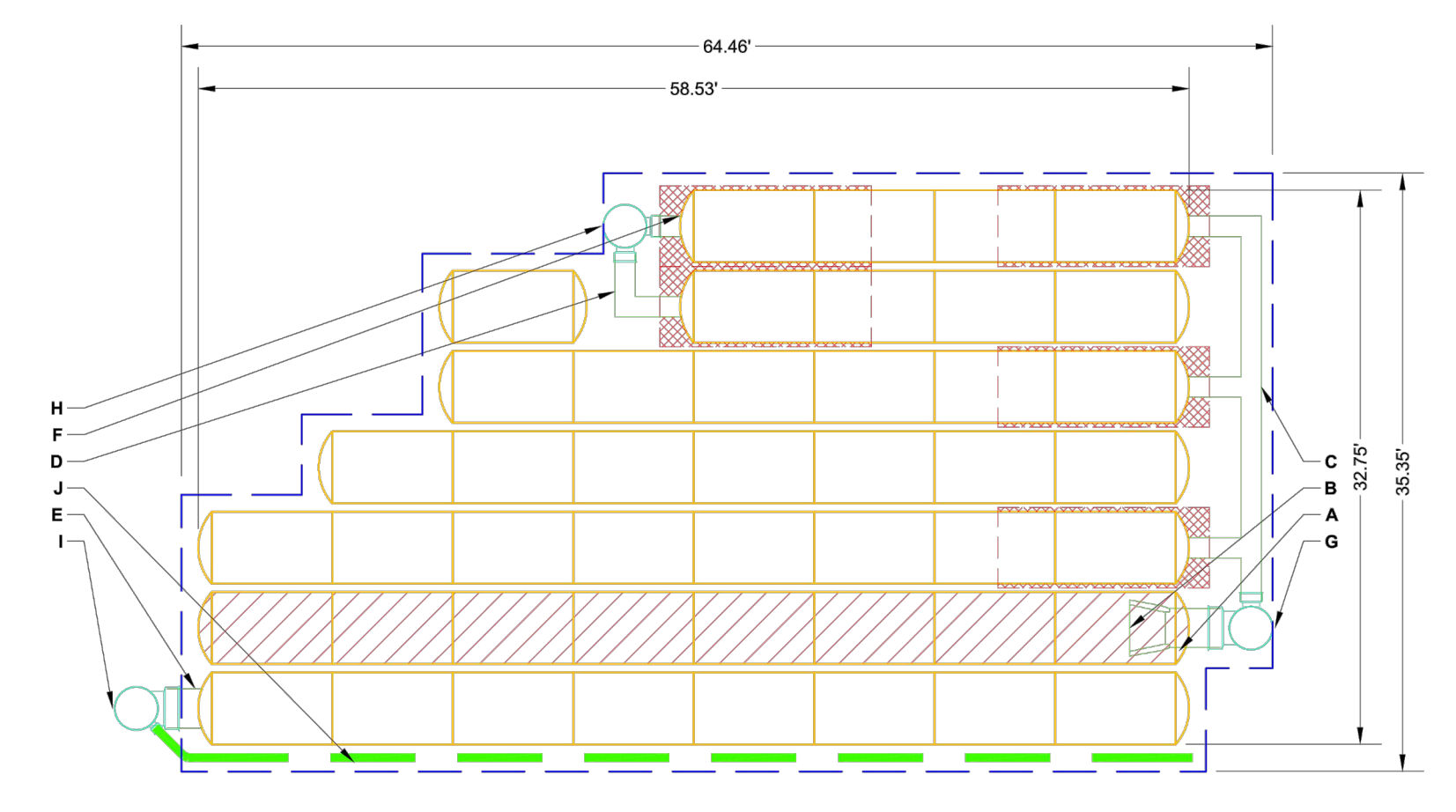
REVISIONS		
NO.	DESCRIPTION	DATE

**SITE DETAILS**

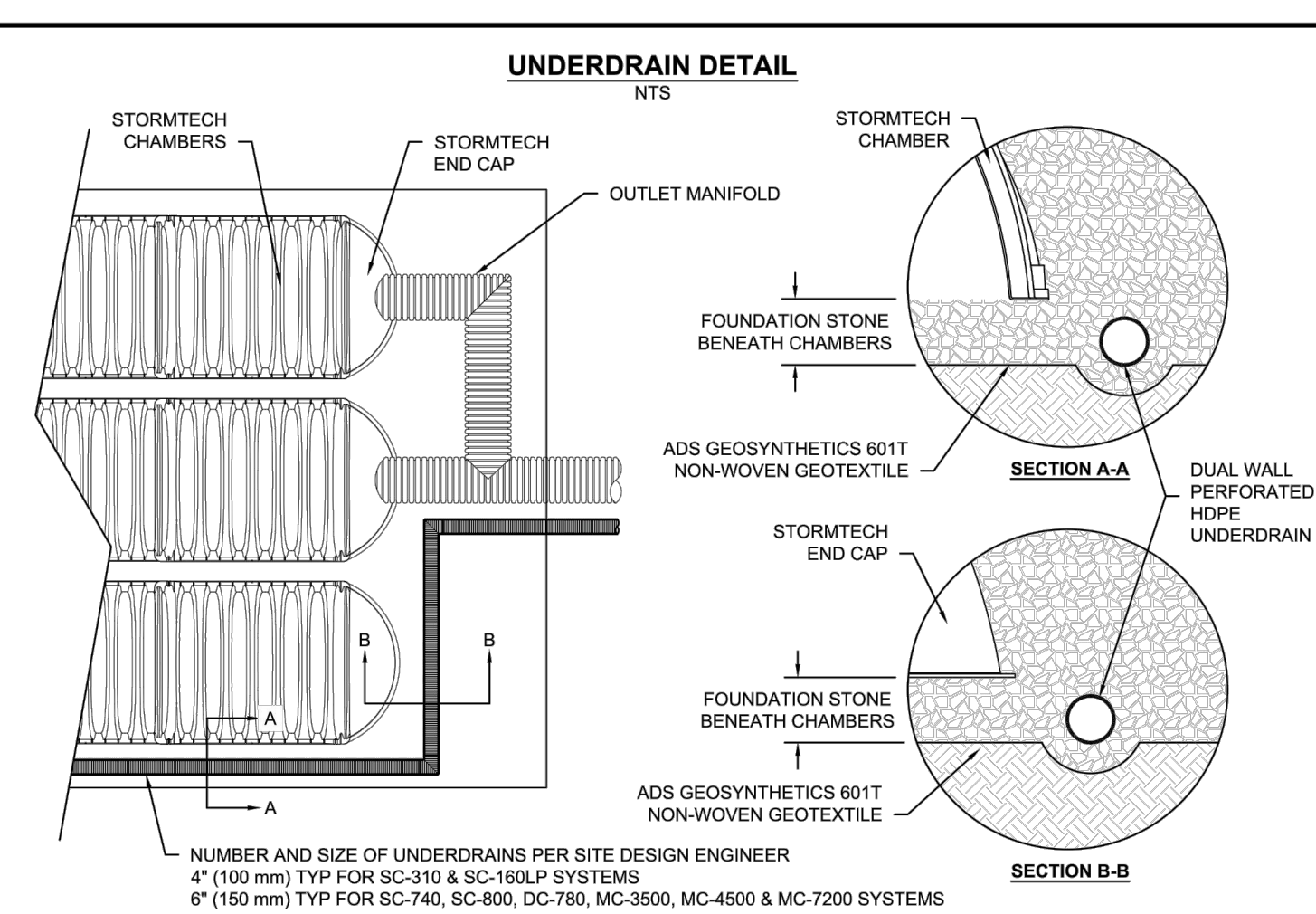
Project Status	BID SET
Date	11/01/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L5.1

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT ABOVE BASE OF CHAMBER	
NO.	DESCRIPTION	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT (UNPAVED))	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	NO.	DESCRIPTION	INVERT	MAX FLOW				
46	STORMTECH DC-780 CHAMBERS	415.74	415.74	A	24" BOTTOM PREFABRICATED END CAP, PART# SC740ECEZ TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR ROW PLUS ROWS	0.10'					
18	STORMTECH DC-780 END CAPS	415.74	415.74	A	INSTALL FLAMP ON 24" ACCESS PIPE PART# SC74024RAMP						
9	STONE ABOVE (B)	415.28	415.28	B	24" MANIFOLD	12.50'					
9	STONE BELOW (B)	415.28	415.28	B	12" X 12" TOP MANIFOLD ADS N-12	1.20'					
40	STONE VOID	415.28	415.28	C	12" X 12" BOTTOM MANIFOLD ADS N-12	1.20'					
4254	INSTALLED SYSTEM VOLUME (CF) (COVER STONE INCLUDED)	415.28	415.28	D	24" BOTTOM CONNECTION	0.10'					
1867	PERIMETER STONE INCLUDED (BASE STONE INCLUDED)	415.28	415.28	E	PIPE CONNECTION	1.20'					
189.6	SYSTEM PERIMETER (B)	415.28	415.28	F	NYLOPLAST (INLET W/ISO)	5.7 CFS IN					
				G	30" DIAMETER (24" 60" SLUMP MIN)	2.3 CFS IN					
				H	30" DIAMETER (24" 60" SLUMP MIN)	7.4 CFS OUT					
				I	30" DIAMETER (DESIGN BY ENGINEER)						
				J	6" ADS N-12 DUAL WALL PERFORATED HOPE UNDERDRAIN						



**NOTES**  
 1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.  
 2. NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



**4 UNDERDRAIN DETAIL**

NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER  
 4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS  
 6" (150 mm) TYP FOR SC-740, SC-800, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS

**DC-780 TECHNICAL SPECIFICATION**

**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE*	79.4 CUBIC FEET (2.26 m³)
WEIGHT	75.0 lbs (33.8 kg)

**NOMINAL END CAP SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	45.9" X 29.3" X 9.6" (1166 mm X 744 mm X 244 mm)
END CAP STORAGE	2.9 CUBIC FEET (0.07 m³)
MINIMUM INSTALLED STORAGE**	14.4 CUBIC FEET (0.40 m³)
WEIGHT	11.7 lbs (5.3 kg)

\* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS  
 \*\* ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS

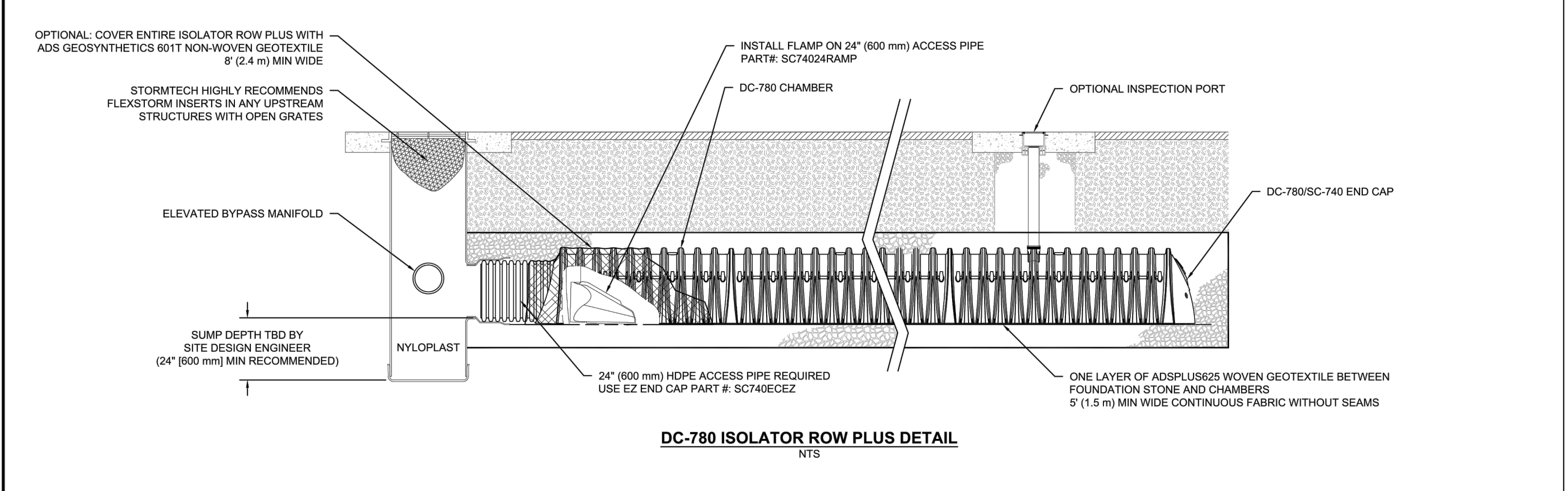
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "D"  
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB #	A	B	C
SC740EPE67 / SC740EPE67PC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.6" (13 mm)
SC740EPE68 / SC740EPE68PC	8" (200 mm)	12.2" (310 mm)	18.5" (470 mm)	0.6" (15 mm)
SC740EPE107 / SC740EPE107PC	10" (250 mm)	13.4" (340 mm)	14.8" (368 mm)	0.7" (18 mm)
SC740EPE127 / SC740EPE127PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE128 / SC740EPE128PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EPE157 / SC740EPE157PC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE158 / SC740EPE158PC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE187 / SC740EPE187PC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740EPE188 / SC740EPE188PC	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM CONTACT STORMTECH AT 1" (25.4 mm) BELOW THE TOP OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-800-824-6710.

\* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.



**DC-780 ISOLATOR ROW PLUS DETAIL**

**ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2, A-3 OR AASHTO M43 <sup>2</sup> 3, 3S7, A, 4E7, 5, 5E, 5F, 6, 6E, 6F, 7, 7E, 8, 8E, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>2</sup> 3, 3S7, A, 4E7, 5, 5E, 5F	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>2</sup> 3, 3S7, A, 4E7, 5, 5E, 5F	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>3,5</sup>

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
 4. ONCE LAYER 'D' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 'RECYCLED CONCRETE STRUCTURAL BACKFILL'.

