



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

<i>MaSPR-24-00</i>	<i>Staff Report – February 12, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	501 Fayette St. W. & Niagara St. (Tax Map ID: 100.-05-01.0)
<i>Summary of Proposed Action:</i>	The applicant proposes to establish 18 art studios on the 4 th floor of the building and to add 10 new off-street parking spaces. No work on the building elevations.
<i>Owner/Applicant</i>	Kyle Family Investments TIC, LLC. (Owner) Joseph Piraino, in-ARCHITECTS (Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring property to the north is Light Industry and Employment, IN Zone District. The neighboring properties to the south, east and west are the Mixed-Use Transition, MX-3 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The applicant will be changing the use of 4 th floor, from vacant use to “Manufacturing, Artisan” use, in order to establish 18 art studios and will be striping the parking area to add 10 parking spaces.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - The proposed use is permitted in MX-3 zone district by-right. - The project proposal is turning vacant space into art studios which encourages development of local artisanal business. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - Not Applicable.
<i>Zoning Procedural History:</i>	<ul style="list-style-type: none"> - AS-74-046 Off-premise sign review, conditionally approved by CPC on 8/9/1974. - AS-11-25 Off-premise sign review for establishing 4 window signs and connective corridor sign, approved by CPC on 9/14/2011. - PR-22-11 Project site review to modify building elevations, approved by Zoning Administrator on 8/5/2022.
<i>Summary of Zoning History:</i>	In 1974 and 2011, there were 2 off-premise sign applications approved for the subject site. There was a project site review approved in 2022 for altering the east building façade facing the parking lot, to construct a loading dock.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	No zoning violation related to the proposed use and site work.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject property is regular in shape with 361.40 feet of frontage on West Fayette Street, 298.76 feet of frontage on Wyoming Street, 359.65 feet of frontage on Marcellus Street, and 298.78 feet of frontage on Niagara Street.
<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-1, m and n, the proposal meets the criteria to be referred to the Onondaga County Planning Board on February 14, 2024. Therefore, no comments for the OCPB have been provided thus far.

MaSPR-24-00

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

- Major Site Plan Review application
- Short Environmental Assessment Form Part 1
- Property survey map. Location Survey on Lots One – Ten, Block 177 – Syracuse. Known as No. 501-511 West Fayette Street, City of Syracuse, Onondaga County, State of New York; Licensed Land Surveyor: Michael J McCully, McCully Land Surveying PLLC; Scale: 1" = 30', Drawn by : MJM; Date: 10/2/2019.
- Site Plan (Sheet A003), prepared by in-ARCHITECTS; dated 1/18/2024; Scale: 1/16" = 1'.
- Site Photo (Sheet A004), prepared by in-ARCHITECTS; dated 1/18/2024; Not to Scale.
- Floor Plan (Sheet A005 to A009), prepared by in-ARCHITECTS; dated 1/18/2024; Scale: 1/16" = 1'.
- Elevation Plan (Sheet A106), prepared by in-ARCHITECTS; dated 1/18/2024; Scale: 1/16" = 1'.

Attachments:

Major Site Plan Review Application
Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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

Site Plan Review Application



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

Site Plan Review Application

This application may be person to the Syracuse Administration. Do not materials. Faxed or not be processed. If you application with a please call ahead for an

For Office Use Only
Zoning District: -----
Application Number: S-----
Date: -----

mailed or delivered in Office of Zoning bind application emailed submissions will wish to discuss the member of our staff, appointment.

General Project Information

Business/project name: Delavan Center Site Plan Review		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 501-509 W. Fayette St. Syracuse, NY 13204		
Lot numbers: 100.-05-01.0	Block number: 05	Lot size (sq. ft.) 107,979
Current use of property: MFG - ARTISAN; MFG - GENERAL (PRINTING); ASSEMBLY-GALLERY		Proposed: MFG - ARTISAN
Current number of dwelling units (if applicable): 0		Proposed: 0
Current onsite parking (if applicable): 101 spaces		Proposed: 111 spaces
Zoning (base and any overlay) of property: MX-3		
Companion zoning applications (if applicable, list any related zoning applications):		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Site Plan requested (attach additional pages if necessary): Addition of up to 18 additional non-residential artist studios on the building's unoccupied fourth floor. The studios will be similar to the existing artist studios on the other floors of the building.		

Owner/Owner's Agent Certification

<i>By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.</i>	
Print owner name: Kyle Family Investments TIC LLC	
Signature:	Date: 1/5/2024
Mailing address: 501 W. Fayette St #138, Syracuse, NY 13204	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

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.

<u>Part 1 – Project and Sponsor Information</u>			
Kyle Family Investments TIC LLC			
Name of Action or Project: Site Plan Review - Delavan Building A Fourth Floor Studios			
Project Location (describe, and attach a location map): 501-519 West Fayette St, Syracuse, NY 13204			
Brief Description of Proposed Action: Addition of up to 18 additional non-residential artist studios on the building's unoccupied fourth floor.			
Name of Applicant or Sponsor: Joseph Piraino, AIA		Telephone: 315-728-9458	
		E-Mail: jpiraino@in-architects.com	
Address: 239 East Water Street			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
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.			<input checked="" type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO
If Yes, list agency(s) name and permit or approval: City of Syracuse Zoning and Building Department			<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>			2.46 acres
b. <u>Total acreage to be physically disturbed?</u>			0 acres
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>			2.46 acres
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
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			

<p>5. Is the proposed action,</p> <p>a. <u>A permitted use under the zoning regulations?</u></p> <p>b. <u>Consistent with the adopted comprehensive plan?</u></p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u></p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u></p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. <u>Does the proposed action meet or exceed the state energy code requirements?</u></p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. <u>Will the proposed action connect to an existing public/private water supply?</u></p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. <u>Will the proposed action connect to existing wastewater utilities?</u></p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. <u>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?</u></p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> 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. <u>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?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: Joseph Piraino _____ Date: January 12, 2024</p> <p><u>Signature</u>  _____ Title: Architect _____</p>		

