



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

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

<u>SP-24-23</u>	<i>Staff Report – December 2, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	123-25 Ashworth Place (Tax Map # 048.-07-12.0, & 048.-07-13.0)
<i>Summary of Proposed Action:</i>	Establish the parking lot land use type on a vacant lot with a companion lot alteration to combine two lots into one.
<i>Owner/Applicant</i>	AP Land Holdings LLC (Owner/Applicant) Terry Horst Landscape Architecture PC (Applicant)
<i>Existing Zone District:</i>	Urban Core, MX-4 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, west, and east are within the Urban Core, MX-4 Zone District, the properties to the south are located in the Neighborhood Center, MX-2 Zone District.
<i>Companion Application(s)</i>	Lot Alteration, R-24-61
<i>Scope of Work:</i>	The owner plans to merge 123 and 125 Ashworth Place into a single lot. This new lot will serve as a parking lot for residents at nearby apartments primarily along Walnut Ave. It will feature an asphalt surface, a privacy fence along the side and rear property lines, landscaped front yard, a designated snow storage area, and a curb cut. Total square footage of proposed lot: 6,700 SF
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The companion lot alteration was approved by the Zoning Administrator on 11/04/2024 - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 1” shall be known as 123 Ashworth Place - Both properties are currently vacant grassy lots and have been in this condition for more than two decades - The neighboring lots on the block are mostly occupied by single-unit dwellings, with a few commercial properties scattered throughout. - The commercial properties in the area primarily include on-site parking lots and other parking areas. - Storm water runoff will flow north to south to a drywell at the corner of the parking lot. - There are currently underutilized parking areas in the neighborhood residents could take advantage of. - Ashworth Place contains available ROW parking. - This parking lot would allow surrounding residents to obtain off-street parking because of the limitation of their lot size. - The proposed parking lot will provide 19 parking spaces and 3 spaces for bike parking. - Public feedback from neighbors have raised concerns of safety when it comes to theft and vandalism in affiliation to this new parking lot. - The parking lot’s impermeable surface will cover 82% of the lot, while the maximum allowed in the MX-4 District is 95%. - The applicant plans to implement landscaping buffers around the property. The front setback will feature green space, while the sides and rear will include a 6-foot privacy fence enclosing the parking lot.

	<p>- The parking lot will be lit by two 20-foot-high solar lights with shields</p> <p><u>Conditions if Approved</u></p> <p>- The applicant shall comply with the general conditions for approval on Special Use Permit application. (See the attached sheet “General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).</p> <p>- In addition to the General Conditions, Staff recommends the following specific condition:</p> <p>- Glare from exterior lighting shall not spillover onto adjacent properties except onto walkways, driveways, and streets and shall be directed downward</p>
Zoning Procedural History:	<p><u>123 Ashworth Place</u> R-24-61 Approved Lot alteration to combine two lots into one</p> <p><u>125 Ashworth Place</u> R-24-61B Approved Lot alteration to combine two lots into one</p>
Summary of Zoning History:	<p>On 11/4/2024, the Zoning Administrator approved the companion lot alteration application for this project. It combined 123 Ashworth Place with 125 Ashworth Place into one lot measuring 6,700 SF.</p>
Code Enforcement History:	<p>See attached code enforcement history.</p>
Summary of Changes	<p>This is a continued application from 11/12/2024 due to the requirement in ReZone pursuant to Art. 5 Sec 5.6B(e): If the City Planning Commission recommends denial, the City Planning Commission shall communicate its reasons to the Common Council, and the Common Council shall have the power to overrule such recommendation for denial by a recorded vote of not less than three-fourths of its entire voting membership</p>
Zoning Violations:	<p>The proposed lot has no zoning violations.</p>
Property Characteristics:	<p>The subject property is regular in shape with a total lot area of 6,700 SF. The lot has 67 FT of frontage along Ashworth Pl. The eastern property line borders 100 FT of 127 Ashworth Pl. The western property line borders 100 FT of 121 Ashworth Pl. The northern property line borders 67 FT of 1124 Fayette St.</p>
SEQR Determination:	<p>Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.</p>
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n</p>

