



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-23-07</i>	<i>Staff Report – March 25, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	301-11 E. Taylor Street (Tax Map no. 095.-08-01.0)
<i>Summary of Proposed Action:</i>	Demolish existing apartment complex at Angelou Terrace and redevelop the site into 133 mixed-income and affordable dwelling units across 6 new buildings.
<i>Summary of Changes:</i>	<p>Since the last public hearing on 12/11/23, McCormack Baron Salazar (MBS) has made a few changes to the Major Site Plan Review:</p> <ul style="list-style-type: none"> • The updated Full Environmental Assessment Form now includes the scope of work for Phase 1, Phase 2, and the public infrastructure improvements for both phases. Consideration of the impacts of all the work is required to assess whether the mitigation measures the developer is taking is satisfactory. • Phase 2 Site Plans and Variance requests have not been formally submitted and in City Review but they will be and are included in the FEAF as “Exhibit B” for the Planning Commission to consider the environmental impacts of the scope of work for Phase 2. • The Site Plan Layout for Phase 1 has changed slightly whereas building 2 on the Northwest corner of the lot at the intersection of East Adams and South State Street, has moved back to 9 feet to bring the ground floor units into compliance with the ground floor regulations. • The new Area Variance request is to allow buildings 3 through 6 to violate the ground floor unit provisions and to allow building 1 to exceed 180 feet in length. • The companion Resubdivision is to divide one lot into three lots where lot a would be the site of the redeveloped apartment complex and lot b would be the new proposed street. The proposed street was to connect South Townsend Street and South State Street as a continuation of Monroe Street westward. This was problematic for County-911 because the number of the street would be “negative” (-100 Monroe Street). Since then, Syracuse Housing Authority requested County-911 to review a few proposed street names and the County-911 Street Naming Committee voted on McKinney Street. The new road will be called McKinney Street.
<i>Owner/Applicant</i>	William Simmons, Executive Director, Syracuse Housing Authority (Owner) Michael Saunders, Vice President, McCormack Baron Salazar (Applicant/Project Sponsor)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The Zone Districts that the neighboring properties are adjacent to: the north are in the Central Business District (MX-5), to the south are Light Industry and Employment (IN) and Neighborhood Center (MX-2), to the west are Open Space (OS), Central Business District, and Mixed-Use Transition (MX-3), and to the east are Neighborhood Center.
<i>Companion Application(s)</i>	R-23-70 (Resubdivision); V-23-23 (Area Variance)
<i>Scope of Work:</i>	Completely demolish six (6) existing buildings with 25 dwelling units (“Angelou

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Terrace”) in order to redevelop the new Lot 1 after the concurrent resubdivision divides the current parcel into three new lots. The redevelopment will consist of: (a) 158,620 gross square feet (GSF) of mixed-income residential space containing 133 dwelling-units, one of which will be an efficiency unit and the rest a mix of one-, two-, three-, and four-bedroom dwelling units; (b) 63 dwelling units will be replacements for the existing Syracuse Housing Authority (SHA) units, there will be 54 Low-Income Housing Tax Credit (LIHTC) dwelling units reserved for households earning up to 80 percent of the Area Median Income, and the remaining 15 dwelling units will be unrestricted/market rate units; (c) the proposed units would be located in one (1) four-story multifamily, mixed-use building (“*Building 1*”), one (1) three-story multi-family, mixed-use building (“*Building 2*”), and four (4) two-story town homes (“*Buildings 2-6*”), and (d) “*Site Improvements*” that would include an internal surface parking lot outfitted with several playgrounds, landscaping, sidewalks, new utility connections and associated stormwater management systems.

Factors:

- The applicant is pursuing an Area Variance from the BZA to seek relief from the Ground Floor Unit Regulations, pursuant to ReZone, Art. 4, Sec. 4.6D(2), which states ground floor units in the MX-2 Zone District shall have a setback of 9 feet or be three feet above grade. Buildings 3 through 6 do not meet the height or setback requirement for the ground floor units. The implications of moving buildings 3 through 6 to become compliant with the ReZone Development Standards would impact the site plan layout, reduce parking areas, create difficulties to comply with ADA regulations, change the location and design of the utility connections and impact the configuration of the new street. Furthermore, buildings 3 through 6 are townhomes and the bedrooms will be on the second floor.
- Ground floor residential units at this location comes with sound and safety concerns. The Zoning Ordinance design standards do not offer mitigative strategies to reduce sound pollution and outside of the plantings being proposed as seen in Sheet L-102, there are no other proposed sound pollution efforts (i.e. sound-absorbing materials like acoustic insulation, double-glazed windows, etc.).
- The quality of and access to air is fundamental to zoning laws protecting public health, safety, and welfare. The project is in Census Tract 42, which data shows elevated sound and air pollution. Census Tract 42 is adjacent to the I-81 viaduct, and on a block of Adams Street where the Annual Average Daily Traffic (AADT) is 16,016, including 558 trucks. Residents living in the housing that this project is replacing have been subjected to pollutants that have created higher rates of asthma than any other census tract in the Greater Syracuse Metro Area. A 2021 CDC estimates show Census Tract 42 has the highest rate of asthma for adults ≥ 18 at 19.1% where the average of the City is at 13.5% and Onondaga County is 11.4% (see Figure 3 Asthma Map).
- Mitigating sound pollution is another fundamental of zoning laws protecting public health, safety, and welfare. Directly across State Street is the City’s Fire House #1 which is home to Engine 1 and is the only truck that can respond to major trauma anywhere in the city because it has the largest ladder and can reach taller than 6 stories. An example of the frequency of noise is, in 2015 Engine-1

Staff Analysis:

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responded to 227 calls within its service area. That is just one truck and not accounting for all of the other first responder vehicles travelling along State and Adams Street. The amount of first responder traffic presents noise and safety hazards.

- This project proposal is the first phase of a 12-phase project to redevelop the entire East Adams Street Neighborhood, formerly the historic 15th ward, which conforms with the intent of the MX-2 Zone District.
- Public amenities, improved public infrastructure such as sidewalks, landscaping and a new road will be built to service the project site and improve the urban character of the East Adams neighborhood.
- Among added density that will provide more affordable housing in the 6-building apartment complex, there will be one-to-one housing replacements for the existing SHA units, in other words there is a guaranteed spot of those living in McKinney Manor if they choose.
- Mixed-income housing will be available to more people to live close to the Central Business District.
- The proposed project supports the strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, The Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040.

Recommended Conditions - Staff recommends considering the following conditions for the this Major Site Plan Review:

- Conditional approval contingent on area variance approval from the Board of Zoning Appeals.
- Applicant will submit a Storm Water Pollution Prevention Plan before building permit approval.
- Reciprocating Internal Combustion Engine (RICE) generators that require an air permit or registration from any government agency will not be used during construction. Small portable generators that do not require a permit or registration may be used intermittently during construction. The Applicant intends on using a temporary electric hookup as soon as possible to reduce or eliminate the need for generators. Best management practices such as spraying water or temporarily stopping work shall be used to reduce dust on and around the construction site.
- Applicant shall obtain prior permission from the Code Enforcement Office, when construction activities need to occur on Saturdays and only between 7 am and 5pm.
- Trucks shall be prohibited from idling outside of the construction sites.
- Construction equipment will be placed as far as possible from nearby sensitive

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	<p>receptors that have a direct line-of-sight to the construction area pursuant to the terms of the building permits.</p> <ul style="list-style-type: none"> • In the Phase Two Area, the rail line to the north is on top of a berm, which precludes direct line-of-sight between the Phase Two Area and areas to the north. This berm can be used as a noise barrier and reduces the potential for air emissions and noise to impact areas to the north. • Any excess soil being removed from the site will be sampled, characterized, and properly disposed of in accordance with applicable local, state, and federal regulations. • The Applicant shall comply with the Property and a Remedial Action Work Plan (RAWP) protocols for the removal of contaminated soil and the design of a vapor mitigation system. • The affordable dwelling units shall be of the same size and quality as the other market rate units. • The applicant shall verify the income of qualified households every year with the Department of Neighborhood and Business Development. • The affordable dwelling units (7) shall be available to qualifying households that fall within 80% Area Median Income of the Syracuse Metropolitan Statistical Area. • The affordability requirement shall be in perpetuity and shall not expire.
Zoning Procedural History:	<p>12/4/1935 C-0029 Specific use for dry cleaning business Denied 4/3/1940 C-0095 Specific use for dry cleaning business Approved 2/4/1942 C-0122 Specific use to operate a wastepaper business Denied 12/11/1942 C-0139 Conditional use to operate a waste materials business Denied 9/1/1943 C-0147 Conditional use to operate a wastepaper business Approved 8/1/1951 C-0786 Conditional use to operate a junk yard Withdrawn 10/25/1956 C-1425 Conditional use to operate a warehouse Approved 3/22/1988 Z-2368 Multi-building review (SHA – 18 buildings, 75 units) Approved</p>
Summary of Zoning History:	<p>The earliest recorded land use of the subject property was a dry-cleaning business which eventually became a wastepaper business and then a warehouse. After the warehouse land use went vacant, SHA proposed an affordable housing cul-de-sac consisting of 18 building with 75 units, formally known as McKinnley Manor.</p>
Code Enforcement History:	<p>See attached code enforcement history. There has been an open Code violation whereby the property owner has not applied to obtain a new certificate of compliance which is required for owners of multiple dwelling units. This is likely because of the plans to redevelop the property into the proposed actions mentioned in this application.</p>
Zoning Violations:	<p>The proposed project is seeking area variances from the Board of Zoning Appeals to violate the following Zoning Ordinances:</p> <ol style="list-style-type: none"> 1. ReZone, Art. 4, Sec. 4.6D.(4)a. – Building 1 to exceed maximum allowable building length. 2. ReZone, Art. 4, Sec. 4.6D.(2)a. – Buildings 3-6 to deviate from the required height

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	for ground floor dwelling units.
	3. ReZone, Art. 4, Sec. 4.6D.(2)b. – Buildings 3-6 to deviate from the required setback for ground floor dwelling units.
Property Characteristics:	The subject property is currently 11.068 acres with and after the resubdivision, Lot 1 will be regularly shaped lot of 3.041 acres with 310.39 feet of frontage along South State Street, 382.35 feet of frontage along East Adams Street, 330.47 feet of frontage along South Townsend Street, and 411.94' of frontage along the new proposed street.
SEQR Determination:	Pursuant to 6 NYCRR §617, the proposal is a Type I Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 1
- ALTA / NSPS Land Title Survey, Judge Langston C. McKinney Manor, Block A & B, East Adams – Phase I, Block 151 & 251 Onondaga County, City of Syracuse, New York; Tax Map # 95-08-01; Drawn by John M. Adams, L.S. New York Licensed Land Surveyor; Dated October 12, 2023, Revised November 8, 2023; Scale as shown.
- Existing Conditions, Site Geometry, Site Plan, Utility Plan, Drainage Plan (Sheets C-101-109), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=20'
- Grading Plan (Sheets C-105-109), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=10'
- Miscellaneous (Sheets C-501-509), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale as shown
- Erosion & Sediment Control Plan (Sheets C-801-804), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=20'
- Work Zone Traffic Plan (Sheet WZTC-101), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale as shown
- Landscaping plan, Planting Plan (Sheets L-100-109), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=20'
- East Adams Townhomes Floor Plans and Exterior Elevations (Sheets A-2.00 A-4.00) East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 3/32"=1'
- Building 1 Floor Plans and Exterior Elevations (Sheets A.200-2.03 & A-4.00) East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 10/23/2023; Scale 3/32"=1'
- Building 2 Floor Plans and Exterior Elevations (Sheets A-2.00-2.01 & A-400) East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 10/23/2023; Scale 1/8"=1'

Attachments:

Major Site Plan Review Application

Intent of Lead Agency Letter

Full Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

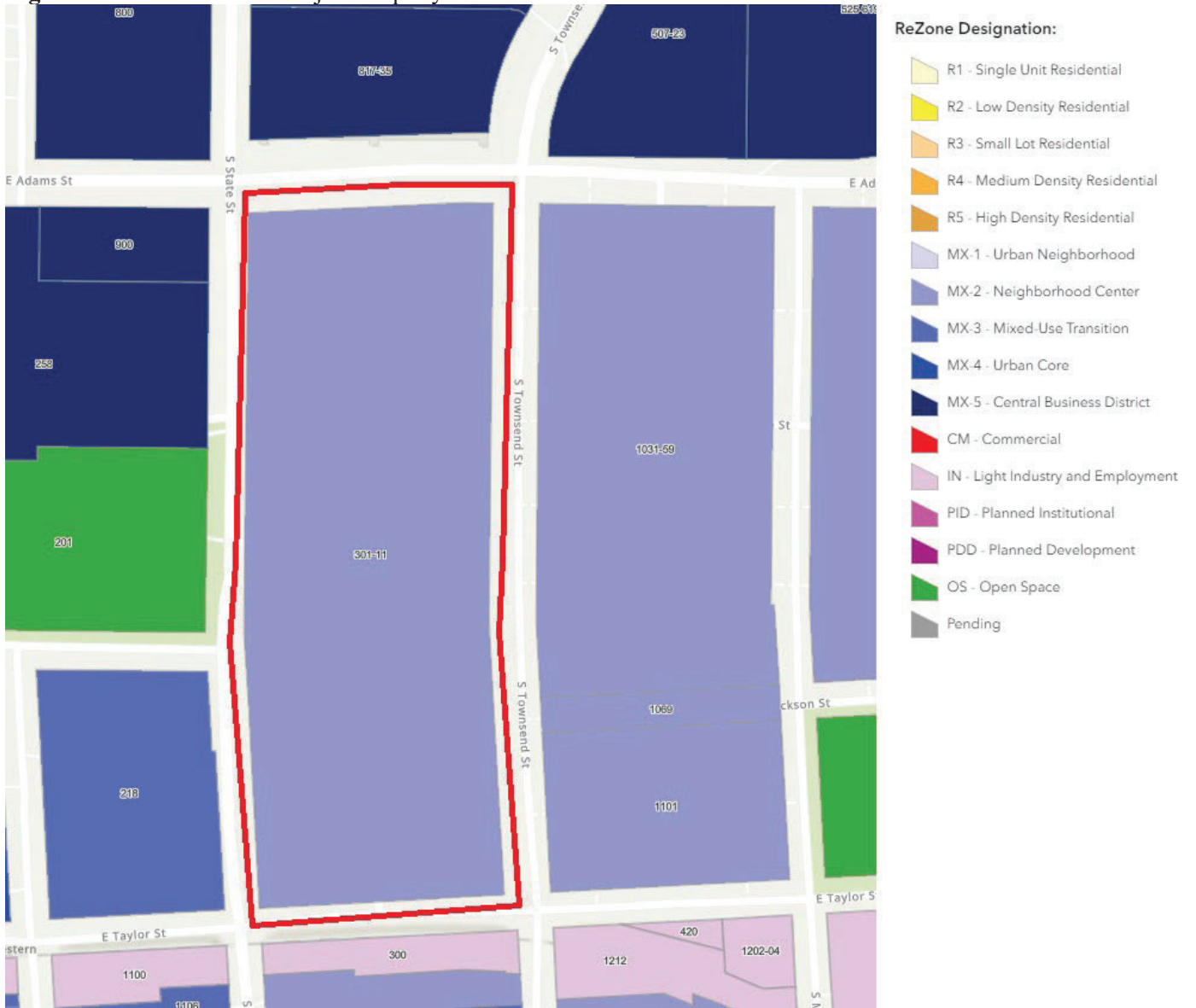
OCPB Comments

IPS Comments from City Departments

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Context Maps:

Figure 1: Zone District of Subject Property

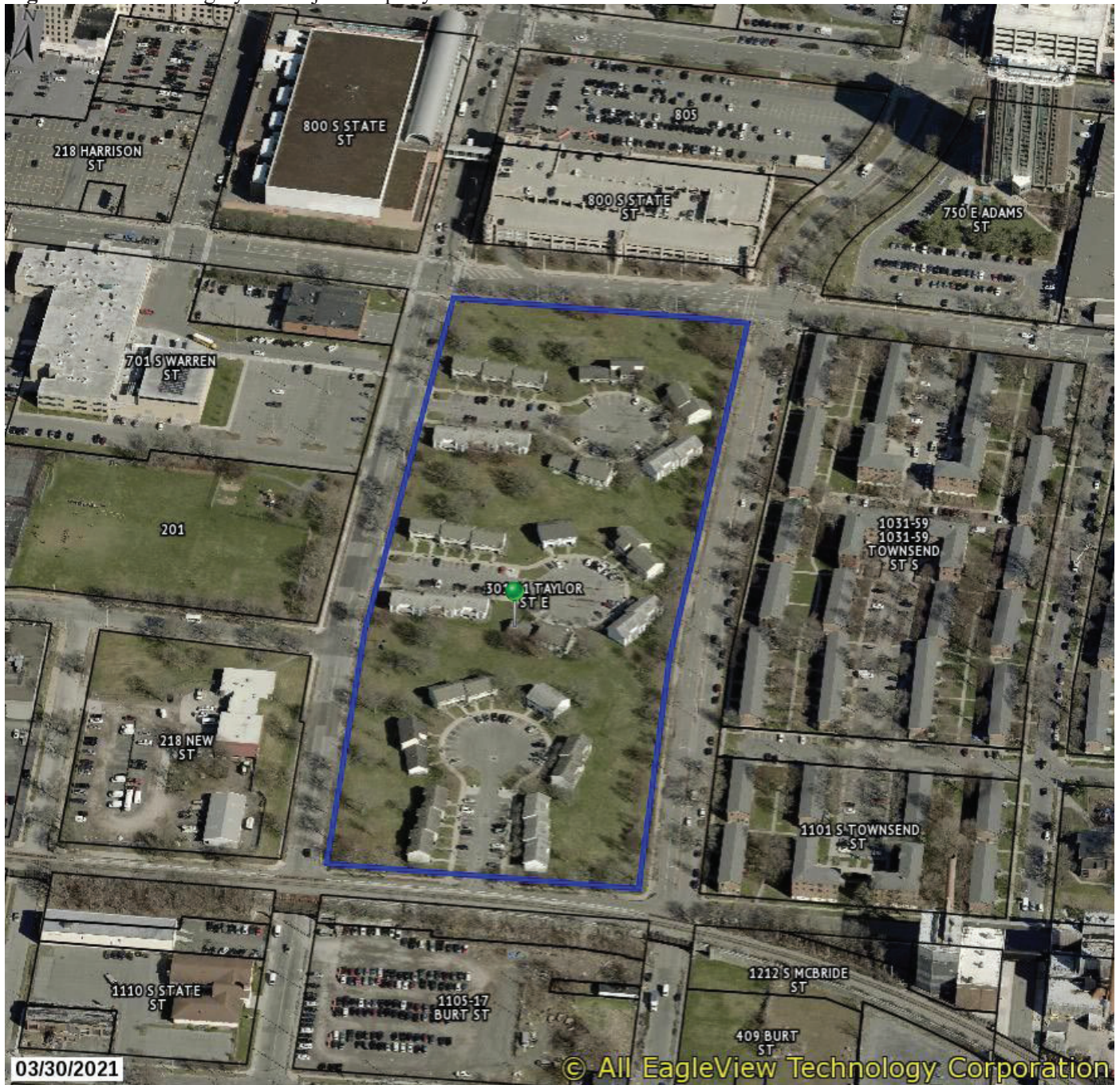


Description: Figure 1 shows the current Zone District of the subject property.

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

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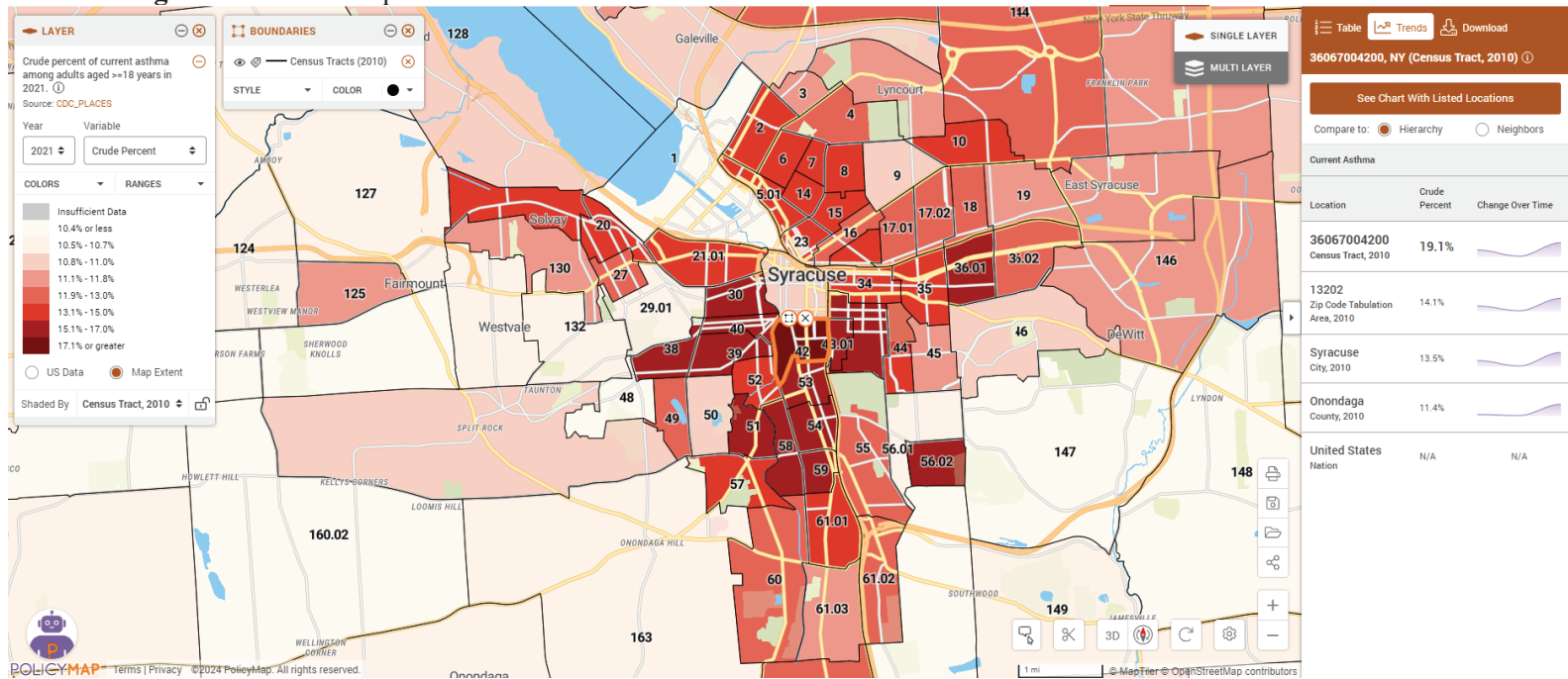
Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

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Figure 3. Asthma Map



Description: Map showing Census Tract 42 having the highest percentage of Asthma in the Greater Syracuse Area. Source: PolicyMap. (n.d.). Crude percent of current asthma among adults aged ≥ 18 years in 2021 [Map based on data from CDC_PLACES: Data downloaded from <https://www.cdc.gov/places/index.html>, August 2023]. Retrieved February 16, 2024, from <http://www.policymap.com.gate.lib.buffalo.edu>

Site Plan Review Application



For Office Use Only

Zoning District: _____
 Application Number: S- _____ - _____
 Date: _____

Office of Zoning Administration
 201 East Washington St.
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Site Plan Review Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. 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: East Adams Phase 1		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 301-11 Taylor St E & State St S		
Lot numbers:	Block number: 095.-08-01.0	Lot size (sq. ft.) 125,385 sf
Current use of property: Multi-unit Residential	Proposed: Multi-unit Residential	
Current number of dwelling units (if applicable): 26	Proposed: 133 units	
Current onsite parking (if applicable): 55	Proposed: 93	
Zoning (base and any overlay) of property: MX-2		
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision (R-23-70)		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input checked="" 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): Project consists of the demolition of existing residential units to 133 units across 6 multi-unit residential buildings. Project will consist of surface parking lot.		

Owner/Owner's Agent Certification

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.

Print owner name: **East Adams Phase I, L.P.**
 By: MBS Initial GP, Inc., its General Partner
 Michael Saunders, Vice President

Signature:  Date: **10/9/2023**

Mailing address: **100 North Broadway, Suite 100, STL MO 63102**

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.

October 2, 2023

East Adams Redevelopment

Project Description - Phase 1

The site is part of the revitalization of the Old 15th Ward. The proposed site on Phase I currently has building structures which will be demolished for the proposed development.

The site in Phase I is bound by a new street to the south (Monroe Street), East Adams Street to the north, South Townsend Street to the east and South State Street on the west.

The proposed development program for Phase I consists of a total of 133 mixed-income units which includes one (1) 4-story multifamily elevator building, one (1) 3-story multifamily elevator building and 4 groups of townhomes which consist of 3- and 4- bedroom units. A portion of the first floor of the 4-story building will provide resident amenity spaces and office space for resident support services provided by the development team.

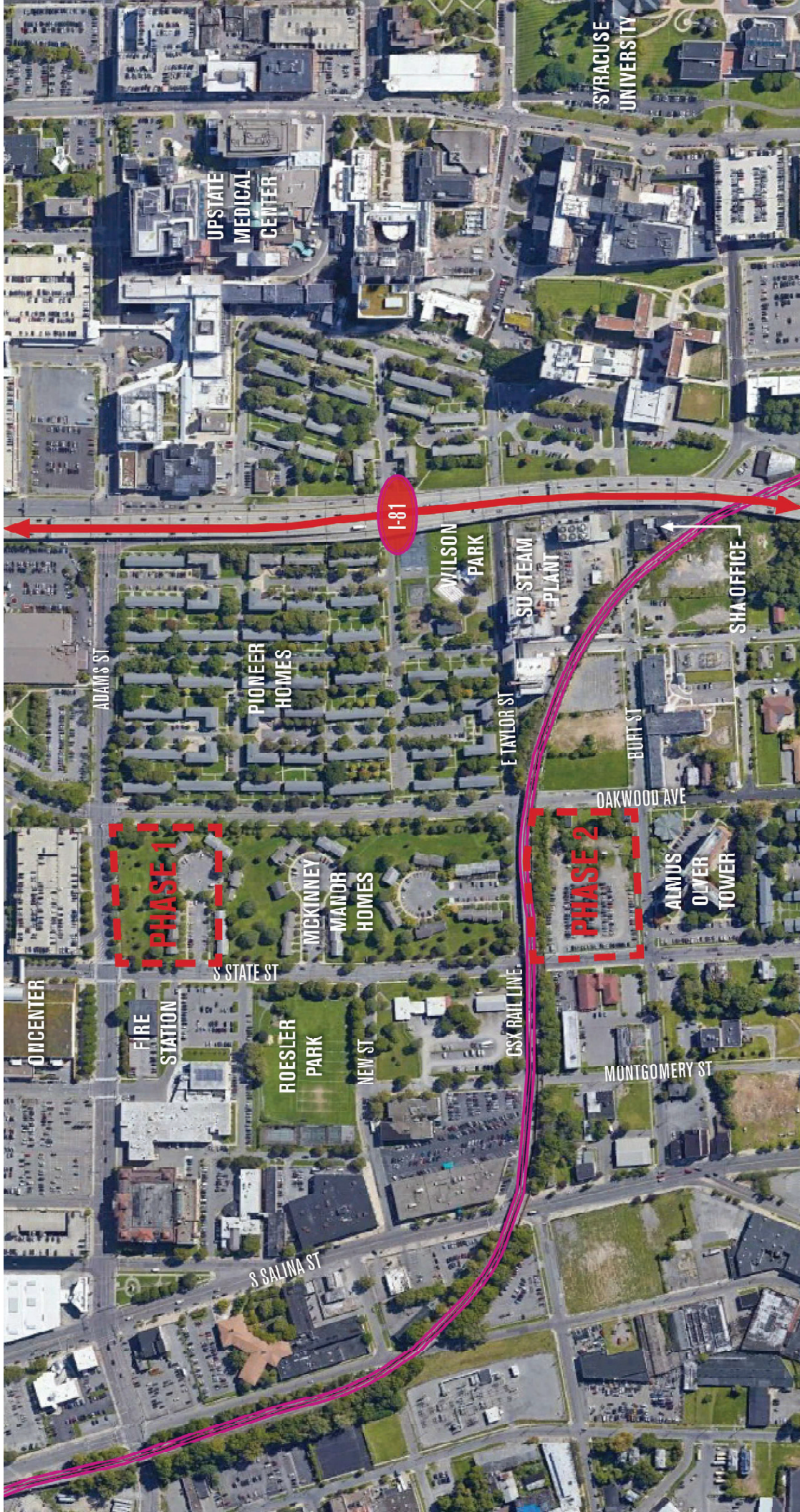
Surface parking will be provided for residents and visitors. The project will seek Enterprise Green Communities (EGC) certification and will certify under Energy Star for Multifamily High Rise (MFHR) Building's rating system to satisfy the sustainability requirements. Additionally, the project will comply with HCR's building requirements and Design standards applicable to 4% Low Income Housing Tax Credit (LIHTC) projects.