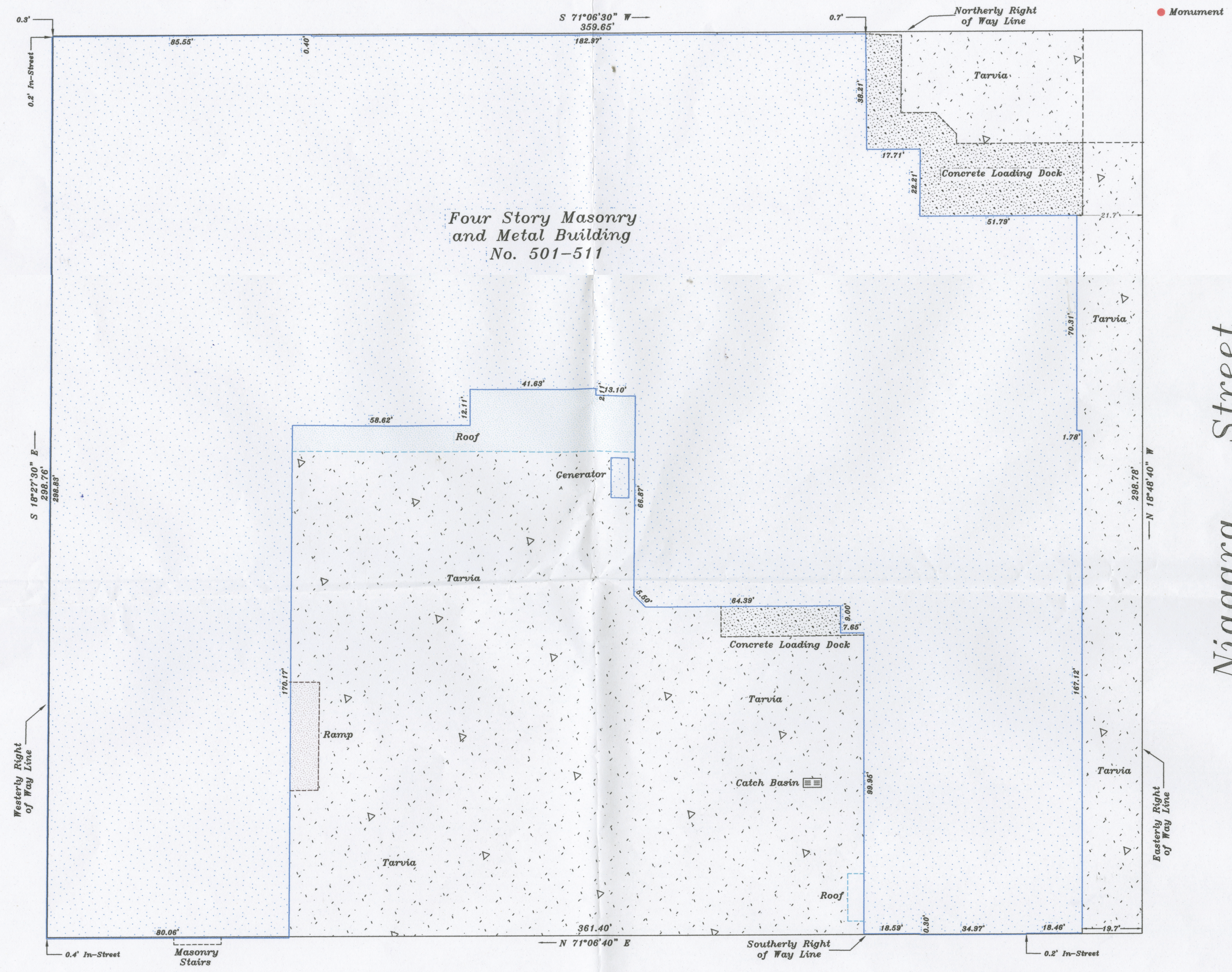


Marcellus Street

Wyoming Street

Niagara Street

West Fayette Street



<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 440-5098</p>		<p>Location Survey on Lots One - Ten, Block 177 - Syracuse.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i> M.J. McCully NYSLLS 50696</p>		<p>Known as No. 501-511 West Fayette Street, City of Syracuse, County of Onondaga, State of New York.</p> <p>Drawn by: MJM Scale: 1" = 30'</p> <p>Date(s): 10-02-19</p>
<p><small>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. 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 2019, Michael J. McCully Land Surveying, all rights reserved.</small></p>		

OWNER
 DELAVAN STUDIOS
 509 WEST FAYETTE ST 13209
 CONTACT: HAROLD KYLE
 E-MAIL: HAROLD@DELAVANSTUDIOS.COM

ARCHITECT
 IN-ARCHITECTS, PLLC
 239 EAST WATER STREET
 SYRACUSE, NY 13202
 (315) 728-9458 (phone)
 CONTACT: JOSEPH PIRAINO
 E-MAIL: JPIRAINO@IN-ARCHITECTS.COM

DELAVAN CENTER: SITE PLAN REVIEW

501-511 WEST FAYETTE STREET
 SYRACUSE, NEW YORK 13204

PROJECT #21012



**DELAVAN CENTER:
 SITE PLAN REVIEW**
 501-511 WEST FAYETTE STREET
 SYRACUSE, NY 13204

BUILDING CODE COMPLIANCE SUMMARY

BUILDING:
 DELAVAN CENTER, 501-511 WEST FAYETTE STREET, SYRACUSE, NY

PROJECT DESCRIPTION:
 MAJOR SITE PLAN REVIEW

GOVERNING CODES:
 2020 EXISTING BUILDING CODE OF NEW YORK STATE
 2020 BUILDING CODE OF NEW YORK STATE

REFERENCE CODES:
 ICC A117.1-09 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
 NFPA 13-16 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
 NFPA 72-16 NATIONAL FIRE ALARM CODE
 NFPA 101-18 LIFE SAFETY CODE

USE AND OCCUPANCIES:
 BUSINESS(B); FACTORY(F-1); ASSEMBLY(A); PARKING GARAGE(S-2)