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

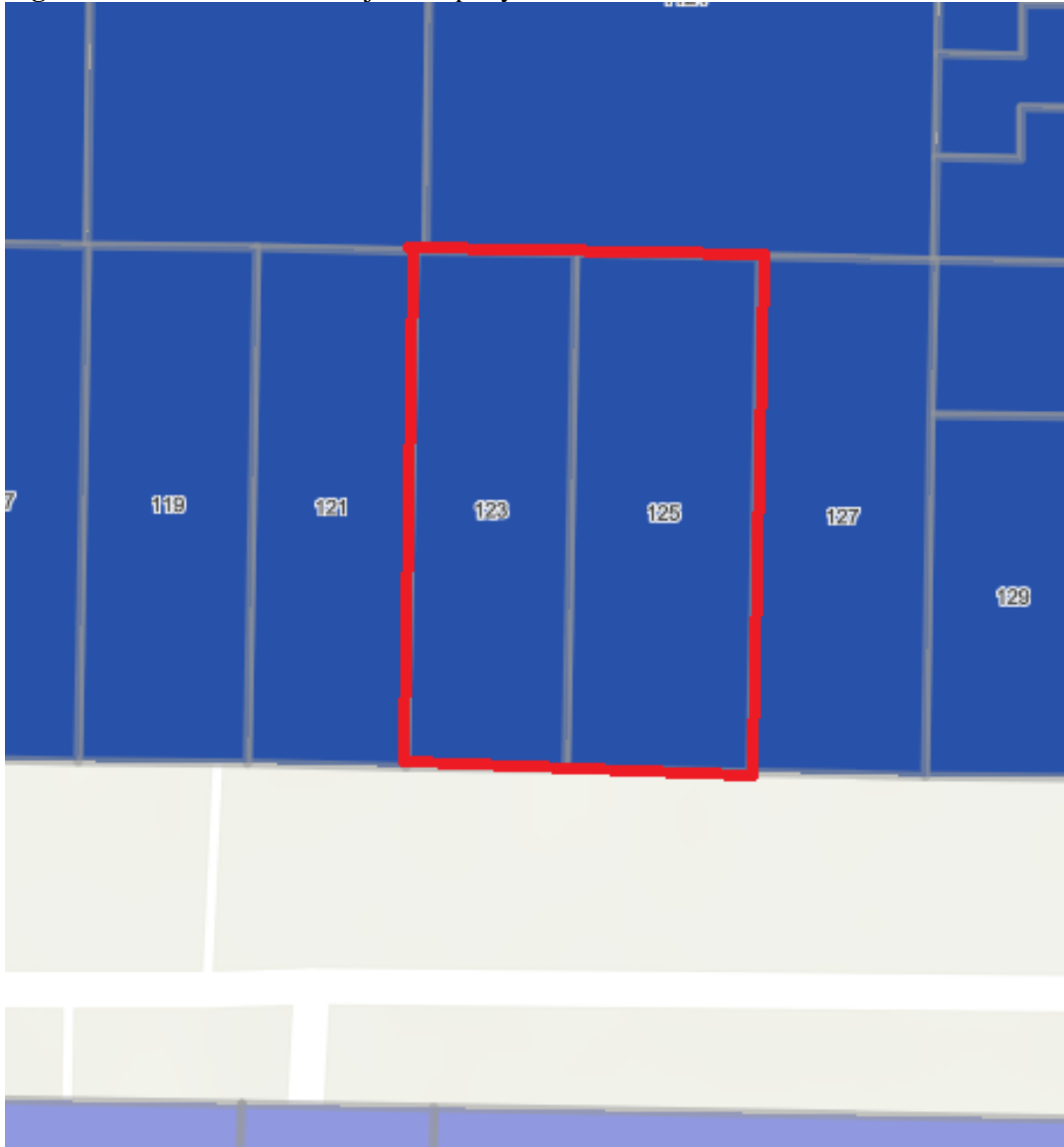
- Special Use Permit Application
- Short Environmental Assessment Form Part 1

Attachments:

Special Use Permit Application Code Enforcement History
Short Environmental Assessment Form Part 2 & Part 3 IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

Office Use Filing Date: Case: **R-24-61** Zoning District: **MX-4**

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	123-25 Ashworth Place	2	.15Ac
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 125 Ashworth Place	048.-07-12.0	AP Land Holdings LLC	9/13/24
2) 123 Ashworth Place	048.-07-13.0	AP Land Holdings LLC	8/27/24
3)			
4)			

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

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

1) Special Use Permit 2) 3)

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

Demolition (full and partial):
 New Construction:
 Façade (Exterior) Alterations:
 Site Changes: New asphalt parking lot, fencing and other site features

PROJECT INFORMATION (Briefly describe, as applicable)

Project Name: Proposed Parking Lot
Current Land Use(s): Vacant
Proposed Land Use(s): Parking Lot
Number of Dwelling Units: 0
Days and Hours of Operation: NA
Number of Onsite Parking Spaces: 19

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

This Project proposes to re-subdivide the two parcels into one and build a 19 car parking lot. The lot will provide additional parking to housing properties located at 517 Walnut Ave, 519 Walnut Ave, 601 Walnut Ave, 603 Walnut Ave, 605 Walnut Ave, 611 Walnut Ave, 613 Walnut Ave, 1026 Madison St and 1019 Madison St.

The existing parcels are vacant with a residential building to the East and another vacant parcel to the West.

The parking lot will be asphalt paved, a privacy fence buffer on three sides, front yard landscaping, snow storage and a new curb cut on Ashworth Place

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.**

				AP Land Holdings LLC	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone</i> 732.688.5008	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> jackmamiye@gmail.com
<i>* Signature</i>			<i>Date</i>		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

Terry	Horst	Landscape Architect	Terry Horst Landscape Architecture PC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone</i> 315-472-2461	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> thorst@thorstlandscapearch.com