Figure 1 – View looking south on Townsend Street

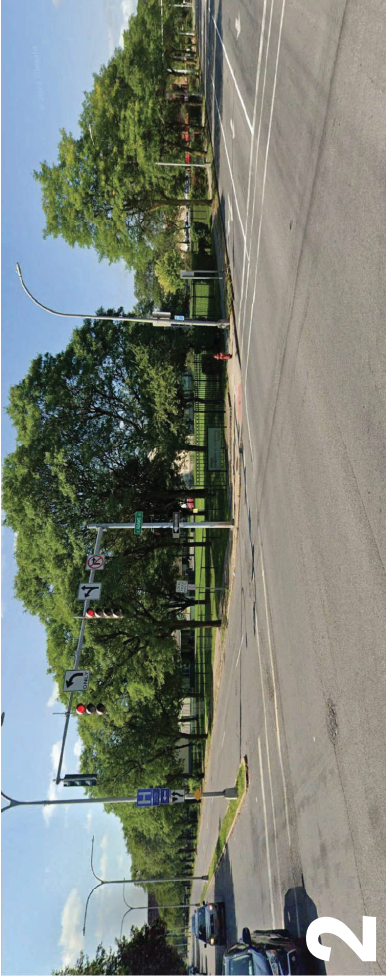


Figure 2 – View of Phase 1 from East Adams Street



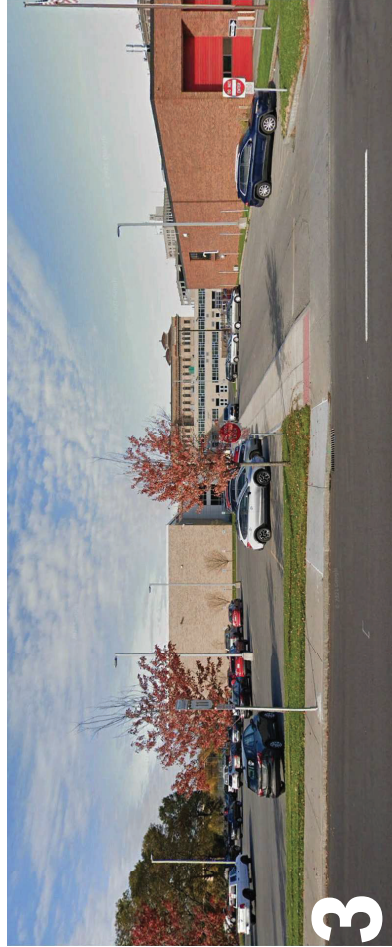
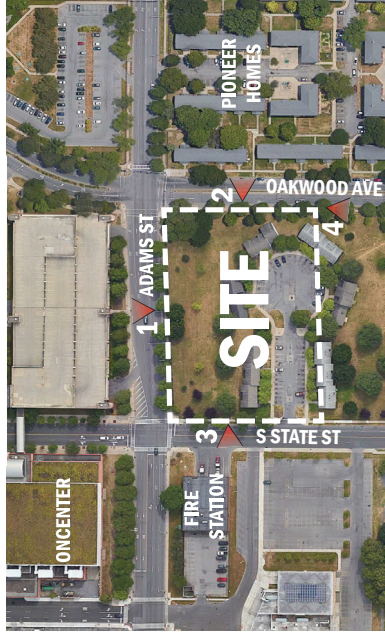
EAST ADAMS AERIAL MAP

MCCORMACK BARON SALAZAR - EAST ADAMS I & III | SITE PLAN REVIEW - 10.02.2023



SITE CONTEXT

EAST ADAMS PHASE I



SITE CONTEXT

OWNER
East Adams Phase 1 LP
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

ARCHITECT
East Adams Phase 1 LP
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

ENGINEERS
Bryant Associates
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

LANDSCAPE ARCHITECT
Landscape Architecture
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

INTERIOR DESIGNER
Interior Design
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

STRUCTURAL ENGINEER
Structural Engineering
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

Mechanical/Electrical/HVAC ENGINEER
Mechanical/Electrical/HVAC Engineering
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

PLUMBING ENGINEER
Plumbing Engineering
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

CONTRACTOR
Construction Management
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

GENERAL CONTRACTOR
General Contracting
100 West Broadway, Suite 1000
New York, NY 10038
P: 314.425.0790

DESIGNED BY
J. McEIBSON

DRAWN BY
P. COSBEE

CHECKED BY
C. HANCOCK

hard | ceplan | mecht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PROJECT NAME
EAST ADAMS PHASE 1 - BUILDING 1

DATE
08/11/2023

SCALE
AS SHOWN

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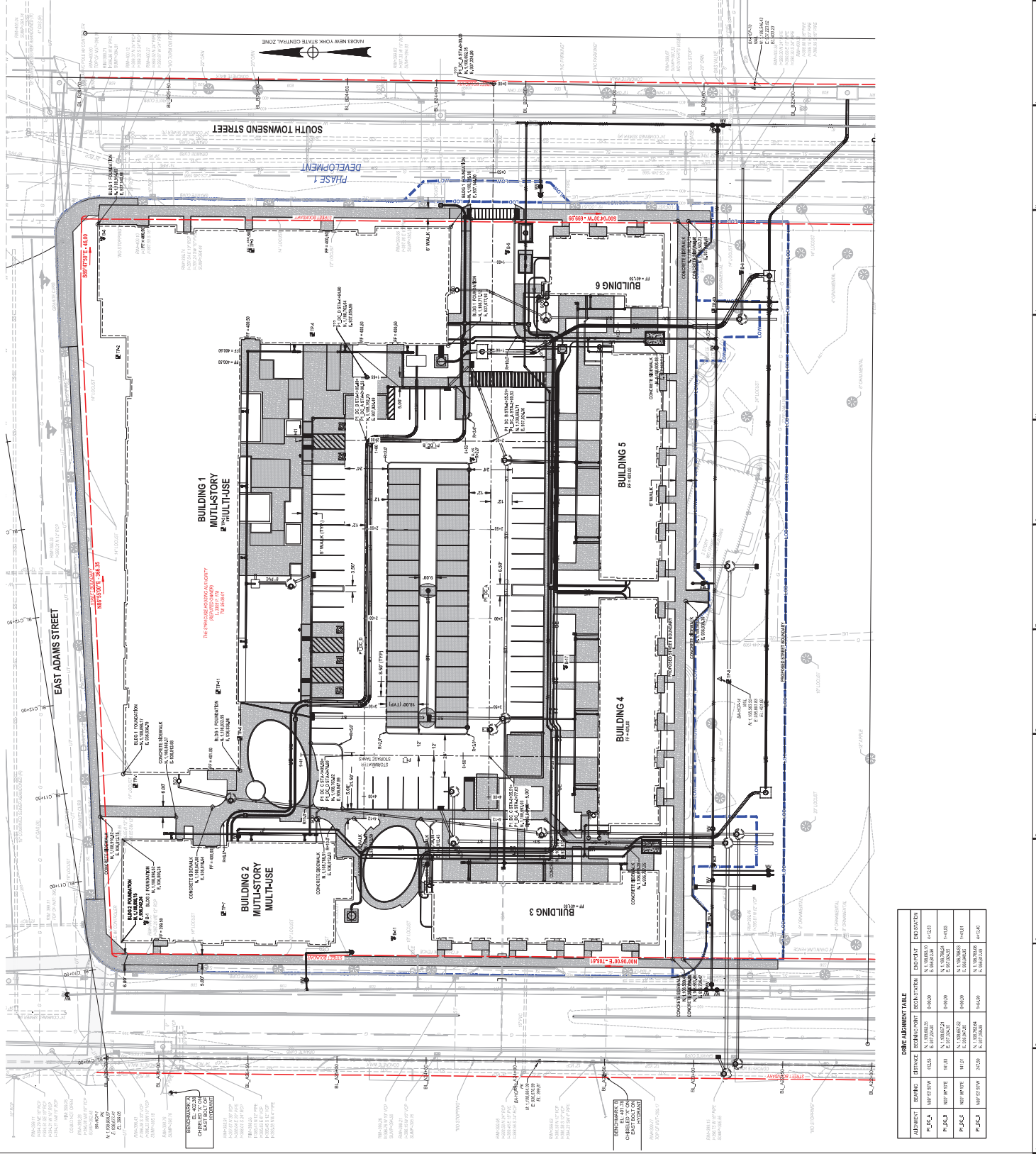
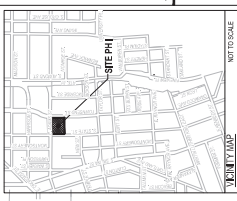
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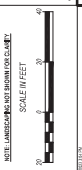
C-102

NOT FOR CONSTRUCTION
PERMIT SUBMISSION



DATE ADJUSTMENT TABLE

ADJUSTMENT	REASON	DATE	BY	DESCRIPTION	DATE
P1-001	REVISION	08/11/2023	J. McEIBSON	ISSUED FOR PERMIT	08/11/2023
P1-002	REVISION	08/11/2023	J. McEIBSON	ISSUED FOR PERMIT	08/11/2023
P1-003	REVISION	08/11/2023	J. McEIBSON	ISSUED FOR PERMIT	08/11/2023
P1-004	REVISION	08/11/2023	J. McEIBSON	ISSUED FOR PERMIT	08/11/2023
P1-005	REVISION	08/11/2023	J. McEIBSON	ISSUED FOR PERMIT	08/11/2023



SCALE IN FEET

NOT FOR CONSTRUCTION
PERMIT SUBMISSION

C-106

BRACKING PLAN

EAST ADAMS T-BUILDING 1
2022/07/07

DATE: 08/11/2023
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION
1	08/11/2023	ISSUED FOR PERMIT SUBMISSION
2	08/11/2023	ISSUED FOR PERMIT SUBMISSION
3	08/11/2023	ISSUED FOR PERMIT SUBMISSION
4	08/11/2023	ISSUED FOR PERMIT SUBMISSION
5	08/11/2023	ISSUED FOR PERMIT SUBMISSION
6	08/11/2023	ISSUED FOR PERMIT SUBMISSION
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9	08/11/2023	ISSUED FOR PERMIT SUBMISSION
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19	08/11/2023	ISSUED FOR PERMIT SUBMISSION
20	08/11/2023	ISSUED FOR PERMIT SUBMISSION

hard | ceplan | mecht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DESIGNED BY
J. MCGRIBBON
DRAWN BY
P. COSBEE
CHECKED BY
C. HANCOCK
DATE
NO. DATE REVISION

PROJECT MANAGER
STEVEN B. BARKER, P.E.
NY LICENSE NO. 027747
THE ARCHITECT HAS REVIEWED THE DRAWINGS AND CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE IS A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF NEW YORK. HE HAS NOT BEEN ADVISED BY ANY OTHER PROFESSIONAL IN THE FIELD OF ARCHITECTURE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD REQUIRE HIM TO ALTER HIS OPINION. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LANDSCAPE ARCHITECT APPEARS ON THESE DRAWINGS, THE ENGINEER OR LANDSCAPE ARCHITECT HAS REVIEWED THE DRAWINGS AND CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT IN THE STATE OF NEW YORK. HE HAS NOT BEEN ADVISED BY ANY OTHER PROFESSIONAL IN THE FIELD OF ENGINEERING OR LANDSCAPE ARCHITECTURE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD REQUIRE HIM TO ALTER HIS OPINION.

BRYANT ASSOCIATES
ARCHITECTS
100 WEST 42ND STREET, SUITE 1000
NEW YORK, NY 10018
P: 212.485.0700
F: 212.485.0701
WWW.BRYANTASSOCIATES.COM

STRUCTURAL ENGINEER
MCCORMICK BARON SALGAR
DEVELOPMENT, INC.
EAST ADAMS I -
BUILDING 1
SPRINGFIELD, NY

MECHANICAL ENGINEER
MCCORMICK BARON SALGAR
DEVELOPMENT, INC.
EAST ADAMS I -
BUILDING 1
SPRINGFIELD, NY

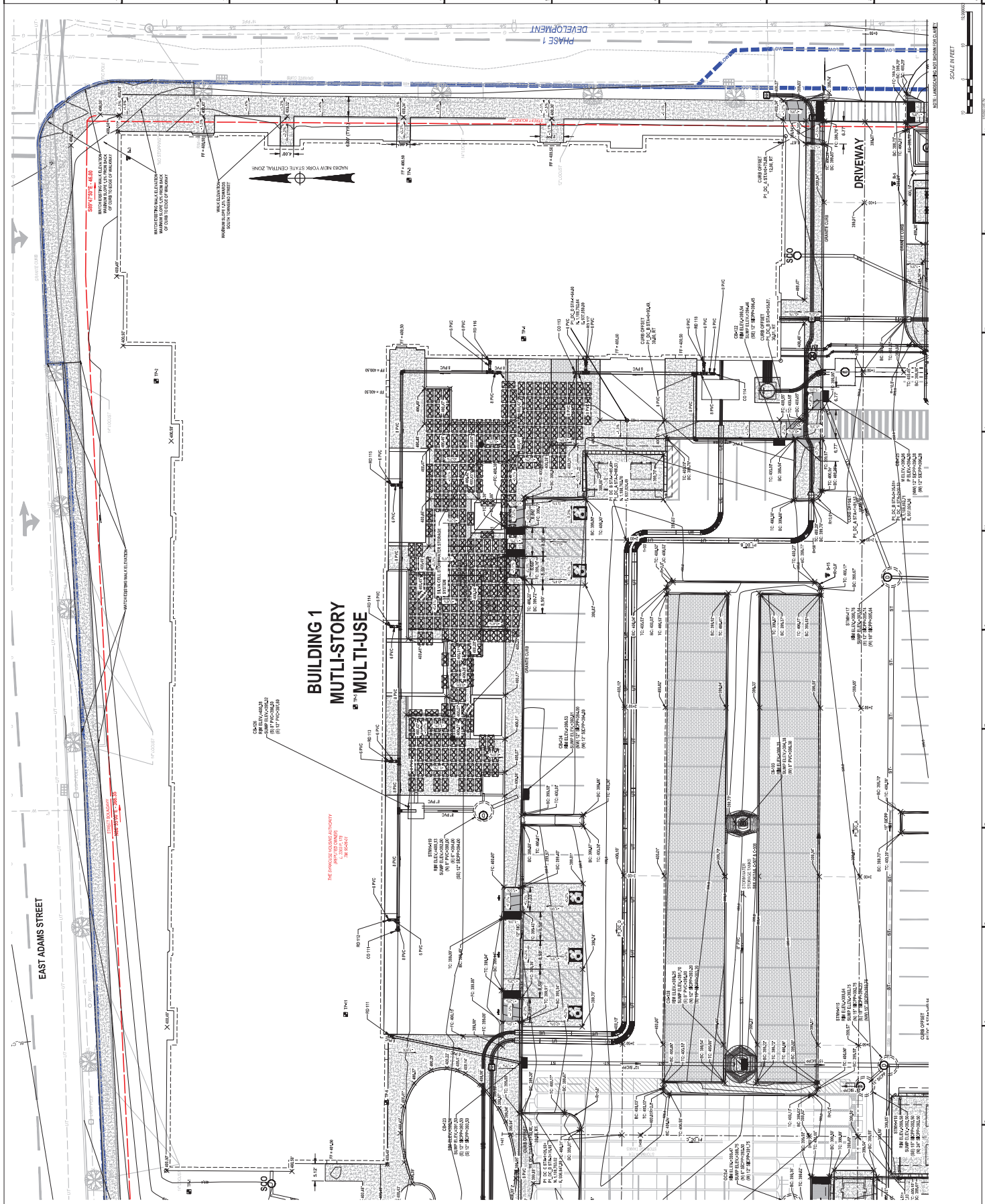
ELECTRICAL ENGINEER
MCCORMICK BARON SALGAR
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BUILDING 1
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PLUMBING ENGINEER
MCCORMICK BARON SALGAR
DEVELOPMENT, INC.
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MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
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PLUMBING ENGINEER
MCCORMICK BARON SALGAR
DEVELOPMENT, INC.
EAST ADAMS I -
BUILDING 1
SPRINGFIELD, NY



**BUILDING 1
MULTI-USE
MULTI-USE**

EAST ADAMS STREET

PHASE 1
DEVELOPMENT

DRIVEWAY

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NOT FOR CONSTRUCTION
PERMIT SUBMISSION

C-107

BRACKING PLAN

EAST ADAMS T-BUILDING 1
DATE: 06/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

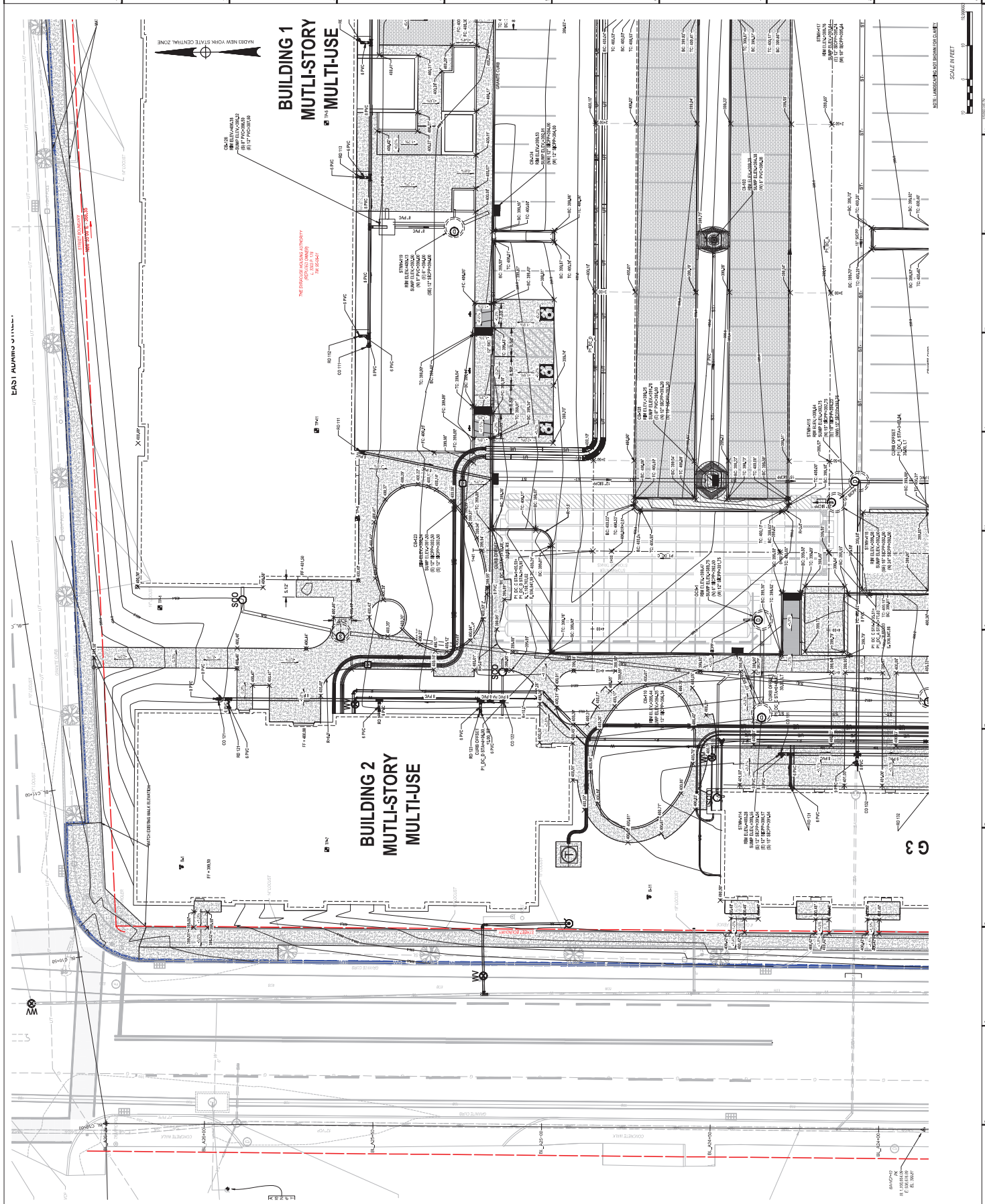
hard | ceplan | mecht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

DESIGNED BY: J. MCCIBBON
DRAWN BY: P. COSBEE
CHECKED BY: C. HANCOCK
DATE: 06/11/2023

REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF NEW YORK
NO. 10800
STEVEN M. BISHOP, P.E.
THE DIRECTOR OF A REGISTERED PROFESSIONAL ENGINEER HAS REVIEWED THIS DOCUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING LAW AND THE RULES OF THE BOARD OF ENGINEERS AND LAND SURVEYORS AND HAS AFFIRMED THAT THE DESIGN AND CALCULATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING LAW AND THE RULES OF THE BOARD OF ENGINEERS AND LAND SURVEYORS AND HAS AFFIRMED THAT THE DESIGN AND CALCULATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING LAW AND THE RULES OF THE BOARD OF ENGINEERS AND LAND SURVEYORS.

BRYANT ASSOCIATES
ARCHITECTS
110 WEST 42ND STREET
NEW YORK, NY 10018
P: 212.692.1200
WWW.BRYANTASSOCIATES.COM

PROJECT: EAST ADAMS T-BUILDING 1
ARCHITECT: Bryant Associates
STRUCTURAL ENGINEER: [Name]
MECHANICAL ENGINEER: [Name]
ELECTRICAL ENGINEER: [Name]
PLUMBING ENGINEER: [Name]
LANDSCAPE ARCHITECT: [Name]
INTERIOR DESIGNER: [Name]



SCALE IN FEET
1/8" = 1'-0"

DATE: 06/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

OWNER
 East Adams Plaza LLP
 1015 Columbus Ave., 10th Floor
 New York, NY 10018
 P: 212.425.0790

ARCHITECT
 HOK
 400 Madison Ave., 10th Floor
 New York, NY 10017
 P: 212.512.2000

MECHANICAL ENGINEER
 JACOBS
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ELECTRICAL ENGINEER
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 P: 212.512.2000

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BRYANT ASSOCIATES
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PROJECT MANAGER
 STEVEN M. BIRBAUER, P.E.
 NY License No. 07747

DESIGNED BY
 J. MCCIBBON

DRAWN BY
 P. COSBEE

CHECKED BY
 C. HANCOCK

DATE
 08/11/2023

PROJECT NAME
 EAST ADAMS PLAZA - BUILDING 1

PROJECT NO.
 202207007

DATE
 08/11/2023

SCALE
 1/8" = 1'-0"

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

hard | ceplan | mecht

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

MECHANICAL ENGINEER
 JACOBS
 1000 Avenue of the Americas
 New York, NY 10020
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ELECTRICAL ENGINEER
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 P: 212.512.2000

PLUMBING ENGINEER
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 P: 212.512.2000

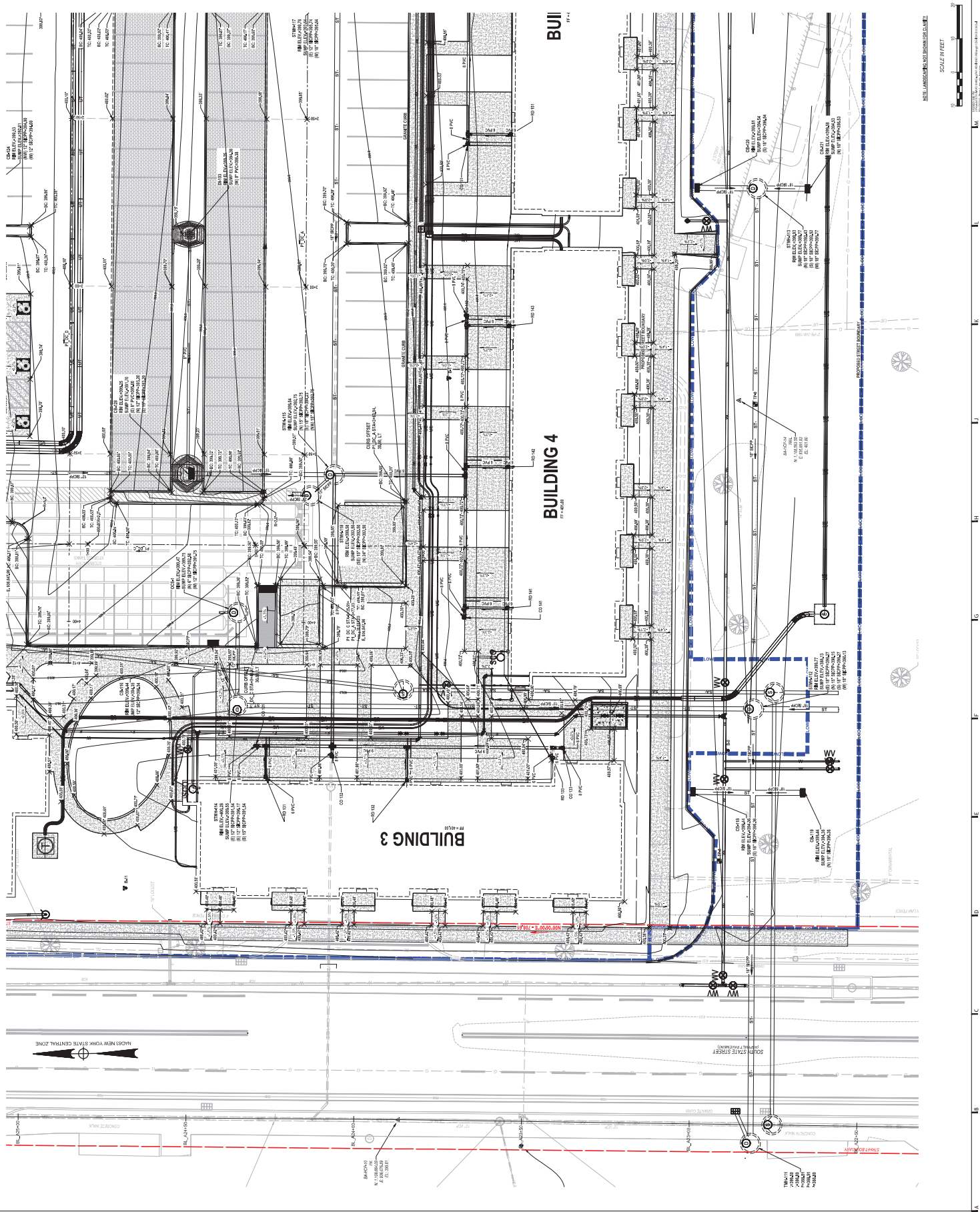
STRUCTURAL ENGINEER
 JACOBS
 1000 Avenue of the Americas
 New York, NY 10020
 P: 212.512.2000

LANDSCAPE ARCHITECT
 JACOBS
 1000 Avenue of the Americas
 New York, NY 10020
 P: 212.512.2000

C-108

NOT FOR CONSTRUCTION
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SCALE IN FEET
 1/8" = 1'-0"



BUILDING 3
 #14-0024

BUILDING 4
 #14-0024

BUI
 #14

MECHANICAL FLOOR PLAN

SCALE IN FEET
 1/8" = 1'-0"

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

OWNER
East Adams Plaza LLP
100 West Broadway, Suite 1000
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DESIGNED BY
STEVENS BERBER, P.E.
NY License No. 07747

DESIGNED BY
J. MCGIBSON
NY License No. 07747

DRAWN BY
P. COSBEE

CHECKED BY
C. MCGIBSON

DATE
08/11/2023

PROJECT NAME
EAST ADAMS PLAZA BUILDING 1

DATE
08/11/2023

SCALE
AS SHOWN

DATE
08/11/2023

SCALE
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SCALE
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PROJECT NAME
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PROJECT NAME
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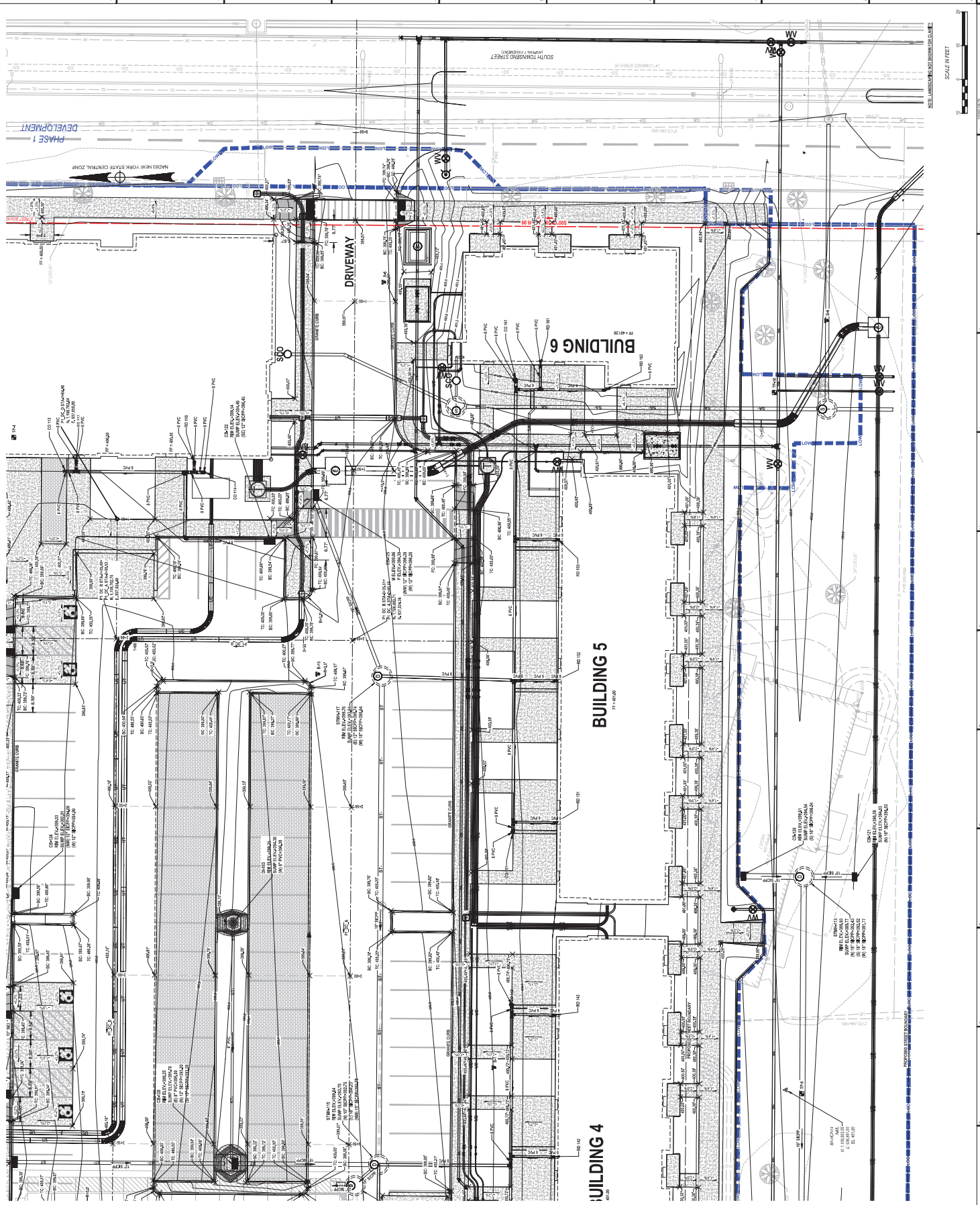
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DATE
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DATE
08/11/2023

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AS SHOWN



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PERMIT SUBMISSION

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08/11/2023

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DATE
08/11/2023

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DATE
08/11/2023

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AS SHOWN

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NOT FOR CONSTRUCTION

PERMIT SUBMISSION

OWNER
 East Adams Plaza I, L.P.
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ARCHITECT
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CONTRACTOR
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 New York, NY 10038
 P: 212.425.2790

hard | ceplan | mscht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

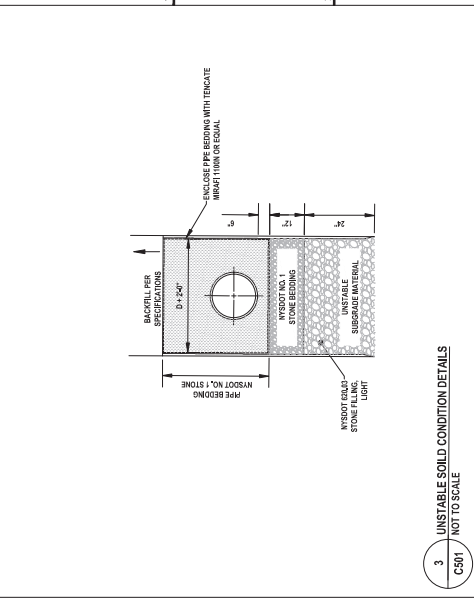
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PROJECT NUMBER
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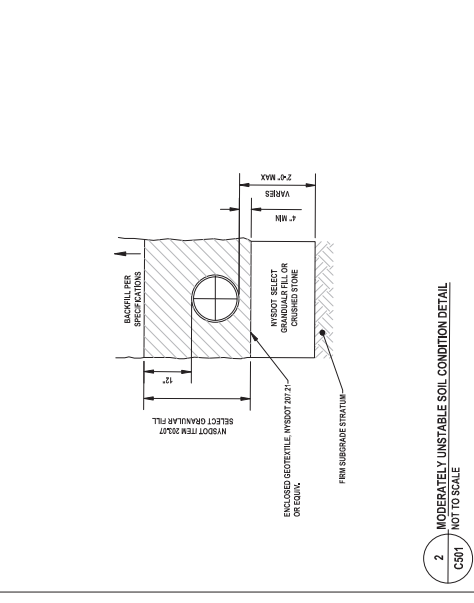
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SCALE
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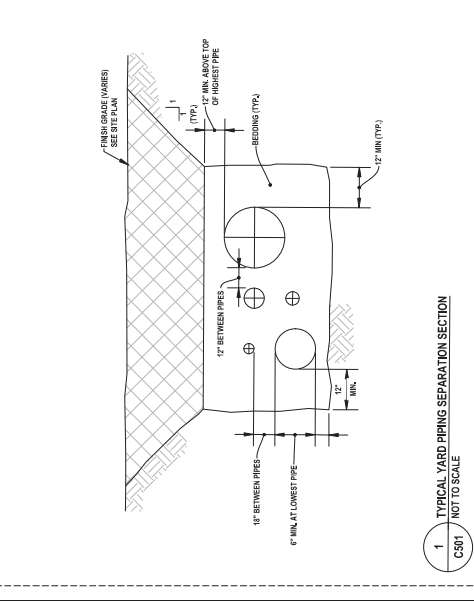
PERMIT SUBMISSION