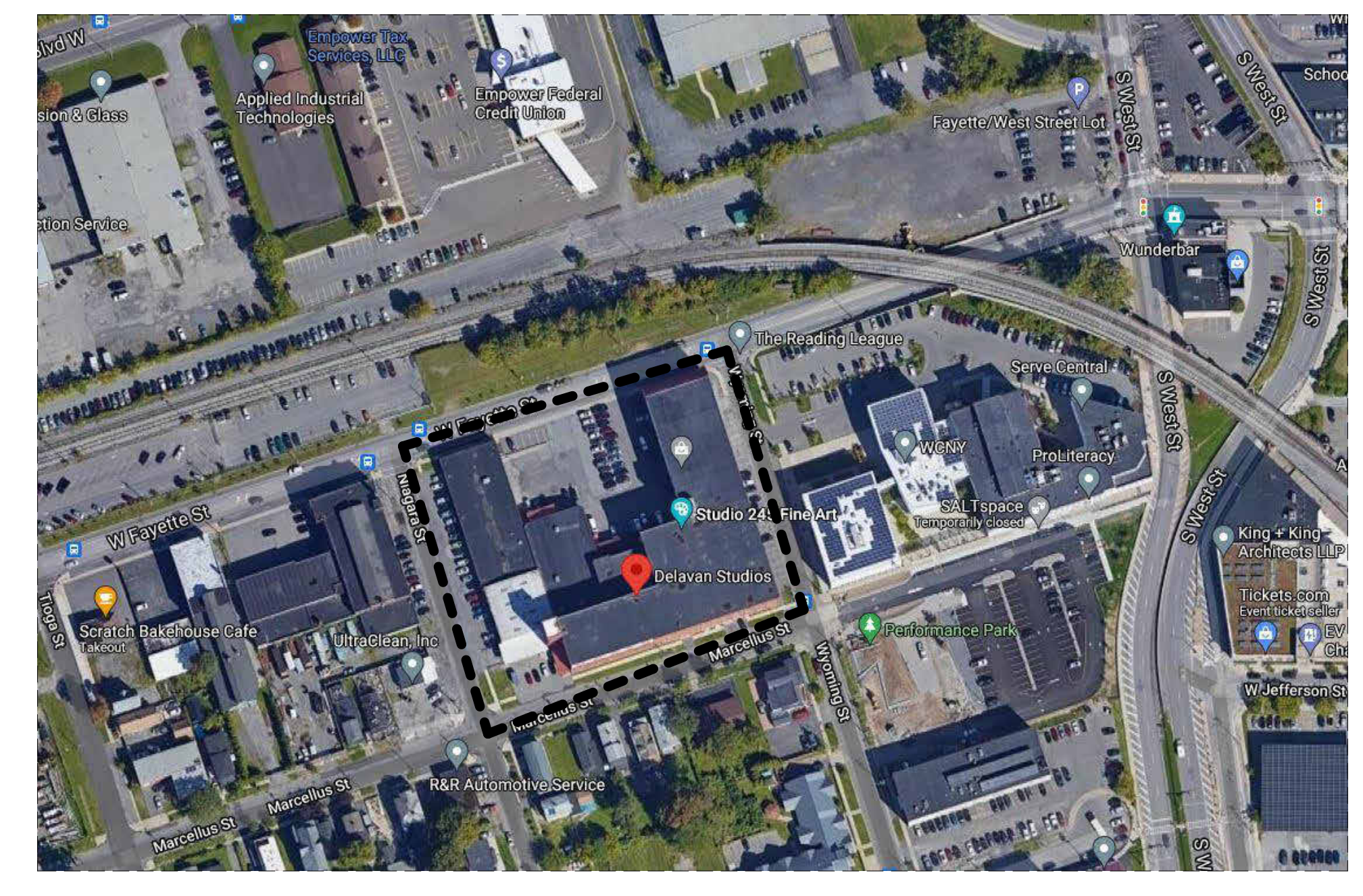
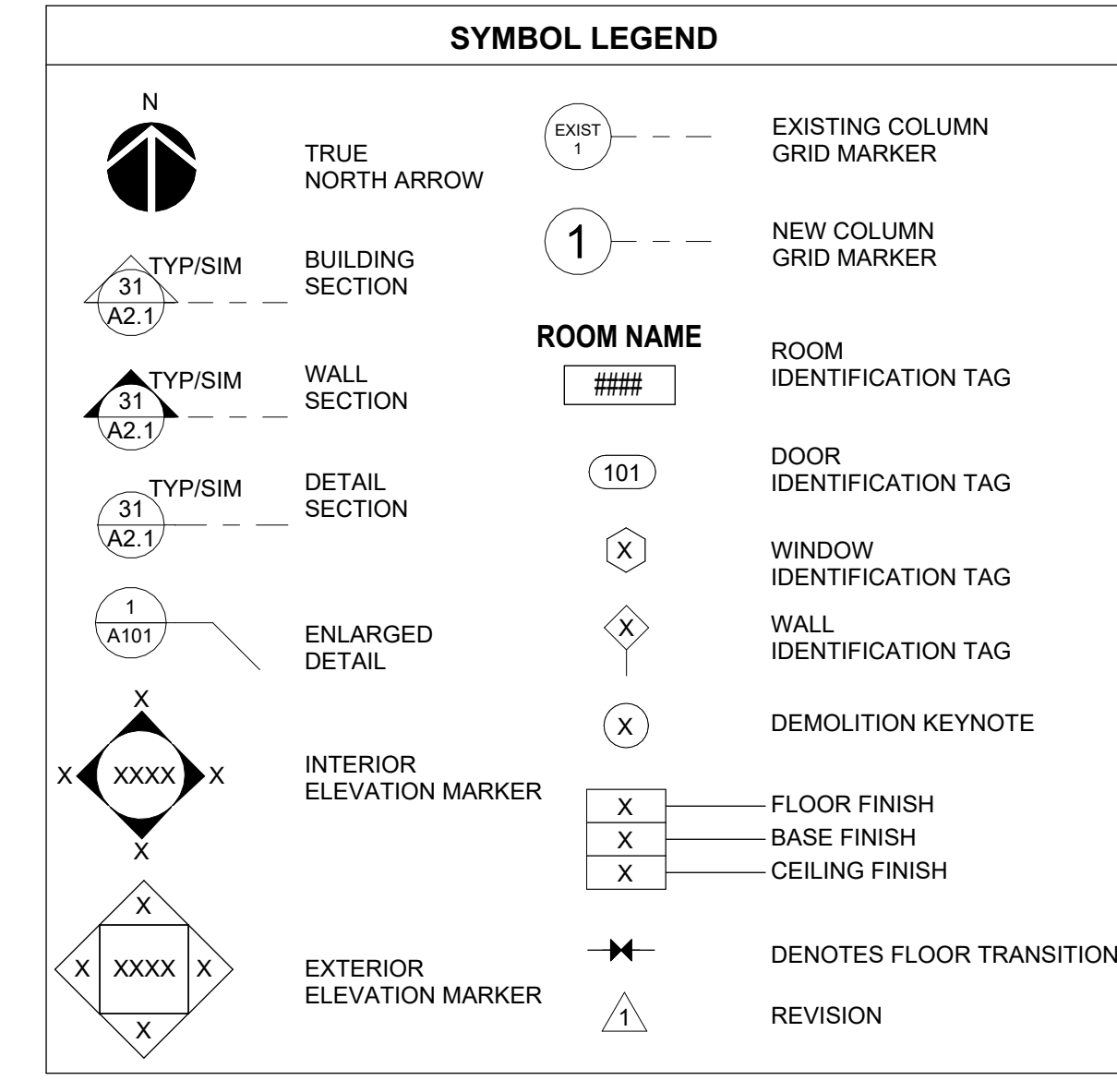
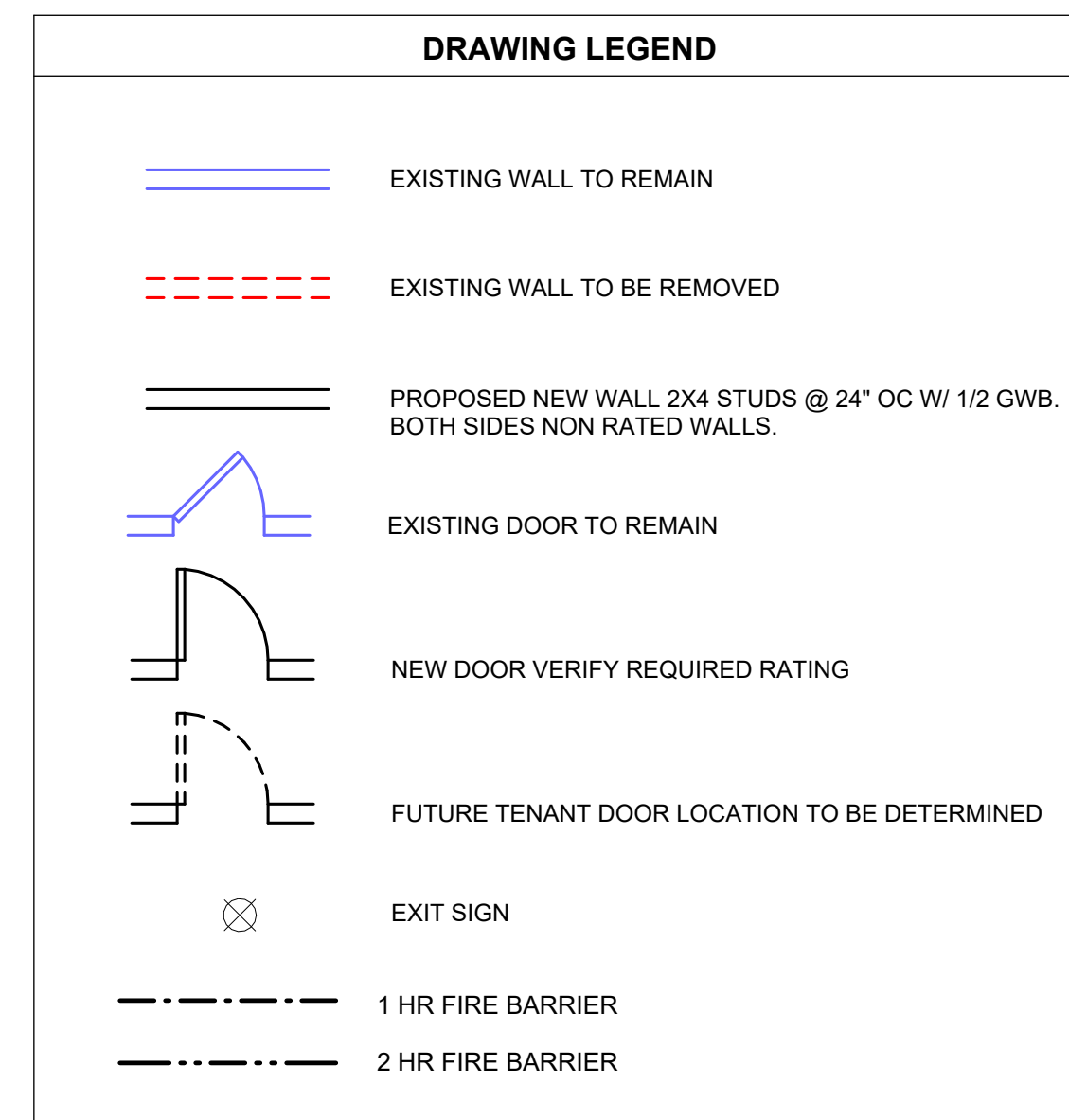
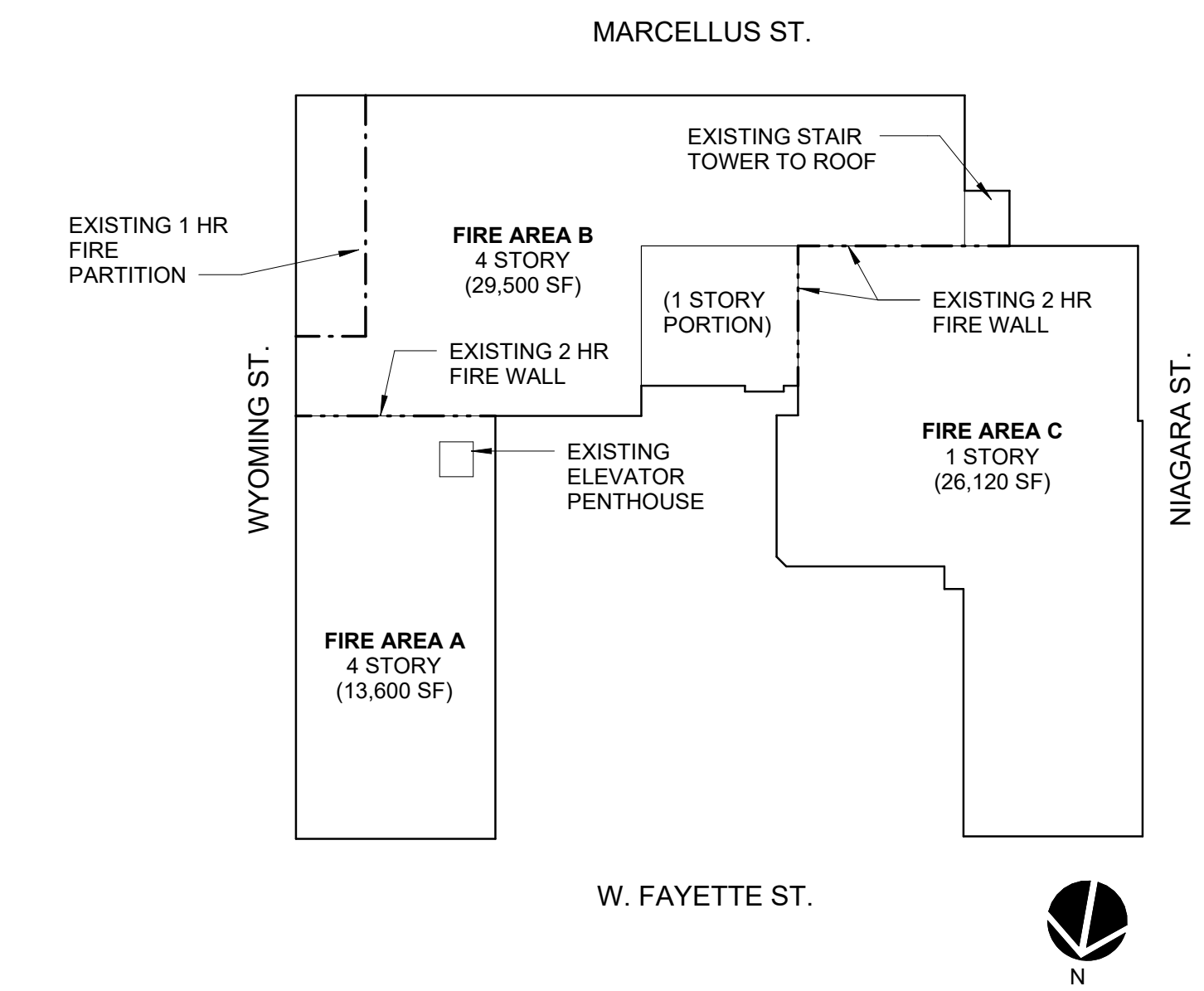
FIRE RESISTANCE RATING REQUIREMENTS
 TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS IN HOURS: TYPE III B