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

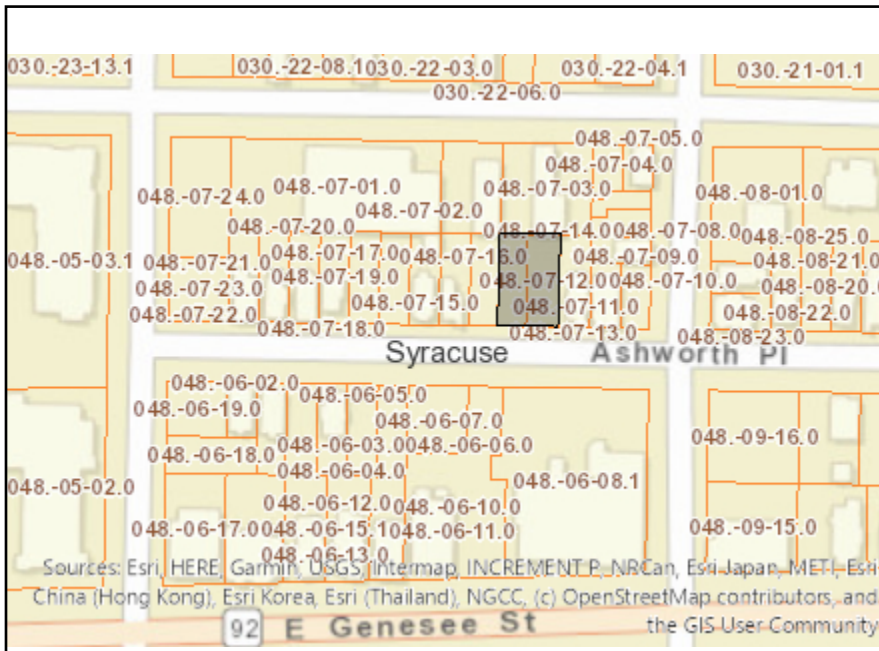
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Parking Lot			
Project Location (describe, and attach a location map): 123-125 Ashworth place			
Brief Description of Proposed Action: The owner proposes to re-subdivide the two parcels into one and build a 19 car parking lot. The lot will provide additional parking to housing properties located at 517 walnut ave, 519 walnut Ave, 601 Walnut Ave, 603 Walnut ave, 605 Walnut Ave, 611 Walnut Ave, 613 Walnut Ave, 1026 Madison St and 1019 Madison St. The existing parcels are vacant with a residential building to the East and another vacant parcel to the West. The parking lot will be asphalt paved, a privacy fence buffer on three sides, front yard landscaping, snow storage and a new curb cut on Ashworth Place			
Name of Applicant or Sponsor: Terry Horst Landscape Architecture PC		Telephone: 315-472-2461 E-Mail: thorst@thorstlandscapeach.com	
Address: 306 Hawley Ave			
City/PO: Suracuse		State: NY	Zip Code: 13203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse Planing Commission: Re-subdivision; Special Use Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.15 acres b. Total acreage to be physically disturbed? _____ 0.15 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.15 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ Storm water will flow North to south to a Drywell at the corner of the parking lot _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ Completed remediation sites: 1128 E Washington St and 1101 E Fayette St	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Terry Horst Landscape Architecture PC</u> Date: <u>9-30-2024</u>		
Signature: <u><i>Terry Horst</i></u> Title: <u>Landscape Architect</u>		