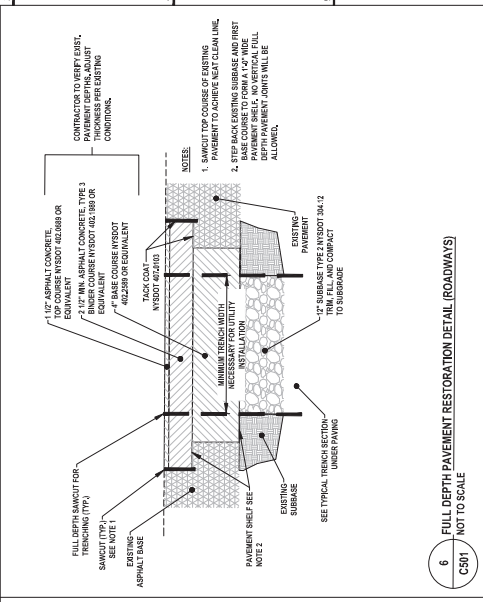
1 TYPICAL YARD PIPING SEPARATION SECTION
 C501 / NOT TO SCALE



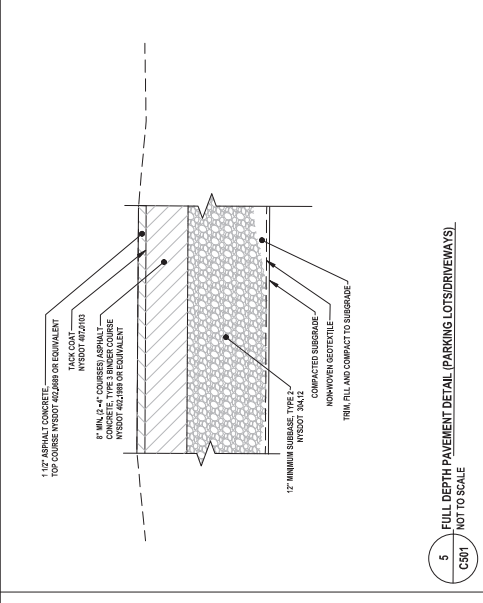
2 MODERATELY UNSTABLE SOIL CONDITION DETAIL
 C501 / NOT TO SCALE



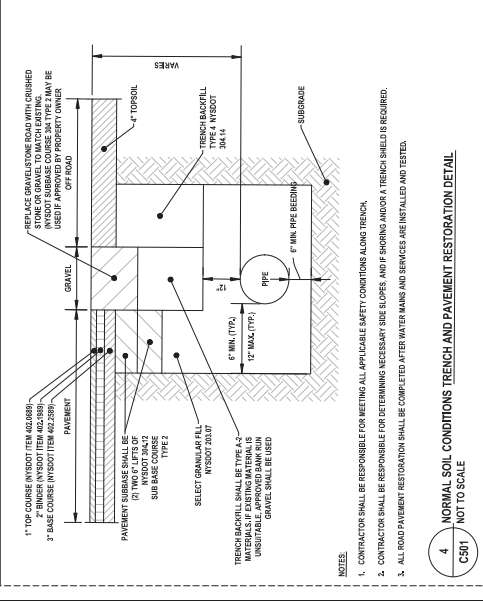
3 UNSTABLE SOIL CONDITION DETAILS
 C501 / NOT TO SCALE



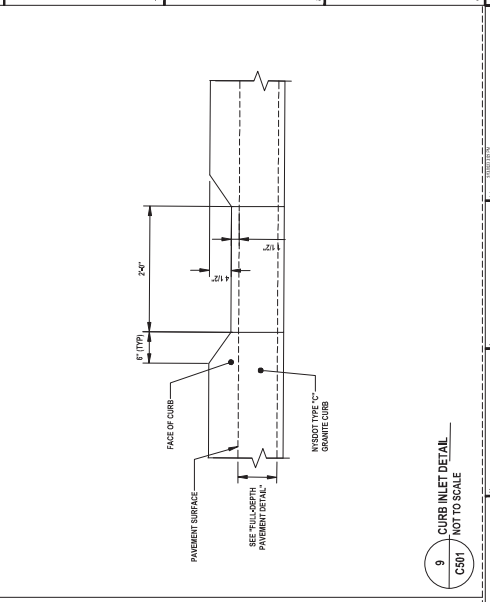
4 NORMAL SOIL CONDITIONS TRENCH AND PAVEMENT RESTORATION DETAIL
 C501 / NOT TO SCALE



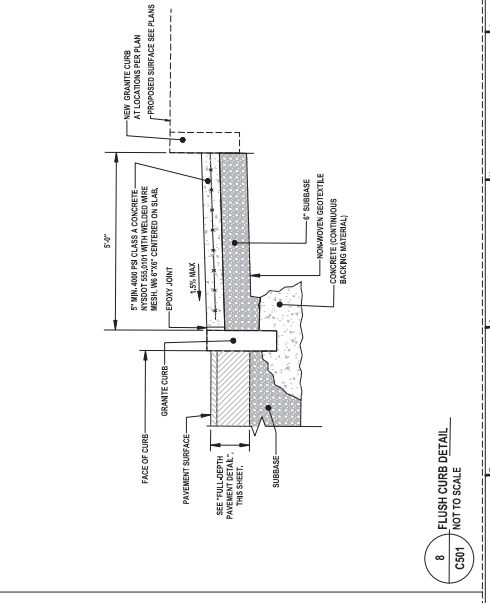
5 FULL DEPTH PAVEMENT DETAIL (PARKING LOTS/DRIVEWAYS)
 C501 / NOT TO SCALE



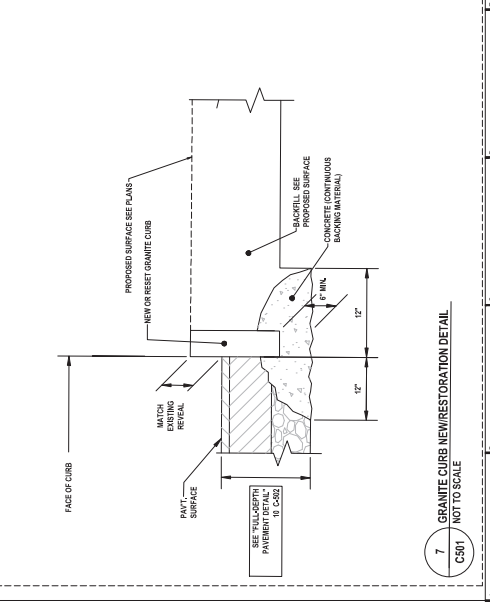
6 FULL DEPTH PAVEMENT RESTORATION DETAIL (ROADWAYS)
 C501 / NOT TO SCALE



7 GRANITE CURB NEW RESTORATION DETAIL
 C501 / NOT TO SCALE



8 FLUSH CURB DETAIL
 C501 / NOT TO SCALE



9 CURB INLET DETAIL
 C501 / NOT TO SCALE

NOTES:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL APPLICABLE SAFETY CONDITIONS ALONG TRENCH.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING NECESSARY SLOPES AND IF SHORING AND/OR A TRENCH SHIELD IS REQUIRED.
 3. ALL ROAD PAVEMENT RESTORATION SHALL BE COMPLETED AFTER WATER MAINS AND SERVICES ARE INSTALLED AND TESTED.

ARCHITECT
 East Adams I - Building 1
 1000 Columbus Blvd., Suite 1000
 New York, NY 10019
 P: 212.425.2700
 F: 212.425.2700

ENGINEER
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STRUCTURAL ENGINEER
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ELECTRICAL ENGINEER
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PLUMBING ENGINEER
 East Adams I - Building 1
 1000 Columbus Blvd., Suite 1000
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 P: 212.425.2700
 F: 212.425.2700



PROJECT
 EAST ADAMS I - BUILDING 1
 1000 COLUMBUS BLVD., SUITE 1000
 NEW YORK, NY 10019

DATE
 08/11/2023

NO.
 222197100

DESCRIPTION
 INTERIOR DESIGN

DESIGNED BY
 J. MCCORMACK

DRAWN BY
 P. COSBEE

CHECKED BY
 G. MURPHY

SCALE
 1/8" = 1'-0"

PROJECT
 EAST ADAMS I - BUILDING 1
 1000 COLUMBUS BLVD., SUITE 1000
 NEW YORK, NY 10019

DATE
 08/11/2023

NO.
 222197100

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PROJECT
 EAST ADAMS I - BUILDING 1
 1000 COLUMBUS BLVD., SUITE 1000
 NEW YORK, NY 10019

DATE
 08/11/2023

NO.
 222197100

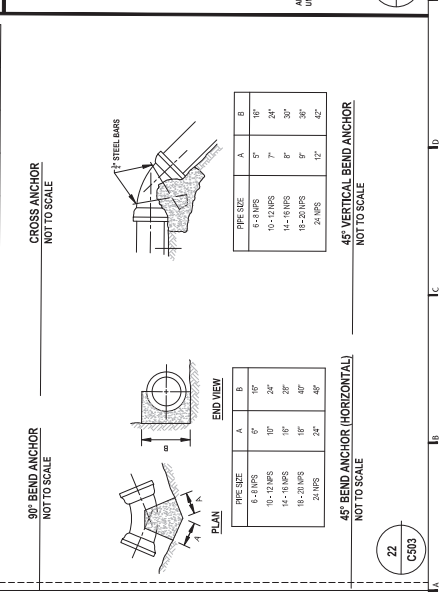
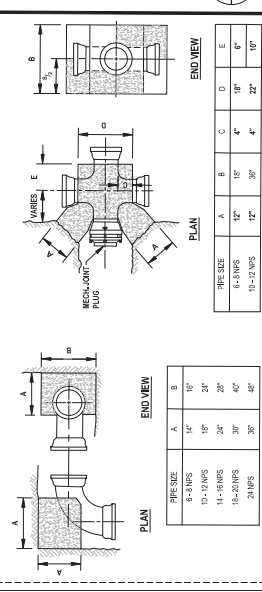
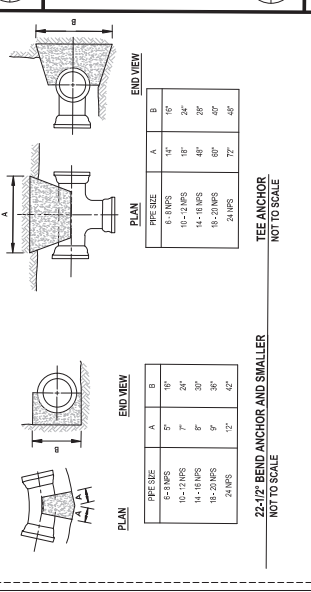
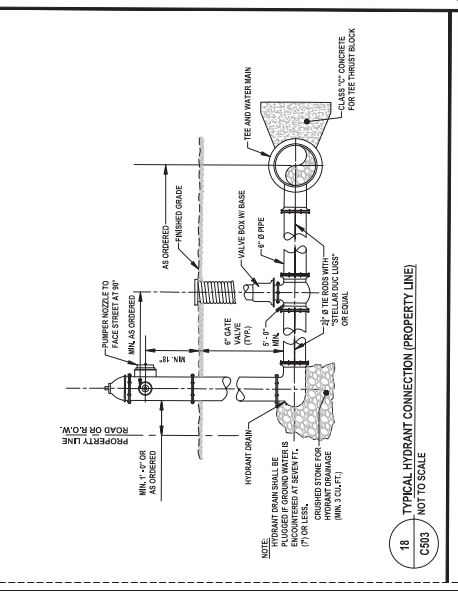
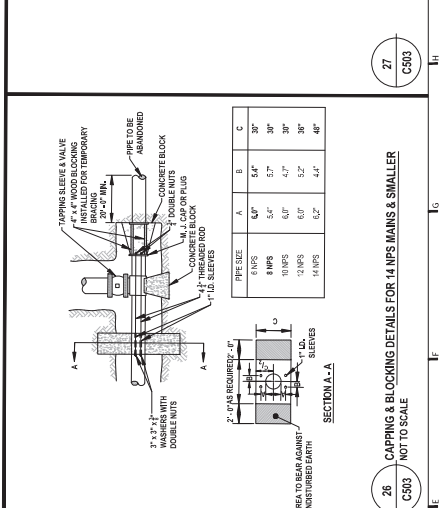
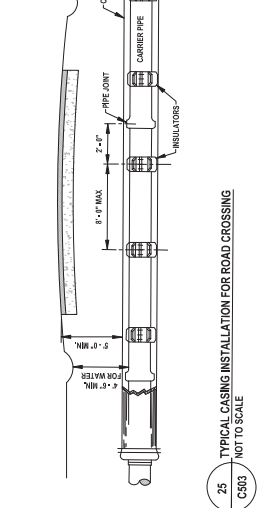
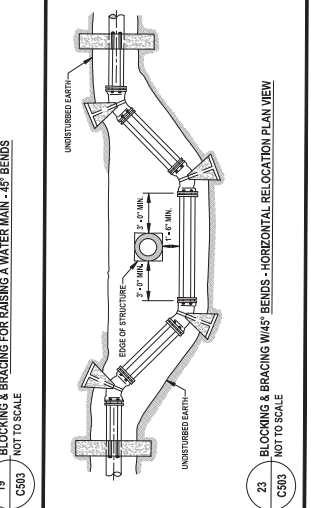
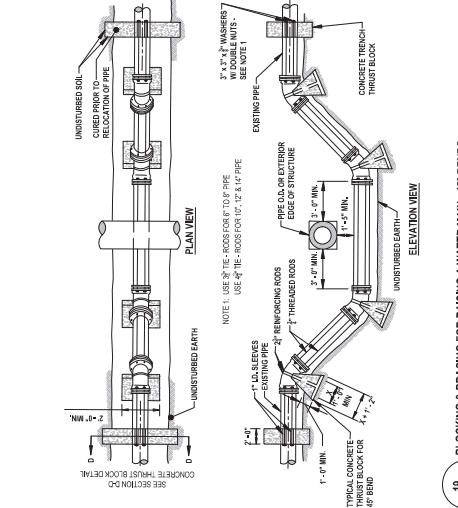
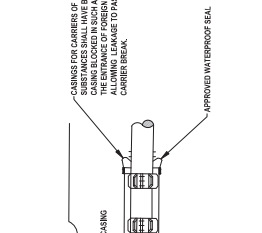
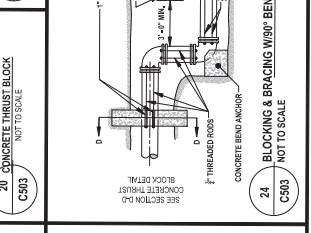
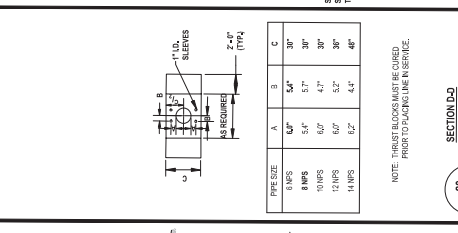
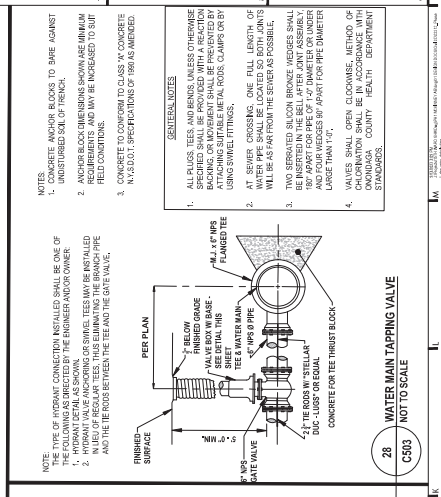
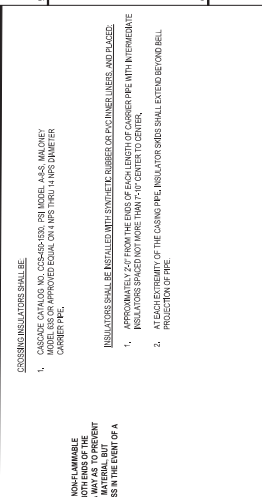
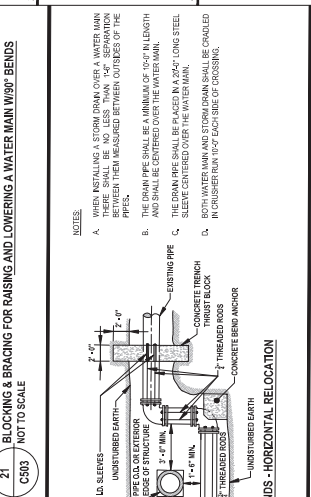
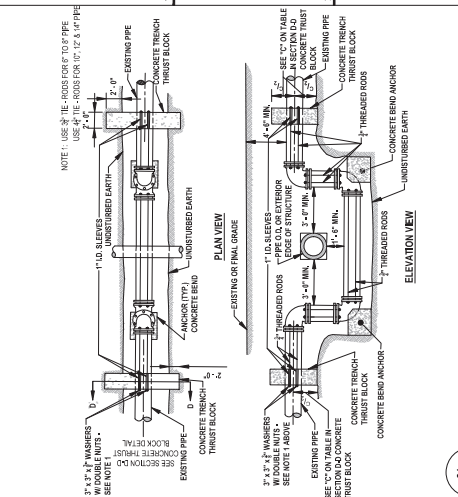
DESCRIPTION
 INTERIOR DESIGN

DESIGNED BY
 J. MCCORMACK

DRAWN BY
 P. COSBEE

CHECKED BY
 G. MURPHY

SCALE
 1/8" = 1'-0"



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 East Adams I LLC
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GENERAL CONTRACTOR
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DESIGNED BY
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 100 WEST 10TH STREET
 SYRACUSE, NY 13202

PREPARED BY
 J. MCCOBB
 P. COSBEE

DRAWN BY
 J. MCCOBB

CHECKED BY
 P. COSBEE

DATE
 08/11/2023

PROJECT NAME
 EAST ADAMS I - BUILDING 1

PROJECT NUMBER
 20230700

DATE
 08/11/2023

SCALE
 INTERMEDIATE DETAILS

hard | ceplan | mecht

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

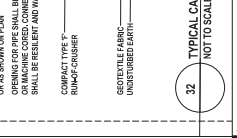
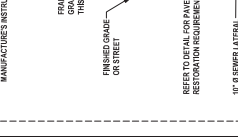
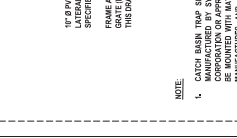
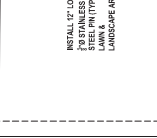
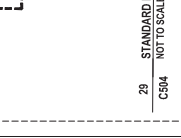
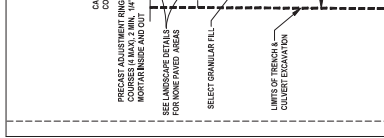
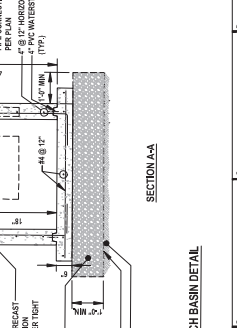
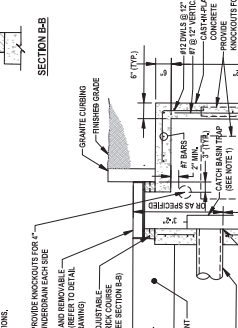
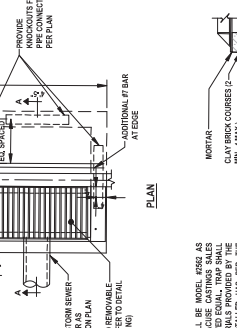
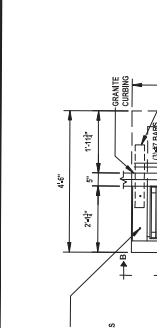
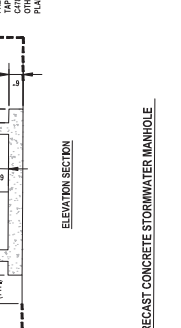
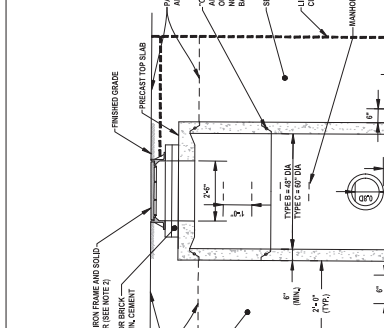
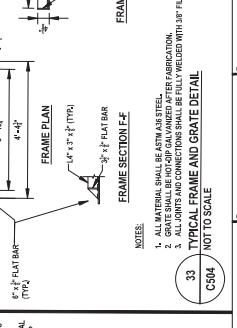
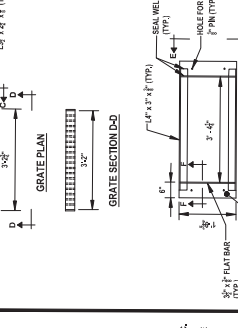
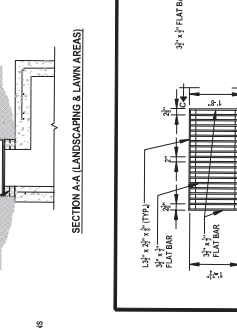
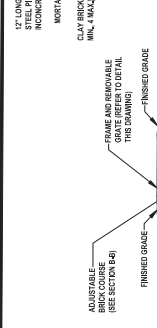
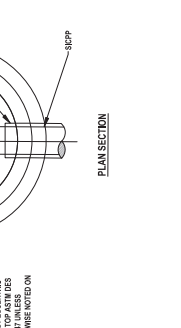
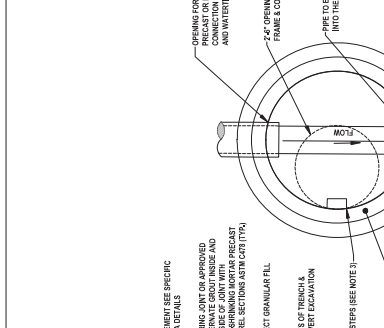
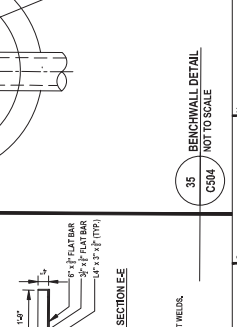
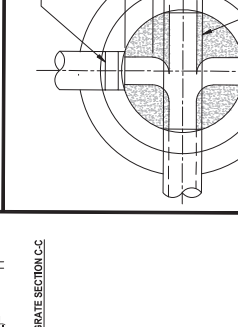
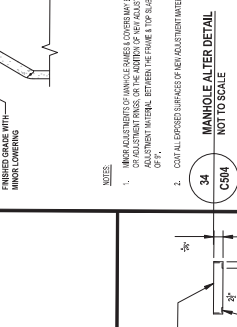
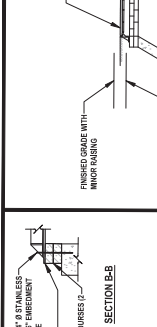
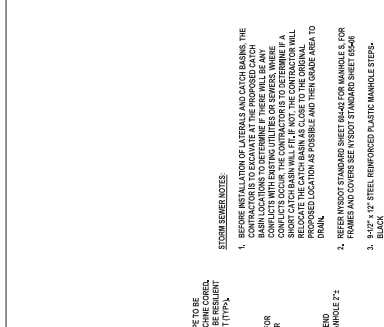
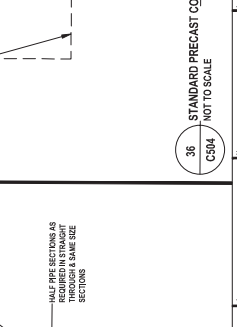
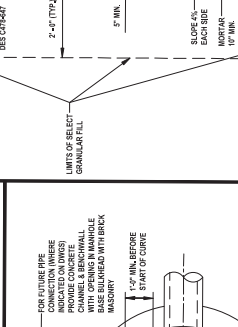
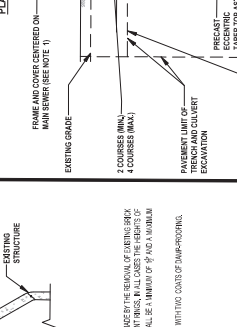
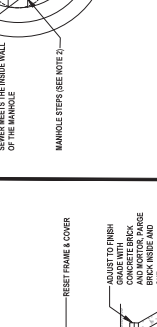
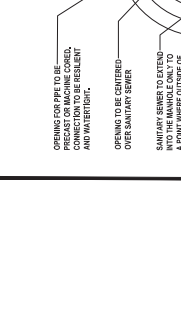
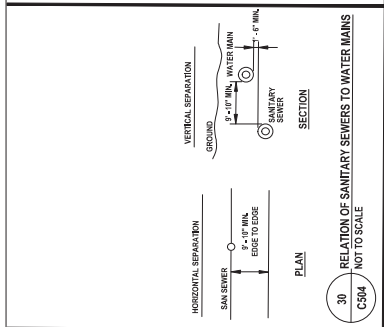
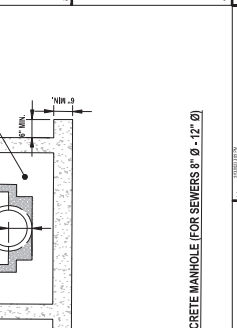
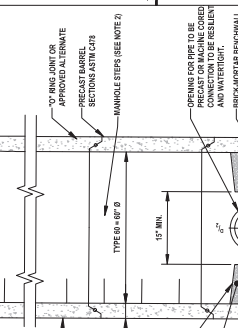
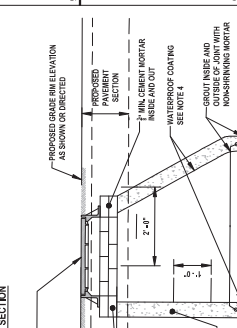
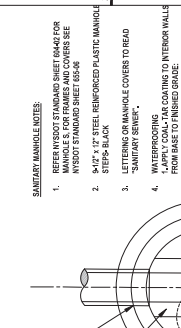
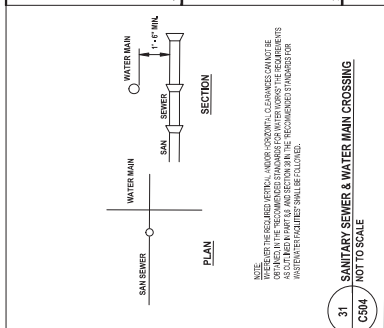
PROJECT NAME
 EAST ADAMS I - BUILDING 1

PROJECT NUMBER
 20230700

DATE
 08/11/2023

SCALE
 INTERMEDIATE DETAILS

NOT FOR CONSTRUCTION
PERMIT SUBMISSION



C-509

PERMIT SUBMISSION

PROJECT: East Adams I - Building 1

ARCHITECT: East Adams I - Building 1

ENGINEER: East Adams I - Building 1

STRUCTURAL ENGINEER: East Adams I - Building 1

LANDSCAPE ARCHITECT: East Adams I - Building 1

MECHANICAL ENGINEER: East Adams I - Building 1

ELECTRICAL ENGINEER: East Adams I - Building 1

PLUMBING ENGINEER: East Adams I - Building 1

MECHANICAL ENGINEER: East Adams I - Building 1

ELECTRICAL ENGINEER: East Adams I - Building 1

PLUMBING ENGINEER: East Adams I - Building 1

MECHANICAL ENGINEER: East Adams I - Building 1

ELECTRICAL ENGINEER: East Adams I - Building 1

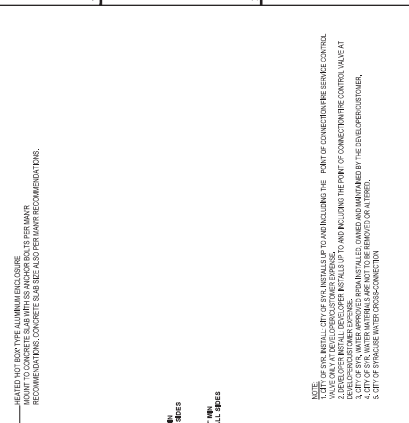
PLUMBING ENGINEER: East Adams I - Building 1

MECHANICAL ENGINEER: East Adams I - Building 1

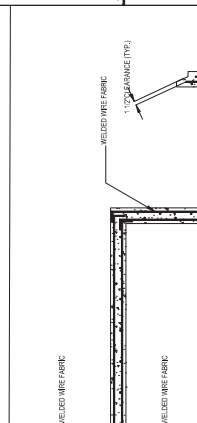
ELECTRICAL ENGINEER: East Adams I - Building 1

PLUMBING ENGINEER: East Adams I - Building 1

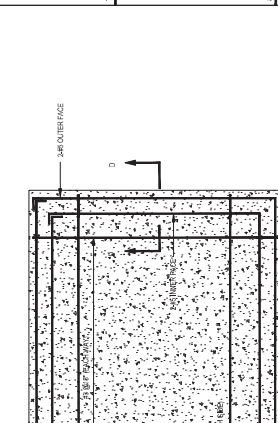
MECHANICAL ENGINEER: East Adams I - Building 1



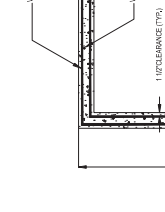
REDUCED PRESSURE ZONE ASSEMBLY WITH ENCLOSURE (NTS)



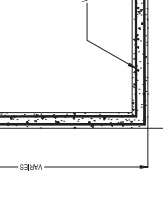
PLAN OF WALL REINFORCING



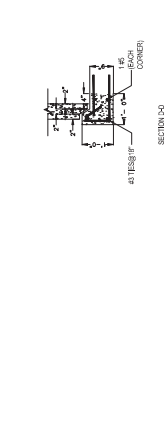
PLAN OF SLAB REINFORCING



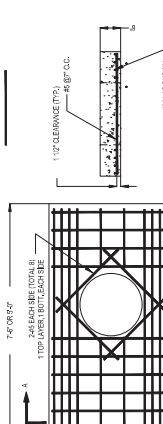
SECTION A-A



SECTION B-B



PLAN



PLAN

NOTES: 1. SEE DRAWING FOR DETAILS OF ALL CONNECTIONS...

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GENERAL NOTES: 1. DETAILS SHOWN TO ACCOMMODATE TWO DIFFERENT METER SIZES...

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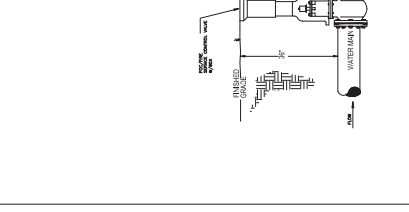
GENERAL NOTES: 1. DETAILS SHOWN TO ACCOMMODATE TWO DIFFERENT METER SIZES...

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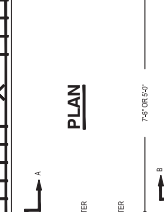
GENERAL NOTES: 1. DETAILS SHOWN TO ACCOMMODATE TWO DIFFERENT METER SIZES...



METER PIT FOR 3.4 AND 6-INCH COMPOUND METERS (NTS)



PLAN



ELEVATION



PLAN

NOTES: 1. 6 INCH METER CAN BE USED SMALLER THAN 4 INCH METER...