- STRUCTURE - 0 HOUR
- BEARING WALLS EXTERIOR - 2 HOURS
- BEARING WALLS INTERIOR - 0 HOUR
- NONBEARING EXTERIOR WALLS - 0 HOUR
- NONBEARING INTERIOR WALLS - 0 HOUR
- FLOOR CONSTRUCTION - 0 HOUR
- ROOF CONSTRUCTION - 0 HOUR

TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS...

- LESS THAN 5' = 2 HOURS
- 5' TO 10' = 1 HOUR
- 10' TO 30' = 1 HOUR

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A001	COVER SHEET
A003	SITE PLAN
A004	SITE PHOTOS
A005	BASEMENT FLOOR PLAN
A006	FIRST FLOOR PLAN
A007	SECOND FLOOR PLAN
A008	THIRD FLOOR PLAN
A009	FOURTH FLOOR PLAN
A106	EXISTING EXTERIOR ELEVATIONS



IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER IN ANY MANNER OR BY ANY MEANS THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL BE HELD TO BE THE SEAL AND THE NOTATION ALTERED BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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

REVISIONS		
NO.	DESCRIPTION	DATE

COVER SHEET

Project Status SITE REVIEW
 Date 1/18/2024
 Project Number 21012
 Drawn By YS
 Checked By JRP

A001

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D1
 A001



ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
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DELANVAN CENTER:
SITE PLAN REVIEW
501-511 WEST FAYETTE STREET
SYRACUSE, NY 13204

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

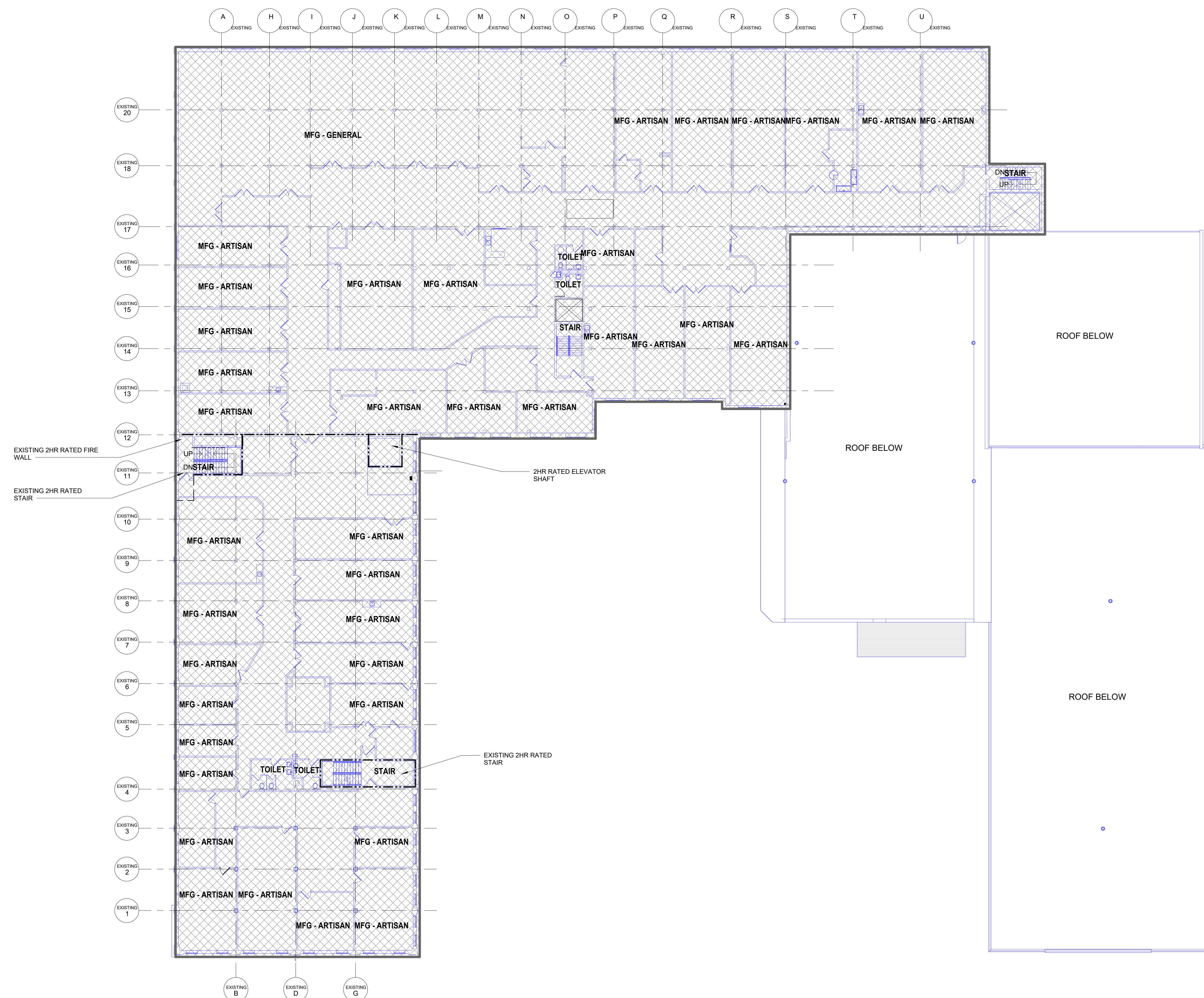
REVISIONS		
NO.	DESCRIPTION	DATE

SECOND FLOOR PLAN

Project Status	SITE REVIEW
Date	1/18/2024
Project Number	21012
Drawn By	YS
Checked By	JRP