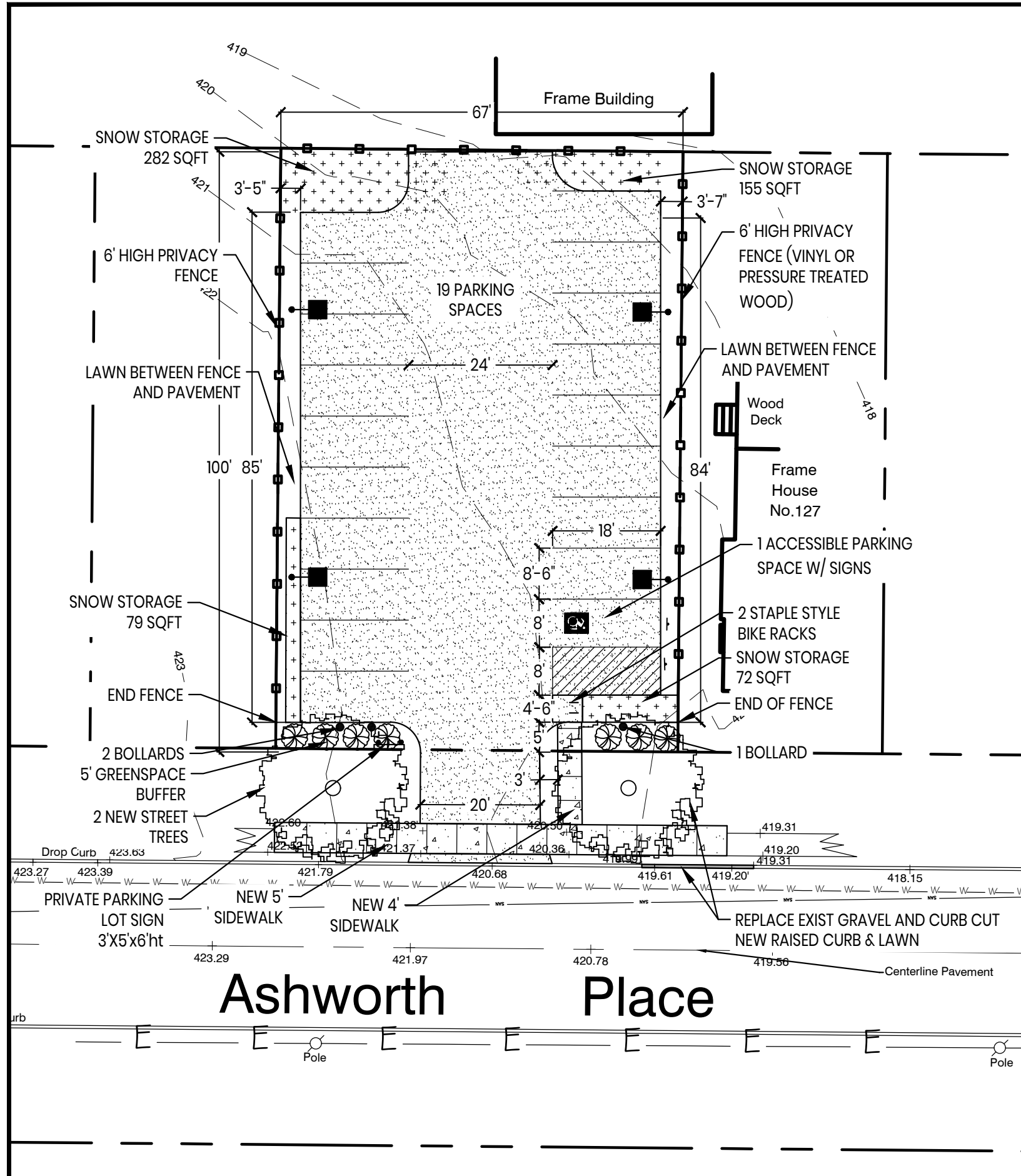


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

\\NEWMH\Server1\CURRENT-PROJ\3589 123-25 Ashworth Site Plan\DWG\3589_Ashworth PI_Working2.dwg PLOT DATE: 11/8/2024 9:52 AM



LEGEND

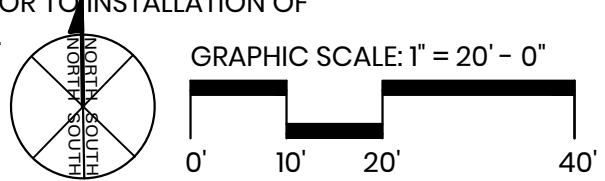
- PROPERTY LINE
- NEW HANDICAP PARKING SPACE
- NEW NO PARKING AREA
- NEW ASPHALT
- SNOW STORAGE
- NEW VEGETATION
- NEW LIGHT

ZONING:

	REQUIRED	EXISTING	PROPOSED
ZONE: MX-4 URBAN CORE USE: PARKING LOT			
LOT SIZE	NO MIN. REQ.	0.15 AC	0.15 AC
LOT COVERAGE - PARKING	95% MAX	0	82%
SETBACK - FRONT	N/A		
SETBACK - SIDE	N/A		
SETBACK - REAR	N/A		
BUILDING HEIGHT	N/A		
PARKING	N/A (SEE NOTE 1)	0	19 SPACES
BICYCLE PARKING	1/ 6 PARKING	0	3 SPACES
SNOW SORAGE	10% OF PARKING	0	588 SF

NOTES:

1. THIS PARKING LOT WILL SERVE OWNERS APARTMENTS LOCATED ON WALNUT AVE SEE LOCATION PLAN L-1.2.
2. LIGHTING - PARKING LOT WILL BE LIT BY 4- 20FT HIGH SOLAR LIGHTS W/ SHIELDS PLUS SECURITY CAMERAS.
3. CONTRACTOR SHALL NOTIFY THE SYRACUSE SIDEWALK INSPECTOR AT 315- 448- 8548 PRIOR TO INSTALLATION OF SIDEWALKS TO VERIFY LOCATION.



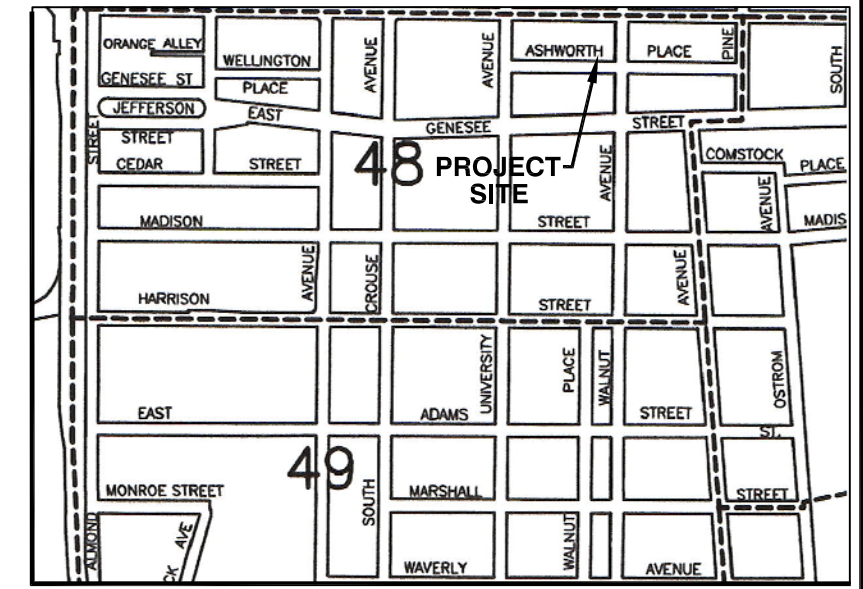
Terry Horst
LANDSCAPE ARCHITECTURE, P.C.
PHONE: 315-472-2481
WWW.THORSTLANDSCAPEARCH.COM
308 HAWLEY AVENUE, SYRACUSE, NEW YORK