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OWNER
East Adams Plaza LLP
100 West Broadway, 10th Floor
New York, NY 10038
P: 314.425.0790

ARCHITECT
West Coast Architects, Inc.
140 West 11th Street
New York, NY 10038
P: 314.425.0790

ENGINEER
Bryant Associates
100 West Broadway, 10th Floor
New York, NY 10038
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LANDSCAPE ARCHITECT
Landscape Architecture
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New York, NY 10038
P: 314.425.0790

MECHANICAL ENGINEER
P. COSBEE
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New York, NY 10038
P: 314.425.0790

STRUCTURAL ENGINEER
ACRACKACK BARNES GAUGER
DEVELOPMENT INC.
100 West Broadway, 10th Floor
New York, NY 10038
P: 314.425.0790

ELECTRICAL ENGINEER
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New York, NY 10038
P: 314.425.0790

PLUMBING ENGINEER
100 West Broadway, 10th Floor
New York, NY 10038
P: 314.425.0790

PROJECT
EAST ADAMS I -
BUILDING 1 -
SPRINDLER, NY

DATE
11/11/2023

SCALE
AS SHOWN



PROJECT MANAGER
STEFANIE BARNER, P.E.
100 WEST BROADWAY, 10TH FLOOR
NEW YORK, NY 10038
P: 314.425.0790

DESIGNED BY
J. MCGIBSON
P. COSBEE

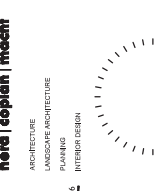
DRAWN BY
P. COSBEE

CHECKED BY
P. COSBEE

DATE
11/11/2023

hard | ceplan | mecht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROJECT NAME
EAST ADAMS I - BUILDING 1

PROJECT NUMBER
2023/07/001

DATE
11/11/2023

SCALE
AS SHOWN

PROJECT LOCATION
SPRINDLER, NY

PROJECT TYPE
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER
C-802

PROJECT STATUS
NOT FOR CONSTRUCTION

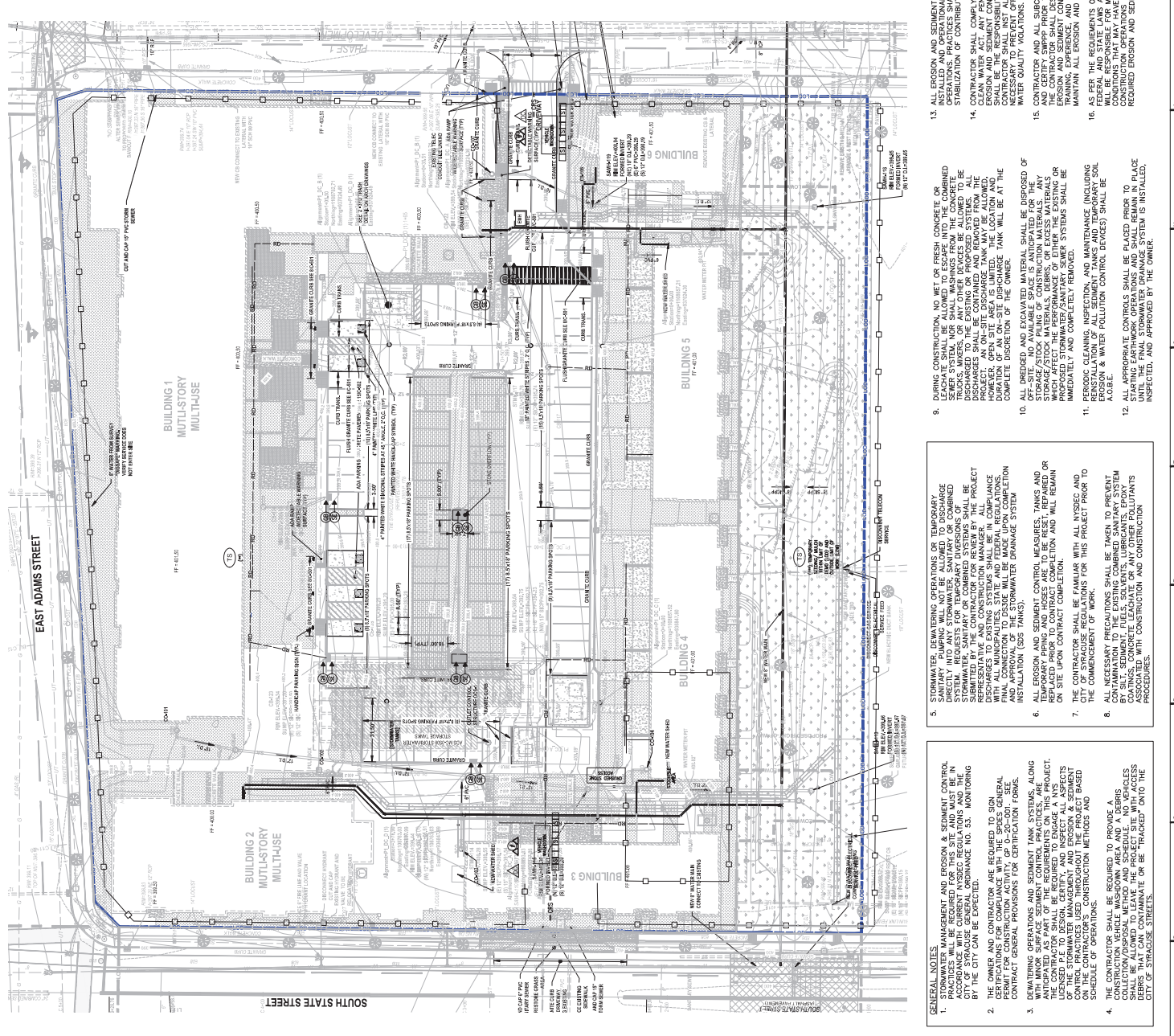
PERMIT SUBMISSION



TYPE	ACTIVITIES	NUMBER	MAP SYMBOLS	START DATE (LAST)	MAINTENANCE INTERVAL
1 - Erosion Control	INSTALL EROSION CONTROL MEASURES	1	1	11/11/2023	12 MONTHS
2 - Sediment Control	INSTALL SEDIMENT CONTROL MEASURES	2	2	11/11/2023	12 MONTHS
3 - Stormwater Management	INSTALL STORMWATER MANAGEMENT SYSTEMS	3	3	11/11/2023	12 MONTHS
4 - Site Stabilization	INSTALL SITE STABILIZATION MEASURES	4	4	11/11/2023	12 MONTHS
5 - Stormwater Discharge	INSTALL STORMWATER DISCHARGE SYSTEMS	5	5	11/11/2023	12 MONTHS
6 - Stormwater Storage	INSTALL STORMWATER STORAGE SYSTEMS	6	6	11/11/2023	12 MONTHS
7 - Stormwater Treatment	INSTALL STORMWATER TREATMENT SYSTEMS	7	7	11/11/2023	12 MONTHS
8 - Stormwater Collection	INSTALL STORMWATER COLLECTION SYSTEMS	8	8	11/11/2023	12 MONTHS
9 - Stormwater Distribution	INSTALL STORMWATER DISTRIBUTION SYSTEMS	9	9	11/11/2023	12 MONTHS
10 - Stormwater Disposal	INSTALL STORMWATER DISPOSAL SYSTEMS	10	10	11/11/2023	12 MONTHS
11 - Stormwater Monitoring	INSTALL STORMWATER MONITORING SYSTEMS	11	11	11/11/2023	12 MONTHS
12 - Stormwater Maintenance	INSTALL STORMWATER MAINTENANCE SYSTEMS	12	12	11/11/2023	12 MONTHS
13 - Stormwater Inspection	INSTALL STORMWATER INSPECTION SYSTEMS	13	13	11/11/2023	12 MONTHS
14 - Stormwater Reporting	INSTALL STORMWATER REPORTING SYSTEMS	14	14	11/11/2023	12 MONTHS
15 - Stormwater Record Keeping	INSTALL STORMWATER RECORD KEEPING SYSTEMS	15	15	11/11/2023	12 MONTHS
16 - Stormwater Training	INSTALL STORMWATER TRAINING SYSTEMS	16	16	11/11/2023	12 MONTHS
17 - Stormwater Auditing	INSTALL STORMWATER AUDITING SYSTEMS	17	17	11/11/2023	12 MONTHS
18 - Stormwater Certification	INSTALL STORMWATER CERTIFICATION SYSTEMS	18	18	11/11/2023	12 MONTHS
19 - Stormwater Compliance	INSTALL STORMWATER COMPLIANCE SYSTEMS	19	19	11/11/2023	12 MONTHS
20 - Stormwater Enforcement	INSTALL STORMWATER ENFORCEMENT SYSTEMS	20	20	11/11/2023	12 MONTHS

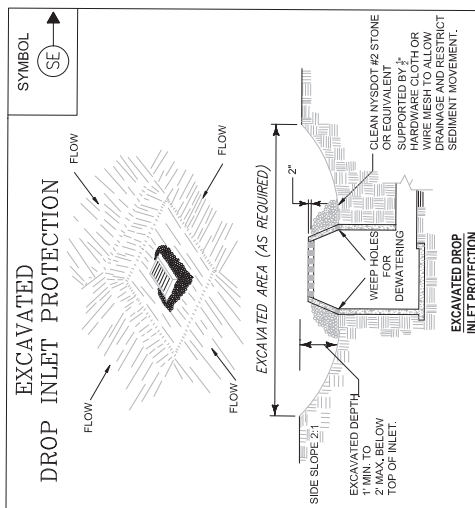
GENERAL NOTES

- STORMWATER, DEBRIS, AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO COMMENCING ANY EARTHWORK OPERATIONS. PRACTICES SHALL REMAIN OPERATIONAL UNTIL STABILIZATION OF CONTRIBUTING AREA.
- CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE EROSION AND SEDIMENT CONTROL ACT AND ALL ASSOCIATED REGULATIONS. CONTRACTOR SHALL NOT INSTALL ANY ADDITIONAL PRACTICES AS NECESSARY TO PREVENT OFF-SITE SEDIMENT MIGRATION OR WATER QUALITY VIOLATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SIGN AND CERTIFY SWMP PRIOR TO COMMENCING ANY EARTHWORK OPERATIONS. THE CONTRACTOR SHALL DESIGNATE TO THE ENGINEER AN EROSION AND SEDIMENT CONTROL SPECIALIST WITH APPROPRIATE TRAINING, EXPERIENCE, AND AUTHORITY TO IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING WEATHER CONDITIONS THAT MAY HAVE AN AFFECT ON DAILY OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED EROSION AND SEDIMENT CONTROLS.
- STARTING EARTHWORK OPERATIONS SHALL REMAIN IN PLACE UNTIL THE FINAL STORMWATER DRAINAGE SYSTEM IS INSTALLED, INSPECTED, AND APPROVED BY THE OWNER.
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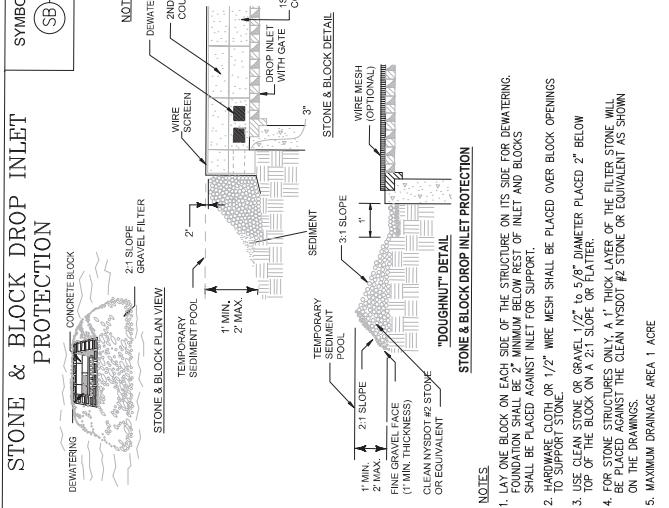


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- STORMWATER, DEBRIS, AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO COMMENCING ANY EARTHWORK OPERATIONS. PRACTICES SHALL REMAIN OPERATIONAL UNTIL STABILIZATION OF CONTRIBUTING AREA.
- CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE EROSION AND SEDIMENT CONTROL ACT AND ALL ASSOCIATED REGULATIONS. CONTRACTOR SHALL NOT INSTALL ANY ADDITIONAL PRACTICES AS NECESSARY TO PREVENT OFF-SITE SEDIMENT MIGRATION OR WATER QUALITY VIOLATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SIGN AND CERTIFY SWMP PRIOR TO COMMENCING ANY EARTHWORK OPERATIONS. THE CONTRACTOR SHALL DESIGNATE TO THE ENGINEER AN EROSION AND SEDIMENT CONTROL SPECIALIST WITH APPROPRIATE TRAINING, EXPERIENCE, AND AUTHORITY TO IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING WEATHER CONDITIONS THAT MAY HAVE AN AFFECT ON DAILY OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED EROSION AND SEDIMENT CONTROLS.
- STARTING EARTHWORK OPERATIONS SHALL REMAIN IN PLACE UNTIL THE FINAL STORMWATER DRAINAGE SYSTEM IS INSTALLED, INSPECTED, AND APPROVED BY THE OWNER.



- NOTES**
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES AND STABILIZE WITH PERMANENT SEEDING.
 5. MAXIMUM DRAINAGE AREA 1 ACRE



- NOTES**
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2" MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 3. USE CLEAN STONE OR GRAVEL 1/2" TO 5/8" DIAMETER PLACED 2" BELOW TOP OF THE STRUCTURE ONLY. A 1" THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE CLEAN IN/SOOT #2 STONE OR EQUIVALENT AS SHOWN ON THE DRAWINGS.
 5. MAXIMUM DRAINAGE AREA 1 ACRE

APPLICATION NOTES:

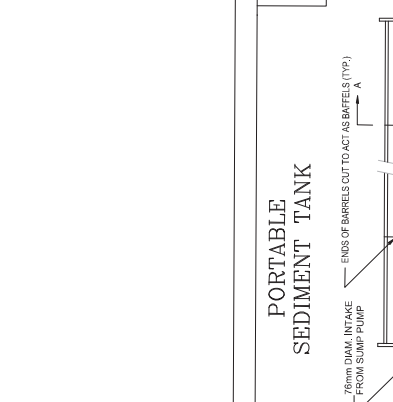
1. THE PRIMARY PURPOSE OF A SILT FENCE OR HAYBALE STRAWBALE DIKE IS TO REDUCE RUNOFF FROM A SOURCE OF EROSION. SILT FENCES SHOULD BE INSTALLED UPSTREAM OF ANY SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES MAY BE REQUIRED.
2. SILT FENCES OR HAYBALE STRAWBALE DIKES SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION. SPACING SHALL BE DETERMINED BY THE SLOPE OF THE AREA TO BE PROTECTED. SILT FENCES SHOULD BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM AS WELL AS AT THE TOP OF A SLOPE.
3. HAYBALE STRAWBALE DIKES OR SILT FENCES SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.

APPLICATION NOTES:

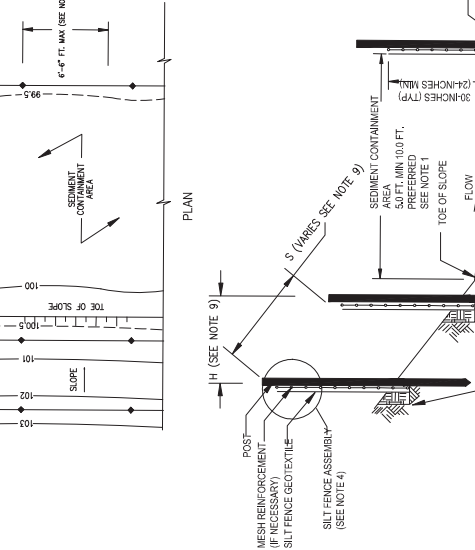
1. SILT FENCE OR HAYBALE STRAWBALE DIKE SHALL BE PLACED A MINIMUM OF 1 FT. FROM TOE OF SLOPE TO PREVENT OVERSIGHT OF EROSION. SILT FENCES SHALL BE PLACED UPSTREAM OF ANY SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES MAY BE REQUIRED.
2. SILT FENCES SHALL BE PLACED ON A LINE OF EQUAL ELEVATION. SPACING SHALL BE DETERMINED BY THE SLOPE OF THE AREA TO BE PROTECTED. SILT FENCES SHOULD BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM AS WELL AS AT THE TOP OF A SLOPE.
3. HAYBALE STRAWBALE DIKES OR SILT FENCES SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.

SLOPE	SILT FENCE		HAYBALE DIKE	
	SPACING L _s (FT.)	HEIGHT H _s (FT.)	SPACING L _s (FT.)	HEIGHT H _s (FT.)
2:1	50	45	2:1	25
3:1	75	67	3:1	30
4:1	100	90	4:1	35
5:1	125	112	5:1	40
6:1	150	135	6:1	45
7:1	175	157	7:1	50
8:1	200	180	8:1	55
9:1	225	202	9:1	60
< 1:1	< 25	< 5	< 1:1	< 25

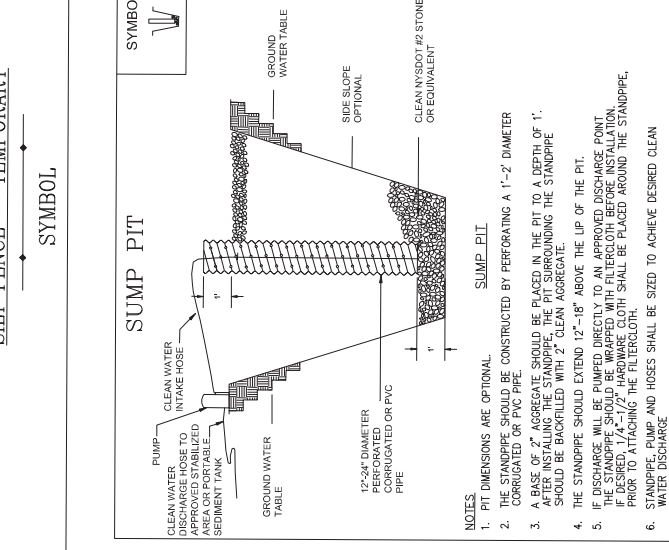
10. INSTALLATION: EXCAVATION BACKFILL, COMPACTION, HAYBALE STRAWBALE DIKES AND SILT FENCE SHALL BE INCLUDED IN UNIT PRICE BIF PORTAL.



- NOTES**
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
 2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY.
 3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR A GLEB.



- NOTES**
1. THE STANDBY SHOULD BE CONSTRUCTED BY PERFORMING A 1'-2" DIAMETER CORROGATED OR PVC PIPE
 2. THE STANDPIPE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 1' AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH 2" CLEAN AGGREGATE.
 3. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE TOP OF THE PIT.
 4. IF DISCHARGE WILL BE PUMPED DIRECTLY TO AN APPROVED DISCHARGE POINT, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. PRIOR TO ATTACHING THE FILTER CLOTH, THE STANDPIPE SHALL BE PLACED AROUND THE STANDPIPE.
 5. STANDPIPE PUMP AND HOSES SHALL BE SIZED TO ACHIEVE DESIRED CLEAN WATER DISCHARGE.



- NOTES**
1. PIT DIMENSIONS ARE OPTIONAL
 2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORMING A 1'-2" DIAMETER CORROGATED OR PVC PIPE
 3. A BASE OF 2" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 1' AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH 2" CLEAN AGGREGATE.
 4. THE STANDPIPE SHOULD EXTEND 12"-18" ABOVE THE TOP OF THE PIT.
 5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO AN APPROVED DISCHARGE POINT, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. PRIOR TO ATTACHING THE FILTER CLOTH, THE STANDPIPE SHALL BE PLACED AROUND THE STANDPIPE.
 6. STANDPIPE PUMP AND HOSES SHALL BE SIZED TO ACHIEVE DESIRED CLEAN WATER DISCHARGE.

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DRAWN BY
 P. COSBEE

CHECKED BY
 J. McTIBBON

DATE
 08/11/2023

PROJECT NAME
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SCALE
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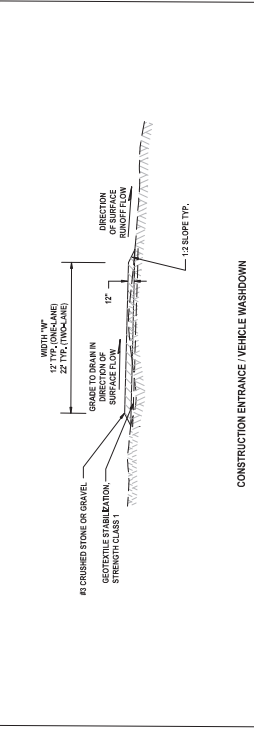
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LANDSCAPE ARCHITECT
 Hord/Coffey/Reid, Inc.
 1000 North Salina Street
 Syracuse, NY 13202
 P: 315.452.0790

STRUCTURAL ENGINEER
 Hord/Coffey/Reid, Inc.
 1000 North Salina Street
 Syracuse, NY 13202
 P: 315.452.0790

SYMBOL
 = CRS =



CONSTRUCTION ENTRANCE /VEHICLE WASHDOWN

SECTION

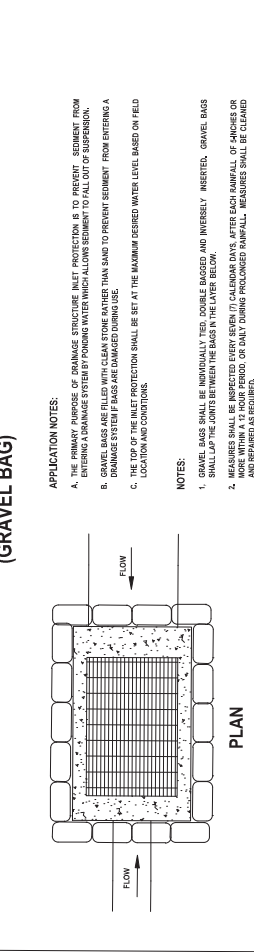
APPLICATION NOTES:

- THE PRIMARY PURPOSE OF CONSTRUCTION ENTRANCE /VEHICLE WASHDOWN IS TO STABILIZE ENTERING GROUND TO RECEIVE HEAVY TRUCK TRAFFIC AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION IS DEPENDENT ON THE EXISTING SURFACE AND SHALL BE CONSTRUCTED OF SUITABLE MATERIALS, CONTRACTOR TO PROOF ROLL TEST TO INSURE STABILITY AND HAVE APPROVAL OF ENGINEER/ARCHITECT.

NOTES:

- SECURE AND WRAP ENDS OF GEOTEXTILE TO PREVENT SEDIMENT FROM LEACHING OUT.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) DAYS, AFTER EACH RAINFALL OF 1/4" INCH OR MORE WITHIN A 12-HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED, REPAIRED OR REPLACED AS REQUIRED.
- VEHICLE WASHDOWNS SHALL HAVE ADDITIONAL MEASURES SUCH AS STRAWBALES, GRAVEL BAG INLET PROTECTION, ETC. FOR ANY DRAINAGE INLET STRUCTURE USED A DISCHARGE LOCATION.

SYMBOL
 = GB =



DRAINAGE STRUCTURE INLET PROTECTION-TEMPORARY (GRAVEL BAG)

SECTION

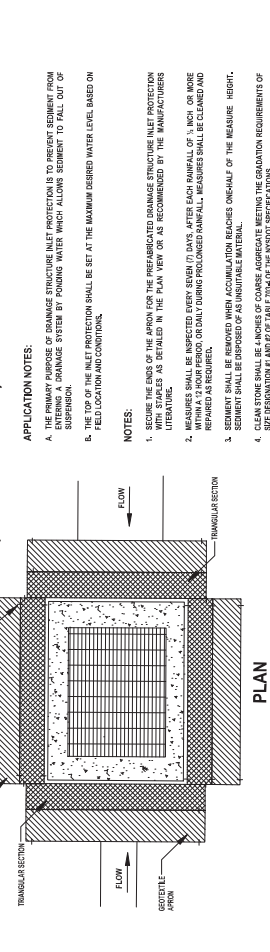
APPLICATION NOTES:

- THE PRIMARY PURPOSE OF DRAINAGE STRUCTURE INLET PROTECTION IS TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM BY POURING WATER WHICH ALLOWS SEDIMENT TO FALL OUT OF SUSPENSION.
- THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL BASED ON FLOOD LOCATION AND CONDITIONS.

NOTES:

- GRAVEL BAGS SHALL BE INDIVIDUALLY TIED, DOUBLE BAGGED AND INTERLOCKED. INTERLOCKED, GRAVEL BAGS SHALL LAP THE JOINTS BETWEEN THE BAGS IN THE LAYER BELOW.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF 1/4" INCH OR MORE WITHIN A 12-HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
- SEDIMENT WHICH ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE REMOVED BY AN APPROPRIATE METHOD.

SYMBOL
 = PFB =



DRAINAGE STRUCTURE INLET PROTECTION-TEMPORARY (PREFABRICATED)

CROSS SECTION

APPLICATION NOTES:

- THE PRIMARY PURPOSE OF DRAINAGE STRUCTURE INLET PROTECTION IS TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM BY POURING WATER WHICH ALLOWS SEDIMENT TO FALL OUT OF SUSPENSION.
- THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL BASED ON FLOOD LOCATION AND CONDITIONS.

NOTES:

- SECURE THE ENDS OF THE APRON FOR THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION AS DETAIL A, AS DETAIL B, OR AS RECOMMENDED BY THE MANUFACTURER'S LITERATURE.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) DAYS, AFTER EACH RAINFALL OF 1/4" INCH OR MORE WITHIN A 12-HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT, SEDIMENT SHALL BE REMOVED BY AN APPROPRIATE METHOD.
- CLEANING SHALL BE PERFORMED AS RECOMMENDED BY THE MANUFACTURER.
- SIZE DESIGNATION IN AREA OF TABLE TOP OF THE INLET PROTECTION.

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OWNER
 East Adams Plaza II, L.P.
 100 West Broadway, Suite 1000
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 P: 212.452.0790

ARCHITECT
 HOK
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 New York, NY 10017
 P: 212.512.2000

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 New York, NY 10038
 P: 212.452.0790

ELECTRICAL ENGINEER
 ARUP
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 New York, NY 10038
 P: 212.452.0790

PLUMBING ENGINEER
 ARUP
 500 West Broadway, Suite 1000
 New York, NY 10038
 P: 212.452.0790

GENERAL CONTRACTOR
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 100 West Broadway, Suite 1000
 New York, NY 10038
 P: 212.452.0790

STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT
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 P: 212.452.0790

PLUMBING ENGINEER
 ARUP
 500 West Broadway, Suite 1000
 New York, NY 10038
 P: 212.452.0790

EAST ADAMS I - BUILDING 1



DESIGNED BY
 J. MACRIBBON
DRAWN BY
 P. COSBEE

PROJECT NAME
 EAST ADAMS I - BUILDING 1
PROJECT NO.
 222197-00
DATE
 05.11.2023

hard | ceplan | mecht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



PERMIT SUBMISSION

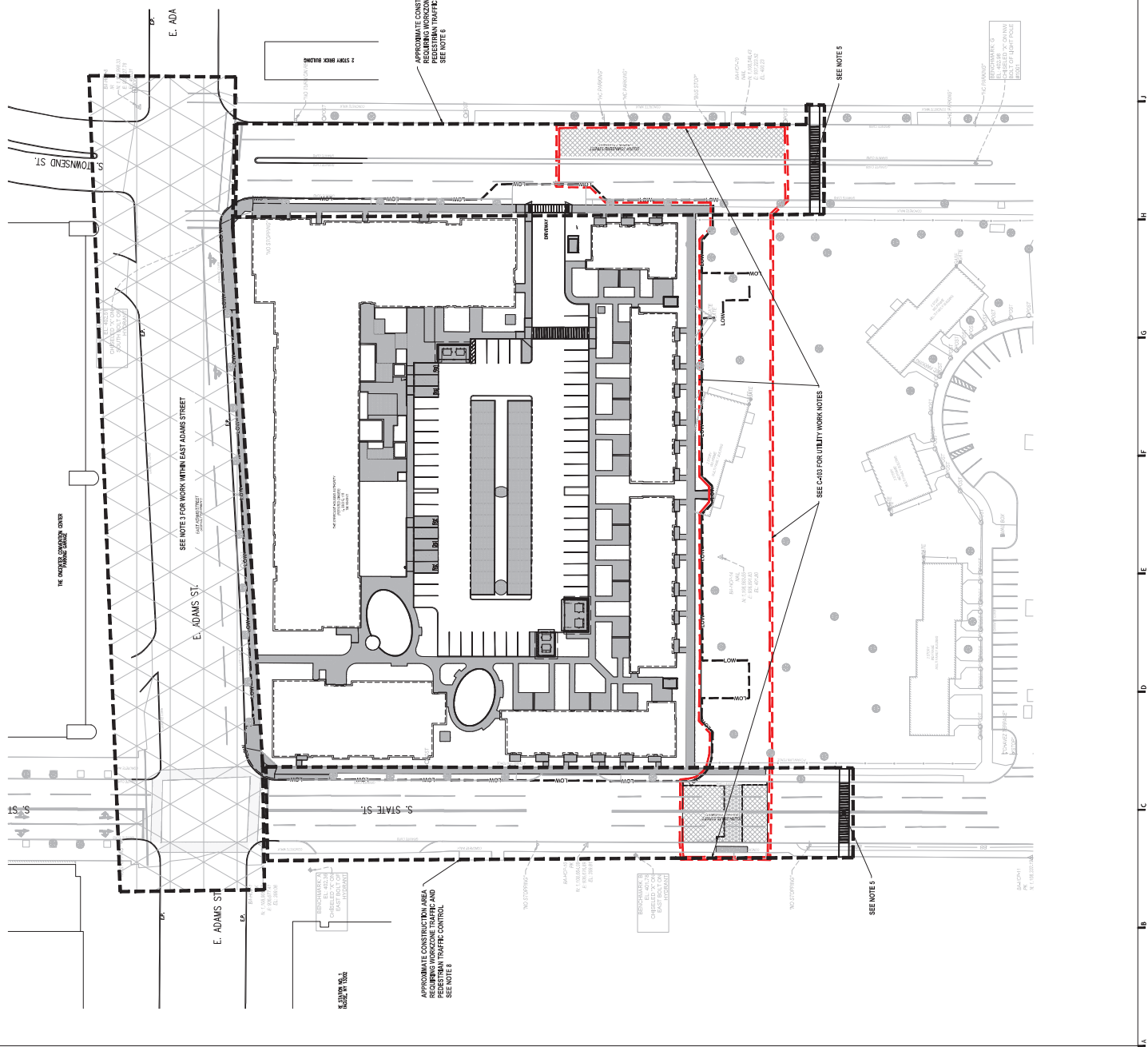
WZTC-10

NOT FOR CONSTRUCTION

- WORK ZONE TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS**
- SEE SHEET C-003 FOR WORK ZONE TRAFFIC CONTROL AND RESTRICTION TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS.
 - THE PROJECT REFERENCES NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARDS AND SPECIFICATIONS, CONTRACTORS MANUAL, 2019 EDITION WITH CORRECTIONS, 2020 EDITION, AND SPECIFICATIONS.
 - NYSDOT REFERENCED STANDARD SHEETS
 - NYSDOT REFERENCED STANDARD SHEETS
 - NYSDOT REFERENCED STANDARD SHEETS
 - NYSDOT REFERENCED STANDARD SHEETS
 - NYSDOT REFERENCED STANDARD SHEETS

APPROXIMATE CONSTRUCTION AREA REQUIRING WORK ZONE TRAFFIC CONTROL

SEE NOTE 6



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OWNER
 East Adams I LLC
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

ARCHITECT
 J. R. McQuinn & Associates
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

LANDSCAPE ARCHITECT
 J. R. McQuinn & Associates
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

DATE
 08/11/2023

PROJECT
 EAST ADAMS I - BUILDING 1

CLIENT
 J. R. McQuinn & Associates

DATE
 08/11/2023

OWNER
 East Adams I LLC
 150 West 10th Street
 Syracuse, NY 13202
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 150 West 10th Street
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DATE
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 J. R. McQuinn & Associates

DATE
 08/11/2023

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 East Adams I LLC
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