A007

**NO SCOPE OF WORK
ON THIS FLOOR**

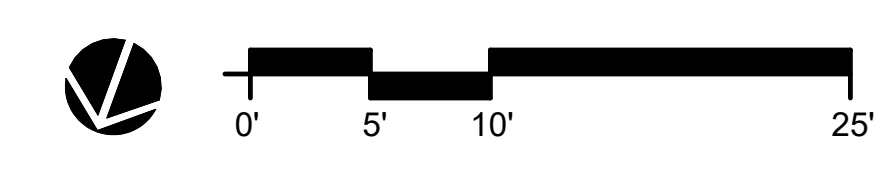


**FLOOR PLAN LEGEND AND GROSS FLOOR AREA (GFA)
OF EACH OCCUPANCY GROUP**

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
MFG - ARTISAN	13,775 SF	29,210 SF	43,590 SF	40,050 SF	40,050 SF	166,675 SF
MFG - GENERAL	0 SF	32,280 SF	0 SF	0 SF	0 SF	32,280 SF
GARAGE	0 SF	4,950 SF	0 SF	0 SF	0 SF	4,950 SF
ASSEMBLY - GALLERY	0 SF	2,940 SF	0 SF	0 SF	0 SF	2,940 SF
TOTAL	13,775 SF	69,380 SF	43,590 SF	40,050 SF	40,050 SF	206,845 SF

D1 FLOOR PLAN LEGEND
A007 SCALE: 1/4" = 1'-0"

D2 OVERALL FLOOR PLAN - SECOND FLOOR
A007 SCALE: 1/16" = 1'-0"



2/8/2024 2:22:55 PM C:\Users\saerj\OneDrive\Desktop\PROJECTS\21012 - Delavan Center - Fourth Floor - TENANT SPACES_A24.rvt © COPYRIGHT 2024, in-ARCHITECTS



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Syracuse, New York 13202
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DELANVAN CENTER:
SITE PLAN REVIEW
501-511 WEST FAYETTE STREET
SYRACUSE, NY 13204

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

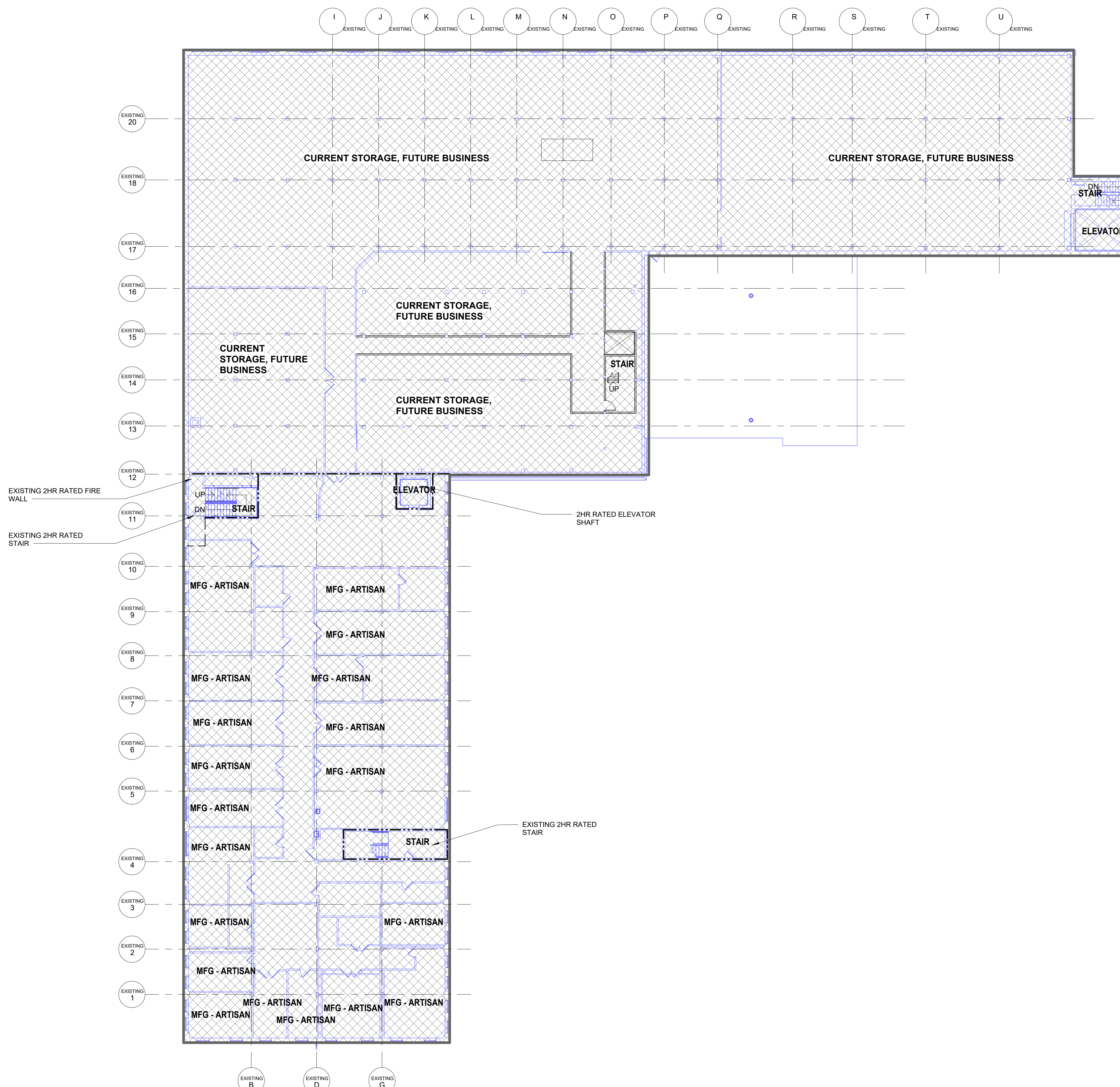
REVISIONS		
NO.	DESCRIPTION	DATE

THIRD FLOOR PLAN

Project Status	SITE REVIEW
Date	1/18/2024
Project Number	21012
Drawn By	YS
Checked By	JRP

A008

NO SCOPE OF WORK ON THIS FLOOR



FLOOR PLAN LEGEND AND GROSS FLOOR AREA (GFA) OF EACH OCCUPANCY GROUP

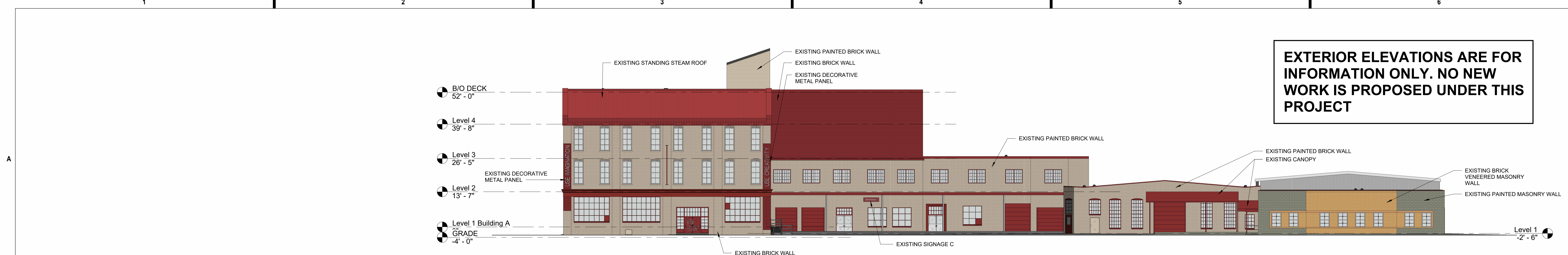
	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
MFG - ARTISAN	13,775 SF	29,210 SF	43,590 SF	40,050 SF	40,050 SF	166,675 SF
MFG - GENERAL	0 SF	32,280 SF	0 SF	0 SF	0 SF	32,280 SF
GARAGE	0 SF	4,950 SF	0 SF	0 SF	0 SF	4,950 SF
ASSEMBLY - GALLERY	0 SF	2,940 SF	0 SF	0 SF	0 SF	2,940 SF
TOTAL	13,775 SF	69,380 SF	43,590 SF	40,050 SF	40,050 SF	206,845 SF