**3 DC-780 ISOLATOR ROW PLUS DETAIL**

**INSPECTION & MAINTENANCE**

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

- REMOVE OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXITORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR PLUS ROWS

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

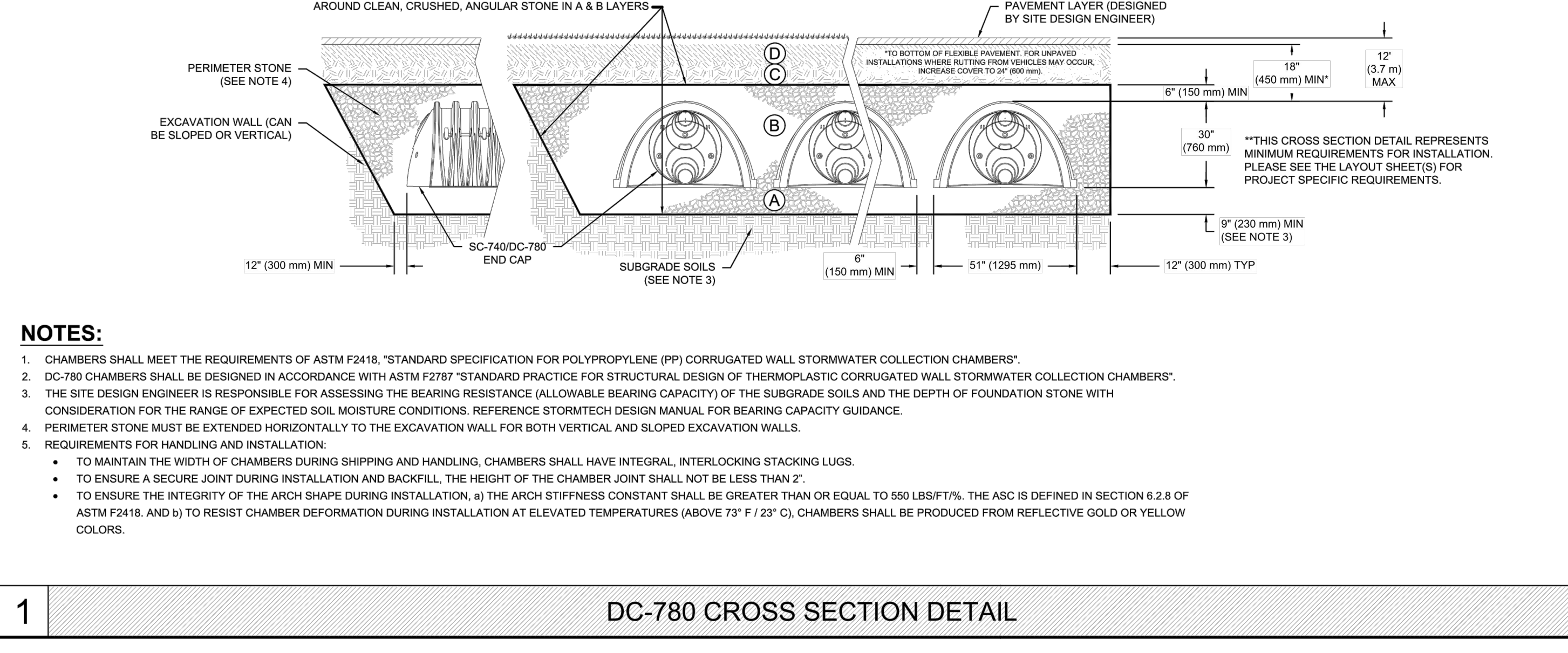
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SLUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

**NOTES**

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER LEVELS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**DC-780 CROSS SECTION DETAIL**

DRAWN: VR DATE: 10/30/2024 PROJECT #: NOT TO SCALE  
 CHECKED: N/A REV: SYRACUSE, NY, USA  
**StormTech**  
 Chamber System  
 1-800-824-6710 | WWW.STORMTECH.COM  
 4640 TRUEEMAN BLVD HILLIARD, OH 43026 1-800-733-7473  
 SHEET 1 OF 1

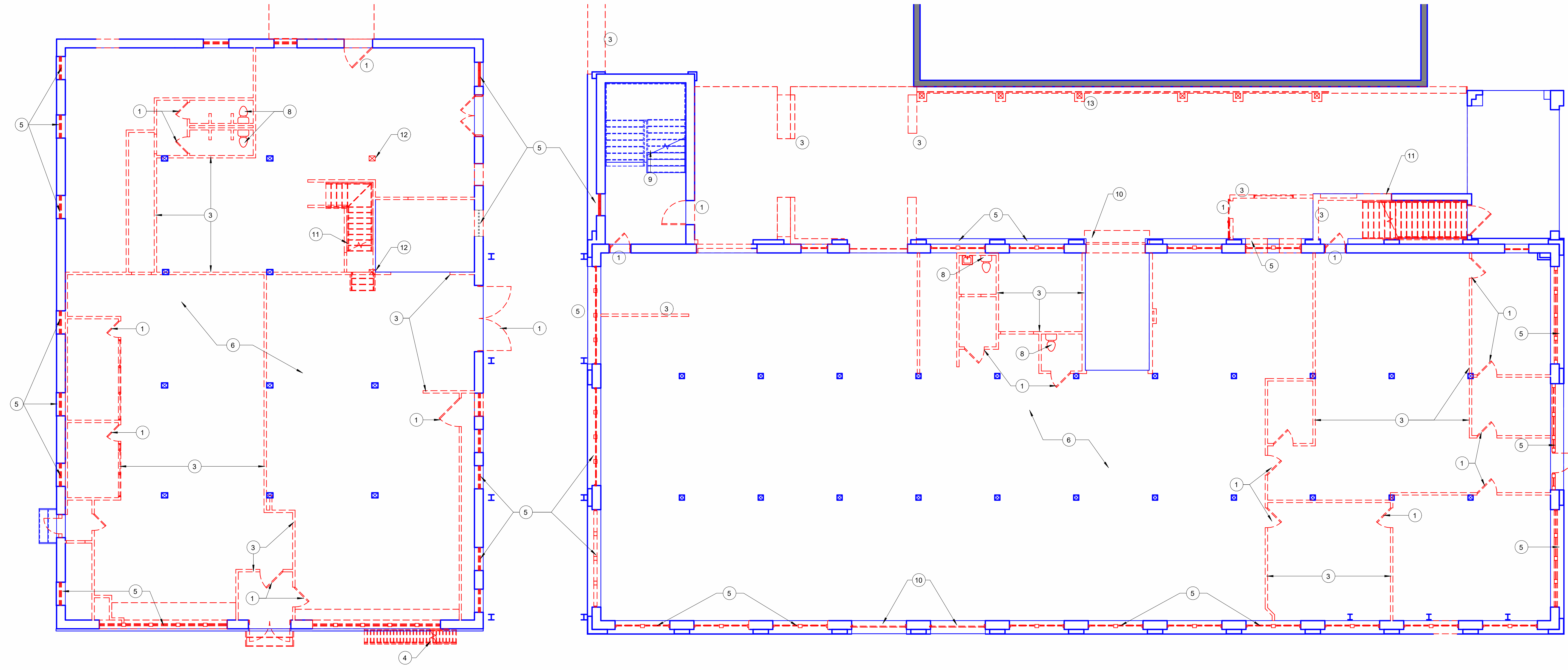






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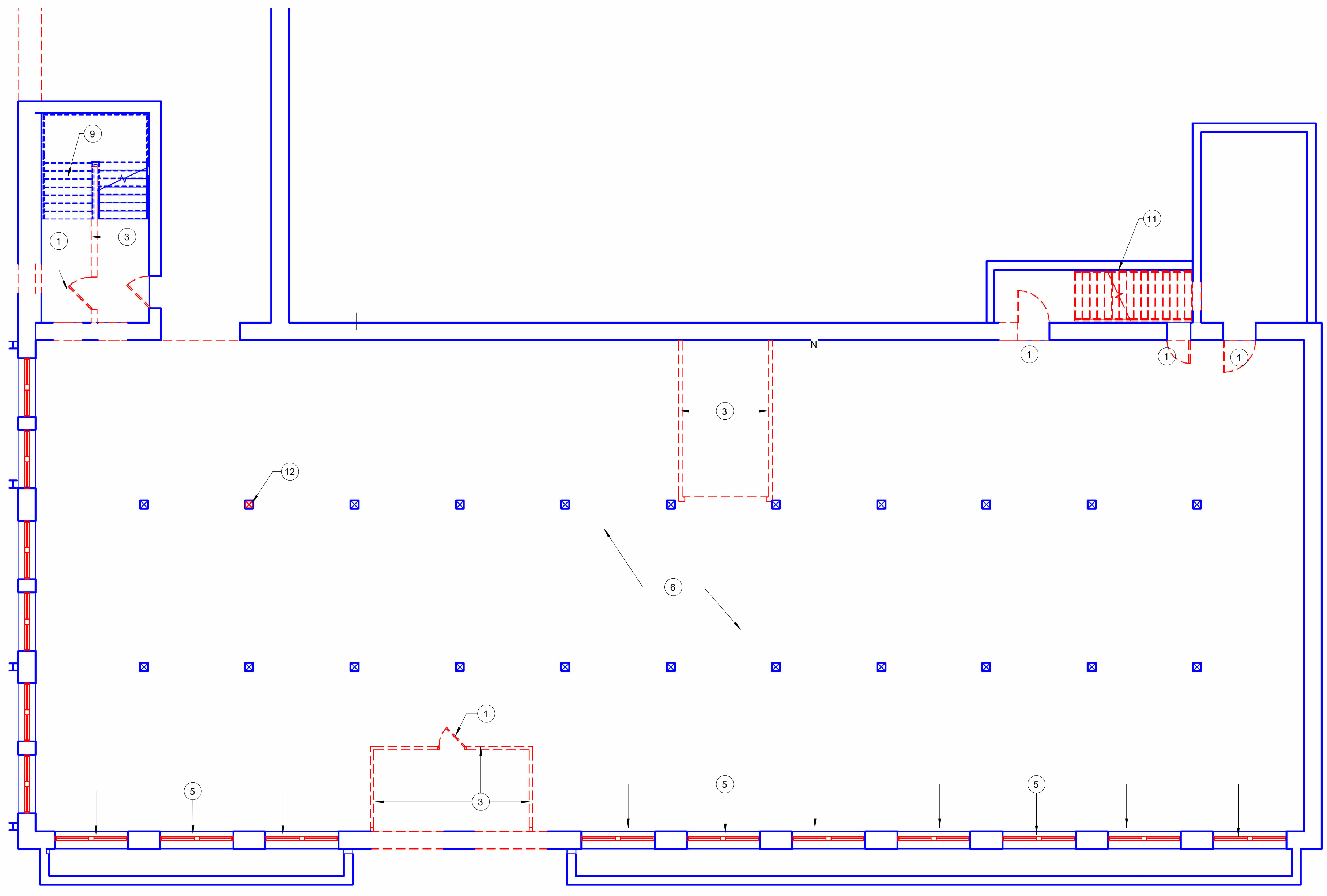
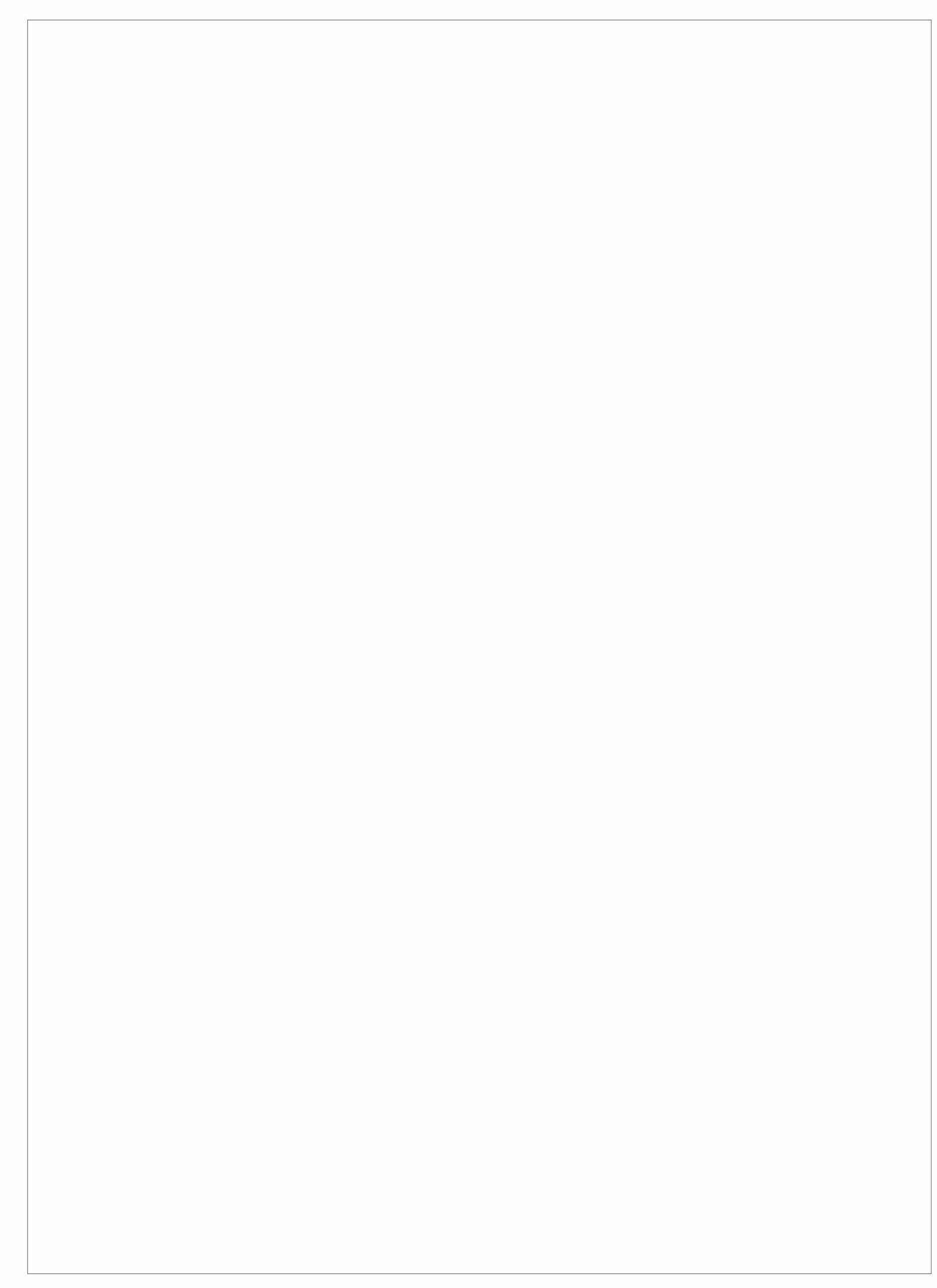
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1920 PARK ST.  
SYRACUSE, NY 13208