ARCHITECT
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LANDSCAPE ARCHITECT
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 150 West 10th Street
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DATE
 08/11/2023

PROJECT
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 J. R. McQuinn & Associates

DATE
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 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

ARCHITECT
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LANDSCAPE ARCHITECT
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 150 West 10th Street
 Syracuse, NY 13202
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DATE
 08/11/2023

PROJECT
 EAST ADAMS I - BUILDING 1

CLIENT
 J. R. McQuinn & Associates

DATE
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OWNER
 East Adams I LLC
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

ARCHITECT
 J. R. McQuinn & Associates
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

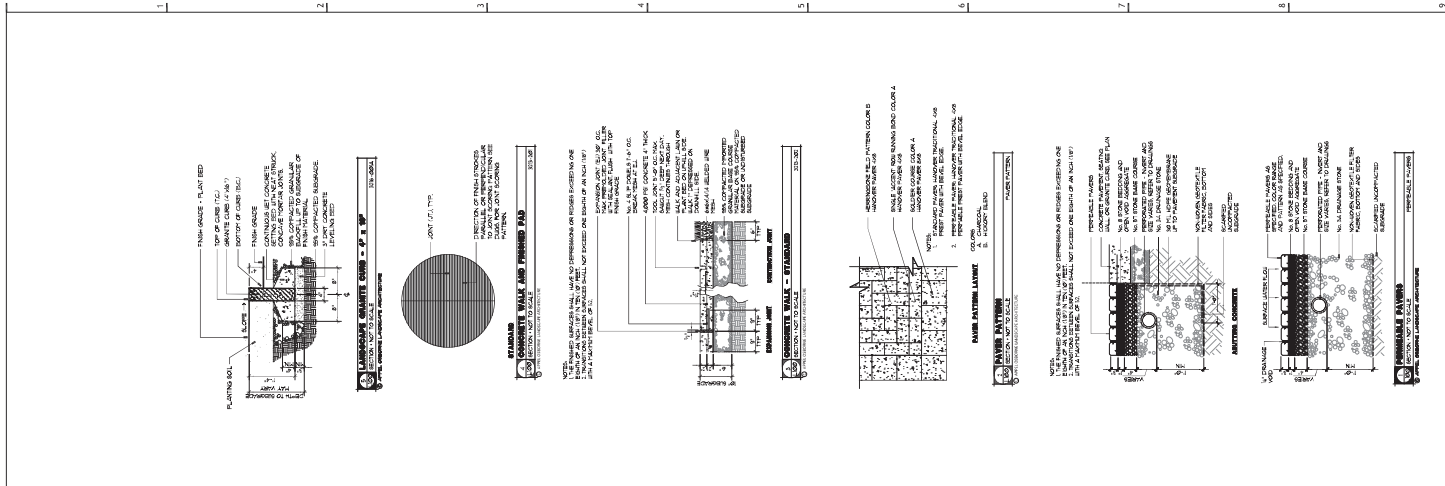
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 J. R. McQuinn & Associates
 150 West 10th Street
 Syracuse, NY 13202
 P: 315.487.2700

DATE
 08/11/2023

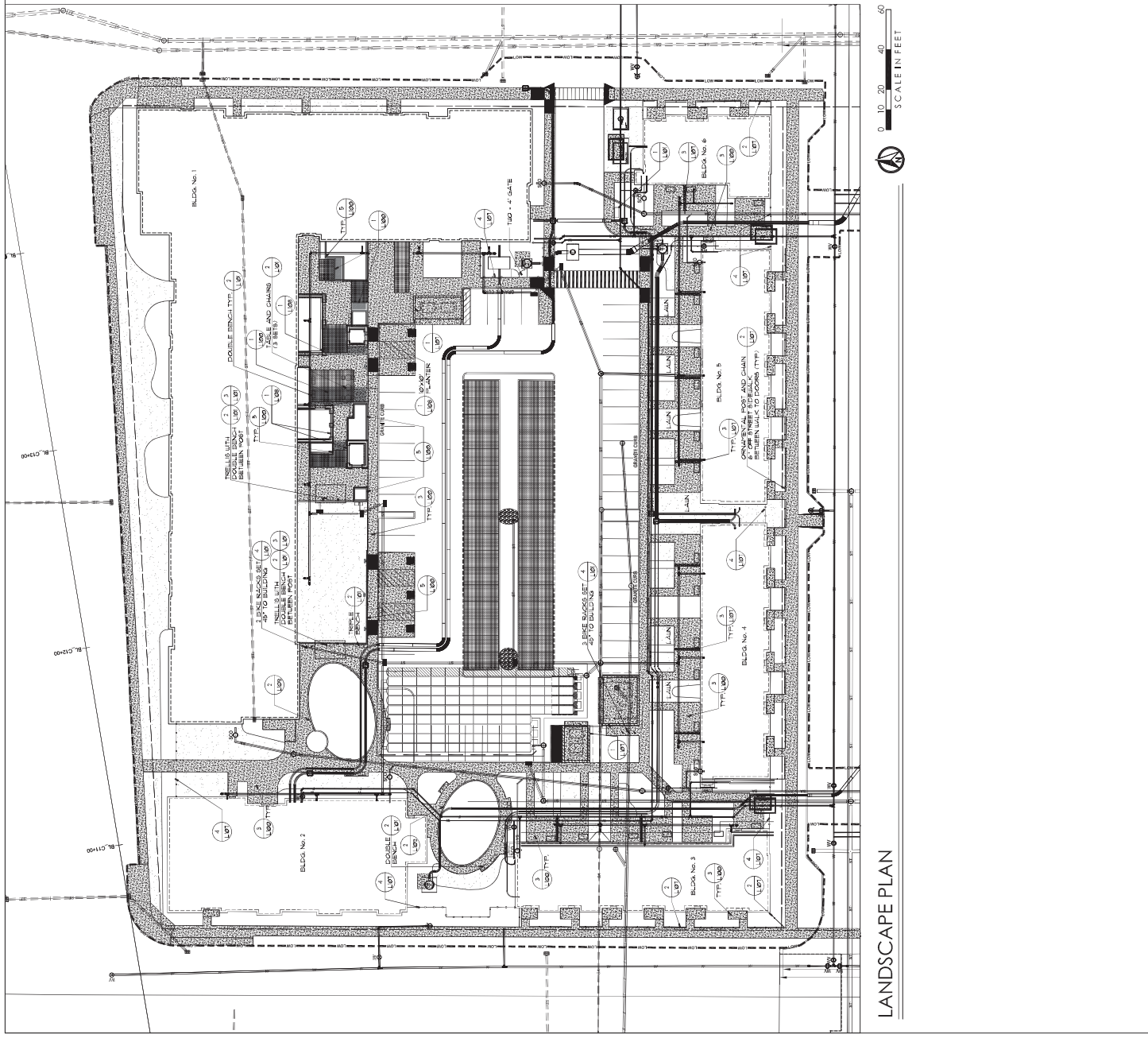
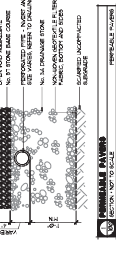
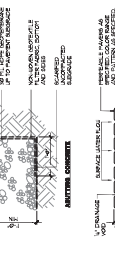
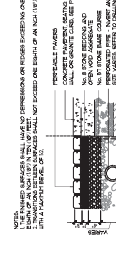
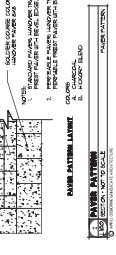
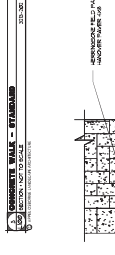
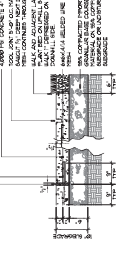
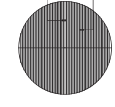
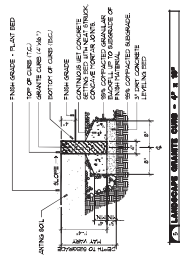
PROJECT
 EAST ADAMS I - BUILDING 1

CLIENT
 J. R. McQuinn & Associates

DATE
 08/11/2023

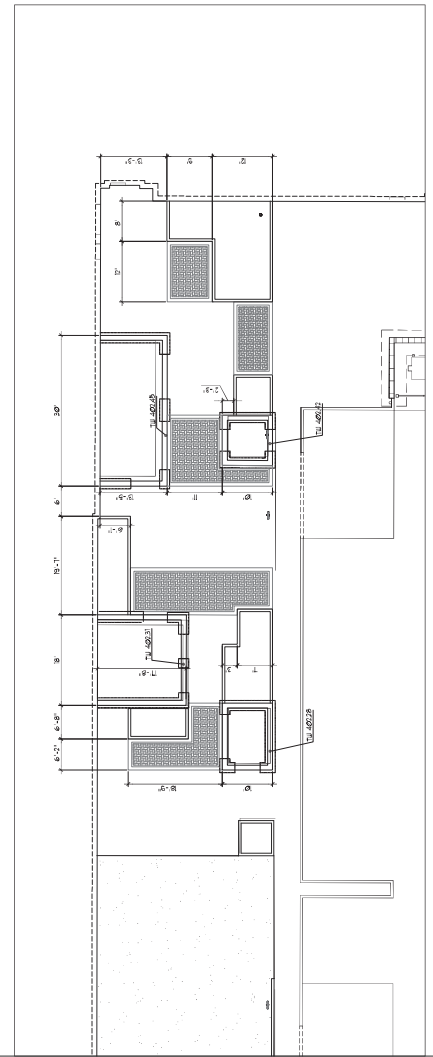


LANDSCAPE PLAN

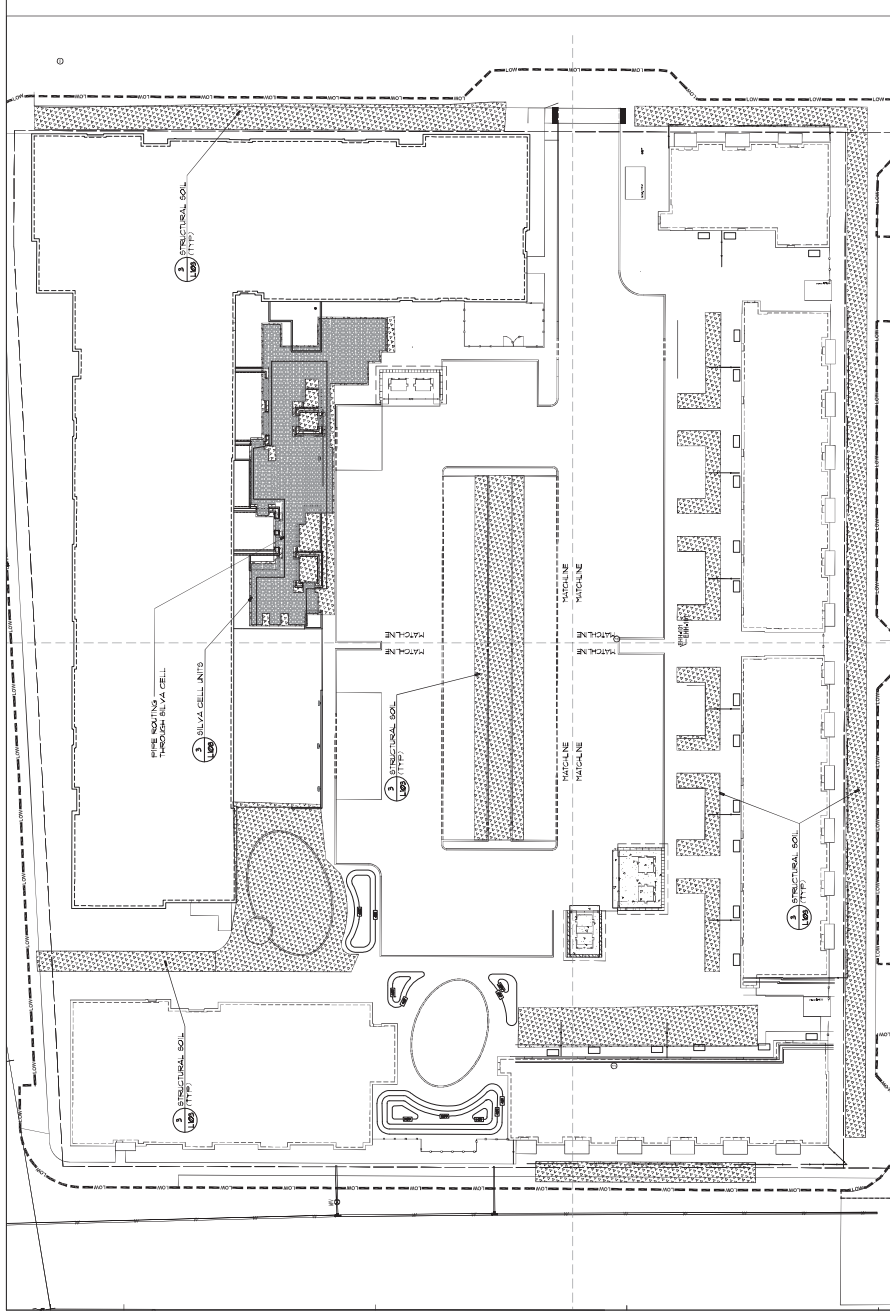


LANDSCAPE PLAN

LANDSCAPE LAYOUT AND GRADING PLAN ENLARGEMENT



LANDSCAPE LAYOUT AND GRADING PLAN



OWNER
 East Adams I LLC
 100 Westchester Plaza, Suite 1000
 Westchester, NY 10590
 P: 914.272.7272

ARCHITECT
 Reed Collier Mackay Inc.
 100 Westchester Plaza, Suite 1000
 Westchester, NY 10590
 P: 914.272.7272

LANDSCAPE ARCHITECT
 McCormack Baron Salazar Development Inc.
 100 Westchester Plaza, Suite 1000
 Westchester, NY 10590
 P: 914.272.7272

DATE
 03/11/2023

PROJECT
 EAST ADAMS I - BUILDING 1
 222 107 RD
 WESTCHESTER, NY 10590

SCALE
 1/8" = 1'-0"

DATE
 03/11/2023

DESIGNER
 LANDSCAPE LAYOUT AND GRADING PLAN

PROJECT
 EAST ADAMS I - BUILDING 1
 222 107 RD
 WESTCHESTER, NY 10590

SCALE
 1/8" = 1'-0"

DATE
 03/11/2023

OWNER
 East Adams I LLC
 100 Westchester Plaza, Suite 1000
 Westchester, NY 10590
 P: 914.272.7272

ARCHITECT
 Reed Collier Mackay Inc.
 100 Westchester Plaza, Suite 1000
 Westchester, NY 10590
 P: 914.272.7272

LANDSCAPE ARCHITECT
 McCormack Baron Salazar Development Inc.
 100 Westchester Plaza, Suite 1000
 Westchester, NY 10590
 P: 914.272.7272

DATE
 03/11/2023

PROJECT
 EAST ADAMS I - BUILDING 1
 222 107 RD
 WESTCHESTER, NY 10590

SCALE
 1/8" = 1'-0"

DATE
 03/11/2023

DESIGNER
 LANDSCAPE LAYOUT AND GRADING PLAN

PROJECT
 EAST ADAMS I - BUILDING 1
 222 107 RD
 WESTCHESTER, NY 10590

SCALE
 1/8" = 1'-0"

DATE
 03/11/2023

LANDSCAPE LAYOUT AND GRADING PLAN

L-101

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

L-102

PLANTING PLAN



ARCHITECTURE: UNICORP ARCHITECTURE
PLANNING: INTERGREEN

Table with columns: No., Date, Revision. Rows include: 1. 10/11/2023, 2. 11/14/2023, 3. 11/14/2023.

Table with columns: Project Name, Address, City, State, Zip. Project Name: EAST ADAMS I - BUILDING 1. Address: 222 BOSTON ST, NEW YORK, NY 10002.

OWNER: EAST ADAMS I - BUILDING 1 DEVELOPMENT
100 EAST ADAMS STREET, FLOOR 10, NEW YORK, NY 10002
P: 646.379.1000

ARCHITECT: Inter Green Architects, LLC
100 East Adams Street, Floor 10, New York, NY 10002
P: 646.379.1000

DATE: 11/14/2023
BY: [Signature]

LANDSCAPE ARCHITECT: INTERGREEN
100 East Adams Street, Floor 10, New York, NY 10002
P: 646.379.1000

SCALE: 1/8" = 1'-0"

PROJECT: EAST ADAMS I - BUILDING 1

SYNOPSIS: SYRACUSE, NY

DEVELOPER: MCCORMACK BARON BALZAR DEVELOPMENT INC.

DATE: 11/14/2023

BY: [Signature]

PROJECT: EAST ADAMS I - BUILDING 1

SYNOPSIS: SYRACUSE, NY

DEVELOPER: MCCORMACK BARON BALZAR DEVELOPMENT INC.

DATE: 11/14/2023

BY: [Signature]

PROJECT: EAST ADAMS I - BUILDING 1

SYNOPSIS: SYRACUSE, NY

DEVELOPER: MCCORMACK BARON BALZAR DEVELOPMENT INC.

DATE: 11/14/2023

BY: [Signature]

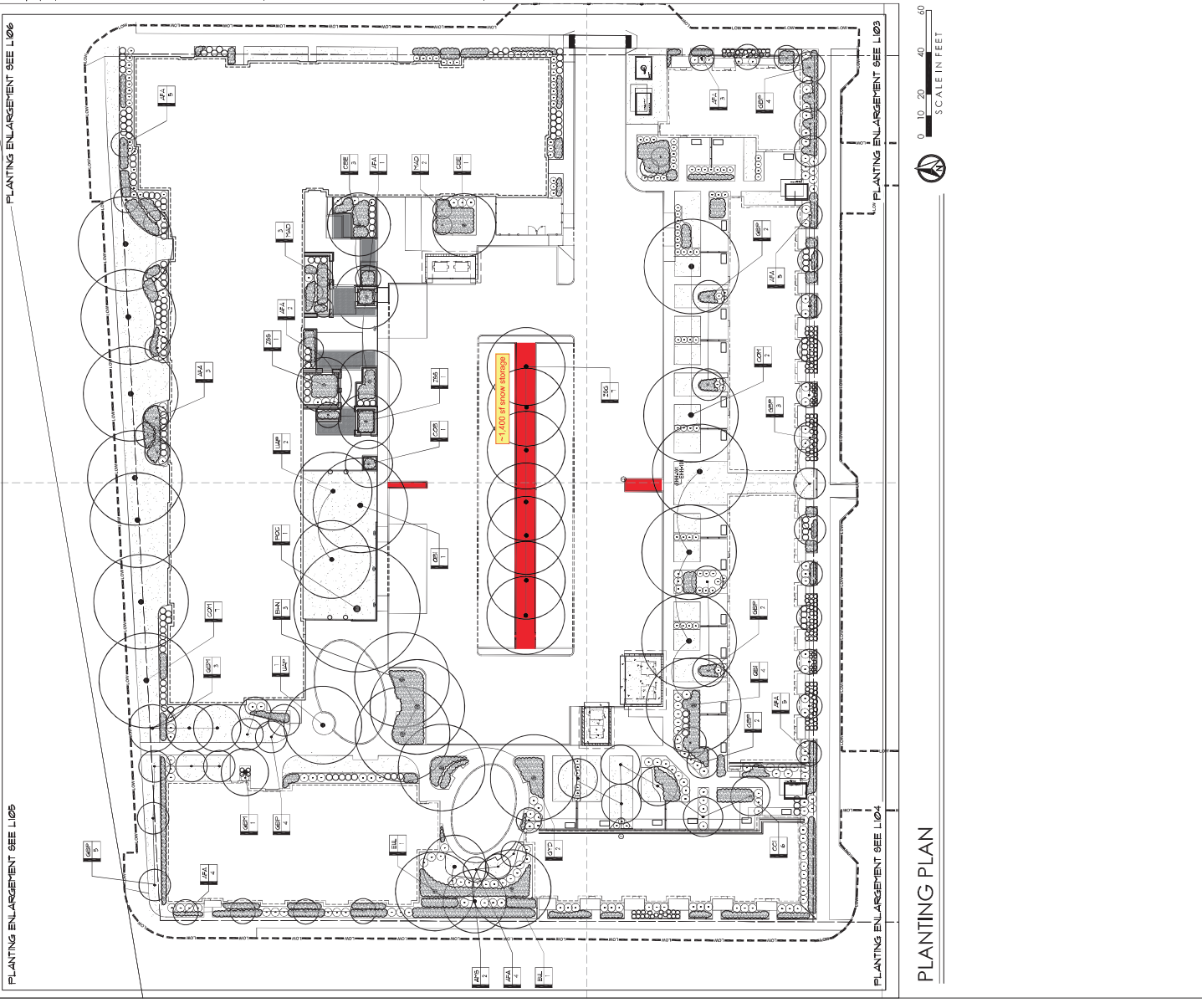
PROJECT: EAST ADAMS I - BUILDING 1

SYNOPSIS: SYRACUSE, NY

DEVELOPER: MCCORMACK BARON BALZAR DEVELOPMENT INC.

DATE: 11/14/2023

Table with 5 columns: COMMON NAME, QTY., ROOT & SIZE #, SPACING, NOTES. Lists various tree species like ARISTARIA, BECCA, CARYA, etc., with quantities and spacing notes.



PLANTING PLAN
PLANTING ENLARGEMENT SEE L103
PLANTING ENLARGEMENT SEE L104
PLANTING ENLARGEMENT SEE L106

L-103

NOT FOR CONSTRUCTION
PERMIT SUBMISSION

© 2022 Cooper Martin, Inc.

OWNER
McCormack Baron Salazar Development, Inc.
1000 Madison Ave., Suite 1000
New York, NY 10017

ARCHITECT
Hardy Holzman Pfeiffer Associates, Inc.
1000 Madison Ave., Suite 1000
New York, NY 10017

LANDSCAPE ARCHITECT
Cooper Martin, Inc.
1000 Madison Ave., Suite 1000
New York, NY 10017

DATE
10/11/2022

PROJECT
McCormack Baron Salazar Development, Inc.
East Adams I - Building 1
Syracuse, NY

hardy holzman pfeiffer | **mccormack baron salazar**

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIORS DESIGN



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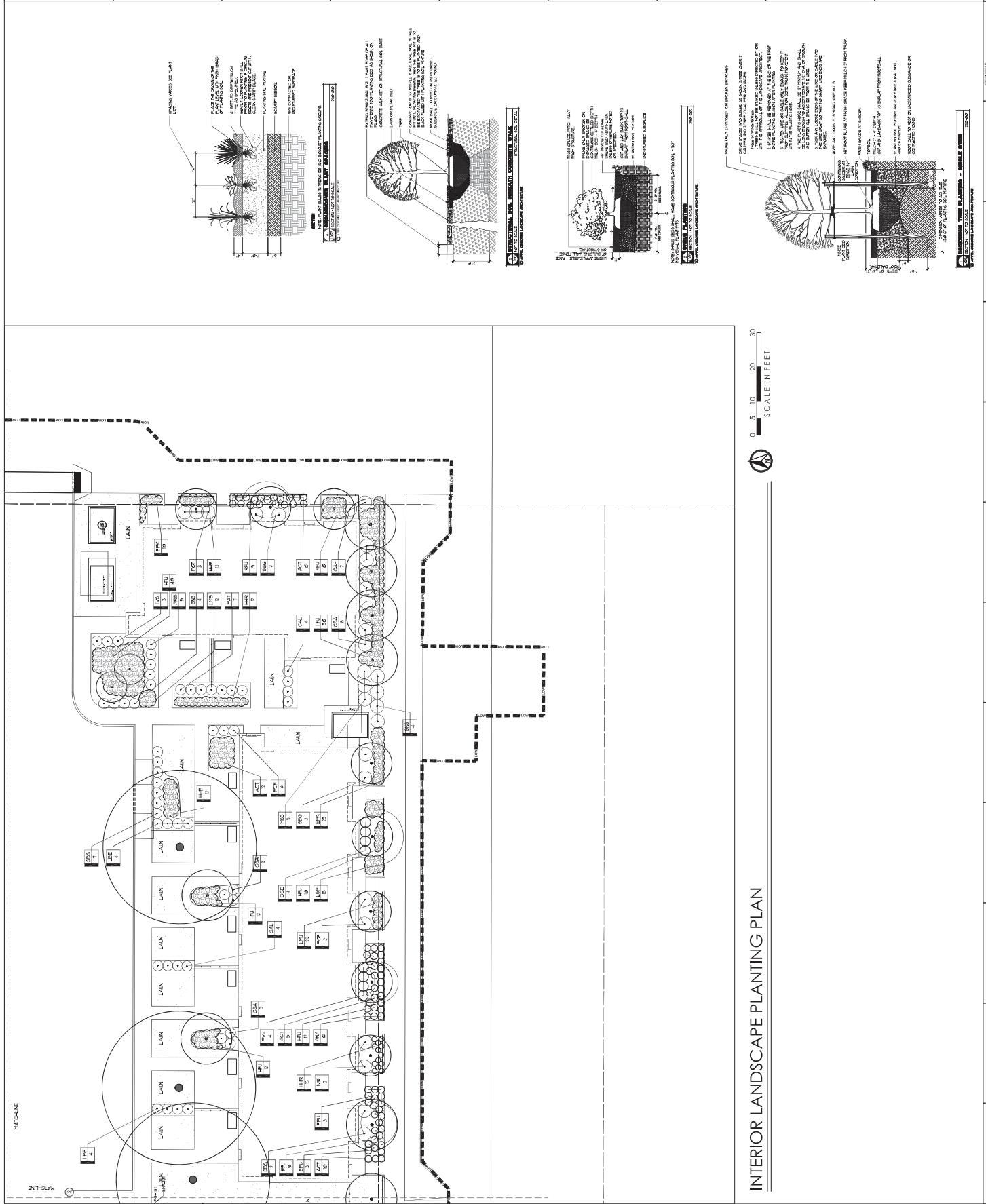
NO.	DATE	DESCRIPTION
1	10/11/2022	PLANTING PLAN

Project Manager:
222.197.20

Project Location:
East Adams I - Building 1
Syracuse, NY

DATE
10/11/2022

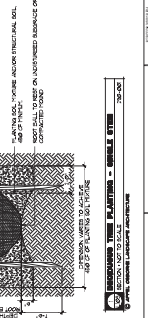
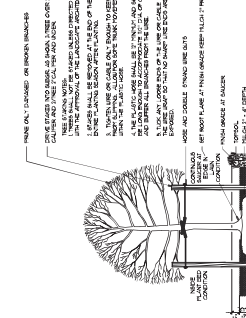
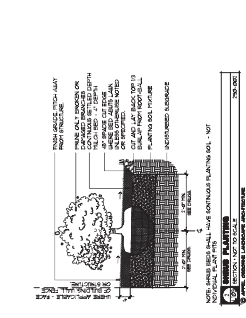
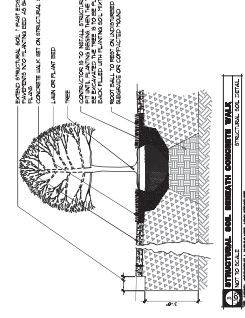
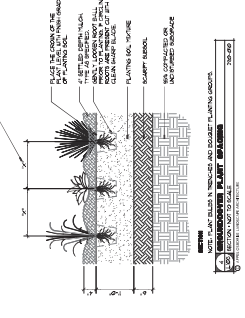
PROJECT
PLANTING ENLARGEMENT - 1
EAST ADAMS I - BUILDING 1
Syracuse, NY



INTERIOR LANDSCAPE PLANTING PLAN

0 5 10 20 30
SCALE IN FEET

1. **PLANTING DETAIL**
PLANTING DETAIL - 1
PLANTING DETAIL - 2
PLANTING DETAIL - 3
PLANTING DETAIL - 4
PLANTING DETAIL - 5
PLANTING DETAIL - 6
PLANTING DETAIL - 7
PLANTING DETAIL - 8
PLANTING DETAIL - 9
PLANTING DETAIL - 10



L-104

NOT FOR CONSTRUCTION
PERMIT SUBMISSION

DATE: 05.11.2023
PROJECT: PLANTING PLAN

OWNER:
McCormack Baron Salazar Development Inc.
241 Madison Avenue, 15th Floor
New York, NY 10017

ARCHITECT:
Heery Construction Inc.
350 West 57th Street, 15th Floor
New York, NY 10019

LANDSCAPE ARCHITECT:
ParkerPraeger LLC
200 West 45th Street, 15th Floor
New York, NY 10019

DATE: 05.11.2023

PROJECT: EAST ADAMS I - BUILDING 1
222 1ST ST
BROOKLYN, NY 11201


PROJECT NAME:
EAST ADAMS I - BUILDING 1

PROJECT ADDRESS:
222 1ST ST
BROOKLYN, NY 11201

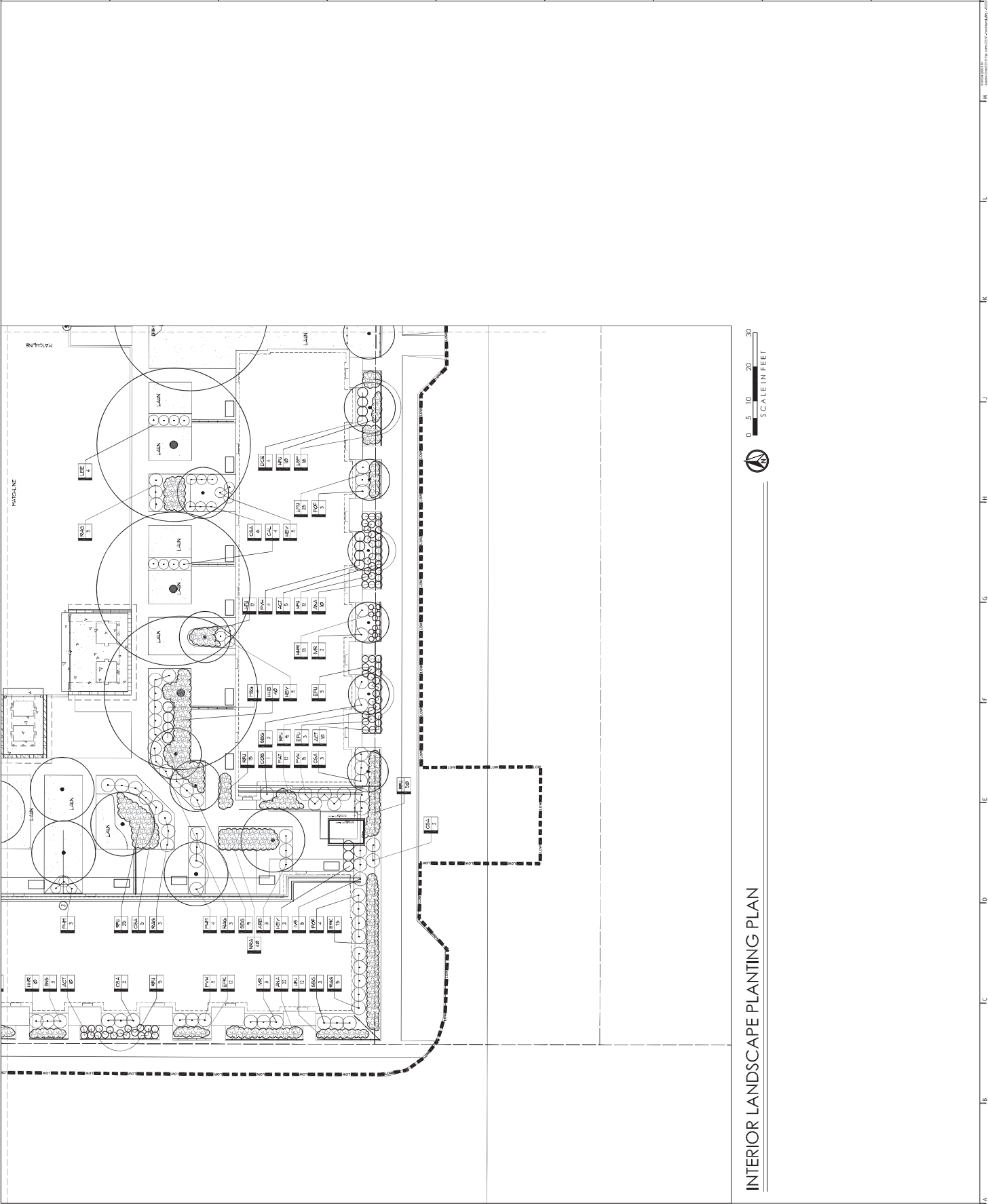
CLIENT:
McCormack Baron Salazar Development Inc.