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D1 FLOOR PLAN LEGEND
A008 SCALE: 1/4" = 1'-0"

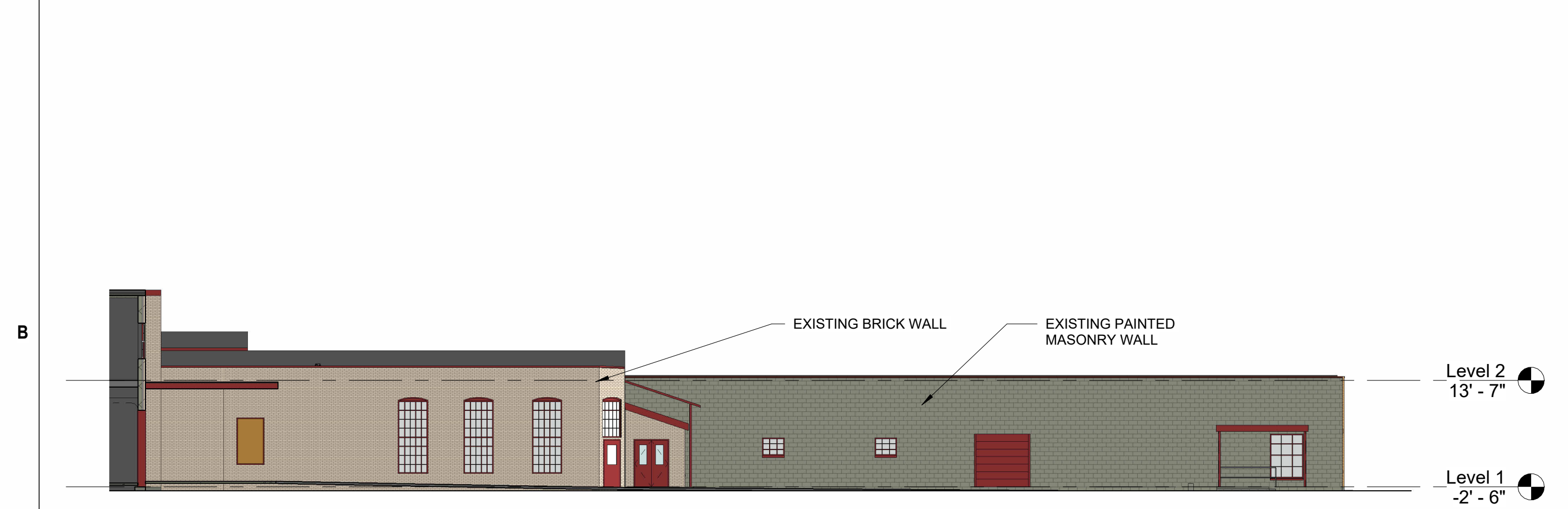
D2 OVERALL FLOOR PLAN - THIRD FLOOR
A008 SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATIONS ARE FOR INFORMATION ONLY. NO NEW WORK IS PROPOSED UNDER THIS PROJECT



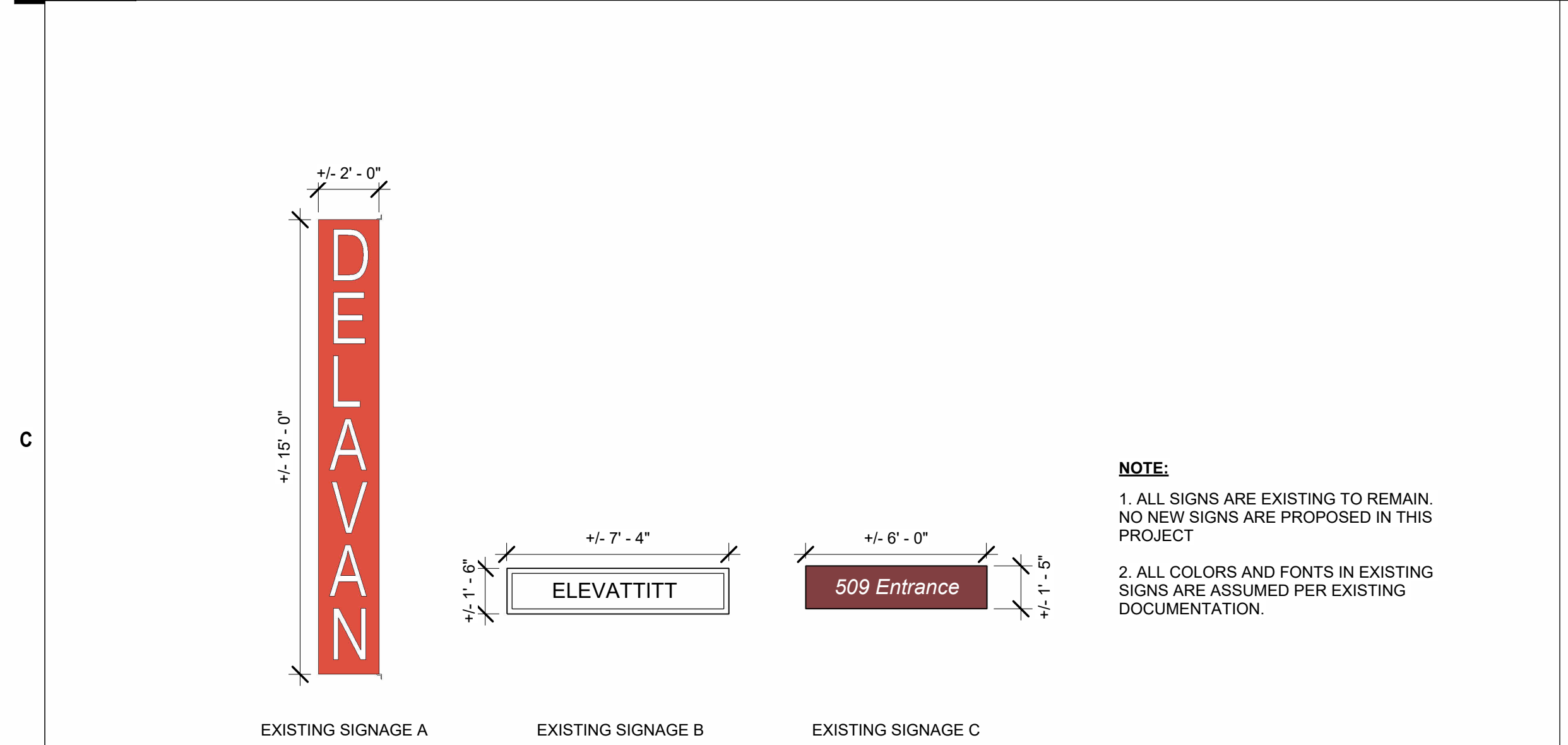
A1 EXISTING NORTH EXTERIOR ELEVATION
A106 SCALE: 1/16" = 1'-0"