- DEMOLITION NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
  - CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
  - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
  - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
  - CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
  - ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTS/POWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL A.H.J.
  - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B1 FIRST FLOOR DEMOLITION PLAN  
Z101 SCALE: 1/8" = 1'-0"

B6 GENERAL DEMOLITION NOTES  
A101 SCALE: 1/4" = 1'-0"



- DEMOLITION KEYED NOTES:**
- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
  - EXISTING ROOF STRUCTURE TO BE REMOVED IN TOTAL
  - EXISTING WALL TO BE DEMOLISHED
  - EXISTING EXTERIOR STAIRWELL & RAILING SYSTEM TO BE REMOVED IN TOTAL
  - ALL EXISTING WINDOW REPLACEMENT PER PROPOSED ELEVATIONS
  - EXISTING CEILING TO BE FULLY EXPOSED AND LIGHT FIXTURES TO BE REMOVED TYP. PRESERVE TIN CEILING WHERE POSSIBLE PER NEW WORK (COORDINATE W/ ARCHITECT IN FIELD)
  - EXISTING ROOF TO REMAIN
  - EXISTING PLUMBING FIXTURES, VANITIES, AND PARTITIONS TO BE REMOVED.
  - EXISTING STAIR TO REMAIN
  - EXISTING OVERHEAD DOOR TO BE REMOVED
  - EXISTING STAIRS, STRINGERS AND RAILINGS TO BE REMOVED IN TOTAL @ ALL DASHED STAIRS
  - EXISTING COLUMN TO BE REMOVED - CHECK STRUCTURAL PLANS FOR MORE INFO
  - EXISTING REMAINING ROOF STRUCTURE TO BE REMOVED. WOOD TIMBER WALL ALONG CMU WALL TO BE REMOVED (ALONG PROPERTY LINE)
  - REMOVE EXISTING PENTHOUSE ON ROOF - TO BE INFILLED WITH NEW ROOF AND/OR NEW STRUCTURE
  - REMOVE EXISTING ROOF ACCESS DOOR/PANEL
  - EXISTING FLOOR STRUCTURE TO BE REMOVED; SEE STRUCTURAL

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REVISIONS		
NO.	DESCRIPTION	DATE

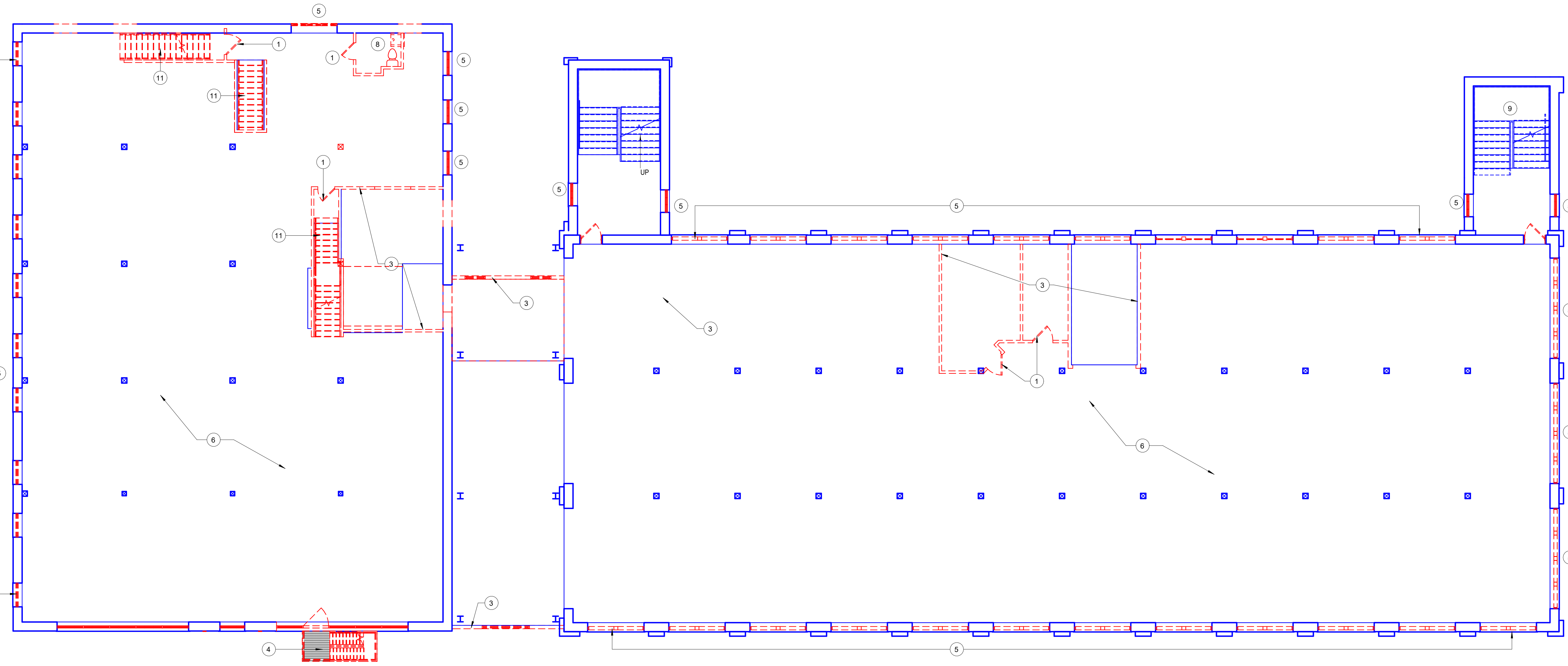
**BASEMENT AND FIRST FLOOR DEMO PLANS**

Project Status	ZONING SET
Date	10/07/24
Project Number	22035
Drawn By	AMR/JJC
Checked By	

**Z101**

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 1920 PARK ST.  
 SYRACUSE, NY 13208

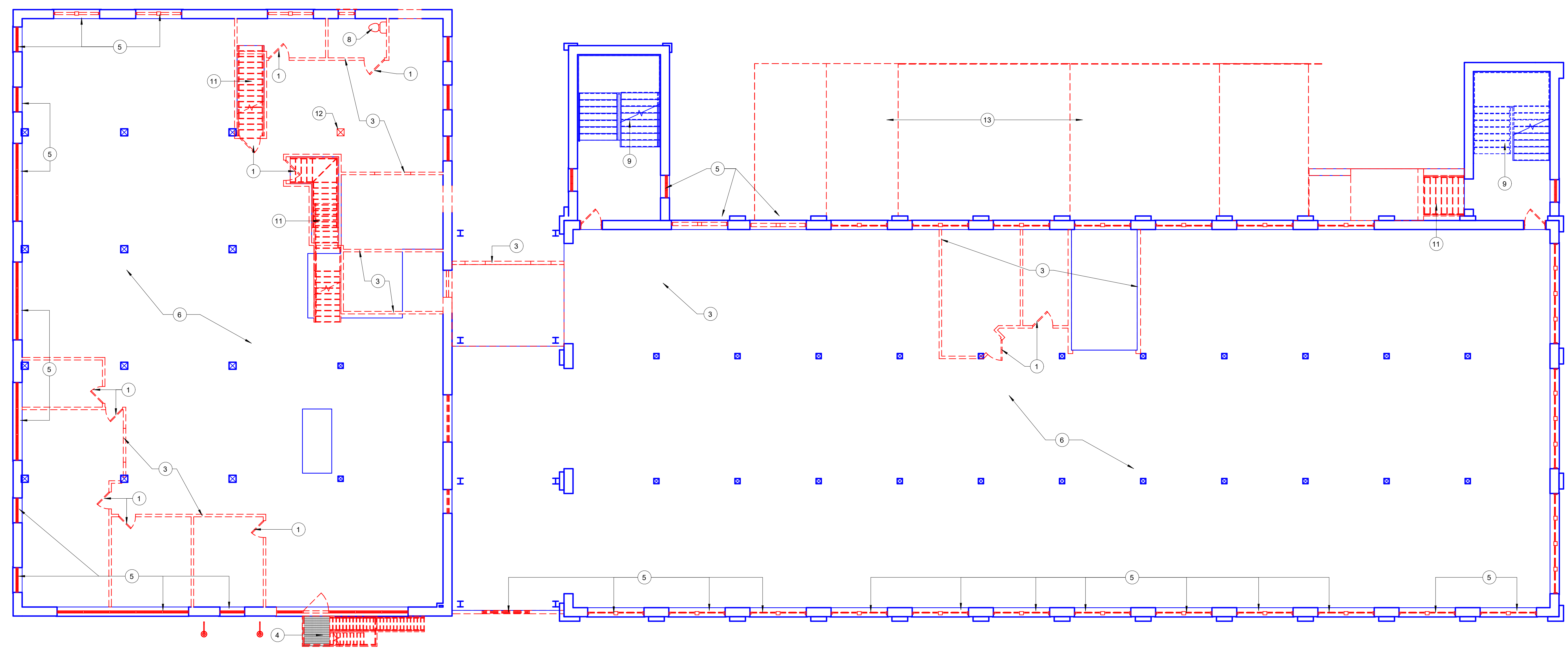


**DEMOLITION NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
2. CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
3. CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
4. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
5. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
6. CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
7. ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTS/POWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL A.H.J.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B1 THIRD FLOOR DEMOLITION PLAN  
Z102 SCALE: 1/8" = 1'-0"

B6 GENERAL DEMOLITION NOTES  
A101 SCALE: 1/4" = 1'-0"



**DEMOLITION KEYED NOTES:**

1. EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
2. EXISTING ROOF STRUCTURE TO BE REMOVED IN TOTAL.
3. EXISTING WALL TO BE DEMOLISHED
4. EXISTING EXTERIOR STAIRWELL & RAILING SYSTEM TO BE REMOVED IN TOTAL
5. ALL EXISTING WINDOW REPLACEMENT PER PROPOSED ELEVATIONS
6. EXISTING CEILING TO BE FULLY EXPOSED AND LIGHT FIXTURES TO BE REMOVED TYP. PRESERVE TIN CEILING WHERE POSSIBLE PER NEW WORK (COORDINATE W/ ARCHITECT IN FIELD)
7. EXISTING ROOF TO REMAIN
8. EXISTING PLUMBING FIXTURES, VANITIES, AND PARTITIONS TO BE REMOVED.
9. EXISTING STAIR TO REMAIN
10. EXISTING OVERHEAD DOOR TO BE REMOVED
11. EXISTING STAIRS, STRINGERS AND RAILINGS TO BE REMOVED IN TOTAL @ ALL DASHED STAIRS
12. EXISTING COLUMN TO BE REMOVED - CHECK STRUCTURAL PLANS FOR MORE INFO
13. EXISTING REMAINING ROOF STRUCTURE TO BE REMOVED; WOOD TIMBER WALL ALONG CMU WALL TO BE REMOVED (ALONG PROPERTY LINE)
14. REMOVE EXISTING PENTHOUSE ON ROOF - TO BE INFILLED WITH NEW ROOF AND/OR NEW STRUCTURE
15. REMOVE EXISTING ROOF ACCESS DOOR/PANEL
16. EXISTING FLOOR STRUCTURE TO BE REMOVED; SEE STRUCTURAL

D1 SECOND FLOOR DEMOLITION PLAN  
Z102 SCALE: 1/8" = 1'-0"

D6 DEMOLITION KEY NOTES  
A101 SCALE: 1/4" = 1'-0"

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY MANNER ANY ITEM BEARING THE SEAL OF AN ARCHITECT. IF ALTERED, THE ALTERING ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

**SECOND & THIRD FLOOR DEMO PLANS**

Project Status	ZONING SET
Date	10/07/24
Project Number	22035
Drawn By	AMR/JJC
Checked By	Checker

**Z102**



FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

ADAPTIVE REUSE TO MIXED-USE

**WELLINGTON WARD @ 1920 PARK**
  
 1920 PARK ST.
   
 SYRACUSE, NY 13208

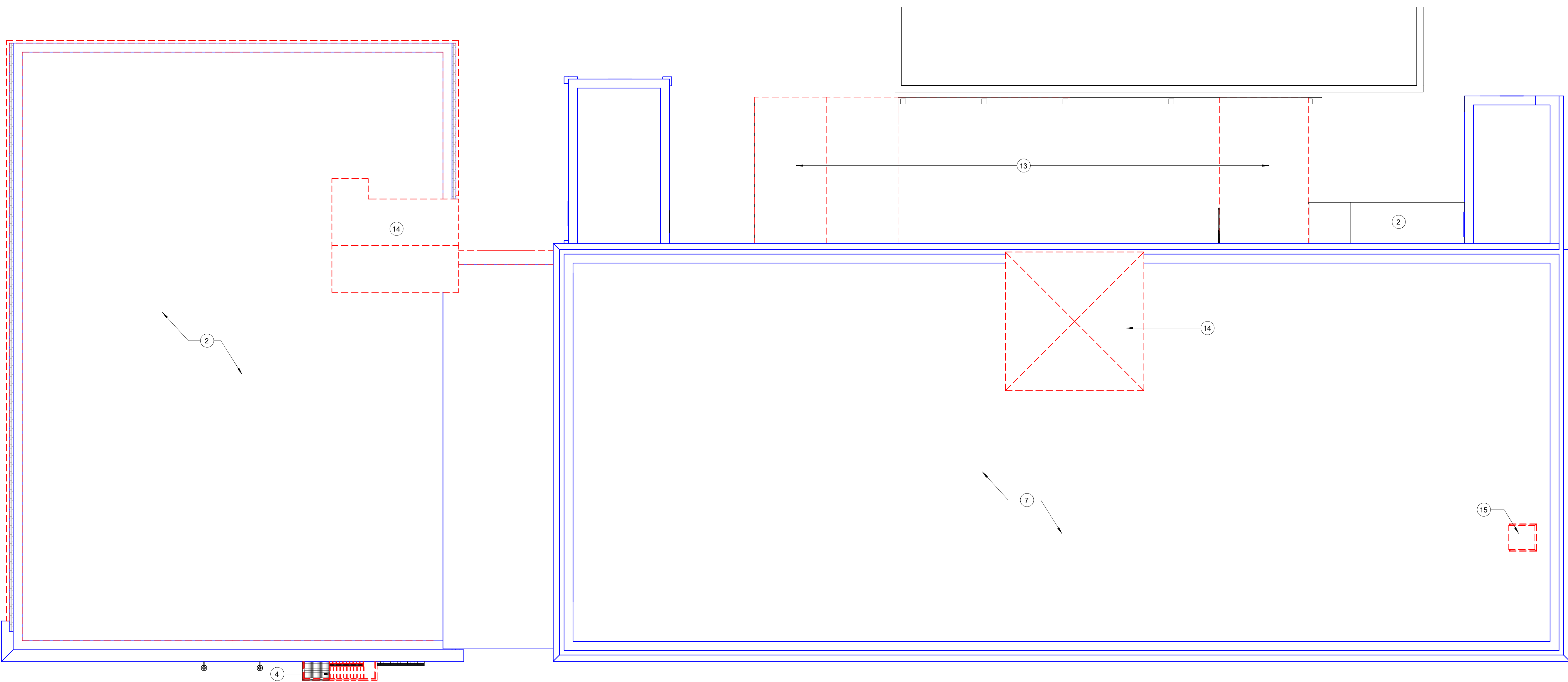
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