DATE: 9-30-24
REV: 10-29-24, 11-6-2024
SCALE: 1" = 20' - 0"
DRAWN BY: AK

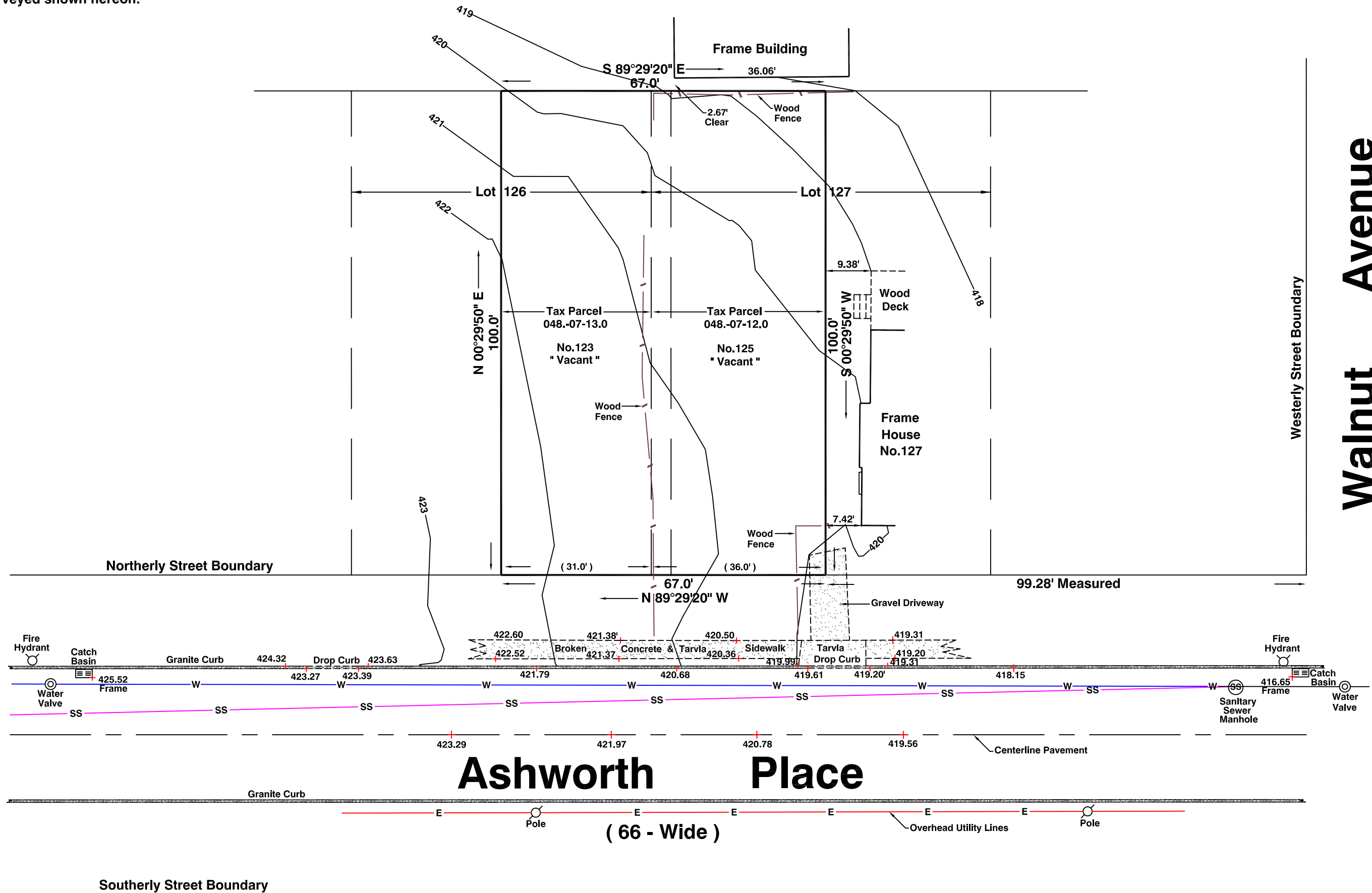
PROPOSED PARKING LOT
SITE PLAN
123-125 ASHWORTH PLACE, SYRACUSE, NY

General Notes

- 1.) This survey was prepared without the benefit of an up to date Abstract of Title, and is subject to any additional facts such as an up to date Abstract may disclose.
- 2.) Fieldwork performed August 2024.
- 3.) Elevations are based on NGVD 1988 Datum.
- 4.) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.
- 5.) The locations of underground utilities shown hereon were compiled from observable surface evidence and mapping by others the actual locations are subject to field excavation.
- 6.) The data collected for utilities shown hereon were NOT demarcated by any Utility Locator Company.
- 7.) There are no Federal or State Wetlands within the parcel surveyed shown hereon.