hard coplan | mocht

ARCHITECTURE:
LANDSCAPE ARCHITECTURE
PLANNING
INTERIORS



PROJECT: EAST ADAMS I - BUILDING 1
DATE: 05.11.2023
PROJECT NO.: 22210720
PROJECT NAME: PLANTING PLAN



INTERIOR LANDSCAPE PLANTING PLAN

OWNER
 East Adams I LLC
 150 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

ARCHITECT
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

LANDSCAPE ARCHITECT
 ANDREW McCREE ARCHITECTS, P.A.C.
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

DATE
 08/14/2023

PROJECT
 EAST ADAMS I - BUILDING 1
 SYRACUSE, NY

CLIENT
 MCGORMACK BARON SALAZAR
 DEVELOPMENT INC.
 150 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

ARCHITECTURE
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

LANDSCAPE ARCHITECTURE
 ANDREW McCREE ARCHITECTS, P.A.C.
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

INTERIOR DESIGN
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

DATE
 08/14/2023

PROJECT
 EAST ADAMS I - BUILDING 1
 SYRACUSE, NY

CLIENT
 MCGORMACK BARON SALAZAR
 DEVELOPMENT INC.
 150 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

ARCHITECTURE
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

LANDSCAPE ARCHITECTURE
 ANDREW McCREE ARCHITECTS, P.A.C.
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

INTERIOR DESIGN
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

DATE
 08/14/2023

PROJECT
 EAST ADAMS I - BUILDING 1
 SYRACUSE, NY

CLIENT
 MCGORMACK BARON SALAZAR
 DEVELOPMENT INC.
 150 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

ARCHITECTURE
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

LANDSCAPE ARCHITECTURE
 ANDREW McCREE ARCHITECTS, P.A.C.
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

INTERIOR DESIGN
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

DATE
 08/14/2023

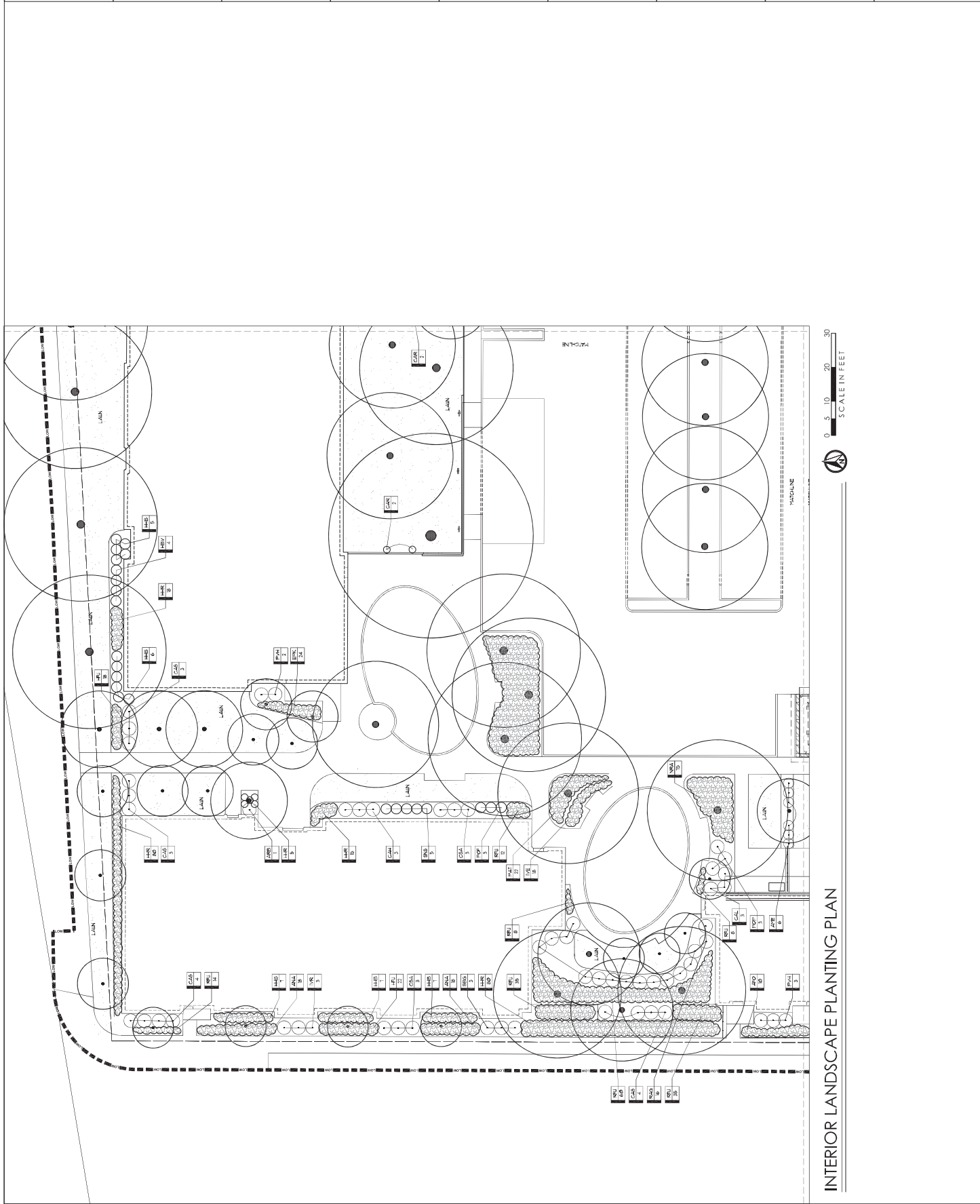
PROJECT
 EAST ADAMS I - BUILDING 1
 SYRACUSE, NY

CLIENT
 MCGORMACK BARON SALAZAR
 DEVELOPMENT INC.
 150 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

ARCHITECTURE
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

LANDSCAPE ARCHITECTURE
 ANDREW McCREE ARCHITECTS, P.A.C.
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722

INTERIOR DESIGN
 HOK
 100 West 10th Street, Suite 100
 New York, NY 10011
 P: 212.422.2722



INTERIOR LANDSCAPE PLANTING PLAN

0 5 10 20 30
 SCALE IN FEET

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

OWNER: MCGORMACK BARON SALAZAR DEVELOPMENT INC.
 PROJECT: EAST ADAMS I - BUILDING 1
 DRAWING NUMBER: 222-107-00
 DATE: 08/14/2023
 PLAN TITLE: PLANTING PLAN

L-105

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

© 2023 ANDREW McCREE ARCHITECTS, P.A.C.

OWNER
 East Adams I LLC
 100 West Broadway, Suite 100
 New York, NY 10038
 P: 212.422.0700

ARCHITECT
 Reed College Park, Inc.
 100 West Broadway, Suite 100
 New York, NY 10038
 P: 212.422.0700

LANDSCAPE ARCHITECT
 Andrew McGee Architects, LLC
 100 West Broadway, Suite 100
 New York, NY 10038
 P: 212.422.0700

DATE
 08/14/2023

PROJECT
 EAST ADAMS I - BUILDINGS 1
 222 107 St
 East Adams I, NYC
 10038

SCALE
 1/8" = 1'-0"

DATE
 08/14/2023

OWNER
 PLANTING ENGAGEMENT - 4

NOT FOR CONSTRUCTION

PERMIT SUBMISSION

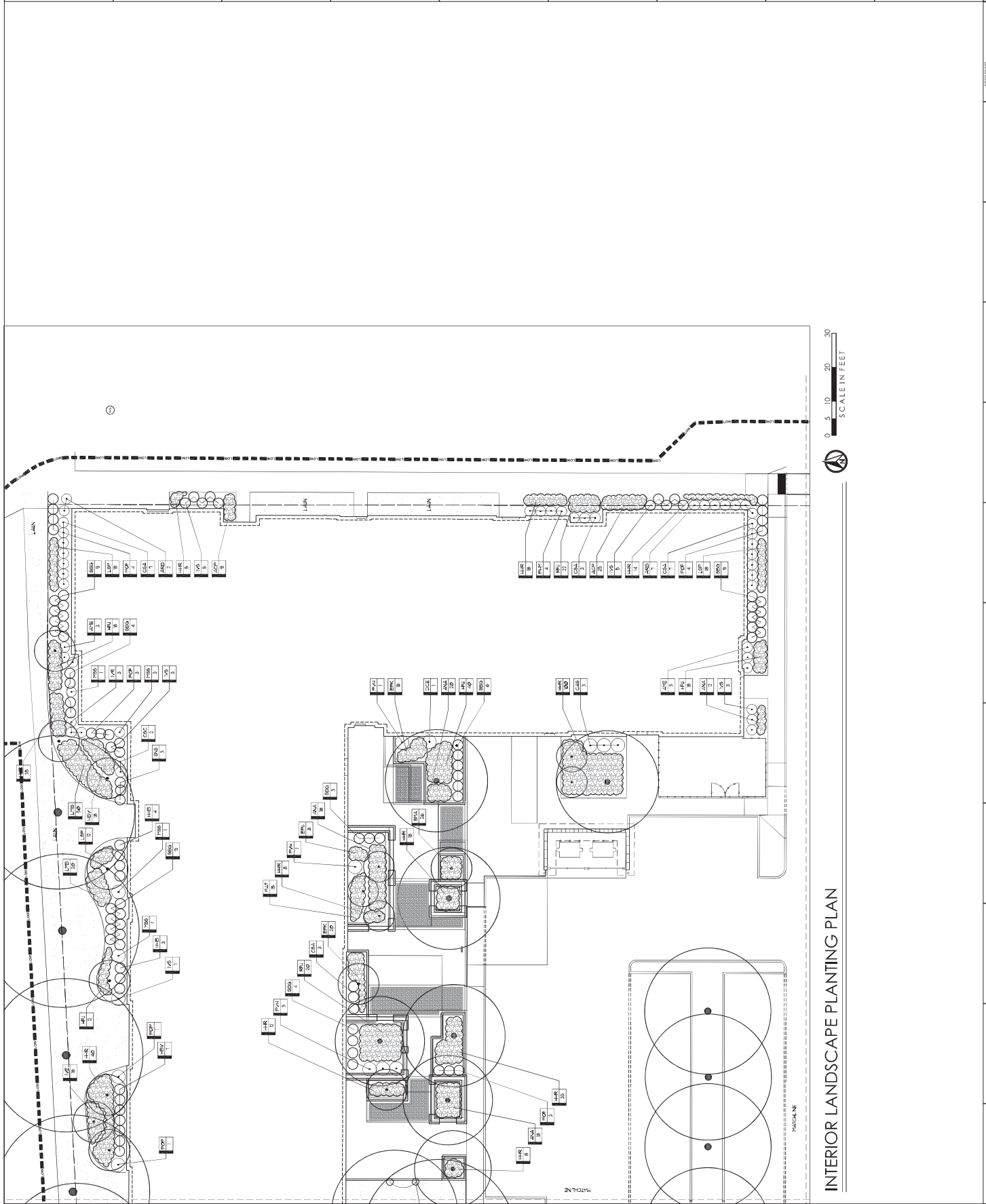
McGORMACK BARON SALAZAR DEVELOPMENT, INC.
EAST ADAMS I - BUILDING 1
 SYRACUSE, NY

herd coplan | mecht

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



NO.	DATE	REVISION
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2	08/14/2023	ISSUED FOR PERMIT
3	08/14/2023	ISSUED FOR PERMIT
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98	08/14/2023	ISSUED FOR PERMIT
99	08/14/2023	ISSUED FOR PERMIT
100	08/14/2023	ISSUED FOR PERMIT



INTERIOR LANDSCAPE PLANTING PLAN

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

OWNER
 McGraw Hill
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

ARCHITECT
 HOK
 100 Madison Avenue
 15th Floor
 New York, NY 10017

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

PROJECT
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

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 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
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 15th Floor
 New York, NY 10020

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 15th Floor
 New York, NY 10020

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 11/11/11

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 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

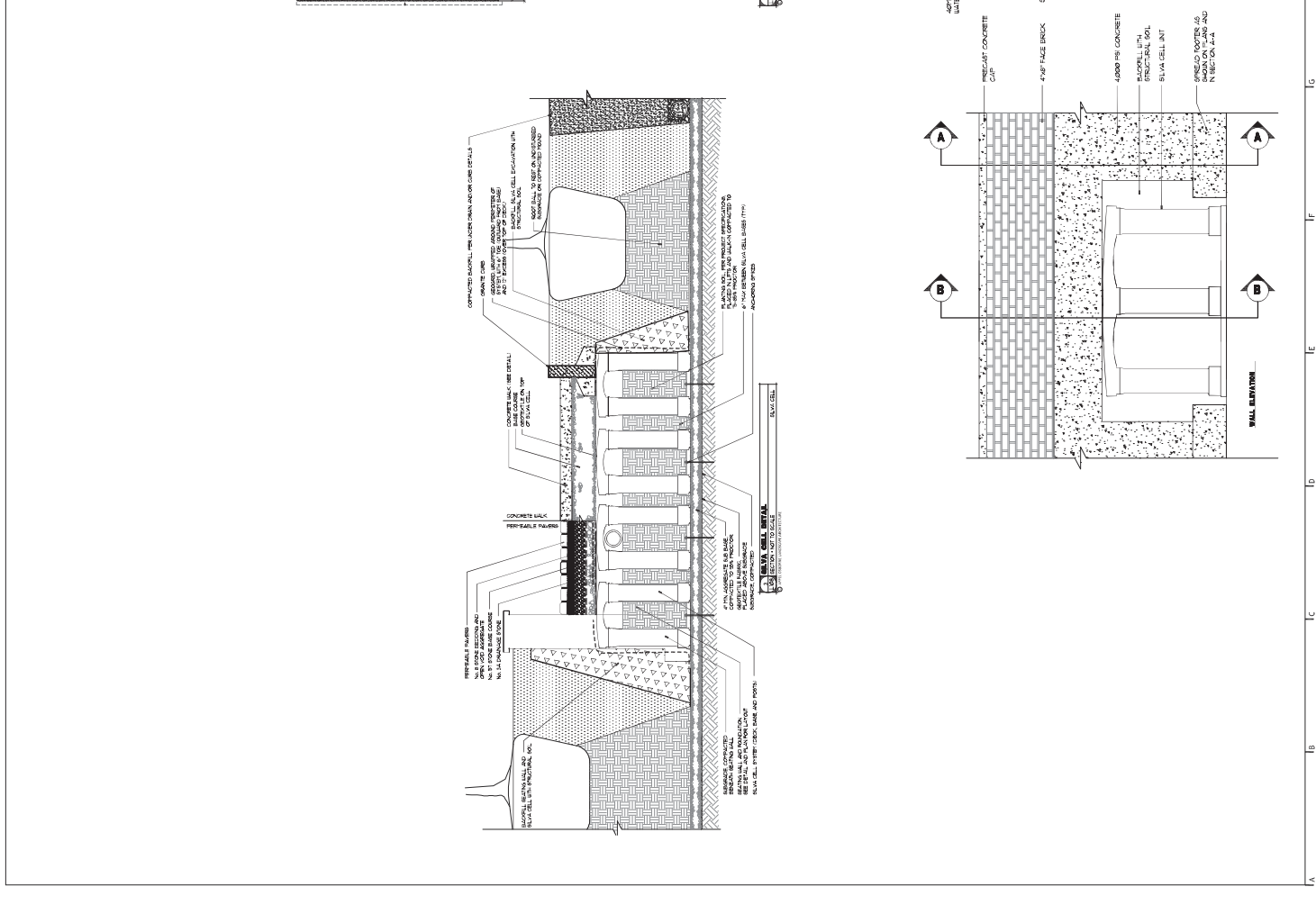
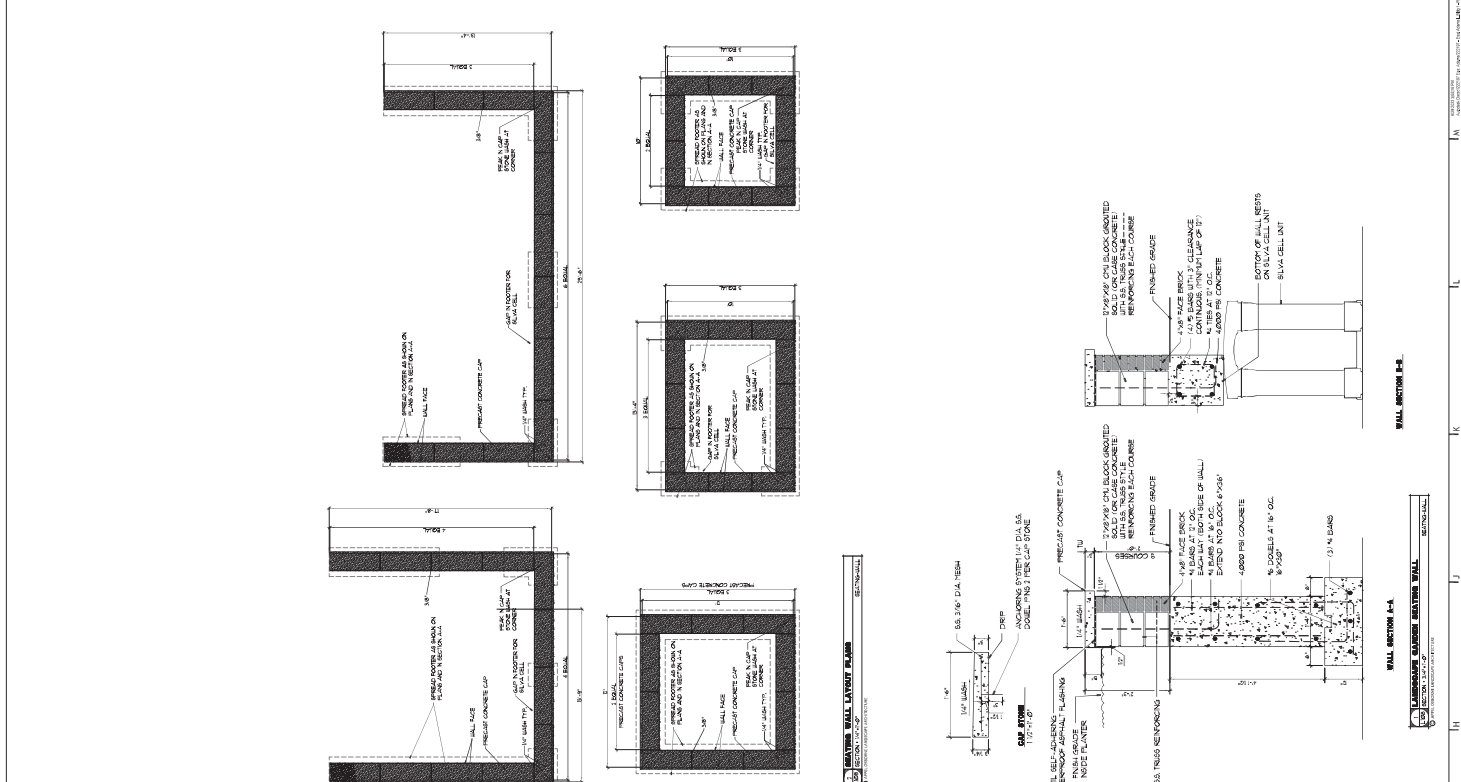
DATE
 11/11/11

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11



OWNER
 McGraw Hill
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

ARCHITECT
 HOK
 100 Madison Avenue
 15th Floor
 New York, NY 10017

GENERAL CONTRACTOR
 McGraw Hill Construction
 1221 Avenue of the Americas
 15th Floor
 New York, NY 10020

DATE
 11/11/11

A-2.00

NOT FOR CONSTRUCTION
PCR APPLICATION

© 2019 Cooper Group, Inc.

OWNER
 East Adams One LLC
 300 Westchester Ave., Suite 1000
 Westchester, NY 10598
 P: 914.427.8792

ARCHITECT
 Hord Coplan Macht, P.C.
 100 Westchester Ave., Suite 1000
 Westchester, NY 10598
 P: 914.427.8792

MEP ENGINEERS
 M&E Engineers, Inc.
 100 Westchester Ave., Suite 1000
 Westchester, NY 10598
 P: 914.427.8792

LANDSCAPE ARCHITECT
 M&E Engineers, Inc.
 100 Westchester Ave., Suite 1000
 Westchester, NY 10598
 P: 914.427.8792

GENERAL CONTRACTOR
 M&E Engineers, Inc.
 100 Westchester Ave., Suite 1000
 Westchester, NY 10598
 P: 914.427.8792

PROJECT INFORMATION
 Project Name: East Adams I
 Project Address: 300 Westchester Ave., Suite 1000
 Project City: Westchester, NY 10598
 Project State: NY
 Project Zip: 10598

DATE
 08/11/2023

SCALE
 3/32" = 1'-0"

DRAWING
 OVERALL FLOOR PLANS

hord | coplan | macht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



McCORMACK BARON SALAZAR DEVELOPMENT, INC.
EAST ADAMS I
 SYRACUSE, NY

4K BUILDING 6 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

4C BUILDING 6 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

7C BUILDING 4 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9C BUILDING 4 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

2A BUILDING 5 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

4A BUILDING 5 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9A BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9D BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9E BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9F BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9G BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9H BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9I BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9J BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9K BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9L BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9M BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9N BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9O BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9P BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9Q BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

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 08/11/2023

9S BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

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 08/11/2023

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 08/11/2023

9V BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9W BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9X BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

9Y BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
 08/11/2023

9Z BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
 08/11/2023

A-2.00

NOT FOR CONSTRUCTION
HCR APPLICATION

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OWNER
MCCORMACK BARON SALAZAR DEVELOPMENT, INC.
100 Park Avenue, 15th Floor
New York, NY 10022

ARCHITECT
hord/coplan/macht
100 Park Avenue, 15th Floor
New York, NY 10022

MECHANICAL ENGINEER
M&E Engineering P.C.
100 Park Avenue, 15th Floor
New York, NY 10022

ELECTRICAL ENGINEER
E&E Engineering P.C.
100 Park Avenue, 15th Floor
New York, NY 10022

PLUMBING ENGINEER
P&E Engineering P.C.
100 Park Avenue, 15th Floor
New York, NY 10022

STRUCTURAL ENGINEER
S&E Engineering P.C.
100 Park Avenue, 15th Floor
New York, NY 10022

LANDSCAPE ARCHITECT
L&A Engineering P.C.
100 Park Avenue, 15th Floor
New York, NY 10022

INTERIOR DESIGNER
I&D Design P.C.
100 Park Avenue, 15th Floor
New York, NY 10022

PROJECT INFORMATION
Project Name: EAST ADAMS I - BUILDING I
Address: 100 Park Avenue, 15th Floor
City: New York, NY 10022

DATE
10/23/2023

SCALE
3/32" = 1'-0"

DRAWING
Overall Floor Plan - Level 1

PROJECT LOCATION
100 Park Avenue, 15th Floor
New York, NY 10022

PROJECT DESCRIPTION
East Adams I - Building I
100 Park Avenue, 15th Floor
New York, NY 10022

PROJECT CONTACTS
Project Manager: [Name]
Architect: [Name]
Mechanical Engineer: [Name]
Electrical Engineer: [Name]
Plumbing Engineer: [Name]
Structural Engineer: [Name]
Landscape Architect: [Name]
Interior Designer: [Name]

PROJECT SCHEDULE
Start Date: [Date]
End Date: [Date]

PROJECT BUDGET
Total Budget: [Amount]

PROJECT RISK
Risk Level: [Level]

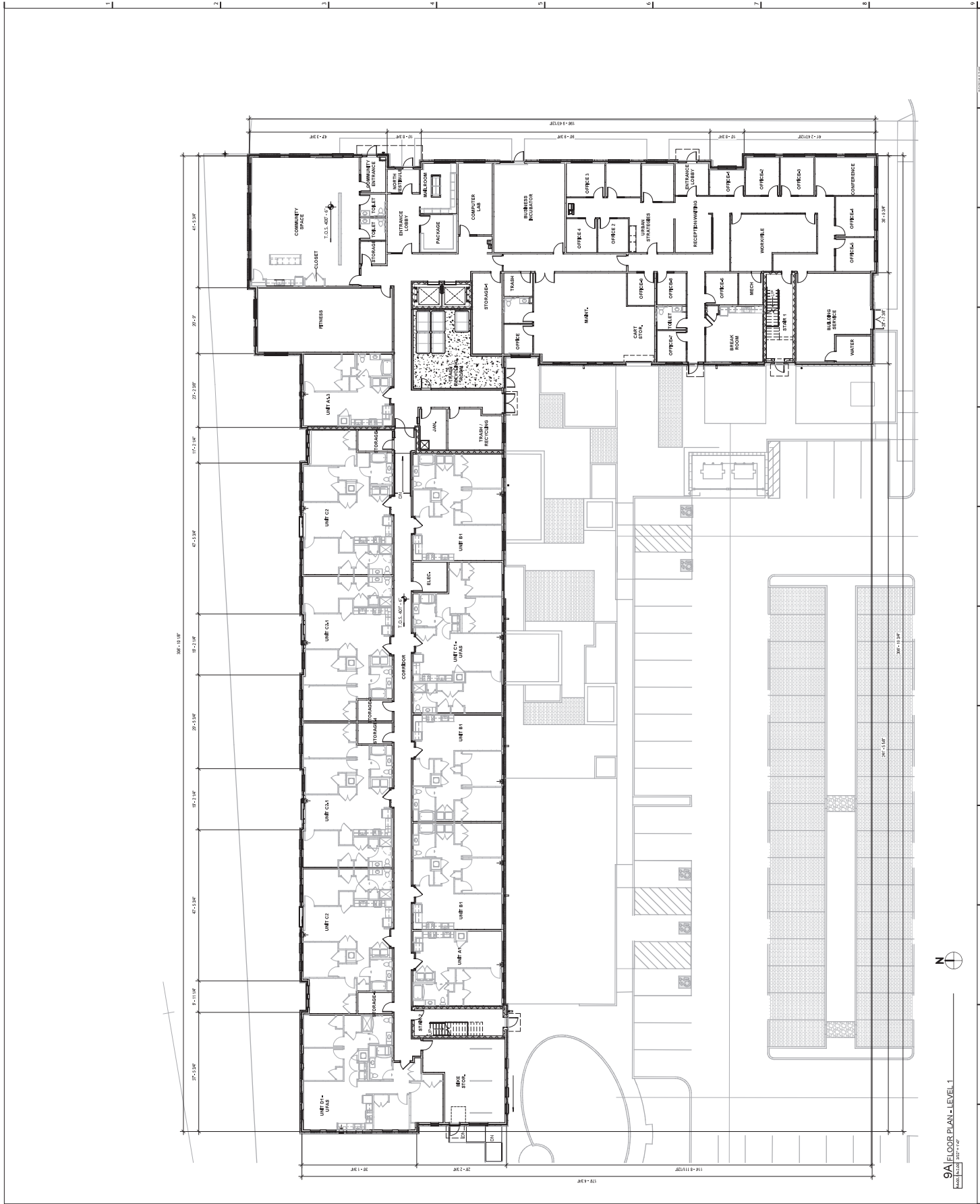
PROJECT STATUS
Status: [Status]

PROJECT NOTES
[Notes]

PROJECT REVISIONS
[Revisions]

PROJECT APPROVALS
[Approvals]

PROJECT SIGNATURES
[Signatures]



9A FLOOR PLAN - LEVEL 1
10/23/2023

A-2.01

NOT FOR CONSTRUCTION
HCR APPLICATION

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OWNER
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

ARCHITECT
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

MEP ENGINEERS
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

LANDSCAPE ARCHITECT
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

MEP ENGINEERS
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

STRUCTURAL ENGINEERS
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

GENERAL CONTRACTOR
 HOK Group, Inc.
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

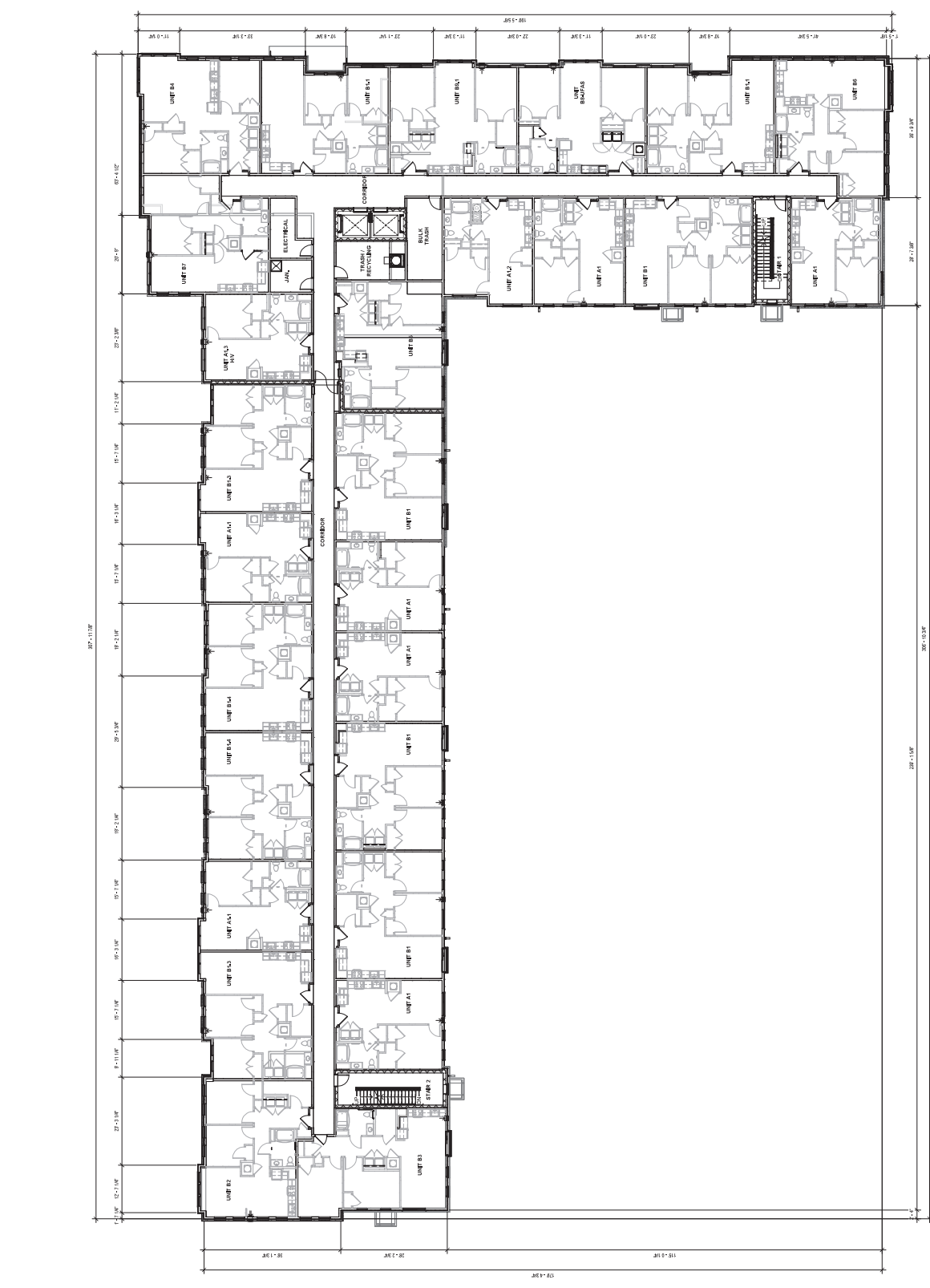
hord | coplan | macht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

1000 Avenue of the Americas
 10th Floor
 New York, NY 10020

McCORMACK BARON SALAZAR DEVELOPMENT, INC.
EAST ADAMS I - BUILDING I
 Syracuse, NY



NO.	DATE	DESCRIPTION
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3	10/23/2023	ISSUED FOR PERMIT
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9A FLOOR PLAN - LEVEL 2
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FOR APPLICATION

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OWNER
 The Cooper Group, Inc.
 100 West Broadway, Suite 1000
 New York, NY 10038

ARCHITECT
 HOK
 100 West Broadway, Suite 1000
 New York, NY 10038

MEP ENGINEERS
 HOK
 100 West Broadway, Suite 1000
 New York, NY 10038

GENERAL CONTRACTOR
 The Cooper Group, Inc.
 100 West Broadway, Suite 1000
 New York, NY 10038

PROJECT INFORMATION
 Project Name: EAST ADAMS I - BUILDING I
 Project Address: 100 West Broadway, Suite 1000, New York, NY 10038
 Project Number: 10038-001

DATE
 10/23/2023

SCALE
 3/32" = 1'-0"

DRAWING
 OVERALL FLOOR PLAN - LEVEL 3

PROJECT LOCATION
 100 West Broadway, Suite 1000, New York, NY 10038

PROJECT DESCRIPTION
 EAST ADAMS I - BUILDING I

PROJECT TEAM

Role	Name
Architect	HOK
MEP Engineer	HOK
General Contractor	The Cooper Group, Inc.