**FOURTH FLOOR & ROOF DEMO PLANS**

Project Status	ZONING SET
Date	10/07/24
Project Number	22035
Drawn By	AMR/JJC
Checked By	Checker

**Z103**

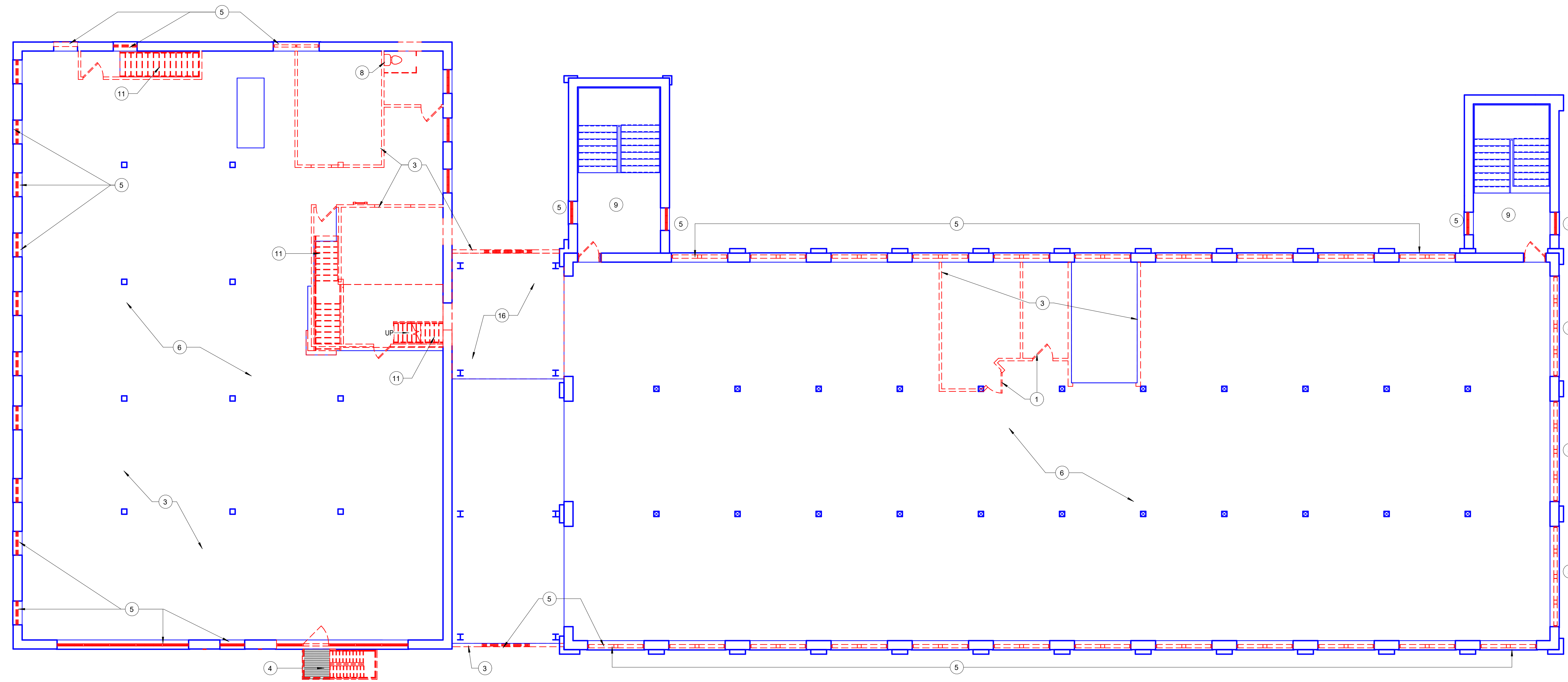


**DEMOLITION NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
- CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
- CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
- CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
- CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
- CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
- ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTPOWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL AHJ.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B1 ROOF DEMOLITION PLAN
   
 Z103 SCALE: 1/8" = 1'-0"

B6 GENERAL DEMOLITION NOTES
   
 A101 SCALE: 1/4" = 1'-0"



**DEMOLITION KEYED NOTES:**

- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
- EXISTING ROOF STRUCTURE TO BE REMOVED IN TOTAL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING EXTERIOR STAIRWELL & RAILING SYSTEM TO BE REMOVED IN TOTAL
- ALL EXISTING WINDOW REPLACEMENT PER PROPOSED ELEVATIONS
- EXISTING CEILING TO BE FULLY EXPOSED AND LIGHT FIXTURES TO BE REMOVED TYP. PRESERVE TIN CEILING WHERE POSSIBLE PER NEW WORK (COORDINATE W/ ARCHITECT IN FIELD)
- EXISTING ROOF TO REMAIN
- EXISTING PLUMBING FIXTURES, VANITIES, AND PARTITIONS TO BE REMOVED.
- EXISTING STAIR TO REMAIN
- EXISTING OVERHEAD DOOR TO BE REMOVED
- EXISTING STAIRS, STRINGERS AND RAILINGS TO BE REMOVED IN TOTAL @ ALL DASHED STAIRS
- EXISTING COLUMN TO BE REMOVED - CHECK STRUCTURAL PLANS FOR MORE INFO
- EXISTING REMAINING ROOF STRUCTURE TO BE REMOVED; WOOD TIMBER WALL ALONG CMU WALL TO BE REMOVED (ALONG PROPERTY LINE)
- REMOVE EXISTING PENTHOUSE ON ROOF - TO BE INFILLED WITH NEW ROOF AND/OR NEW STRUCTURE
- REMOVE EXISTING ROOF ACCESS DOOR/PANEL
- EXISTING FLOOR STRUCTURE TO BE REMOVED; SEE STRUCTURAL

D1 FOURTH FLOOR DEMOLITION PLAN
   
 Z103 SCALE: 1/8" = 1'-0"

D6 DEMOLITION KEY NOTES
   
 A101 SCALE: 1/4" = 1'-0"









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ADAPTIVE REUSE TO MIXED-USE  
**WELLINGTON WARD @ 1920 PARK**  
1920 PARK ST.  
SYRACUSE, NY 13208

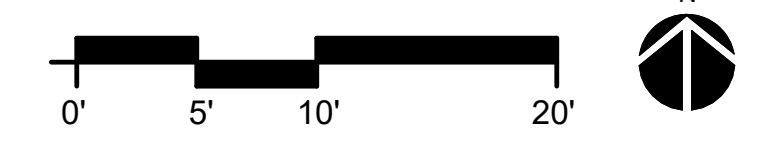
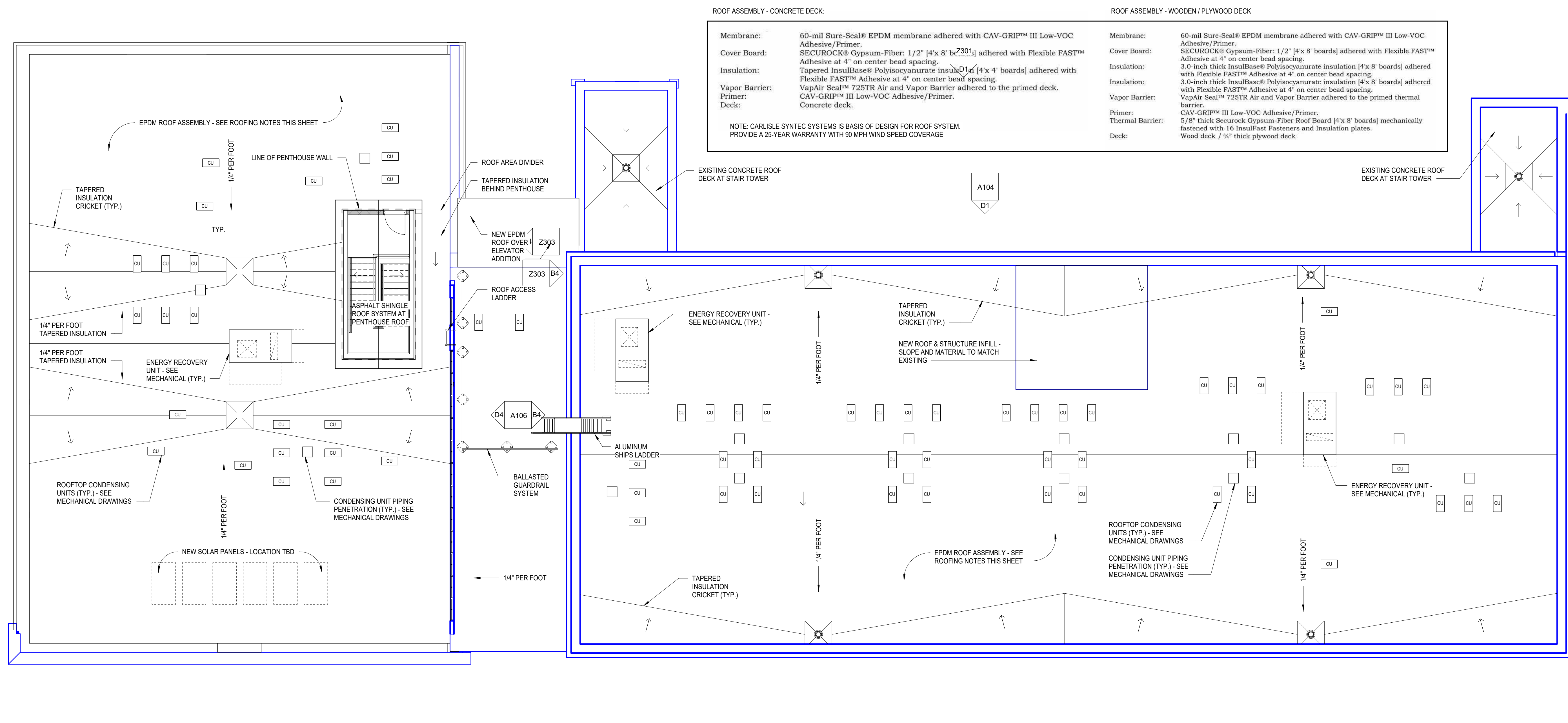
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REVISIONS		
NO.	DESCRIPTION	DATE

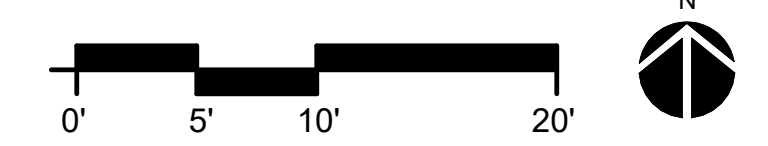
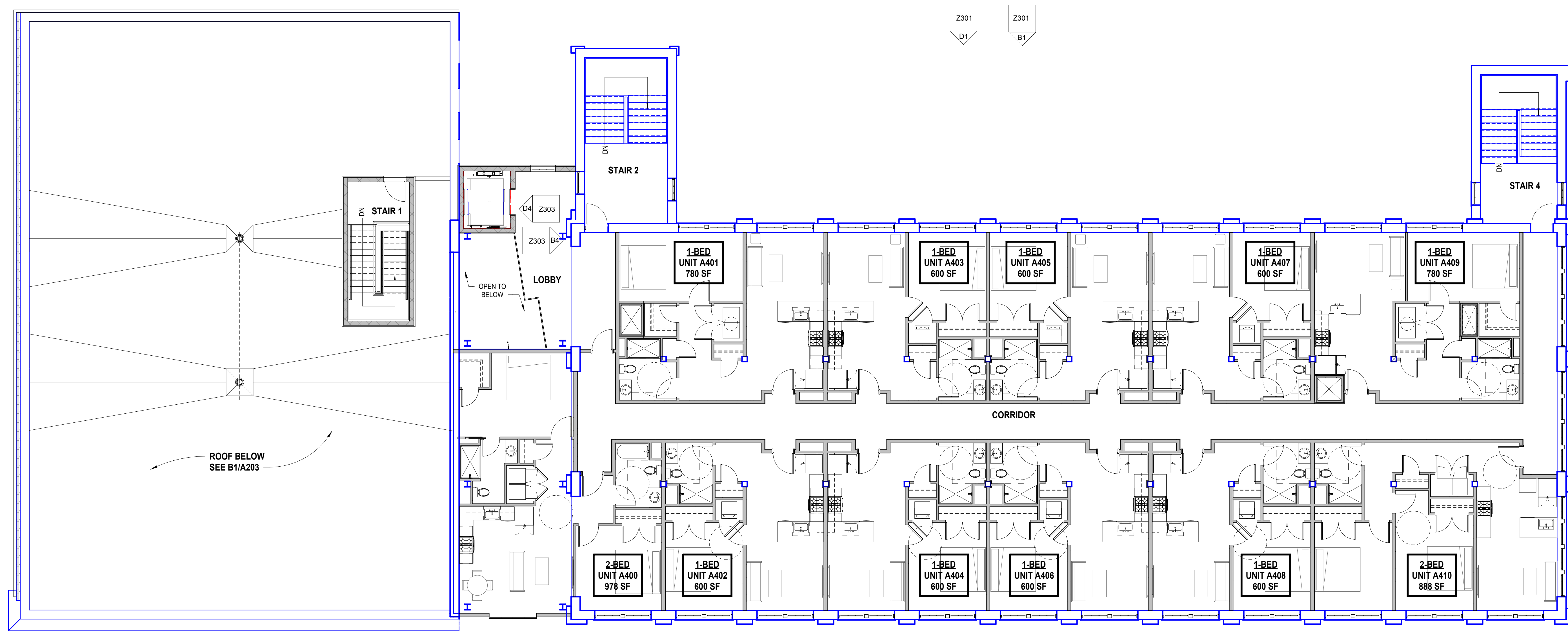
**FLOOR PLANS & ROOF PLAN**