Project Vicinity Map



Legend

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

- + Hard Surface Elevation Point
- SS Sanitary Sewer Manhole
- Utility Service Pole
- Catch Basin
- Water Valve
- Fire Hydrant

- SS Sanitary Sewer
- E Overhead Electric & Communication Lines
- W Water Main
- Centerline Pavement
- Wood Fence

Graphic Barscale

One Inch = Twenty Feet

0' 20' 40' 60'



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

J.R.L. Land Surveying PLLC

Phone: (315) 263-9621
Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606

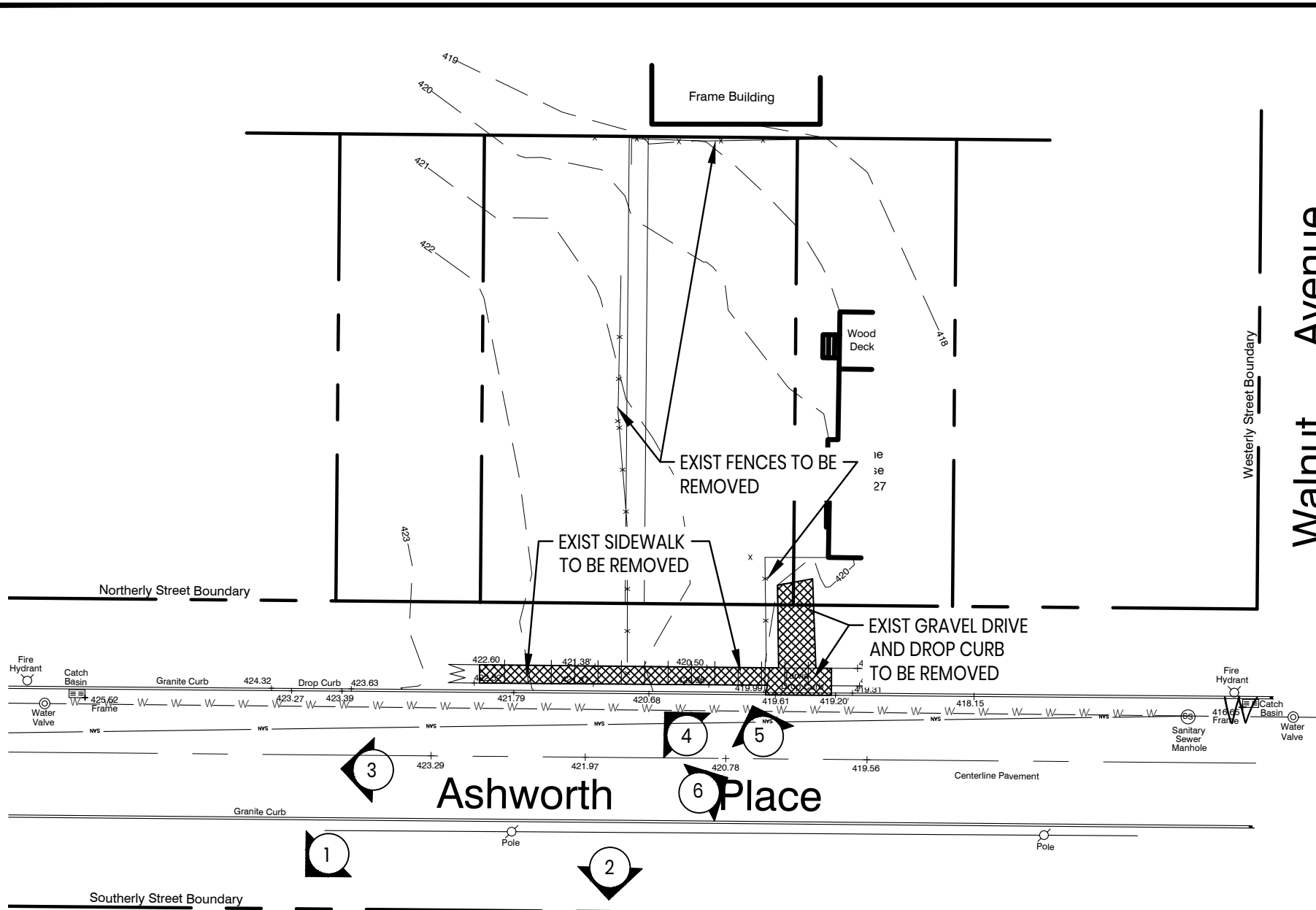
I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, JRL Land Surveying PLLC.

Map of Survey on part of Lot 126 and Lot 127 - Block 222
- City of Syracuse -

Known as No.123-125 Ashworth Place, City of Syracuse,
County of Onondaga, State of New York.