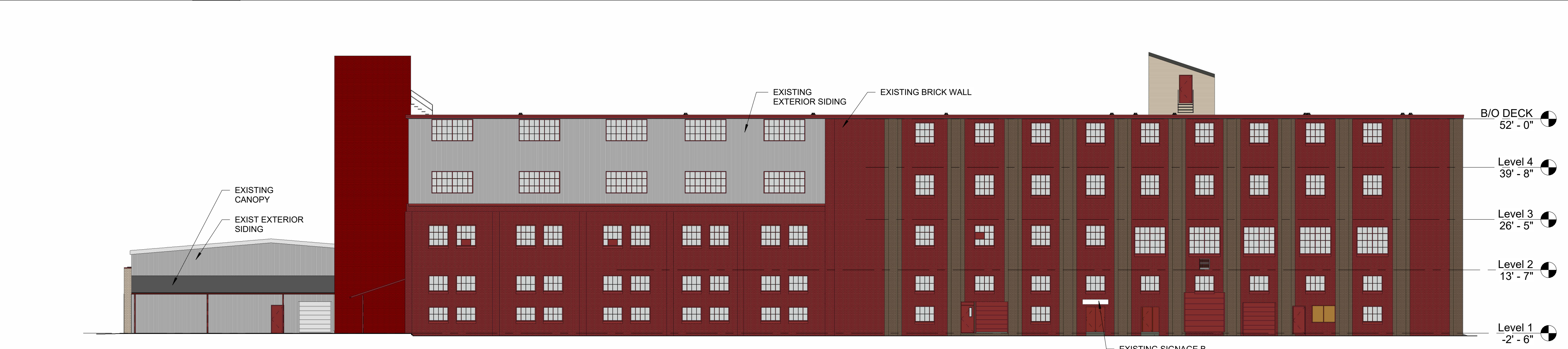
B1 EXISTING WEST EXTERIOR ELEVATION
A106 SCALE: 1/16" = 1'-0"



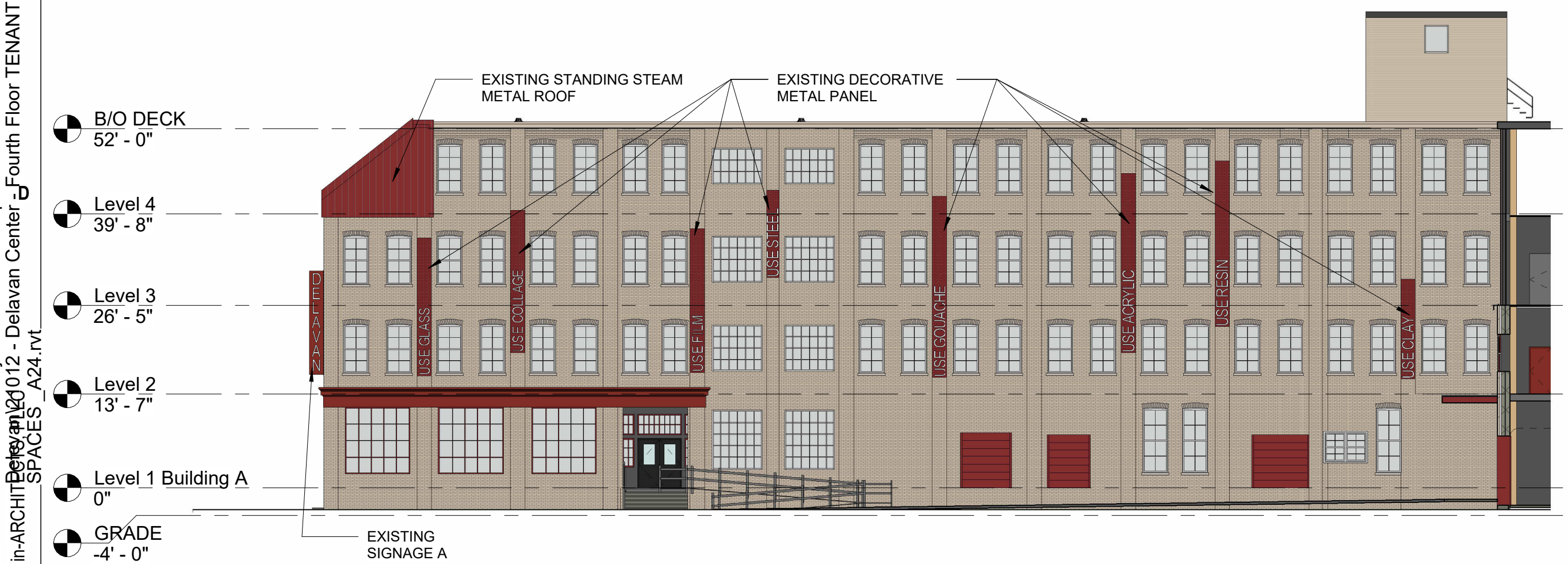
B3 EXISTING WEST EXTERIOR ELEVATION
A106 SCALE: 1/16" = 1'-0"



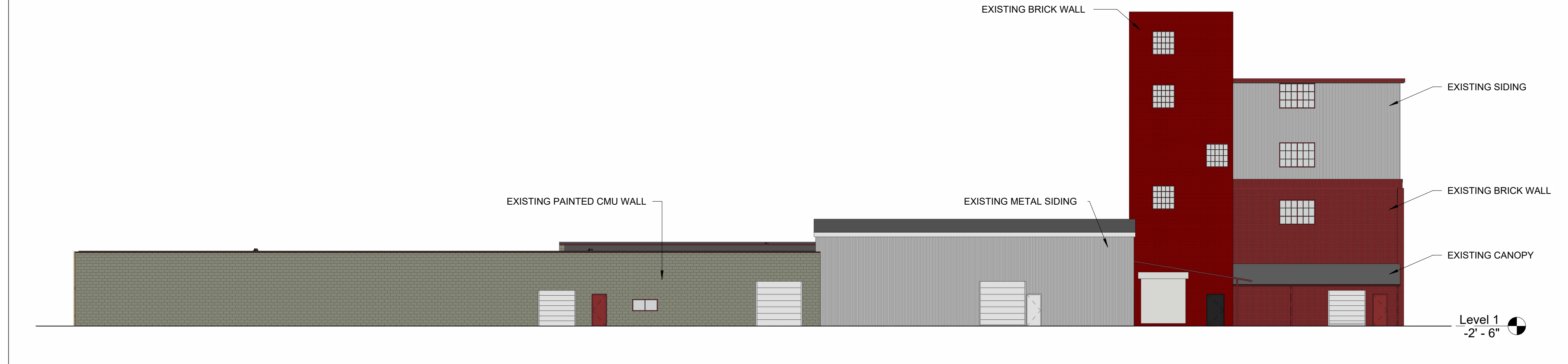
SIGNAGE TYPES
SCALE: 1/4" = 1'-0"



C3 EXISTING SOUTH EXTERIOR ELEVATION
A106 SCALE: 1/16" = 1'-0"



D1 EXISTING EAST EXTERIOR ELEVATION
A106 SCALE: 1/16" = 1'-0"



D3 EXISTING EAST EXTERIOR ELEVATION
A106 SCALE: 1/16" = 1'-0"

**DELANVAN CENTER:
SITE PLAN REVIEW**
501-511 WEST FAYETTE STREET
SYRACUSE, NY 13204

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY MANNER OR TO BEAR THE SEAL OR SIGNATURE OF AN ARCHITECT IF THE ARCHITECT HAS NOT BEEN ADVISED BY THE ARCHITECT IN WRITING OF ANY ALTERATION 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

EXISTING EXTERIOR ELEVATIONS

Project Status	SITE REVIEW
Date	1/18/2024
Project Number	21012
Drawn By	YS
Checked By	JRP

A106

Project:	MaSPR-24-00
Date:	2/12/2024

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: MaSPR-24-00

Date: 2/12/2024

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.	
City of Syracuse City Planning Commission <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	2/12/2024 <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
<hr style="border: 0; border-top: 1px solid black;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 02/05/2024