Project Status ZONING SET  
Date 10/07/24  
Project Number 22035  
Drawn By AMR/JJC  
Checked By

**Z203**



B1 ROOF PLAN  
Z203 SCALE: 1/8" = 1'-0"



D1 ROOF PLAN (B) / FOURTH FLOOR PLAN (A)  
Z203 SCALE: 1/8" = 1'-0"



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**WELLINGTON WARD @ 1920 PARK**  
1920 PARK ST.  
SYRACUSE, NY 13208

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THE CONTRACTOR SHALL KEEP ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

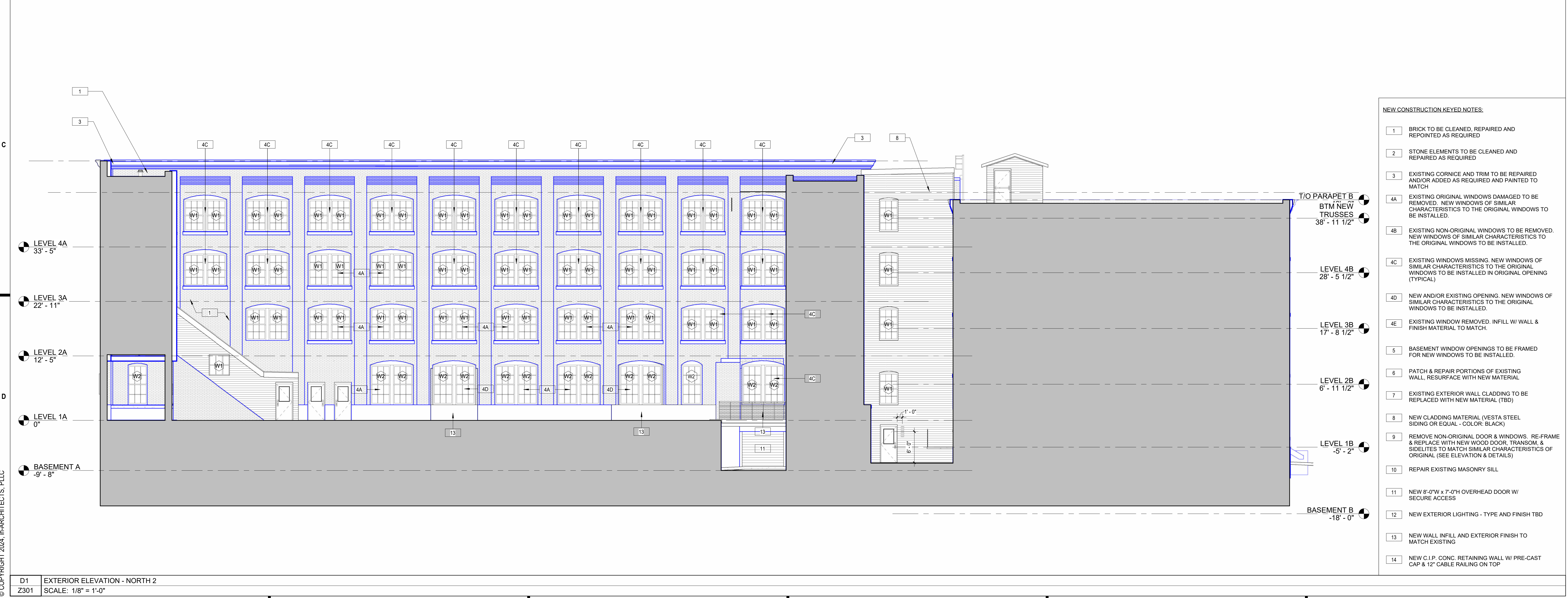
**EXTERIOR ELEVATIONS**

Project Status	ZONING SET
Date	10/07/24
Project Number	22035
Drawn By	AMR/FJC
Checked By	

**Z301**



B1 EXTERIOR ELEVATION - NORTH  
Z301 SCALE: 1/8" = 1'-0"



D1 EXTERIOR ELEVATION - NORTH 2  
Z301 SCALE: 1/8" = 1'-0"

- NEW CONSTRUCTION KEYED NOTES:**
- BRICK TO BE CLEANED, REPAIRED AND REPOINTED AS REQUIRED
  - STONE ELEMENTS TO BE CLEANED AND REPAIRED AS REQUIRED
  - EXISTING CORNICE AND TRIM TO BE REPAIRED AND/OR ADDED AS REQUIRED AND PAINTED TO MATCH
  - EXISTING ORIGINAL WINDOWS DAMAGED TO BE REMOVED. NEW WINDOWS OF SIMILAR CHARACTERISTICS TO THE ORIGINAL WINDOWS TO BE INSTALLED.
  - EXISTING NON-ORIGINAL WINDOWS TO BE REMOVED. NEW WINDOWS OF SIMILAR CHARACTERISTICS TO THE ORIGINAL WINDOWS TO BE INSTALLED.
  - EXISTING WINDOWS MISSING. NEW WINDOWS OF SIMILAR CHARACTERISTICS TO THE ORIGINAL WINDOWS TO BE INSTALLED IN ORIGINAL OPENING (TYPICAL).
  - NEW AND/OR EXISTING OPENING. NEW WINDOWS OF SIMILAR CHARACTERISTICS TO THE ORIGINAL WINDOWS TO BE INSTALLED.
  - EXISTING WINDOW REMOVED. INFILL W/ WALL & FINISH MATERIAL TO MATCH.
  - BASEMENT WINDOW OPENINGS TO BE FRAMED FOR NEW WINDOWS TO BE INSTALLED.
  - PATCH & REPAIR PORTIONS OF EXISTING WALL. RESURFACE WITH NEW MATERIAL.
  - EXISTING EXTERIOR WALL CLADDING TO BE REPLACED WITH NEW MATERIAL (TBD).
  - NEW CLADDING MATERIAL (VESTA STEEL SIDING OR EQUAL - COLOR: BLACK)
  - REMOVE NON-ORIGINAL DOOR & WINDOWS. RE-FRAME & REPLACE WITH NEW WOOD DOOR, TRANSOM, & SIDELITES TO MATCH SIMILAR CHARACTERISTICS OF ORIGINAL (SEE ELEVATION & DETAILS)
  - REPAIR EXISTING MASONRY SILL
  - NEW 8'-0"W x 7'-0"H OVERHEAD DOOR W/ SECURE ACCESS
  - NEW EXTERIOR LIGHTING - TYPE AND FINISH TBD
  - NEW WALL INFILL AND EXTERIOR FINISH TO MATCH EXISTING
  - NEW C.I.P. CONC. RETAINING WALL W/ PRE-CAST CAP & 12" CABLE RAILING ON TOP

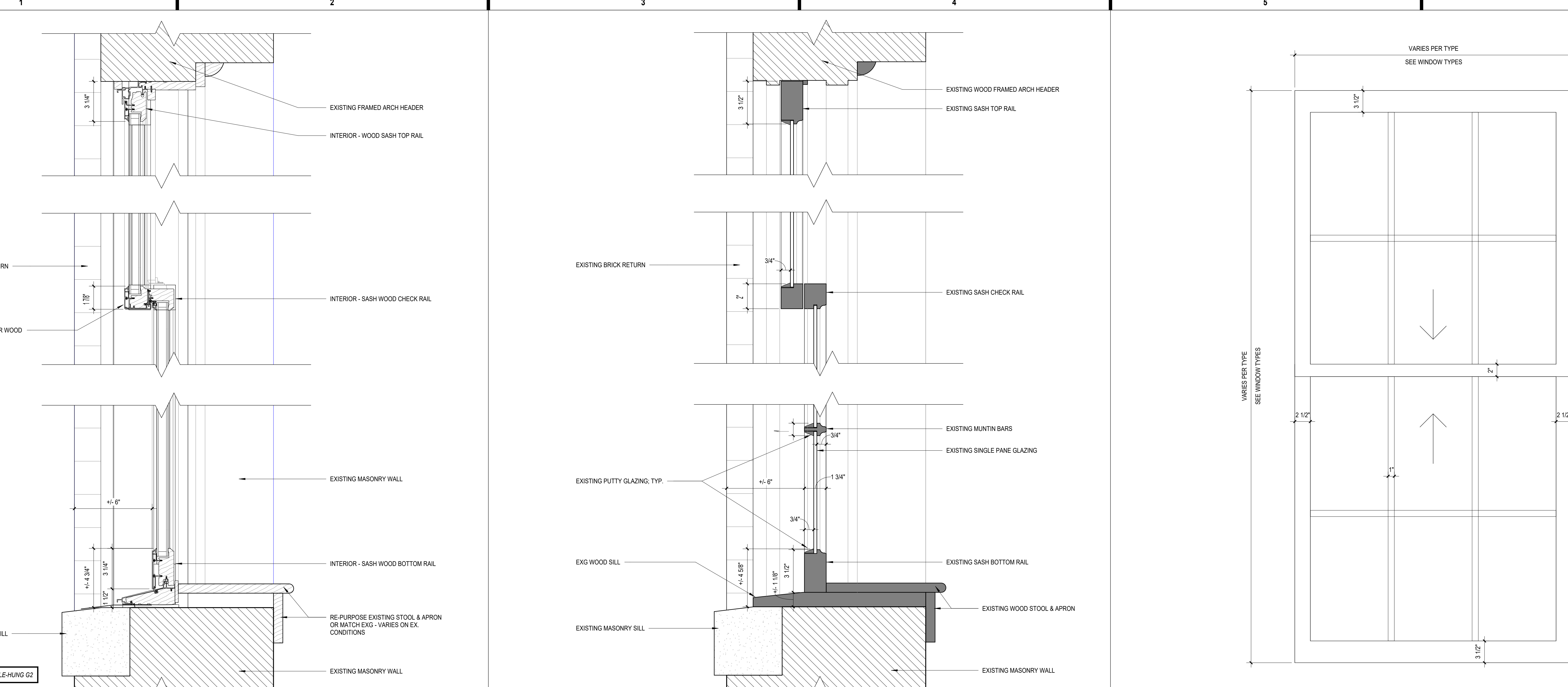










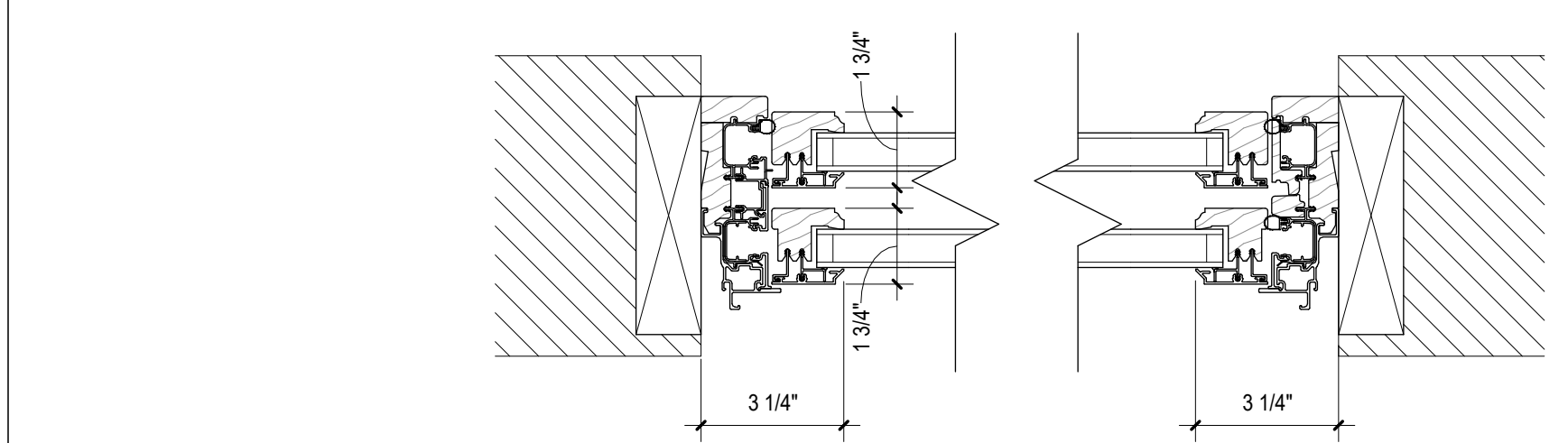


BASIS OF DESIGN - MARVIN ULTIMATE DOUBLE-HUNG G2

B1 TYP. SECTION - PROPOSED REPLACEMENT WINDOW TYPE 1, 2, 6, 8, 9, 10, 11, & 12  
Z304 SCALE: 3" = 1'-0"

B3 TYP. SECTION - EXISTING WOOD WINDOW TYPE 1, 2, 6, 8, 9, 10, 11, & 12  
Z304 SCALE: 3" = 1'-0"

B5 TYP. ELEVATION - EXISTING HUNG WOOD WINDOW  
A224 SCALE: 1 1/2" = 1'-0"



BASIS OF DESIGN - MARVIN ULTIMATE DOUBLE-HUNG G2

C1 TYP. JAMB DETAIL - PROPOSED ALUMINUM REPLACEMENT WINDOWS  
Z304 SCALE: 3" = 1'-0"

C3 NOT USED  
A224

D1 NOT USED  
A224

D3 NOT USED  
A224

D5 NOT USED  
A224

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ADAPTIVE REUSE TO MIXED-USE  
**WELLINGTON WARD @ 1920 PARK**  
1920 PARK ST.  
SYRACUSE, NY 13208