Scale: 1"= 20' Date: 09-05-2024 Drawn By: JRL

Revisions:



Walnut Avenue



6



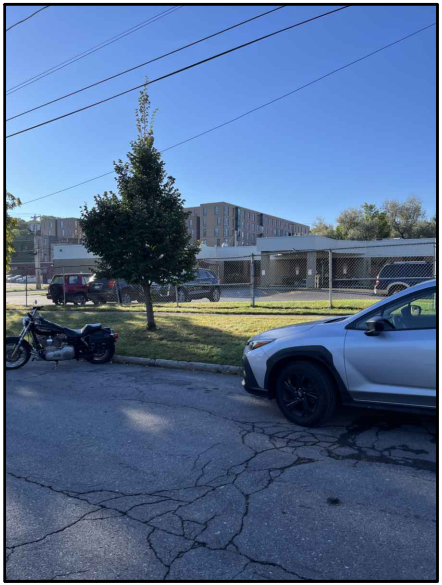
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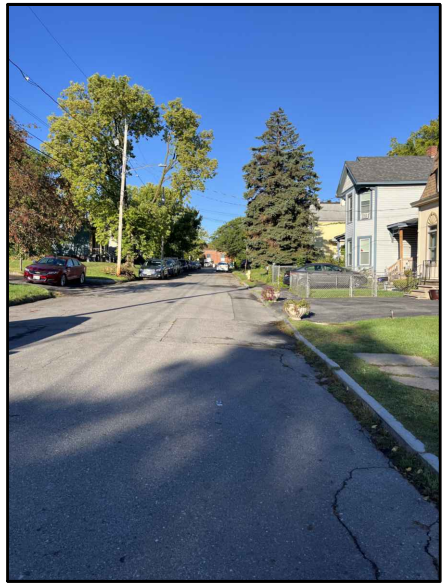
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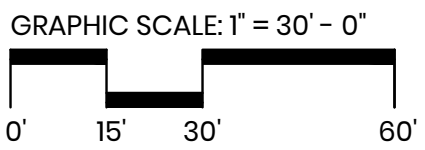
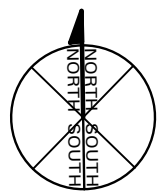
1



2



3



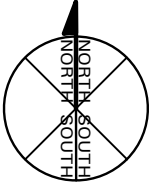
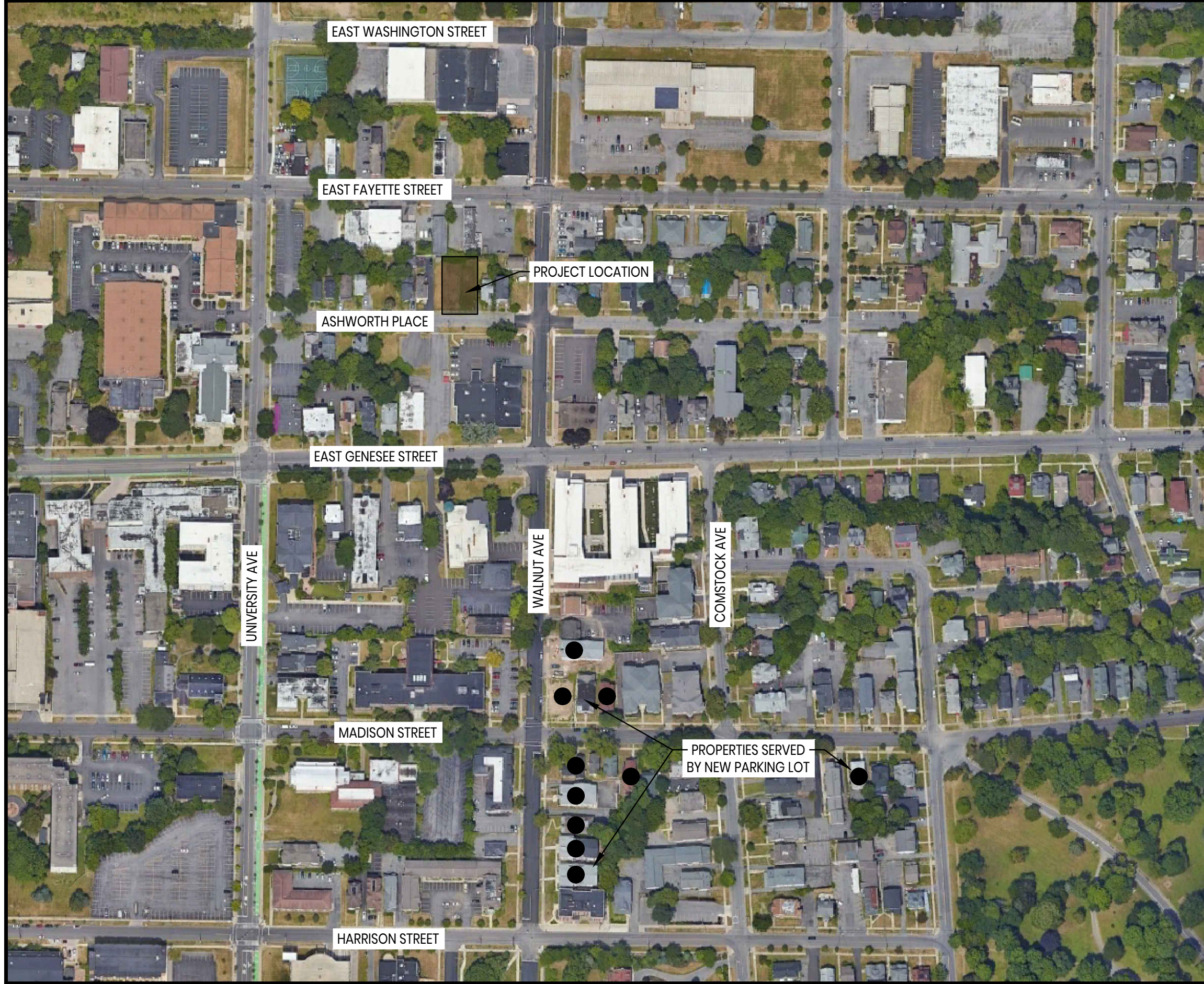
Terry Horst
LANDSCAPE
ARCHITECTURE, P.C.