Tax Map #: 100.-05-01.0

Owners: Kyle Family Investmnts TIC LLC

Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
501 Fayette St W & Niagara St	08/09/74	Project	Off Premise Advertising	Approved with	AS-74-046 Off-premise advertising.
501 Fayette St W & Niagara St	09/14/11	Project	Off Premise Advertising	Approved	AS-11-25 INSTALL 4 WINDOW SIGNS-PLUS CONNECTIVE CORRIDOR SIGNAGE
501 Fayette St W & Niagara St	08/15/12	Permit Application	Electric	Issued	08007 Electrical work on first floor of Delevan Center Sweeney Electric
501 Fayette St W & Niagara St	08/23/12	Inspection	Initial Inspection	No Progress	
501 Fayette St W & Niagara St	09/06/12	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	09/20/12	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	09/24/12	Inspection	Service Inspection	Pass	
501 Fayette St W & Niagara St	10/04/12	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	10/25/12	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	11/07/12	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	11/21/12	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	12/05/12	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	12/19/12	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	01/02/13	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	01/16/13	Inspection	Progress Inspection	No Progress	
501 Fayette St W & Niagara St	01/24/13	Inspection	Final Inspection	Pass	
501 Fayette St W & Niagara St	01/25/13	Completed Permit	Electric	Certificate Issued	08007 Electrical work on first floor of Delevan Center Sweeney Electric Certificate of Completion #08007
501 Fayette St W & Niagara St	03/03/14	Completed Complaint	Sprinkler System	Completed	2012-26900 sprinkler has gone wet repeatedly, see images
501 Fayette St W & Niagara St	03/03/14	Inspection	Complaint Re-Inspection	Pass	
501 Fayette St W & Niagara St	12/12/19	Permit Application	FPB Tank - Removal	Issued	40338 Remove one tank from Unit #119
501 Fayette St W & Niagara St	12/20/19	Inspection	Inspector Notification	In Progress	
501 Fayette St W & Niagara St	01/09/20	Inspection	Progress Inspection	In Progress	

City of Syracuse Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
501 Fayette St W & Niagara St	01/29/20	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	02/10/20	Completed Permit	FPB Tank - Removal	Certificate Issued	40338 Remove one tank from Unit #119 Certificate of Completion #40338
501 Fayette St W & Niagara St	02/10/20	Inspection	Progress Inspection	Pass	
501 Fayette St W & Niagara St	08/18/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
501 Fayette St W & Niagara St	08/18/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
501 Fayette St W & Niagara St	08/18/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
501 Fayette St W & Niagara St	09/07/21	Completed Complaint	Sprinkler System	Resolved	2021-21056 Maintenance of Sprinkler System
501 Fayette St W & Niagara St	09/20/21	Permit Application	Com. Reno/Rem/Chg Occ	Issued	44955 Emergency repair work to the east wall and roof of the elevator penthouse at Delavan Studios.
501 Fayette St W & Niagara St	10/29/21	Inspection	Inspector Notification	In Progress	
501 Fayette St W & Niagara St	11/22/21	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	12/10/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
501 Fayette St W & Niagara St	12/10/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
501 Fayette St W & Niagara St	12/10/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
501 Fayette St W & Niagara St	12/29/21	Completed Complaint	Sprinkler System	Resolved	2021-24428 Failure to Maintain Sprinkler System
501 Fayette St W & Niagara St	01/13/22	Inspection	Progress Inspection	No Work Started	
501 Fayette St W & Niagara St	06/10/22	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	06/23/22	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	07/05/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	46684 Delavan Center Loading doc - Infill
501 Fayette St W & Niagara St	07/11/22	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	08/05/22	Project	Project Site Review	Approved	PR-22-11 FACADE ALTERATIONS (DELAVAN CENTER) infill loading dock overhead door

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
501 Fayette St W & Niagara St	08/19/22	Inspection	Inspector Notification	In Progress	
501 Fayette St W & Niagara St	08/22/22	Inspection	Final Inspection	Pass	
501 Fayette St W & Niagara St	08/23/22	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	44955 Emergency repair work to the east wall and roof of the elevator penthouse at Delavan Studios. Certificate of Completion #44955
501 Fayette St W & Niagara St	08/24/22	Inspection	Plan Review Notification	In Progress	
501 Fayette St W & Niagara St	08/31/22	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	09/06/22	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	09/14/22	Inspection	Progress Inspection	Pass	
501 Fayette St W & Niagara St	10/12/22	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	11/07/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	47155 Interior Stairs to 4th floor & new Elevator (48510)
					Shannon Colton (315) 882-1086
501 Fayette St W & Niagara St	12/15/22	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	46684 Delavan Center Loading doc - Infill Certificate of Completion #46684
501 Fayette St W & Niagara St	12/15/22	Inspection	Final Inspection	Pass	

City of Syracuse Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
501 Fayette St W & Niagara St	01/06/23	Permit	Com. Reno/Rem/Chg Occ	Open	47155 Interior Stairs to 4th floor & new Elevator (48510)
					Shannon Colton (315) 882-1086 Expires 01/06/2024
501 Fayette St W & Niagara St	01/06/23	Inspection	Inspector Notification	In Progress	
501 Fayette St W & Niagara St	01/23/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	01/25/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	01/30/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	02/08/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	03/01/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	03/27/23	Permit Application	Elevator	Issued	48510 New Elevator
501 Fayette St W & Niagara St	04/03/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	04/27/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	05/18/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	06/05/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	06/13/23	Permit	Elevator	Open	48510 New Elevator Expires 06/13/2024
501 Fayette St W & Niagara St	06/14/23	Inspection	Inspector Notification	In Progress	
501 Fayette St W & Niagara St	06/20/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	06/23/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	07/21/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	08/03/23	Inspection	Progress Inspection	<None>	
501 Fayette St W & Niagara St	09/07/23	Inspection	Progress Inspection	In Progress	

City of Syracuse Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
501 Fayette St W & Niagara St	09/14/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	10/03/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	10/05/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	49994 Create 17 spaces - 4th flr - Shell Only
501 Fayette St W & Niagara St	10/05/23	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	11/15/23	Inspection	Progress Inspection	<None>	
501 Fayette St W & Niagara St	12/28/23	Permit	Com. Reno/Rem/Chg Occ	Open	49994 Create 17 spaces - 4th flr - Shell Only Expires 12/28/2024
501 Fayette St W & Niagara St	12/28/23	Inspection	Inspector Notification	In Progress	
501 Fayette St W & Niagara St	01/04/24	Inspection	Progress Inspection	In Progress	
501 Fayette St W & Niagara St	01/16/24	Project	Major Site Plan Review	Active	MaSPR-24-00 [Delavan Center] Addition for 18 artist studios on building's 4th floor, addition for 10 new parking spaces.
501 Fayette St W & Niagara St	01/22/24	Inspection	Progress Inspection	In Progress	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Harold Kyle
From: Zhitong Wu, Zoning Planner
Date: 2/8/2024 4:51:58 PM
Re: Major Site Plan Review MaSPR-24-00
501 Fayette St W & Niagara St, Syracuse, 13204

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 - Sanitation & Sewers	Conditionally Approved	01/16/2024	Vinny Esposito	Any interior plumbing will require permits through OCWEP, plumbing control division. Any site work will require a separate permit.
DPW - Transportation Planner	Pending	01/16/2024		
Water Engineering	Conditionally Approved	02/08/2024	Kim Kelchner	02/08/2024 Conditionally Approved: Building does have an existing domestic and fire. That does not mean the Domestic or Fire Services will be adequate. Fixture counts should be completed to properly size services. Building back preventers need to be updated to current code. Contact SWD Kim Kelchner, Kkelchner@syr.gov to discuss water issues.
Zoning Planner	Approved	02/06/2024	Zhitong Wu	Proposed use permitted by-right on the property. No concerns.
Planning Commission	Pending	01/25/2024		
Landmark Preservation Board	Internal Review Complete	01/29/2024	Kate Auwaerter	As there are no exterior alterations to the building, no further preservation review is required. Alterations to the existing parking lot will have no impact on the historic character of the building.
City Engineer - Zoning	Internal Review Complete	02/08/2024	Mary Robison	Same comments as Eng. Design & Construction: -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. • This is just a reminder that any construction in the

R.O.W. will require a road cut permit. Also, all construction in the R.O.W. to be per City standards and specifications.

Eng. Design & Cons. - Zoning	Internal Review Complete	02/08/2024	Mirza Malkoc	<ul style="list-style-type: none"> • 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. • This is just a reminder that any construction in the R.O.W. will require a road cut permit. Also, all construction in the R.O.W. to be per City standards and specifications.
Onondaga Co Planning Board	Pending	01/25/2024		