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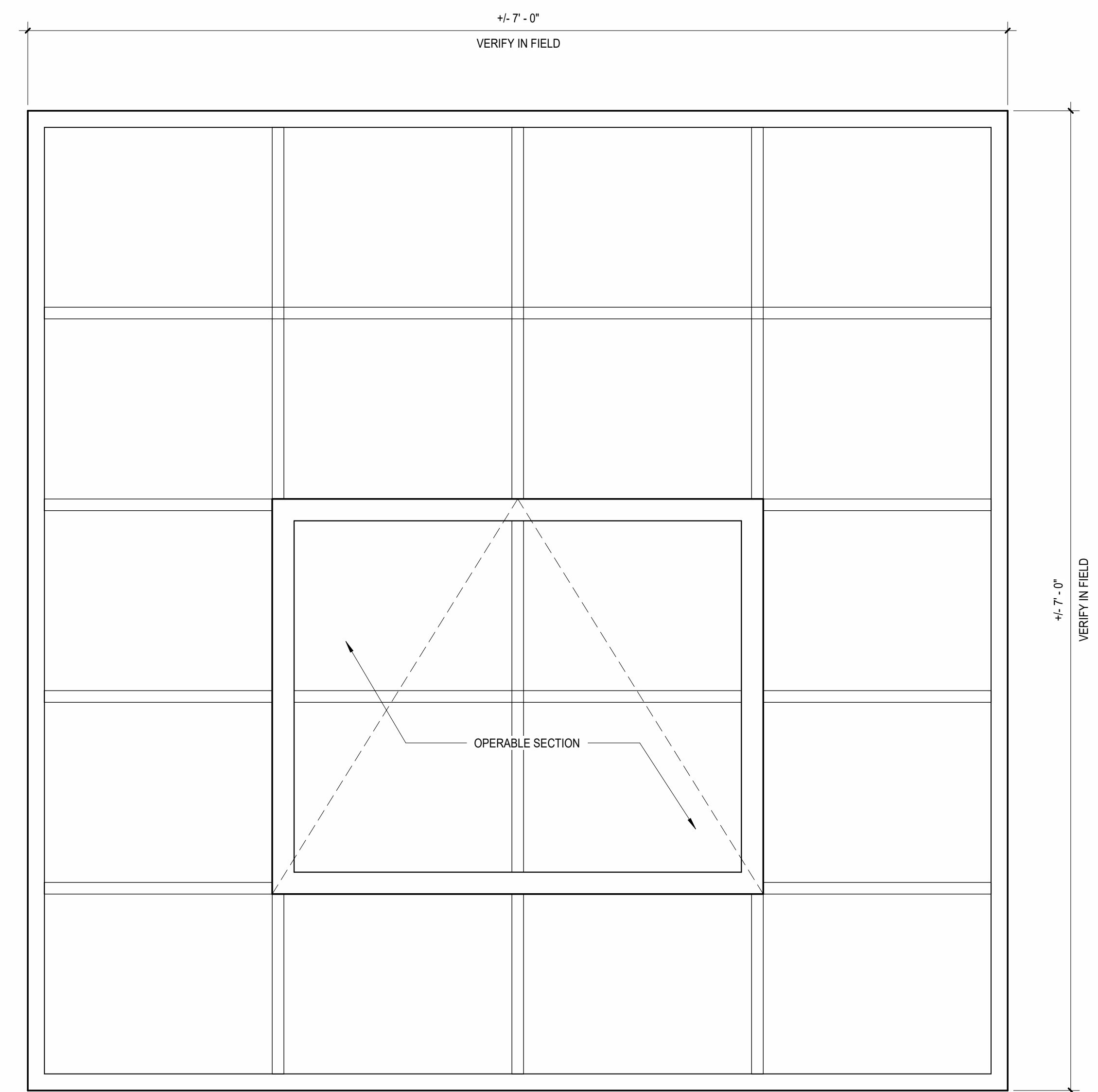
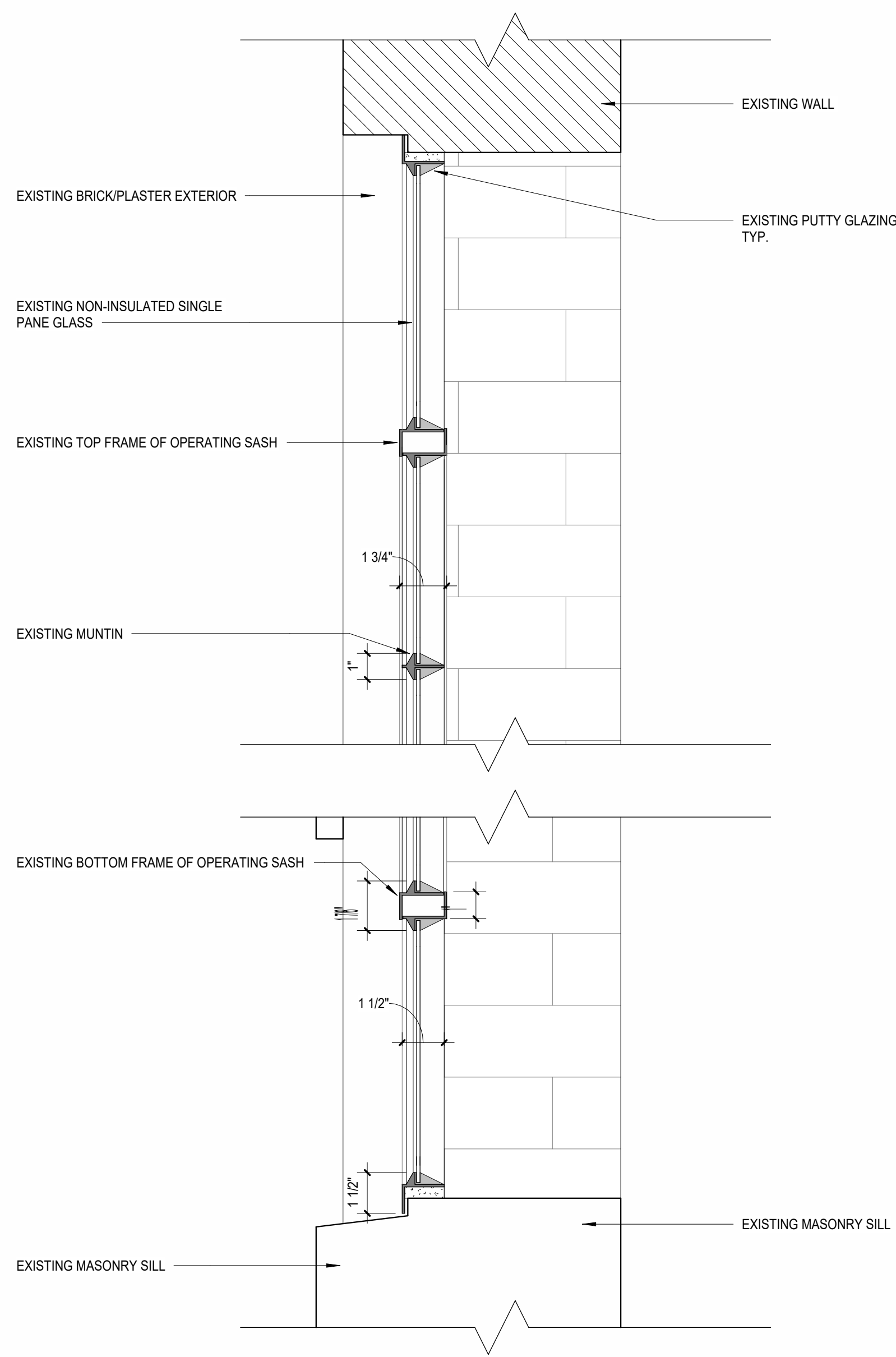
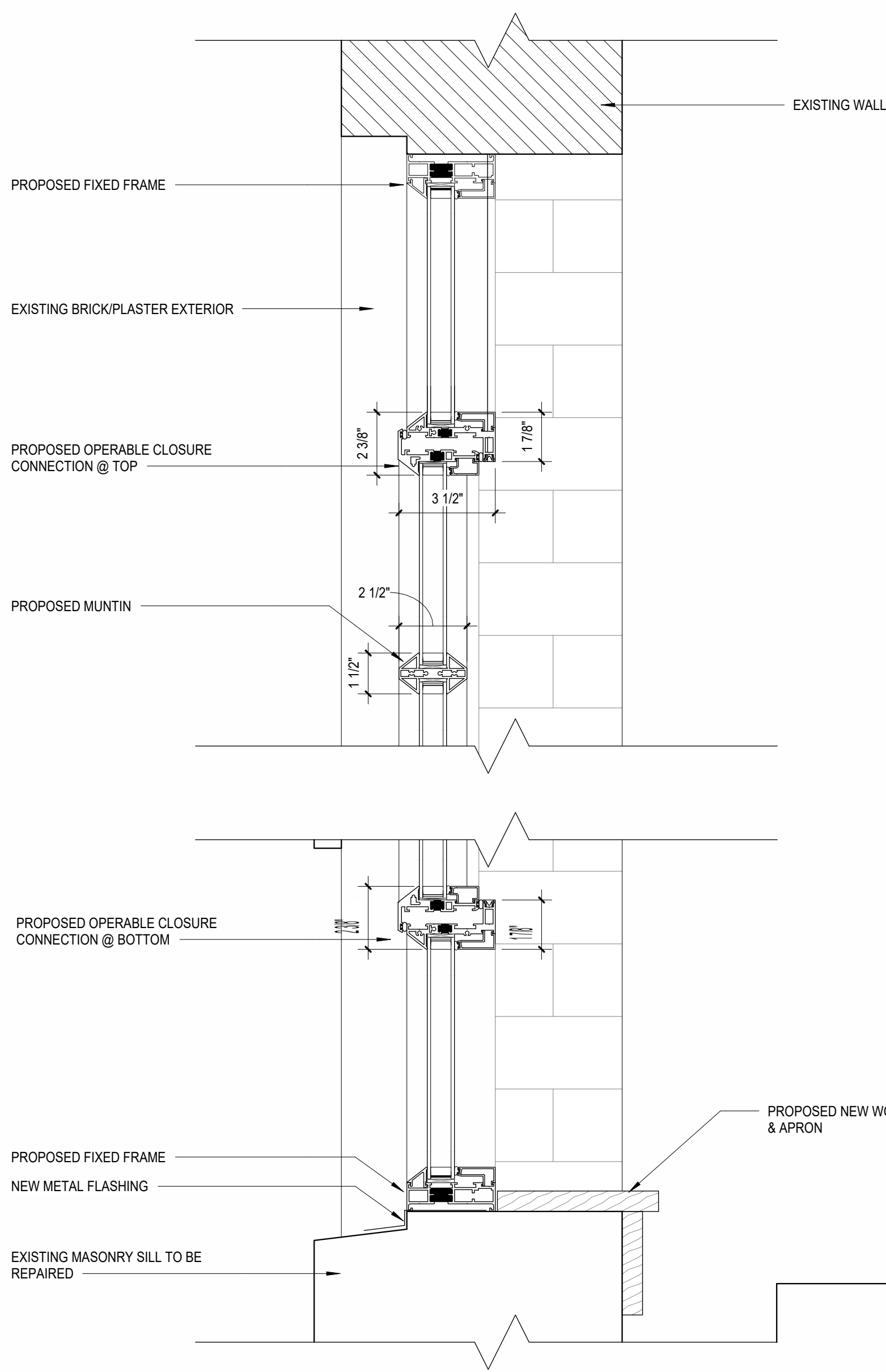
REVISIONS		
NO.	DESCRIPTION	DATE

**EXISTING & NEW WINDOW TYPICAL DETAILS**

Project Status	ZONING SET
Date	10/07/24
Project Number	22035
Drawn By	AMR/FJC
Checked By	Checker

**Z304**



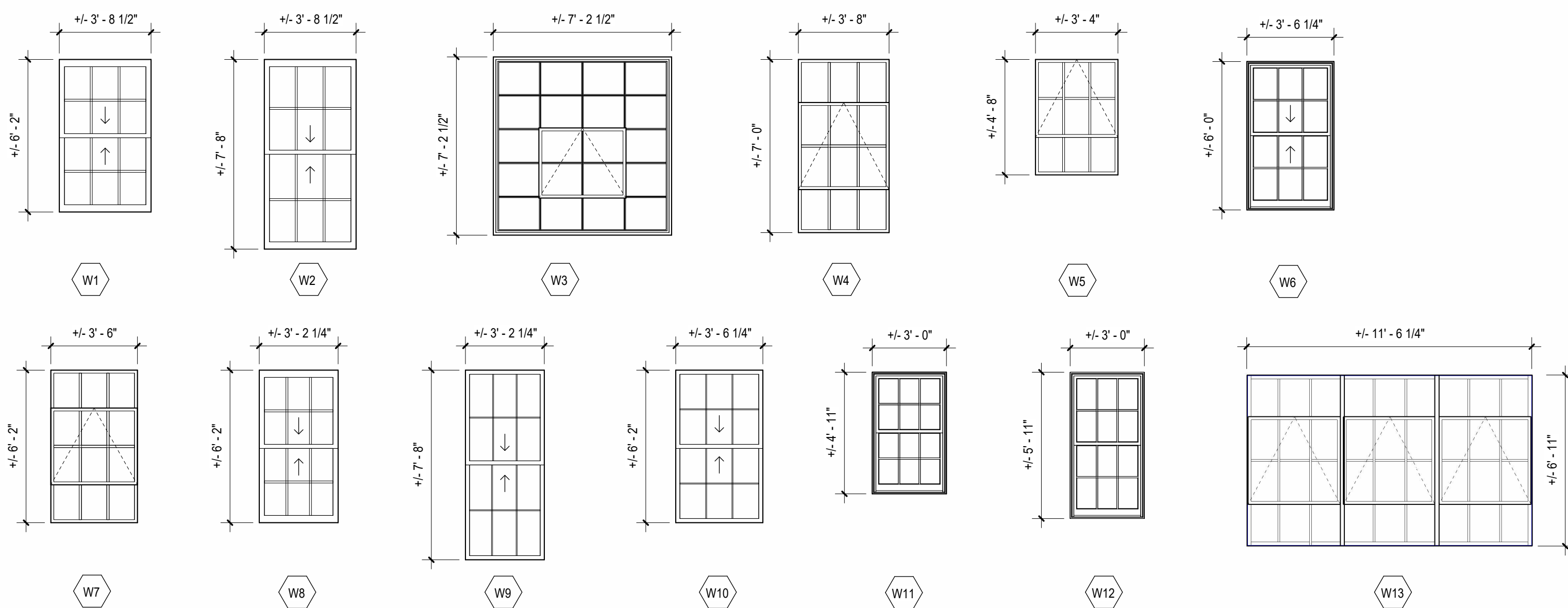
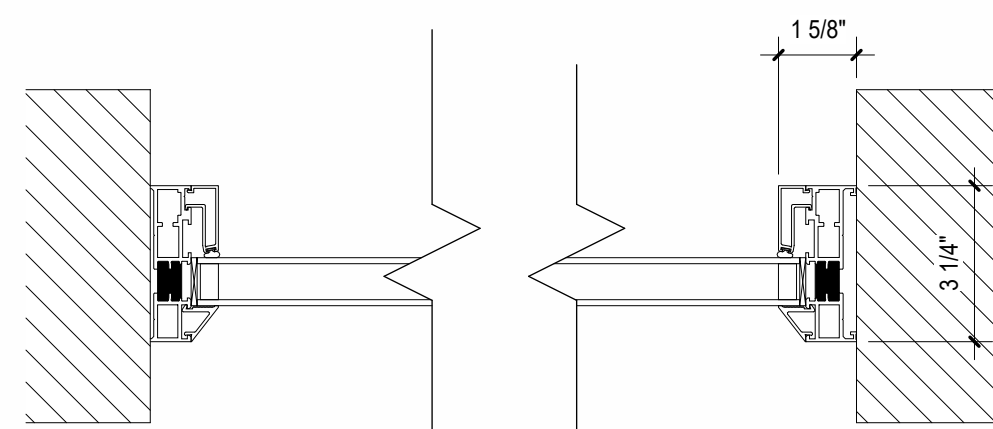