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DATE: 9-30-24
SCALE: 1" = 30' - 0"
DRAWN BY: AK

PROPOSED PARKING LOT
EXISTING CONDITION & DEMOLITION PLAN
123-125 ASHWORTH PLACE, SYRACUSE, NY

L-1.0



PROPOSED PARKING LOT
SITE LOCATION PLAN
 123-125 ASHWORTH PLACE, SYRACUSE, NY

DATE: 9-30-24

SCALE: NOT TO SCALE

DRAWN BY: AK



Terry Horst
 LANDSCAPE
 ARCHITECTURE, PC

PHONE: 315-472-2481
 WWW.THORSTLANDSCAPEARCH.COM
 308 HAWLEY AVENUE, SYRACUSE, NEW YORK

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

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

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

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

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

This form provides for the designation of one agent.

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

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

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

DESIGNATION OF AGENT

I, Jack Man, Jr of 188 E 78th St NY NY [Address], authorize Terry Horst of 306 Hawley Ave Syracuse NY 13203 [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

GRANT OF GENERAL AUTHORITY

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

_____ (A) Real property : Zoning Approvals for _____

at Address: _____

LIMITATION ON AGENT'S AUTHORITY

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

EFFECTIVE DATE

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

TERMINATION

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

RELIANCE ON THIS POWER OF ATTORNEY

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

SIGNATURE AND ACKNOWLEDGMENT

[Handwritten Signature]
Signature of Principal

11/5/2024
Date

Jack Maniye
Name Printed

188 E 78th St 15B NY NY 10075
Address

(732) 688-5008
Telephone Number

State/Commonwealth of New York
County of New York

On this 05 day of November, 2024 before me, Marjorie Velez, personally appeared Jack Maniye, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

[Handwritten Signature]
Signature of Notary

(Seal, if any)

My commission expires: May 31, 2028



Project: SP-24-23

Date: 12/2/2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:	SP-24-23
Date:	12/2/2024

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Syracuse City Planning Commission <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	12/2/2024 <hr style="border: 0; border-top: 1px solid black;"/> Date
Steven Kulick <hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr style="border: 0; border-top: 1px solid black;"/> Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

Parcel History

01/01/1900 - 11/04/2024

Tax Map #: 048.-07-13.0

Owners: AP Land Holdings LLC

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
123 Ashworth Pl	10/02/24	Project	SP - Other	In Review	SP-24-23 Special use permit to establish a parking lot land use type in an MX-4 Zone District for 19 parking spaces. Proposal includes privacy fence with front yard landscaping and a new curb cut.
123 Ashworth Pl	10/03/24	Project	Lot Alteration	Active	<p>Companion to a Resubdivision application.</p> <p>R-24-61 The applicant proposes to combine 2 vacant lots (123 & 125 Ashworth Place) into 1 new lot. The new lot will be constructed into a parking lot for the residential tenants living in nearby block(Walnut Ave, Madison St)</p> <p>Proposed lot: 0.154 Acres(6,700 SF)</p>



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: University Hill Apts Inc
From: Amber Dillon, Zoning Planner
Date: 11/5/2024 1:00:51 PM
Re: SP - Other SP-24-23
123 Ashworth Pl, Syracuse, 13210

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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Transportation Planner	Conditionally Approved	10/31/2024	Neil Milcarek-Burke	10/31/24 Revised plans address previous comments 10/22/24 ADA compliant 5' sidewalk required across parcel frontage, coordinate install with sidewalk inspector 315-448-8548 ADA compliant path to/from parking area is required, this feature may not be combined with entry/exit isles or utilize the driveway/apron. Compliant path to be offset from driveway no less than 3' to account for snowstorage/plowing. 6' high privacy fence needs to be stepped down and offer at least 50% opacity forward of the front setback line of the street. Parking areas to be curbed and/or make use of fixed vertical objects (conc. filled bollard,post/chain/etc.)
Engineering - Design & Construction	Conditionally Approved	10/18/2024	Mirza Malkoc	<ul style="list-style-type: none"> All construction in the R.O.W. will require a road cut 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. Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. It appears that the soil disturbance will be less than 10,000sf but since this project is increasing impervious surface cover applicant will be required to install a

stormwater facility (i.e. drywells, bioretention basin, etc.) to offset the impervious cover.

Zoning Planner	Pending	11/05/2024		No concerns, pending CPC and CC approval
Common Council	Pending	10/02/2024		
Planning Commission	Pending	10/02/2024		