PROJECT CONTACTS

Name	Title	Phone	Email
John Smith	Project Manager	212.123.4567	john.smith@hok.com
Jane Doe	Architect	212.123.4567	jane.doe@hok.com
Bob Johnson	MEP Engineer	212.123.4567	bob.johnson@hok.com
Alice Brown	General Contractor	212.123.4567	alice.brown@cooper.com

PROJECT NOTES

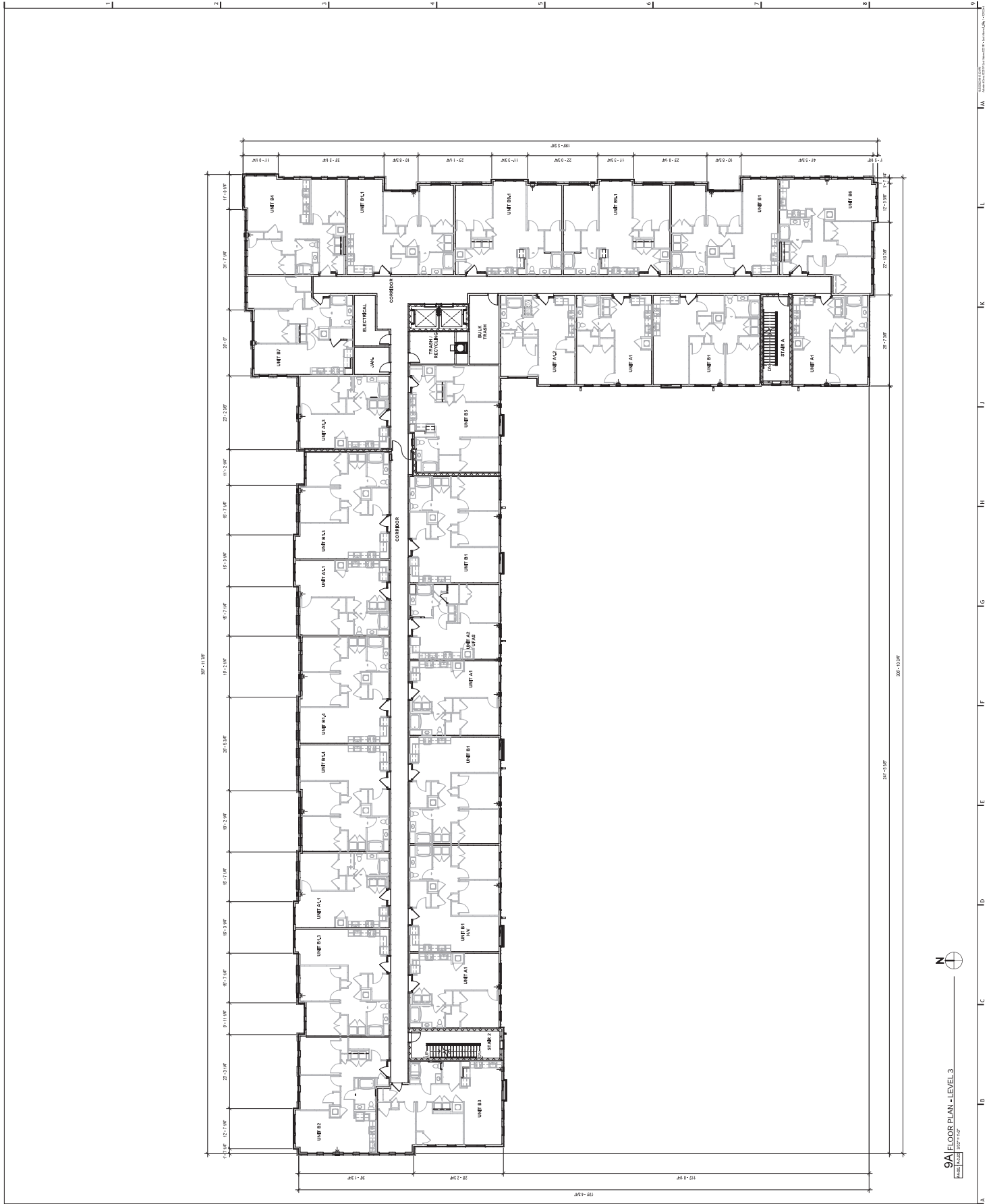
- See architectural drawings for general notes and specifications.
- MEP systems shall be installed in accordance with the approved plans.
- Coordination with other trades is required for all installations.
- Verify all equipment and materials are approved for use in this project.
- Obtain all necessary permits and approvals before construction begins.
- Ensure all work is completed in accordance with the approved schedule.
- Provide regular communication and reporting to the project team.
- Ensure all safety protocols are followed at all times.
- Obtain final approval from the project manager before proceeding to the next phase.

PROJECT SUMMARY

Item	Description	Quantity	Unit
1	MEP Equipment	1	Set
2	MEP Installation	1	Area
3	MEP Testing	1	Area
4	MEP Commissioning	1	Area

PROJECT APPROVALS

Name	Title	Date
John Smith	Project Manager	10/23/2023
Jane Doe	Architect	10/23/2023
Bob Johnson	MEP Engineer	10/23/2023
Alice Brown	General Contractor	10/23/2023



SA FLOOR PLAN - LEVEL 3
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OWNER
 East Adams I LLC
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020
 P: 212.470.2000

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 10th Floor
 New York, NY 10020
 P: 212.470.2000

MEP ENGINEERS
 Mueser Rutledge
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 10th Floor
 New York, NY 10020
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LANDSCAPE ARCHITECT
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 New York, NY 10020
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MEP ENGINEERS
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 10th Floor
 New York, NY 10020
 P: 212.470.2000

STRUCTURAL ENGINEER
 Mueser Rutledge
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020
 P: 212.470.2000

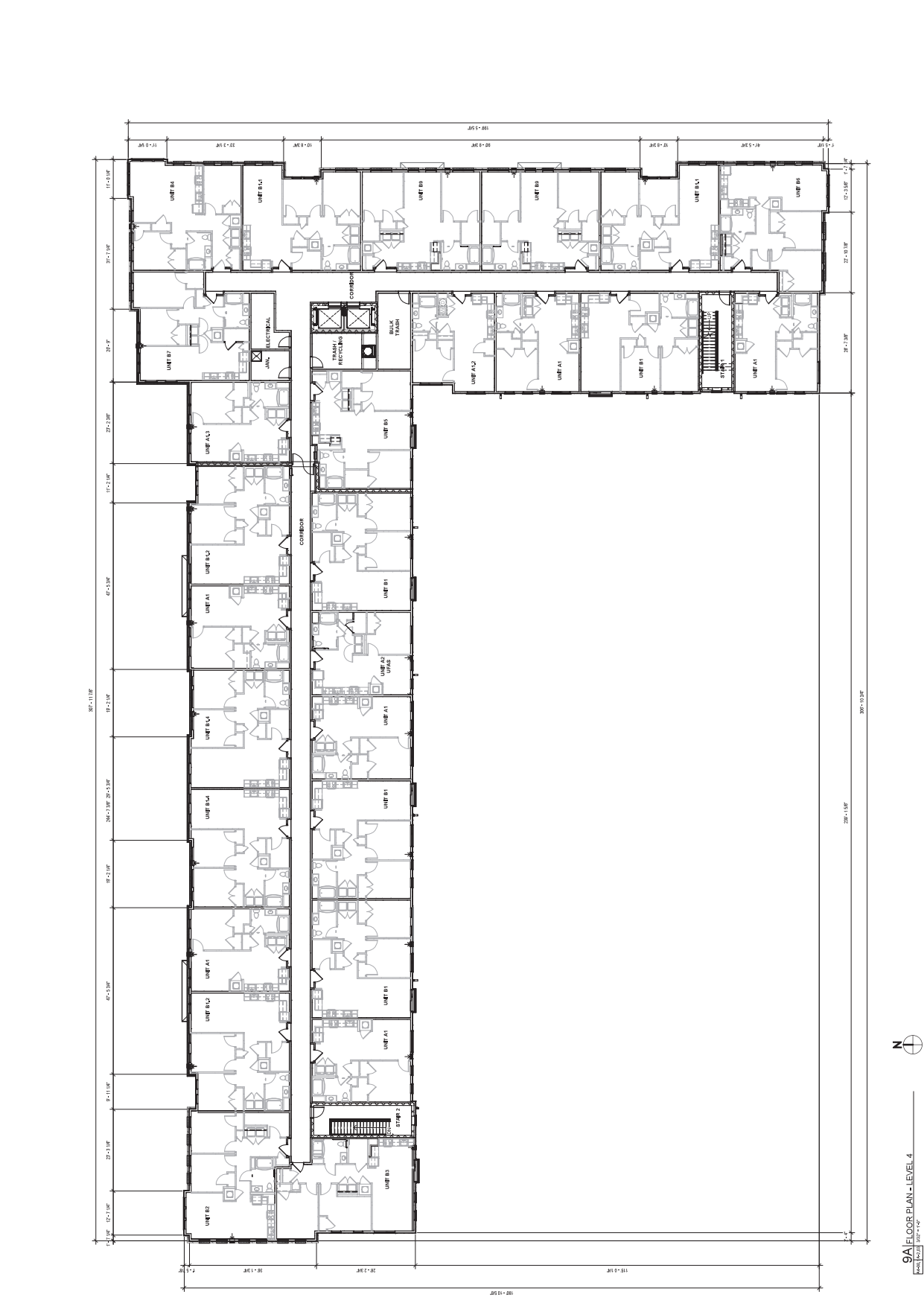
GENERAL CONTRACTOR
 Mueser Rutledge
 1000 Avenue of the Americas
 10th Floor
 New York, NY 10020
 P: 212.470.2000

hord | coplan | macht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

**McMORACK BARON SALAZAR
 DEVELOPMENT, INC.
 EAST ADAMS I -
 BUILDING I**
 Syracuse, NY



NO.	DATE	DESCRIPTION
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9A | FLOOR PLAN - LEVEL 4
 10/23/2023 10/23/2023

OWNER
 East Adams I LLC
 300 Westchester Square, Suite 100
 Westchester, NY 10804
 P: 914.422.7272

ARCHITECT
 Hord Coplan Macht
 100 Westchester Square, Suite 100
 Westchester, NY 10804
 P: 914.422.7272

MEP ENGINEERS
 Hord Coplan Macht
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 Westchester, NY 10804
 P: 914.422.7272

LANDSCAPE ARCHITECT
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 Westchester, NY 10804
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MEP ENGINEERS
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 Westchester, NY 10804
 P: 914.422.7272

STRUCTURAL ENGINEER
 Hord Coplan Macht
 100 Westchester Square, Suite 100
 Westchester, NY 10804
 P: 914.422.7272

**MCORMACK BARON SALAZAR
 DEVELOPMENT, INC.**
 EAST ADAMS I -
 BUILDING I
 Syracuse, NY

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 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

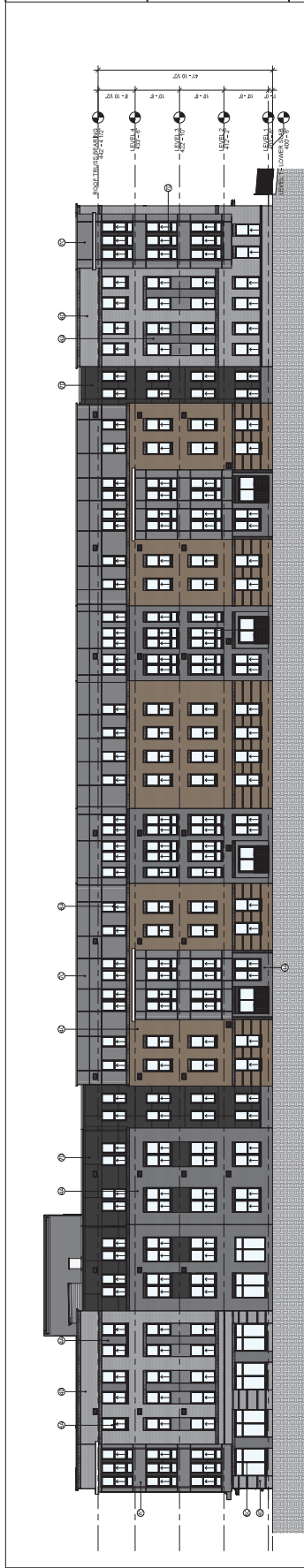


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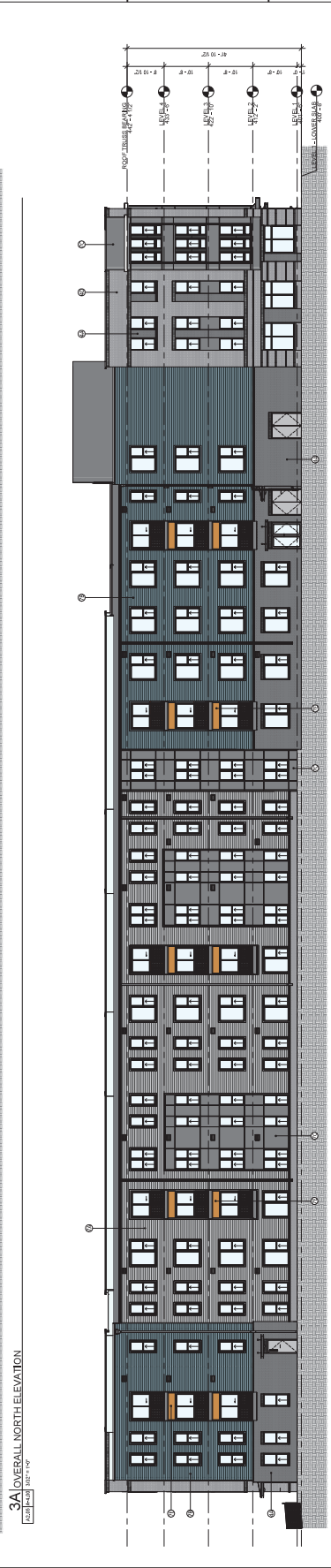
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2		ISSUE FOR CONSTRUCTION

EXTERIOR ELEVATIONS
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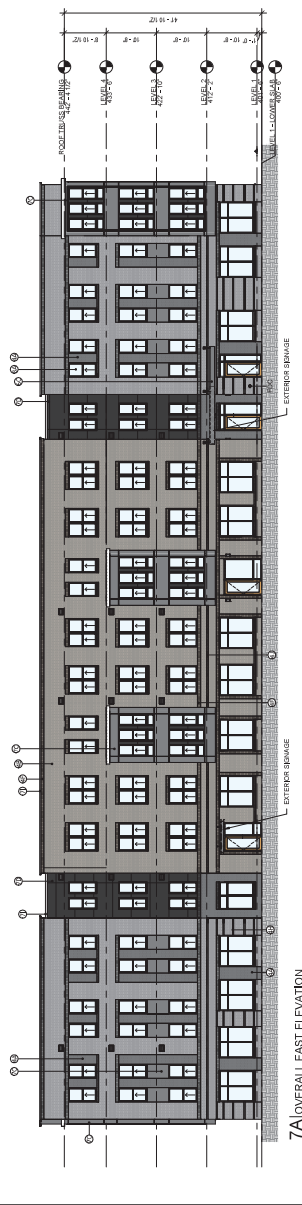
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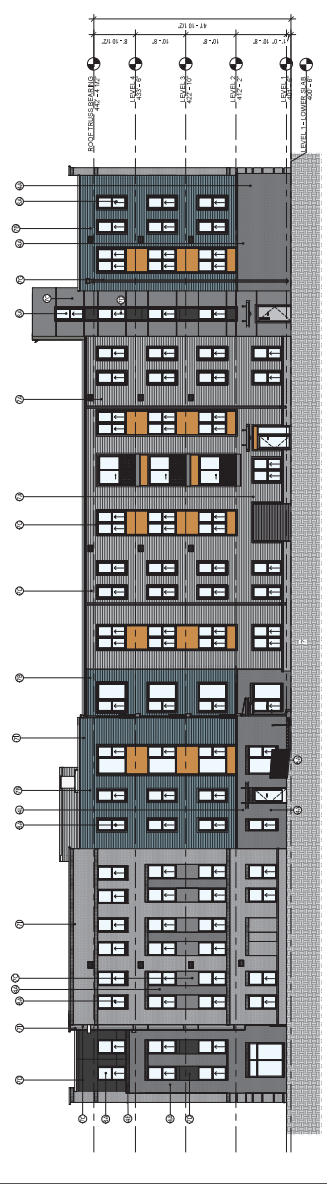
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 (continued) 3/32" = 1'-0"



5A OVERALL SOUTH ELEVATION
 (continued) 3/32" = 1'-0"



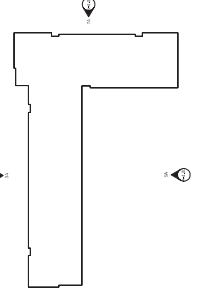
7A OVERALL EAST ELEVATION
 (continued) 3/32" = 1'-0"



9A OVERALL WEST ELEVATION
 (continued) 3/32" = 1'-0"

Exterior Material Legend

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2	BRICK
3	CLAY TILE
4	GLAZED TERRAZZO
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100	GLAZED TERRAZZO



A-2.00

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HCR APPLICATION

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OWNER
 East Adams I-1
 1000 East Adams I-1 Building Development
 1000 East Adams I-1 Building
 Syracuse, NY 13202
 P: 315.422.8272

ARCHITECT
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 P: 315.422.8272

MEP ENGINEERS
 M&E Engineers
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 Syracuse, NY 13202
 P: 315.422.8272

LANDSCAPE ARCHITECT
 Landscapescape
 1000 East Adams I-1 Building
 Syracuse, NY 13202
 P: 315.422.8272

GENERAL CONTRACTOR
 M&E Construction
 1000 East Adams I-1 Building
 Syracuse, NY 13202
 P: 315.422.8272

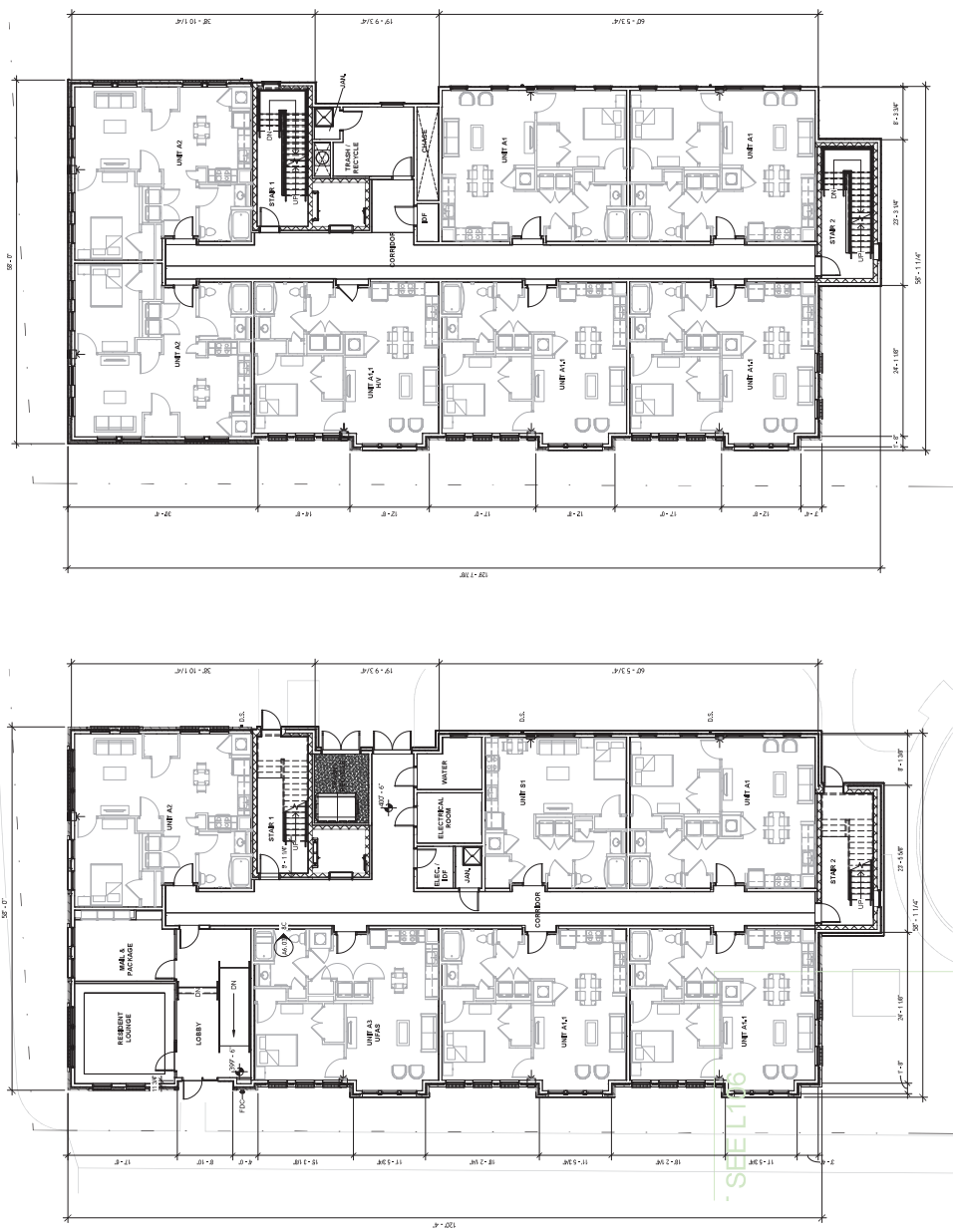
CLIENT
 McCormack Baron Salazar
 Development, Inc.
 1000 East Adams I-1 Building
 Syracuse, NY 13202
 P: 315.422.8272

PROJECT NAME
 EAST ADAMS I-1
 BUILDING 2
 SYRACUSE, NY

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



NO.	DATE	DESCRIPTION
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83	10/23/2023	ISSUED FOR PERMIT
84	10/23/2023	ISSUED FOR PERMIT
85	10/23/2023	ISSUED FOR PERMIT
86	10/23/2023	ISSUED FOR PERMIT
87	10/23/2023	ISSUED FOR PERMIT
88	10/23/2023	ISSUED FOR PERMIT
89	10/23/2023	ISSUED FOR PERMIT
90	10/23/2023	ISSUED FOR PERMIT
91	10/23/2023	ISSUED FOR PERMIT
92	10/23/2023	ISSUED FOR PERMIT
93	10/23/2023	ISSUED FOR PERMIT
94	10/23/2023	ISSUED FOR PERMIT
95	10/23/2023	ISSUED FOR PERMIT
96	10/23/2023	ISSUED FOR PERMIT
97	10/23/2023	ISSUED FOR PERMIT
98	10/23/2023	ISSUED FOR PERMIT
99	10/23/2023	ISSUED FOR PERMIT
100	10/23/2023	ISSUED FOR PERMIT



9A FLOOR PLAN - LEVEL 2

9B FLOOR PLAN - LEVEL 1

1000 EAST ADAMS I-1 BUILDING 2

1000 EAST ADAMS I-1 BUILDING 2

1000 EAST ADAMS I-1 BUILDING 2

OWNER
BHA Development, LLC
500 Western Avenue
P.O. Box 285
Lloyd, MD 21110
P: 410.426.9782

ARCHITECT
Hord Coplan Macht, P.C.
400 West 60th Street
New York, NY 10023
P: 212.693.5747

ARCHITECT
Anders McKee Architects, D.P.C.
110 West 10th Street
New York, NY 10014
P: 212.512.9191

MEP ENGINEERS
RFA Engineering, Inc.
110 West 10th Street
New York, NY 10014
P: 212.512.9191

LANDSCAPE ARCHITECT
HillierPartners, Inc.
110 West 10th Street
New York, NY 10014
P: 212.512.9191

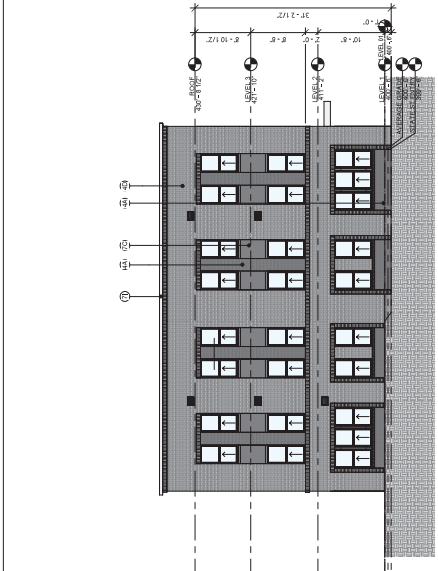
STRUCTURAL ENGINEER
Puls Engineering, Inc.
110 West 10th Street
New York, NY 10014
P: 212.512.9191

MCCORMACK BARON SALAZAR
DEVELOPMENT, INC.
EAST ADAMS I -
BUILDING 2
SYRACUSE, NY

DATE: 08/25/2023
DRAWN BY: JAC

PROJECT: EAST ADAMS I - BUILDING 2

DATE: 08/25/2023
DRAWN BY: JAC

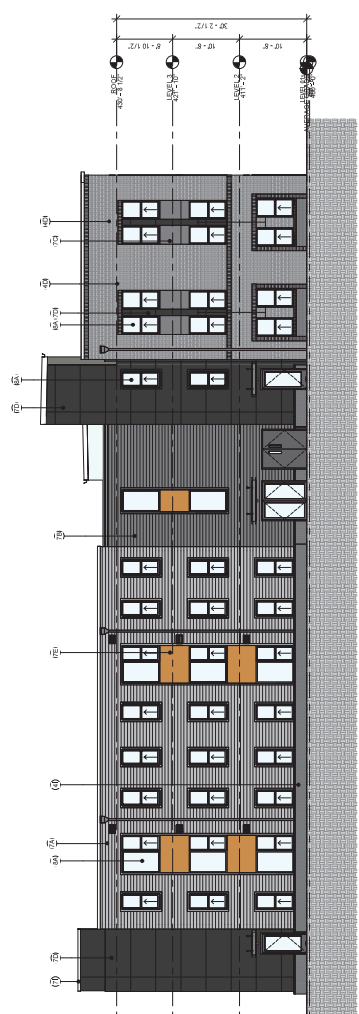


3 WEST ELEVATION - 1/8"

Scale: 1/8" = 1'-0"

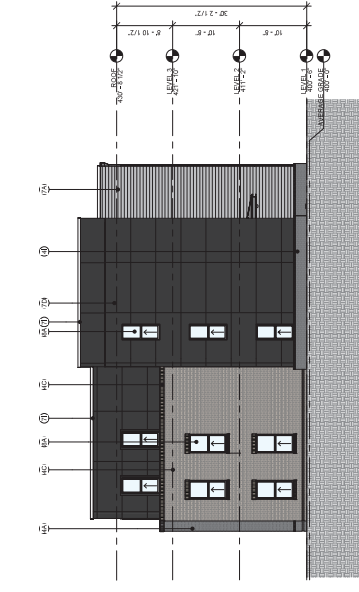
3 NORTH ELEVATION - 1/8"

Scale: 1/8" = 1'-0"



6 EAST ELEVATION - 1/8"

Scale: 1/8" = 1'-0"



6 SOUTH ELEVATION - 1/8"

Scale: 1/8" = 1'-0"

hord | coplan | macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROJECT: EAST ADAMS I - BUILDING 2
DATE: 08/25/2023
DRAWN BY: JAC



Exterior Material Legend	
4A	STANDARD MODULAR BRICK - COLOR 1
4B	STANDARD MODULAR BRICK - COLOR 2
4C	STANDARD MODULAR BRICK - COLOR 3
4D	STANDARD MODULAR BRICK - COLOR 4
4E	BRICK SOLIER COURSE - COLOR 1
4F	BRICK SOLIER COURSE - COLOR 2
4G	BRICK SOLIER COURSE - COLOR 3
4H	BRICK SOLIER COURSE - COLOR 4
4I	BRICK KNOCK COURSE - COLOR 1
4J	BRICK KNOCK COURSE - COLOR 2
4K	BRICK KNOCK COURSE - COLOR 3
4L	BRICK KNOCK COURSE - COLOR 4
4M	CANTOPY
4N	FIBER CEMENT LIP SIDING AND TRIM - COLOR 1
4O	FIBER CEMENT LIP SIDING AND TRIM - COLOR 2
4P	FIBER CEMENT LIP SIDING AND TRIM - COLOR 3
4Q	FIBER CEMENT PANEL SIDING AND TRIM - COLOR 1
4R	FIBER CEMENT PANEL SIDING AND TRIM - COLOR 2
4S	FIBER CEMENT PANEL SIDING AND TRIM - COLOR 3
4T	FIBER CEMENT PANEL SIDING AND TRIM - COLOR 4
4U	PAVING AND CAPPING
4V	PAVING AND CAPPING
4W	PAVING AND CAPPING
4X	EXHAUST INTAKE - PROVIDE FIBER CEMENT TRIM AT MATCH LINES. SIDING COLOR TO MATCH ADJACENT WALL SURFACES.
4Y	PRE-FINISHED METAL DOWNSPOUT

NOT FOR CONSTRUCTION
PCR APPLICATION



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

12/7/2023

ADDRESS ON EXHIBIT A

Re: East Adams Redevelopment - Phase 1
City of Syracuse City Planning Commission
Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“**CPC**”) has before it a proposed project to be owned by East Adams Phase I, L.P. (c/o McCormack Baron Salazar) & Syracuse Housing Authority (“**SHA**”) (or another entity to be formed) that consists of: (A)(i) the acquisition of an interest in 3.041 acres of real property to be known as **Lot 1** and is comprised of a cul-de-sac with six (6) existing buildings and 25 dwelling units (“**Angelou Terrace**”), after a separate action occurs where the Syracuse Housing Authority will resubdivide 11.067 acres of real property at 301-11 East Taylor Street (tax map no. 095.-08-01.0) which consists of 18 buildings with a total of 75 dwelling units (“**McKinney Manor**”) into three (3) new Lots, (ii) the complete demolition of Angelou Terrace (“**Demolition**”), (iii) the redevelopment and construction of: (a) 158,620 gross square feet (GSF) of mixed-income residential space containing 133 dwelling-units, one of which will be an efficiency unit and the rest a mix of one-, two-, three-, and four-bedroom dwelling units; (b) 63 dwelling units will be replacements for the existing SHA units, 54 units would be Low-Income Housing Tax Credit (LIHTC) dwelling units reserved for households earning up to 80 percent of the Area Median Income, and the remaining 15 will be unrestricted/market-rate units; (c) the proposed units would be located in one (1) four-story multifamily, mixed-use building (“**Building 1**”), one (1) three-story multi-family, mixed-use building (“**Building 2**”), and four (4) two-story town homes (“**Buildings 2-6**”) (collectively, the “**Buildings**”), and (iv) “**Site Improvements**” that would include an internal surface parking lot outfitted with several playgrounds, landscaping, sidewalks, new utility connections and associated stormwater management systems (the Demolition, the Buildings and the Site Improvements, collectively the “**Proposed Facility**”).