BASIS OF DESIGN - QUAKER HISTORIC REPLACEMENT COMMERCIAL WINDOWS (H-SERIES)

B1 TYPICAL DETAIL SECTION - PROPOSED ALUMINUM WINDOW TYPE 3, 4, 5, 7 & 13  
Z305 SCALE: 3" = 1'-0"

B3 TYPICAL DETAIL SECTION - EXISTING STEEL WINDOW TYPE 3, 4, 5, 7, & 13  
Z305 SCALE: 3" = 1'-0"

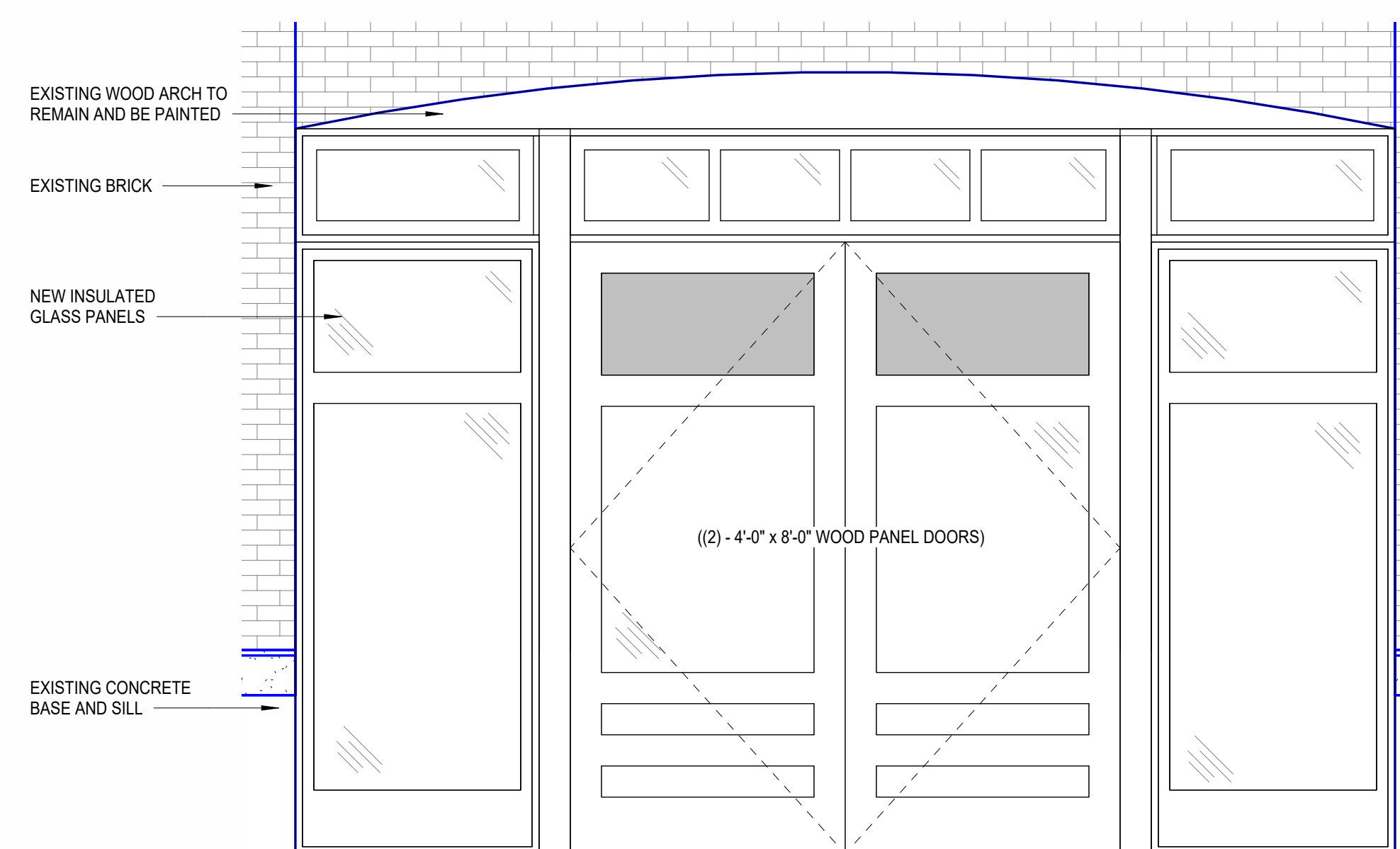
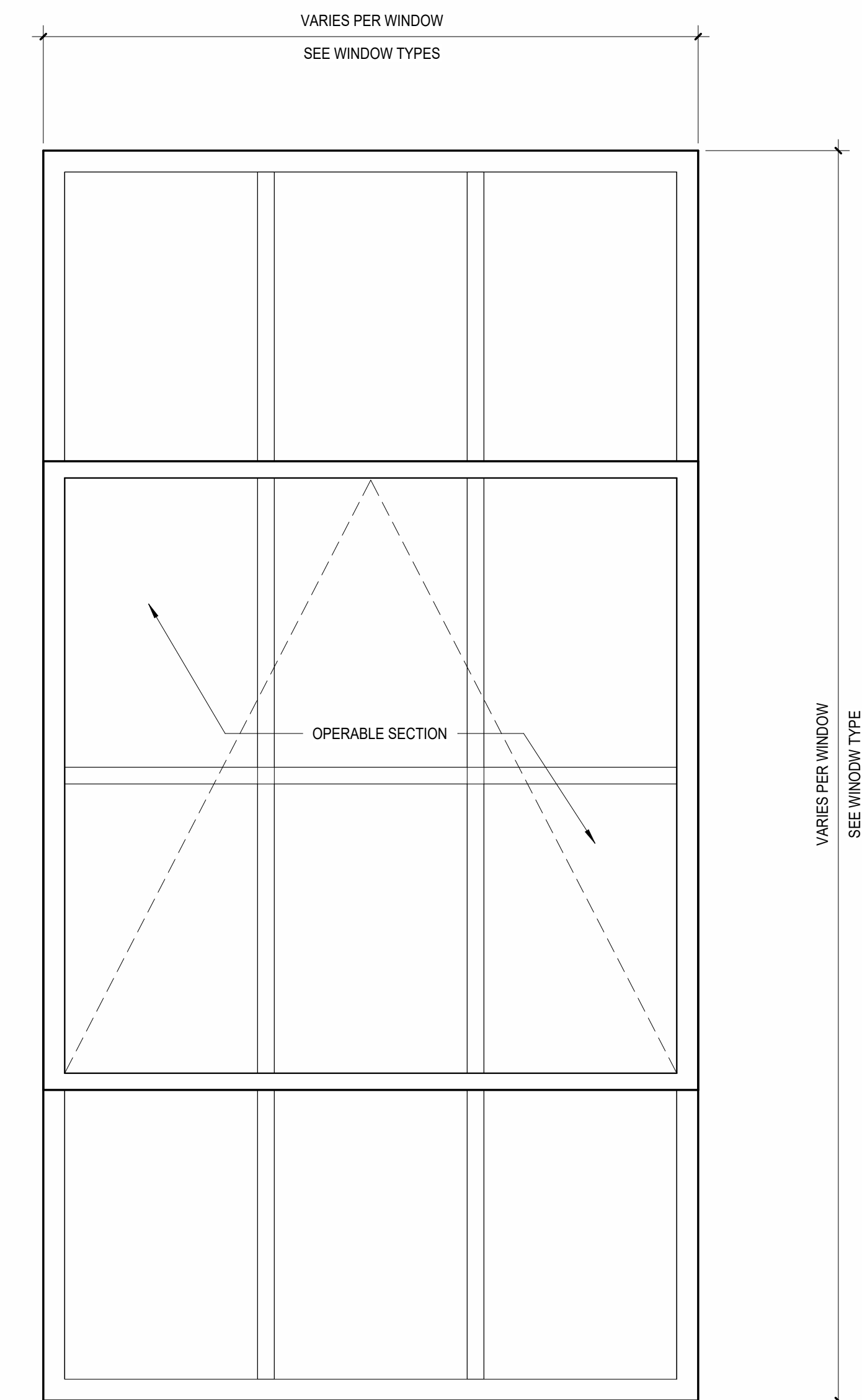
B5 TYPICAL ELEVATION - EXISTING STEEL WINDOW 1  
A225 SCALE: 1 1/2" = 1'-0"



ALL EXISTING WINDOW OPENINGS TO BE VERIFIED IN FIELD

C1 TYPICAL JAMB DETAIL - PROP. ALUMINUM WINDOWS  
Z305 SCALE: 3" = 1'-0"

2 WINDOW TYPES  
A308 SCALE: 1/4" = 1'-0"



D1 ENLARGED EAST 'A' ENTRY DOOR ELEVATION  
Z305 SCALE: 1/2" = 1'-0"

D3 HISTORIC ENTRY DOOR PHOTO  
A225 SCALE: NO SCALE

D5 TYPICAL ELEVATION - EXISTING STEEL WINDOW 2  
A225 SCALE: 1 1/2" = 1'-0"

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REVISIONS		
NO.	DESCRIPTION	DATE

EXISTING & NEW WINDOW TYPICAL DETAILS

Project Status ZONING SET  
Date 10/07/24  
Project Number 22035  
Drawn By AMR/FJC  
Checked By

Z305





# DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 24, 2024

RE: Wellington Ward @ 1920 Park

Steve Kulick  
City Planning Commission  
300 S State St., Suite 700  
Syracuse, NY 13202

Dear Mr. Kulick,

It has been determined that the Wellington Ward @ 1920 project at 1920 Park St & 301 Wolf St Syracuse, NY 13208 will conform with affordability requirements pursuant to ReZone Article 3.3 Subsection 4(1)(i). As the parcel is zoned MX-3 – Residential/Office and the project plans to include between 30 and 75 residential units, developers are required to set aside 10% of all units as affordable.

The Wellington Ward @ 1920 will include historic rehabilitation of existing properties including construction of 59 apartments and 2 commercial spaces on the first floor of the existing building. Wellington Ward LLC has agreed to comply with ReZone by setting aside 6 of the total 59 units as affordable. These units will be reserved for households at or below 80% of the area's median income, non-segregated and non-differential in quality.

The developer has also agreed to provide annual income verification to the Department of Neighborhood and Business Development to document compliance.

Thank you,

Michael Collins  
Commissioner of Neighborhood and Business Development

Cc:  
Michelle Sczpanski, Deputy Commissioner of Neighborhood Development  
Jake Dishaw, Deputy Commissioner of Code Enforcement & Zoning  
Administration

**Commissioner**  
Michael Collins

**Deputy Commissioner of  
Neighborhood Development**  
Michelle Sczpanski

**Deputy Commissioner of  
Business Development**  
Eric Ennis

**Deputy Commissioner of  
Planning & Sustainability**  
Owen Kerney

**Deputy Commissioner of  
Code Enforcement**  
Jake Dishaw

**Department of Neighborhood  
& Business Development**  
300 South State St  
Suite 700  
Syracuse, NY 13202

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: November 13, 2024

OCPB Case # S-24-52

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Scott Freeman for the property located at 1920 Park 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 CNY Regional Market, a facility owned by a state authority; and
- WHEREAS, the applicant is proposing to combine two parcels and a portion of a third parcel to create Lot 100 (0.78 acres) in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously held No Position on a site plan referral (Z-24-299) to renovate and rehabilitate an existing vacant historic property into a mixed-use complex; and
- WHEREAS, the site is located in an industrial area on the north side of the City of Syracuse, near Interstate 81 and the CNY Regional Market; nearby businesses include NBT Bank Stadium, the Regional Transportation Center, auto service, and a recycling and redemption center; and
- WHEREAS, the site is located at the corner of Wolf and Park Streets, both local roads, and contains two large, connected buildings along Park Street and a 3-story masonry building connected to the building containing part of the Roma Tile & Marble business along Wolf Street; and
- WHEREAS, the Board recently reviewed a site plan referral where the applicant is proposing renovation of the two large connected buildings on Wolf Street, approximately 5,785 sf and 12,516 sf in size (per GIS mapping), to construct 59 dwelling units (6 will be affordable) and 2 commercial spaces along with a new building connector, underground garage spaces, and parking at the rear; per the Layout Plan dated 10/07/24, a one-story structure adjacent to the corner building will be demolished to allow for construction of 5 parking spaces, a dumpster enclosure, and stormwater infrastructure, with road access from Wolf Street; road access from Park Street will lead to 3 parallel parking spaces along the western building and 15 parking spaces along the rear boundary; per the Layout Plan, a three-story masonry building adjoining an existing building on an adjacent parcel to the north will remain; Floor Plans dated 10/7/24 show 18 below grade parking spaces beneath the eastern building, totaling 41 proposed parking spaces which conflicts with the 40 proposed on the local application; and
- WHEREAS, the applicant is currently proposing a subdivision to combine the two parcels along Park Street with the portion of the Wolf Street parcel containing the 3-story masonry building into proposed Lot 100 (0.78 acres) to allow the previously proposed site renovation; the northernmost building (Building 2 for Roma Tile & Marble) will remain on its own parcel, proposed Lot 101 (0.15 acres); and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/8/24, 0.36 acres of the

site will be disturbed by the proposed project;  
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 EAF, the site is served by public drinking water and the proposed complex is anticipated to use 10,300 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed complex is expected to generate 10,300 gallons of wastewater per day;

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;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734137, C734132, C734131, C734130, C734135, 734048, 734013, C734104, C734151, C734151A) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site is located near the H.A. Moyer Factory Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; 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





# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: October 23, 2024

OCPB Case # Z-24-299

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of Scott Freeman for the property located at 1920 Park 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 CNY Regional Market, a facility owned by a state authority; and
- WHEREAS, the applicant is proposing to renovate and rehabilitate an existing vacant historic property into a mixed use facility on 0.71 acres in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the site is located in an industrial area on the north side of the City of Syracuse, near Interstate 81 and the CNY Regional Market; nearby businesses include Roma Tile and Marble, a sporting facility, auto service, and a recycling and redemption center; and
- WHEREAS, the site is located at the corner of Wolf and Park Streets, both local roads, and contains two large, connected buildings along Park Street and a smaller masonry building along Wolf Street; the buildings are situated along the sidewalk with road access from Park Street along the eastern site boundary, leading to a vacant area at the rear of the building; previously existing road access between buildings has building connectors and overhead structures preventing full access to the rear of the site; and
- WHEREAS, the applicant is proposing renovation of the two large connected buildings on Wolf Street, approximately 5,785 sf and 12,516 sf in size (per GIS mapping), to construct 59 dwelling units (6 will be affordable) and 2 commercial spaces along with a new building connector, underground garage spaces, and parking at the rear; per the Layout Plan dated 10/07/24, a one-story structure adjacent to the corner building will be demolished to allow for construction of 5 parking spaces, a dumpster enclosure, and stormwater infrastructure, with road access from Wolf Street; road access from Park Street will lead to 3 parallel parking spaces along the western building and 15 parking spaces along the rear boundary; per the Layout Plan, a three-story masonry building adjoining an existing building on an adjacent parcel to the north will remain; Floor Plans dated 10/7/24 show 18 below grade parking spaces beneath the eastern building, totaling 41 proposed parking spaces which conflicts with the 40 proposed on the local application; and
- WHEREAS, the applicant is also proposing a subdivision to combine the two parcels and portion of the northern parcel into one new lot; the subdivision will be referred to this Board at a later date; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/8/24, 0.36 acres of the site will be disturbed by the proposed project; per Grading, Drainage, & Utilities

Plan dated 10/07/24, stormwater infrastructure will be installed along the rear site boundary and eastern parking area;

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 EAF, the site is served by public drinking water and the buildings are anticipated to use 10,300 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed complex is expected to generate 10,300 gallons of wastewater per day;

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;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734137, C734132, C734131, C734130, C734135, 734048, 734013, C734104, C734151, C734151A) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site is located near the H.A. Moyer Factory Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; 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

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

Agency Use Only [If applicable]  
 Project : R-24-62 & MaSPR-24-36  
 Date : 11/18/2024

**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.

<b>1. Impact on Land</b> 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 checked="" 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"/>

l. 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. (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.*

NO

YES

	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. (See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

NO

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 development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**6. Impacts on Air**  
 The proposed action may include a state regulated air emission source. NO YES  
 (See Part 1. D.2.f., D.2.h, D.2.g)  
*If "Yes", answer questions a - f. If "No", move on to Section 7.*

	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 <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) 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.) NO YES  
*If "Yes", answer questions a - j. If "No", move on to Section 8.*

	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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>



<b>9. Impact on Aesthetic Resources</b> 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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>10. Impact on Historic and Archeological Resources</b> 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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>11. Impact on Open Space and Recreation</b>			
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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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"/>

<b>12. Impact on Critical Environmental Areas</b>			
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
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input 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 type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO

YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	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: _____ _____			



<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>	
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"/>	

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>	
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"/>	

***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 \_\_\_\_\_ 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: Wellington Ward @ 1920 Park St

Name of Lead Agency: City of Syracuse City 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: Jake Dishaw

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

Telephone Number: 315-448-8640

E-mail: zoning@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>

**Parcel History**

01/01/1900 - 11/25/2024

Tax Map #: 002.-04-10.0

Owners: Wellington Ward LLC

Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
301 Wolf St & Park St	05/02/18	Inspection	Complaint Inspection	Fail	
301 Wolf St & Park St	05/09/18	Completed Complaint	Trash/Debris-Private, Occ	Owner Compliance	2018-11875   on side of bldg
301 Wolf St & Park St	05/10/18	Inspection	Progress Inspection	Pass	
301 Wolf St & Park St	08/19/20	Permit Application	Sidewalk Replace	Application Expired	PC-0709-20   Manco Distributors Inc will be replacing the sidewalk on the Park St side of the buiding, located at 301 Wolf St (on corner) Dimensions: 150' x 5'
301 Wolf St & Park St	10/29/20	Inspection	Complaint Inspection	N/A	
301 Wolf St & Park St	12/11/20	Inspection	Complaint Re-Inspection	N/A	
301 Wolf St & Park St	12/14/20	Completed Complaint	Property Maintenance-Ext	Completed	2020-21814   Running a bussiness with out proper permits
301 Wolf St & Park St	12/15/23	Inspection	Complaint Inspection	Fail	
301 Wolf St & Park St	12/15/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
301 Wolf St & Park St	12/27/23	Inspection	Complaint Re-Inspection	Fail	
301 Wolf St & Park St	01/04/24	Inspection	Complaint Re-Inspection	N/A	
301 Wolf St & Park St	01/12/24	Completed Complaint	Property Maintenance-Ext	Completed	2023-08418   Trash and debris
301 Wolf St & Park St	01/12/24	Inspection	Complaint Re-Inspection	Pass	
301 Wolf St & Park St	10/08/24	Project	Resubdivision	Active	r-24-62b   see R-24-62



## Parcel History

01/01/1900 - 11/25/2024  
Tax Map #: 002.-04-09.0  
Owners: 300 Wolf St LLC  
Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
311-21 Wolf St	05/10/12	Permit Application	Electric	Issued	06286   SMARTWATT LIGHTING UPGRADES FOR ROMA TILE & MARBLE.
311-21 Wolf St	05/11/12	Inspection	Inspector Notification	No Progress	
311-21 Wolf St	09/10/12	Inspection	Final Inspection	Pass	
311-21 Wolf St	09/13/12	Completed Permit	Electric	Certificate Issued	06286   SMARTWATT LIGHTING UPGRADES FOR ROMA TILE & MARBLE.   Certificate of Completion #06286
311-21 Wolf St	10/08/24	Project	Resubdivision	Active	R-24-62C   See r-24-62

City of Syracuse  
**Parcel History**  
 01/01/1900 - 11/25/2024  
 Tax Map #: 002.-04-02.4  
 Owners: Wellington Ward LLC  
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
1920 Park St	12/05/19	Inspection	Complaint Inspection	Fail	
1920 Park St	12/06/19	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
1920 Park St	12/17/19	Permit Application	Electric	Issued	40242   Electric
1920 Park St	12/18/19	Inspection	Inspector Notification	In Progress	
1920 Park St	12/23/19	Inspection	Complaint Inspection	In Progress	
1920 Park St	12/30/19	Inspection	Progress Inspection	In Progress	
1920 Park St	01/03/20	Inspection	Final Inspection	Pass	
1920 Park St	01/06/20	Completed Complaint	Building W/O Permit	Completed	2019-31893   Vehicle lift and electrical without permits.
1920 Park St	01/06/20	Completed Permit	Electric	Certificate Issued	40242   Electric   Certificate of Completion #40242
1920 Park St	01/06/20	Inspection	Complaint Inspection	Pass	
1920 Park St	08/28/20	Permit Application	Sidewalk Replace	Application Expired	PC-0727-20   Steve DePalma Construction will be replacing the Sidewalk in front of 1920 Park St Dimensions 100' x 5' Owner: Sabacuse LLC
1920 Park St	01/05/21	Complaint	Sprinkler System	Open	2021-00329   Dry-pipe system for the building appears to have been shut off for some time and has not been maintained
1920 Park St	01/05/21	Violation	2020 FCNYS - - 107.3 - Rendering equipment inoperable	Open	
1920 Park St	01/05/21	Violation	2020 FCNYS - - 311.2.2 - Fire protection	Open	
1920 Park St	01/05/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Open	
1920 Park St	01/05/21	Violation	2020 PMCNYS - Section 704.1.3 - Fire protection systems	Open	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1920 Park St	01/05/21	Violation	2020 PMCNYS - Section 704.3 - Systems out of service	Open	
1920 Park St	01/05/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Open	
1920 Park St	01/05/21	Complaint	Property Maintenance- Int	Open	2021-00363   vacant
1920 Park St	01/05/21	Inspection	Complaint Inspection	Fail	
1920 Park St	01/05/21	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
1920 Park St	01/05/21	Violation	2020 PMCNYS - Section 604.1 - Facilities required	Open	
1920 Park St	01/05/21	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Open	
1920 Park St	01/13/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	01/27/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	02/25/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	03/29/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	04/22/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	05/26/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	06/29/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	07/27/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	08/26/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	10/07/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	12/10/21	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	01/07/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	02/03/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	03/08/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	04/07/22	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1920 Park St	05/11/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	06/16/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	07/20/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	08/17/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	09/15/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	10/19/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	11/16/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	12/22/22	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	01/19/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	03/01/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	04/05/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	05/04/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	06/07/23	Inspection	Complaint Inspection	No Progress	
1920 Park St	06/14/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	07/20/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	09/12/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	11/02/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	12/20/23	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	01/30/24	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	02/29/24	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	03/27/24	Inspection	Complaint Re-Inspection	No Progress	
1920 Park St	09/27/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1920 Park St	10/07/24	Project	Major Site Plan Review	In Review	MaSPR-24-36   Exterior and interior renovation to rehabilitate the existing historic property includes constructing 59 dwelling units, 2 commercial spaces, new parking structures and improving utilities and landscaping features.

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1920 Park St	10/08/24	Project	Resubdivision	Active	<p>R-24-62   The applicant wishes to complete a historic rehabilitation of existing 301 Wolf Street (Tax ID: 002.-04-10.0) and 1920 Park Street (Tax ID: 002-04-02.4) properties. They would like to combine these parcels, along with 311-21 Wolf St (Tax ID: 002.-04-09.0) into one lot.</p> <p>This is a companion application for a multi-unit dwelling and 2 commercial unit Major Site Plan Review. (MaSPR-24-36)</p> <p>Total Square Footage: 32,670 SQ FT (.75 acres)</p>
1920 Park St	11/01/24	Inspection	Vacant Property - Routine Inspection	<None>	





OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Wellington Ward LLC  
From: Amber Dillon, Zoning Planner  
Date: 11/26/2024 3:30:53 PM  
Re: Resubdivision R-24-62  
1920 Park St, Syracuse, 13208

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	Pending	10/08/2024		No concerns, waiting for 12/2 CPC approval
Eng. Mapping - Zoning	Conditionally Approved	10/11/2024	Ray Wills	11/4/24 (Revised Drawing) -The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 505  10/11/24 -The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 505
Finance - Zoning	Internal Review Complete	10/08/2024	Veronica Voss	301 Wolf owes October CS taxes; 1920 Park also owes October CS taxes; 311-21 Wolf owes October CS & CO taxes.
Eng. Design & Cons. - Zoning	Conditionally Approved	10/17/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Sewers- Zoning	Internal Review Complete	10/17/2024	Romeo Kpolo	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 Stormwater (SWPPP)- Zoning	Internal Review Complete	10/17/2024	Romeo Kpolo	Development on these lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.
Planning Commission	Waiting on Board	11/04/2024	Amber Dillon	Waiting for 12/2 CPC meeting
Landmark Preservation Board	Internal Review Complete	10/24/2024	Kate Auwaerter	No preservation concerns.



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Wellington Ward LLC  
From: Zhitong Wu, Zoning Planner  
Date: 11/27/2024 11:13:39 AM  
Re: Major Site Plan Review MaSPR-24-36  
1920 Park St, Syracuse, 13208

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
DPW - Sanitation & Sewers	Conditionally Approved	11/08/2024	Vinny Esposito	Any storm inlet last in line prior to the main sewer must be trapped which will require a 24" sump. Drainage plan must be approved by the City Engineer. All new sewer connections will require street cut permits and inspections by the City.
DPW - Transportation Planner	Conditionally Approved	11/06/2024	Neil Milcarek-Burke	No major concern with project as proposed, DPW previously met with the applicant to discuss the shared use path installation on Park Street.  The sidewalk area along Wolf Street, at the proposed driveway entrance, is required to be replaced as part of this project, the area is currently asphalt. Project must include bike parking via staple-style racks (no wave racks) and indoor parking/storage for tenants.
Zoning Planner	On Hold	10/11/2024	Zhitong Wu	On hold. Pending on decision from CPC.
Parks - Forestry	Approved	11/06/2024	Jeff Romano	Provide CU soils along the 'tree lawn' and under the SUP along both Park Street and walks along Wolf Street. (10'x15'x3' of CU soils, minimum 4'x7' tree opening). What is the hatch pattern along the sidewalk at 1920 Park St? Will the existing overhead electric lines be removed or relocated? Tree species selection; shorter trees under wire; Amelanchier, Cercis, Cornus, Carpinus. No overhead wire; Celtis, Ostrya, Quercus. Sheet L4.0 - scale is wrong
Planning Commission	Pending	10/07/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	10/18/2024	Mirza Malkoc	• All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards

and specifications.

- Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.
- Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.
- Stormwater Access & Maintenance Agreements shall be submitted for review.
- Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
- Onondaga County Plumbing Control shall review and approve the plans as well.

Eng. Mapping - Zoning	Conditionally Approved	10/11/2024	Ray Wills	Any exterior work inside of the ROW would require separate review, encroachments require review and final approval from the Common Council.  No objection to the work as being proposed, in general.
Water Engineering - Zoning	Pending	10/07/2024		
Fire Prevention - Zoning	Conditionally Approved	11/25/2024	Matthew Craner	All work must comply with applicable sections of the NYS Uniform Code.  All fire access roads must comply with Appendix D of 2020 FCNYS, with particular attention to Appendix D103.4 of 2020 FCNYS. Dead end access road over 150' long must provide an apparatus turnaround as specified in appendix D of 2020 FCNYS  Will overhead obstructions (wires) on Park Street side be removed? May be an issue related to aerial apparatus access requirements per 2020 FCNYS.
DPW Traffic Control- Zoning	Conditionally Approved	10/16/2024	Charles Gafrancesco	10.16.24 Conditionally Approved. No concern with Zoning. If work is going to affect the passage of vehicular or pedestrian traffic in the ROW, an MUTCD compliant WZTP will need to be submitted during permit process.
Landmark Preservation Board	Internal Review Complete	10/24/2024	Kate Auwaerter	The SLPB reviewed the application at its 10/24/24 meeting. It had no preservation concerns regarding the project and recommends approval.
Onondaga Co Planning Board	Approved	10/23/2024	Zhitong Wu	No position.