Based on a preliminary review of the Full Environmental Assessment Form Part 1 (enclosed), the CPC has determined that the Project Facility constitutes an Unlisted action as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

By resolution, the CPC will declare its intent to act as “Lead Agency” for the environmental review of the Project Facility. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding the CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Cristian Toellner at CToellner@syр.gov.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
Office 315 448 8640 zoning@syр.gov www.syр.gov



While the Lead Agency designation process is underway, the CPC will begin its environmental review of the Project Facility. Assuming that a consensus is reached on the CPC's role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact me at (315) 448-8261 or CToellner@syr.gov.

Respectfully,

Steven Kulick, Chairperson
300 S State St, Suite 700
Syracuse, NY 13202

EXHIBIT A

ADDRESSES

City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov	Syracuse Housing Authority 516 Burt St. Syracuse, NY 13202 Attn: William Simmons, Executive Director wsimmons@syrhousing.org
City of Syracuse Board of Zoning Appeals 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Stewart Koenig, Chairperson Zoning@syr.gov	New York State Department of Transportation 333 E. Washington Street Syracuse, NY Attn: David P. Smith, PE, Regional Director David.smith@dot.ny.gov
U.S. Department of Housing and Urban Development, New York City Regional Office 26 Federal Plaza New York, New York 10278 Attn: Lynn Rakos, Field Environmental Officer Lynn.rakos@hud.gov	Onondaga County Department of Planning 335 Montgomery Street, 1 st Floor Syracuse, NY 13202 Attn: Daniel Kwasnowski, Planning Director Danielkwasnowski@ongov.net
New York State Department of Conservation, Region 7 615 Erie Blvd. West Syracuse, NY 13204 Attn: Matthew Kazmierski, Environmental Program Specialist II Matthew.kazmierski@dec.ny.gov	New York State Homes & Community Renewal, Environmental Unit 38-40 State Street Albany, NY 12207 Attn: Heather Spitzberg, Director Heather.spitzberg@hcr.ny.gov



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-287

- 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 East Adams Phase I / Michael Saunders for the property located at 301-311 East Taylor Street and South State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and Oncenter parking facility, all county-owned properties; and
- WHEREAS, the applicant is proposing to demolish existing residential units and construct 133 mixed-income units across 6 multi-unit buildings on a proposed 3.041-acre parcel in a Neighborhood Center (MX-2) zoning district, as part of the redevelopment of the 15th Ward; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-32) to subdivide the project area from two existing apartment complexes contained in the same parcel; and
- WHEREAS, the site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse; adjacent parcels contain additional apartment complexes, a fire station, the OnCenter and its parking garage, and an Upstate Medical University Residence Hall; and
- WHEREAS, the parcel contains Angelou Terrace, Chavez Terrace, and Latimer Terrace, cul de sacs surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on East Adams Street, South State Street, South Townsend Street, and East Taylor Street; and
- WHEREAS, the applicant is proposing to subdivide Angelou Terrace from the remaining lands, demolish the cul de sac and apartments, extend Monroe Street west to South State Street, and construct 133 mixed-income units in 6 multi-unit buildings along with a playground and central parking lot; and
- WHEREAS, per the referral materials, the proposed project is Phase 1 of a revitalization of the Old 15th Ward and will seek Enterprise Green Communities (EGC) certification and will certify under Energy Star for Multifamily High Rise (MFHR) Building's rating system; per the Environmental Assessment Form (EAF) dated 10/18/23, the project has funding from the NYS Agency of Homes and Community Renewal (HCR), the US Department of Housing and Urban Development (HUD), and HUD's Rental Assistance Demonstration; and
- WHEREAS, the proposal is to construct six new buildings: building 1 will be an L-shaped 4-story, multi-use building to be placed in the northeast corner of the site, building 2 will be a 3-story, multi-use building in the northwest corner of the lot, and buildings 3, 4, 5, and 6 will be grouped two-story townhouse-style apartments

consisting of 3 and 4-bedroom units placed along the southern lot boundary; a driveway from South Townsend Street will enter the site between buildings 1 and 6, leading to a central 93-space parking lot; 2 playgrounds will be constructed near the northwest corner of the parking lot; and

WHEREAS, the proposal will create 113 dwelling units; referral materials do not include a breakdown of how many apartments will be in each building; Floor Plans show the ground floor of building 1 to house offices, a community space, fitness room, computer lab, a business incubator, and bike storage; no mixed use details for building 2; per the Planting Plan dated 9/11/23, trees, shrubs, perennials, and grasses will be planted along the perimeter of buildings, walkways, and the parking lots;

ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, Site Plan notes roadway work on Lot 2 to occur under separate public infrastructure contract; no details were provided with current referrals, other than coordination is to occur; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/18/23, 3.50 acres of the site will be disturbed by the proposed project; per the Drainage Plan dated 9/11/23, stormwater infrastructure will be placed under the parking lot, draining to stormwater storage tanks under the western side of the parking lot; per the EAF, stormwater will be managed with an “internal stormwater management system with underground chambered storage that will discharge to established public stormwater system”;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the apartment complex; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the new apartment complex; the site is located within the Metropolitan Wastewater Treatment Plan service area;

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: 734140, C734144, C734140, C734144A, E734086) in the NYS Department of Environmental

Conservation Environmental Site Remediation database (per EAF Mapper); and
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has
determined that said referral will have no significant adverse inter-community or county-wide
implications and may consequently be acted on solely by the referring board.



Martin E. Voss, Chairman
Onondaga County Planning Board

City of Syracuse

Parcel History

01/01/1900 - 12/05/2023

Tax Map #: 095.-08-01.0

Owners: Syr Housing Authority

Zoning: RB

Address	Date	Transaction	Transaction Type	Status	Description
301-11 Taylor St E & State St S	02/15/22	Complaint	Certificate of Compliance	Referred to BAA	2022-00902 C of C
301-11 Taylor St E & State St S	02/15/22	Violation	SPCC SEC. 27-15	Open	
301-11 Taylor St E & State St S	09/09/22	Violation	SPCC - Section 27-15 (a) (3) Discontinue occupancy	Open	
301-11 Taylor St E & State St S	09/09/22	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

To: Syr Housing Authority c/o James-Geddes
From: Cristian Toellner, Zoning Planner
Date: 12/7/2023 12:42:10 PM
Re: Major Site Plan Review MaSPR-23-07
301-11 Taylor St E & State St S, Syracuse, 13202

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	10/26/2023	Vinny Esposito	full SWPPP must be submitted to and approved by the City Engineer. All street sewers relating to the developments must be televised to determine condition and capacity issues. Lining and/or repairs must be made by the developer.
DPW - Transportation Planner	Internal Review Complete	11/20/2023	Neil Milcarek-Burke	No major concern with plans as proposed. - Sidewalks are required through driveways, applicant shall use NYSDOT type 3 openings instead of curb ramps and painted crosswalks.
Zoning Planner	Pending	10/26/2023		
Finance - Zoning	Internal Review Complete	10/27/2023	Veronica Voss	This is in the system twice. 301-11 Taylor owes the October CS&CO quarterly payments.
City Planning - Zoning	Pending	10/26/2023		
Parks - Forestry	Approved	11/08/2023	Jeff Romano	Along 'New' Street (referred to as Monroe St) provide 8' min width of tree lawn between the curb and the sidewalk. This would require adjustment to the street layout. This modification would allow for larger street trees along the southern facade of the new buildings. All proposed trees then could be placed along the ROW that is wider to promote healthy street trees, with small garden plots at each door stoop. The City would take on the cost of the trees and the project would provide CU soils under the adjacent sidewalk. Consider reducing the amount of Gingko trees within the project site; Gingko trees produce high pollen counts (allergenic) which can be detrimental. (Maybe a columnar hornbeam). Please clarify if the existing street trees along E Adams

St / S Townsend St / S State St are to remain or to be removed. Should these trees remain; please show how you plan to protect the trees as well as their root systems at 20% greater than canopy size.

Planning Commission	Pending	10/26/2023		
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	11/02/2023	Mirza Malkoc	<ul style="list-style-type: none"> • 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.
Finance - Zoning	Internal Review Complete	10/27/2023	Veronica Voss	301-11 Taylor St owes \$6817.18 for the October bills.
Eng. Mapping - Zoning	Internal Review Complete	10/27/2023	Ray Wills	<p>-There are multiple City ROW markers that are endangered by this project.</p> <p>-There is a mandatory 5' buffer zone surrounding all City of Syracuse Right of Way/Survey monuments, monuments are protected by law under the City of Syracuse General Ordinance Article 11, Sec 16-39 & 16-40, any work surrounding these monuments must be done exclusively by hand, no machinery as that may impact the integrity and accuracy of the monument, and must be done under the supervision of the Dept of Engineering Mapping Division, notify this office at least 3 business days in advance to coordinate. We can be reached at 315-448-8211.</p>
Eng. Design & Cons. - Zoning	Internal Review Complete	11/02/2023	Mirza Malkoc	<ul style="list-style-type: none"> • 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.



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>R-23-70</i>	<i>Staff Report – March 25, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	301-11 E. Taylor St & S. State St (Tax Map ID: 095.-08-01.0)
<i>Summary of Proposed Action:</i>	Resubdivision to divide one lot (301-11 E. Taylor St & S. State St) into three lots. Lot 1 will be developed into a multi-unit dwelling community named East Adams Phase I. Lot 2 is for establishing a new street (McKinney Street). Lot 3 is for a future development.
<i>Summary of Changes:</i>	The proposed street is to connect South Townsend Street and South State Street as a continuation of Monroe Street westward. The problem with what was originally proposed for the name “Monroe Street” is because County-911 flagged that the street would be “negative” (-100 Monroe Street). Since then, Syracuse Housing Authority requested County-911 to review a few proposed street names and the County-911 Street Naming Committee voted on McKinney Street. The new road will be called McKinney Street.
<i>Owner/Applicant</i>	William Simmons, Executive Director, Syracuse Housing Authority (Owner) Michael Saunders, Vice President, McCormack Baron Salazar (Applicant/Project Sponsor)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The Zone Districts that the neighboring properties are: to the north are in the Central Business District (MX-5), to the south are Light Industry and Employment (IN) and Neighborhood Center (MX-2), to the west are Open Space (OS), Central Business District, and Mixed-Use Transition (MX-3), and to the east are Neighborhood Center.
<i>Companion Application(s)</i>	MaSPR-23-07 (Major Site Plan Review); V-23-23 (Area Variance)
<i>Scope of Work:</i>	Divide property at 301-11 E. Taylor St & S. State St into three lots for the East Adams Phase I project, establishment of new street, and a future development. Proposed Lot 1 will be 3.041 Acres (132,465.96 SF), proposed Lot 2 will be 0.624 Acres (27,181.44 SF), and proposed Lot 3 will be 7.402 Acres (322,431.12 SF).
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - The resubdivision is part of a larger project that will revitalize the historic 15th ward and requires the resubdivision to accomplish the East Adams Redevelopment vision. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - Not applicable.
<i>Zoning Procedural History:</i>	12/4/1935 C-0029 Specific use for dry cleaning business Denied 4/3/1940 C-0095 Specific use for dry cleaning business Approved 2/4/1942 C-0122 Specific se to operate a wastepaper business Denied 12/11/1942 C-0139 Conditional use to operate a waste materials business Denied 9/1/1943 C-0147 Conditional use to operate a wastepaper business Approved 8/1/1951 C-0786 Conditional use to operate a junk yard Withdrawn 10/25/1956 C-1425 Conditional use to operate a warehouse Approved 3/22/1988 Z-2368 Multi-building review (SHA – 18 buildings, 75 units) Approved
<i>Summary of Zoning History:</i>	The earliest recorded land use of the subject property was a dry-cleaning business which eventually became a wastepaper business and then a warehouse. After the warehouse land use went vacant, SHA proposed an affordable housing cul-de-sac consisting of 18 building with 75 units, formally known as McKinley Manor.
<i>Code Enforcement History:</i>	See attached code enforcement history. There has been an open Code violation whereby the property owner has not applied to obtain a new certificate of compliance which is required for owners of multiple dwelling units. This is likely because of the plans to

R-23-70

	redevelop the property into the proposed actions mentioned in this application.
Zoning Violations:	The resubdivision will not cause any zoning violations.
Property Characteristics:	The proposed Lot 1 is regular in shape with 310.39 feet of frontage on South State Street, 366.35 feet of frontage along East Adams Street, 330.47 feet of frontage along South Townsend Street, and 411.94 feet of frontage along newly proposed Monroe Street. The proposed Lot 2 is regular in shape with 66 feet of frontage both on South State Street and South Townsend Street, and 411.94 feet and 411.97 feet of frontage along Lot 1 and Lot 3, respectively. The proposed Lot 3 is regular in shape with 708.61 feet of frontage on South State Street, 412.41 feet of frontage along East Taylor Street, 699.99 feet of frontage along South Townsend Street, and 411.97 feet of frontage along newly proposed Monroe Street.
SEQR Determination:	Pursuant to 6 NYCRR §617, the proposal is a Type I Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Resubdivision application
- Full Environmental Assessment Form Part 1
- Resubdivision Map. Known as Resubdivision of Block 151 Judge Langston C. McKinney Manor East Adames – Phase I, City of Syracuse, County of Onondaga, New York, State Of New York; Drawn by John M. Adams, L.S. New York Licensed Land Surveyor; Dated October 23, 2023, Revised November 6, 2023; Scale as shown.
- Site Plan (Sheet C-103), prepared by Bryant Associates; dated: 10/15/2023; scale: 1" = 20'

Attachments:

Resubdivision Application

Intent of Lead Agency Letter

Full Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

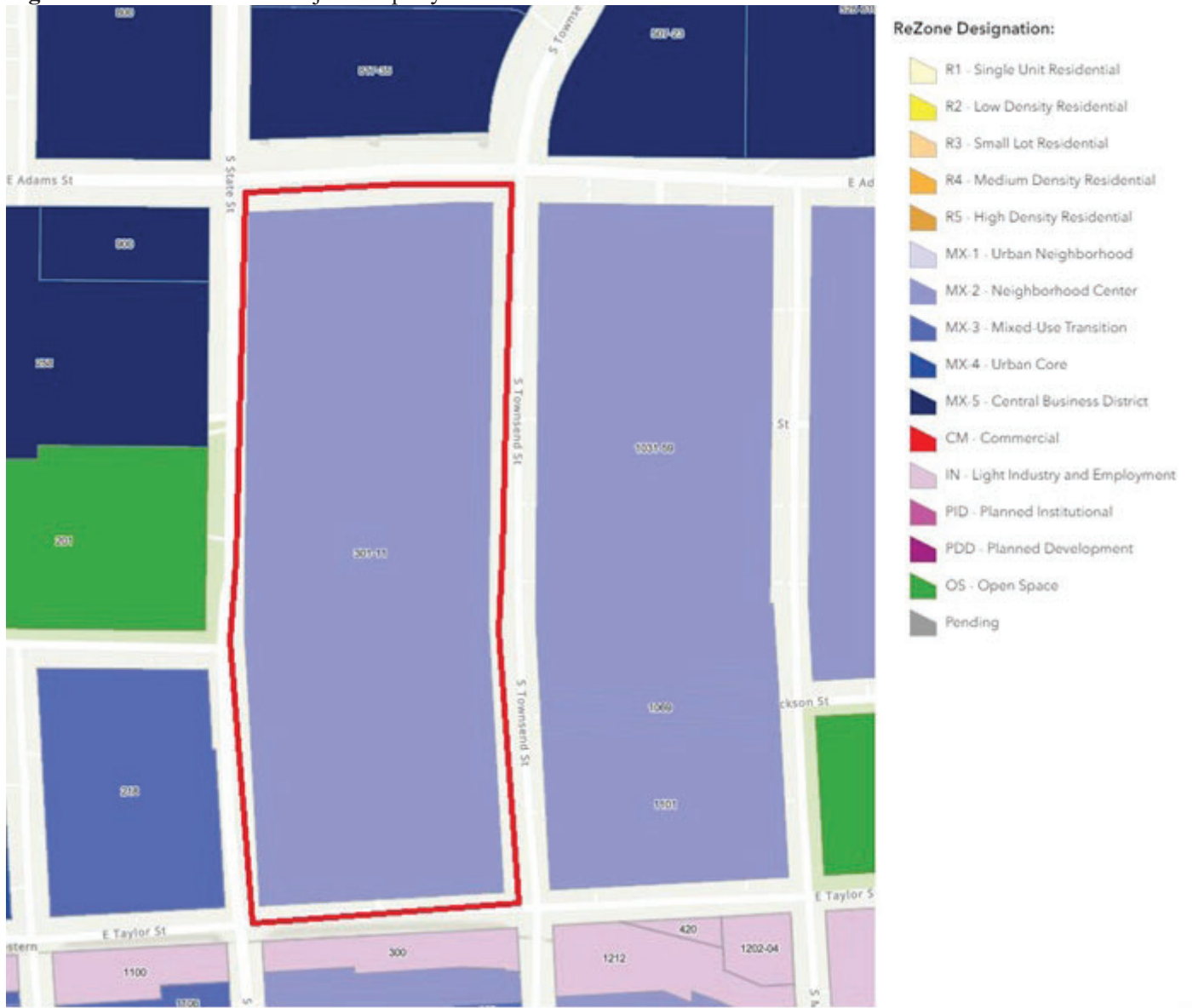
OCPB Comments

IPS Comments from City Departments

R-23-70

Context Maps:

Figure 1: Zone District of Subject Property

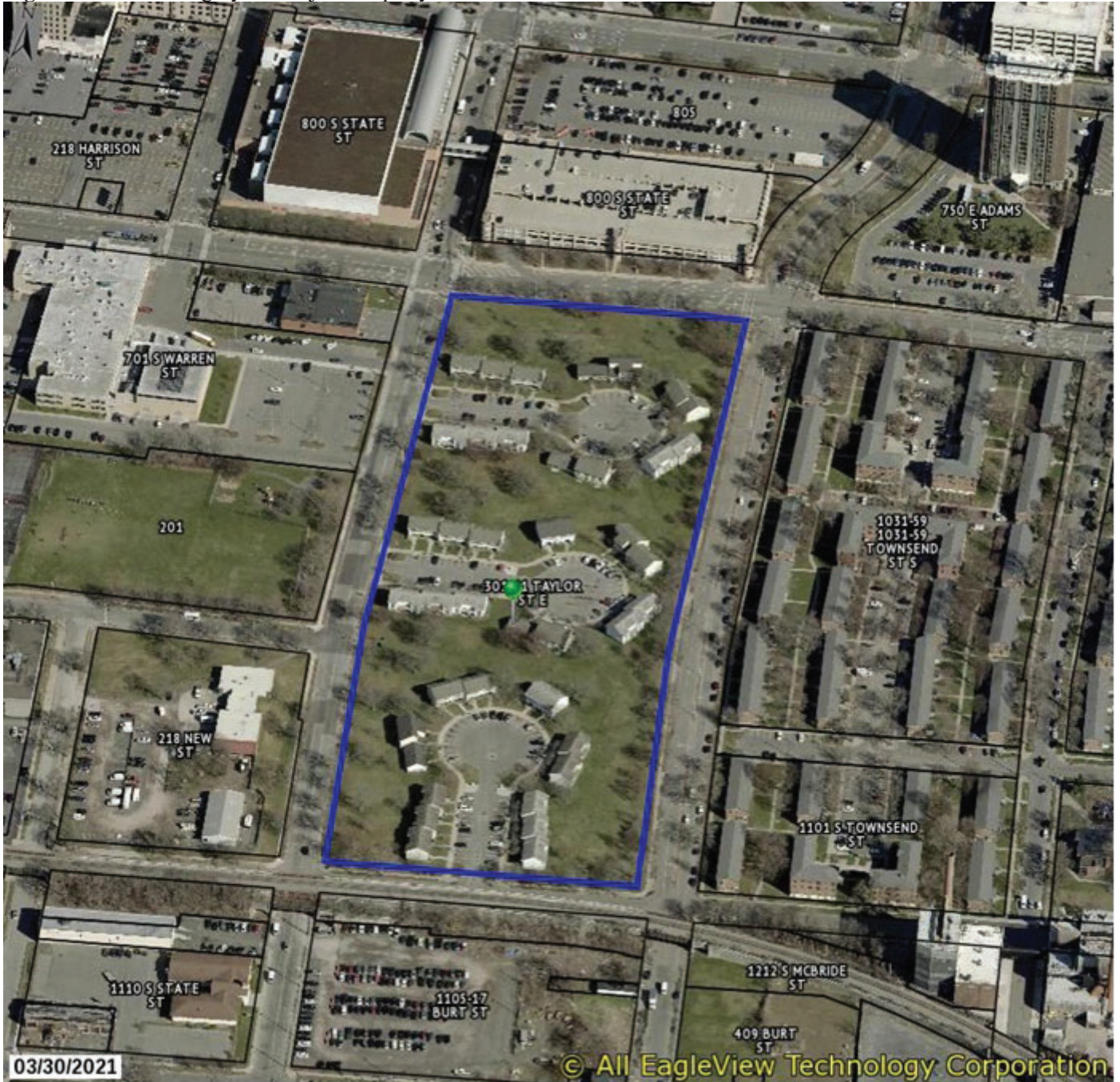


Description: Figure 1 shows the current Zone District of the subject property.

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

R-23-70

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

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@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

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

	Subdivision Name	Number of Lots	Total Area
<input checked="" type="checkbox"/> Resubdivision:	McKinney Manor Resubdivision - Phase I	E - 1 / P - 3	11.068 Acres
<input type="checkbox"/> Lot Alteration:			

	TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S) <small>(000.-00-00.0)</small>	OWNER(S)	DATE ACQUIRED
1)	301-11 Taylor St E & State St	095.-08-01.0	Syr Housing Authority	10/27/1986
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.)

<input checked="" type="checkbox"/> Demolition (full and partial):	Full demolition of Angelou Terrace. 6 building on 3.6 acres.
<input checked="" type="checkbox"/> New Construction:	(4) townhouse buildings and (2) 4-story multi-family buildings
<input checked="" type="checkbox"/> Façade (Exterior) Alterations:	Street facing Façade for all buildings
<input checked="" type="checkbox"/> Site Changes:	Site alterations to accommodate new construction- Refer to plans

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	East Adams - Phase I
Current Land Use(s):	MX-2 Neighborhood Center
Proposed Land Use(s):	MX-2 Neighborhood Center
Number of Dwelling Units:	133
Days and Hours of Operation:	24
Number of Onsite Parking Spaces:	88

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

This resubdivision of a single parcel, with the tax id number of 095.-08-01.0, will be subdivided into three lots that will be identified as lot 1, 2 and 3.
Construction of new residential four Townhouse buildings and two 4-story multi-family residential apartment buildings.

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.**

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

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

Mike	Saunders	Vice President	East Adams Phase I, L.P.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
100	N. Broadway, Suite 100	St. Louis	Mo.	63102	Phone: 314-621-3400
<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)

Matt	Flament	Associate	Hord Coplan Macht		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
700 E Pratt Street	Suite 1200	Baltimore	MD	21202	Phone: 443-451-2438
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: mflament@HCM2.com</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

E911 New Street Name Committee Review

February 20, 2024

McKinney Street

The following name(s) have been requested as possible new designations. The committee has been asked to provide an opinion on whether each proposed street name does or does not conflict with existing street names. The street name may be rejected due to difficulty in spelling, difficulty in pronouncing, similarity in sound to an existing street, or the existence of too many variations of the proposed name.

Proposed Street Name(s) Information:



Municipality:

City of Syracuse

Proposed Name(s):

1. McKinney Street (or Drive, Way, Ave). FYI, there is a McKenney Ave in the Town of Salina.

Location and Miscellaneous Information:

Syracuse Housing Authority wants a street that extends between Monroe Street & S. State Street. It will need to be assigned a new name due to address range restrictions.

Review Committee Information:

Committee Response:

McKinney Street - The Committee finds this street name favorable with the following recommendations.

- Suggest avoiding street ranges from 100-399 to avoid confusion with another street in the county.

ONONDAGA COUNTY, NEW YORK

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

BLOCK 151 & 251
CITY OF SYRACUSE
TAX MAP # 95-99-01



BRYANT ASSOCIATES
11962023



MADE BY: GARY P. FINE, P.E., AN ASSOCIATE
MAP MADE FROM AN ACTUAL SURVEY
PREPARED UNDER MY DIRECTION

October 23, 2023
John M. Calamia
NEW YORK STATE LICENSE NO. 160000
FOR BRYANT ASSOCIATES, P.C.

REVISIONS	DATE	DESCRIPTION
1	11/06/2023	FOR THE CITY ENGINEERING AND REFERENCE TO SOUTH STATE STREET

City of Syracuse Assessor

City of Syracuse Planning Commission Secretary

City of Syracuse Department of Public Works

City of Syracuse Engineer

Onondaga County Health Department



MAP REFERENCE:
1. SURVEY MAP MADE BY D.M. HARRIS AND ASSOCIATES ENTITLED AS BULLS MILBERRY SQUARE APARTMENTS SATED TO COUNTY 1, 1926

DEED REFERENCE:
1. BARGAIN AND SALE DEED FROM SAMUEL R. PERRE, JR., SECRETARY OF HOUSING AND URBAN AFFAIRS TO SAILED TO COUNTY 1, 1926
IN THE ONONDAGA COUNTY CLERK'S OFFICE ON OCTOBER 31, 1926 IN L.B. 868, 353 PAGE 178

NOTES:
7. SURVEY WAS PERFORMED BY BRYANT ASSOCIATES, P.C. IN SEPTEMBER AND OCTOBER 2022.
8. HORIZONTAL DATUM IS CITY OF SYRACUSE BLOCK PLATES.
9. THE SYRACUSE HOUSING AUTHORITY IS THE CURRENT REPUTED OWNER OF THE ENTIRE SURVEYED PARCEL BY BARGAIN AND SALE DEED 3003 PAGE 179.
10. TOTAL ACRES OF LOTS 1, 2, & 3 = 11.067 ACRES.
11. EXISTING CONDITIONS SHOWN AS PER THE CLIENTS REQUEST.

NOTES:
1. SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE MAY SHOW.
2. UNRECORDED ALIENATIONS OR INTERESTS IN, SURVEYED PARCELS ARE NOT A BASIS FOR SURVEYORS SEALS IN VIOATION OF SECTION 2208, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. THIS SURVEY IS CONSIDERED TO BE A FINAL SURVEY FOR ALL PURPOSES.
5. THE SURVEYED PROPERTY IS ZONED "R3" - RESIDENTIAL DISTRICT CLASS 3, CITY OF SYRACUSE.
6. SURVEYED PARCELS ARE SUBJECT TO ANY EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

LEGEND	SYMBOL	DESCRIPTION
1	▲	CURB MARKING PAINT
2	□	BOUNDARY MARK
3	◆	BOUNDARY MARK
4	◆	BOUNDARY MARK
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99	◆	BOUNDARY MARK
100	◆	BOUNDARY MARK

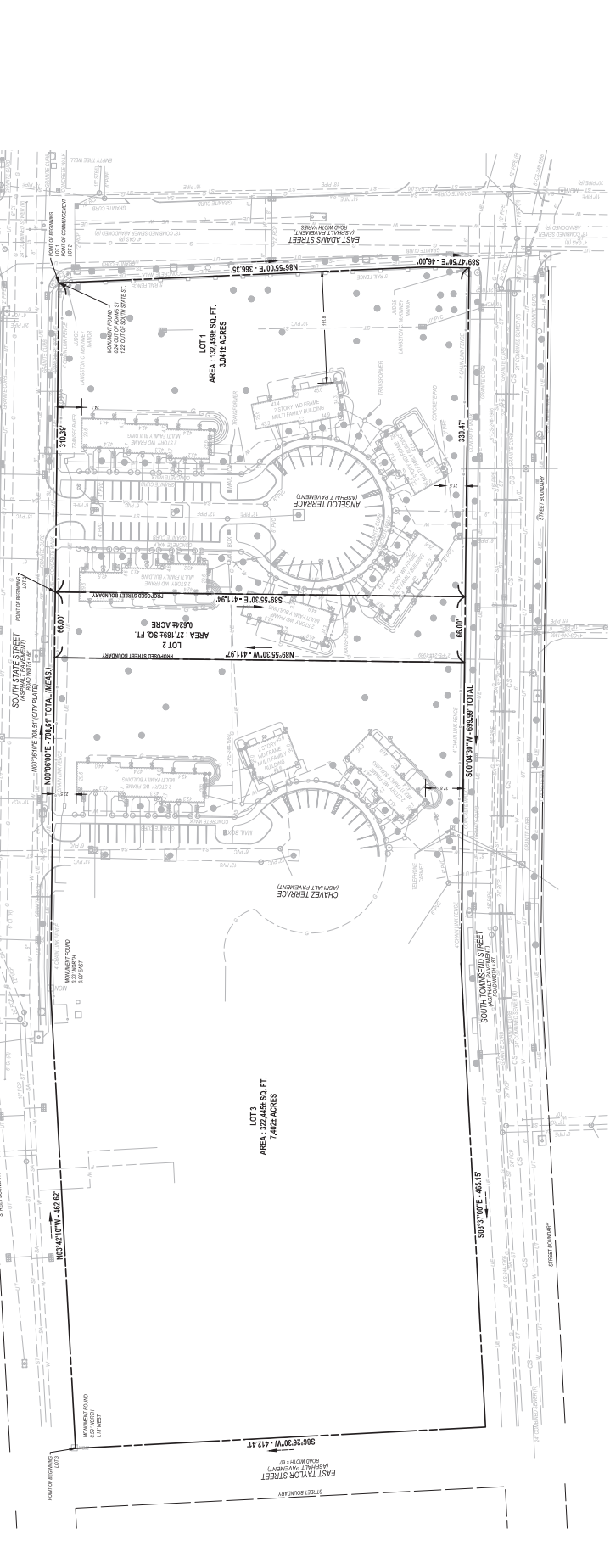


Exhibit A
Phase 2 Site Plans
And
Phase 1 and 2 Public
Infrastructure

October 2, 2023

East Adams Redevelopment

Project Description - Phase 2

The site is part of the revitalization of the Old 15th Ward. The proposed site for Phase II is a currently a gravel parking lot which will demolished for the proposed development.

The site in Phase II is bound by East Taylor Street to the north, Burt Street to the south, South Townsend Street to the east, and South State Street to the west.

The proposed development program for Phase II consists of a 4-story multi-family, mixed-income residential elevator building with a total of 126 units. Units will be dedicated to seniors on the east wing of the building and residents served by the YWCA in the west wing of the building. The building program consists of one- and two-bedroom units as well as resident amenity spaces and office space for resident support services provided by the development team on the first floor.

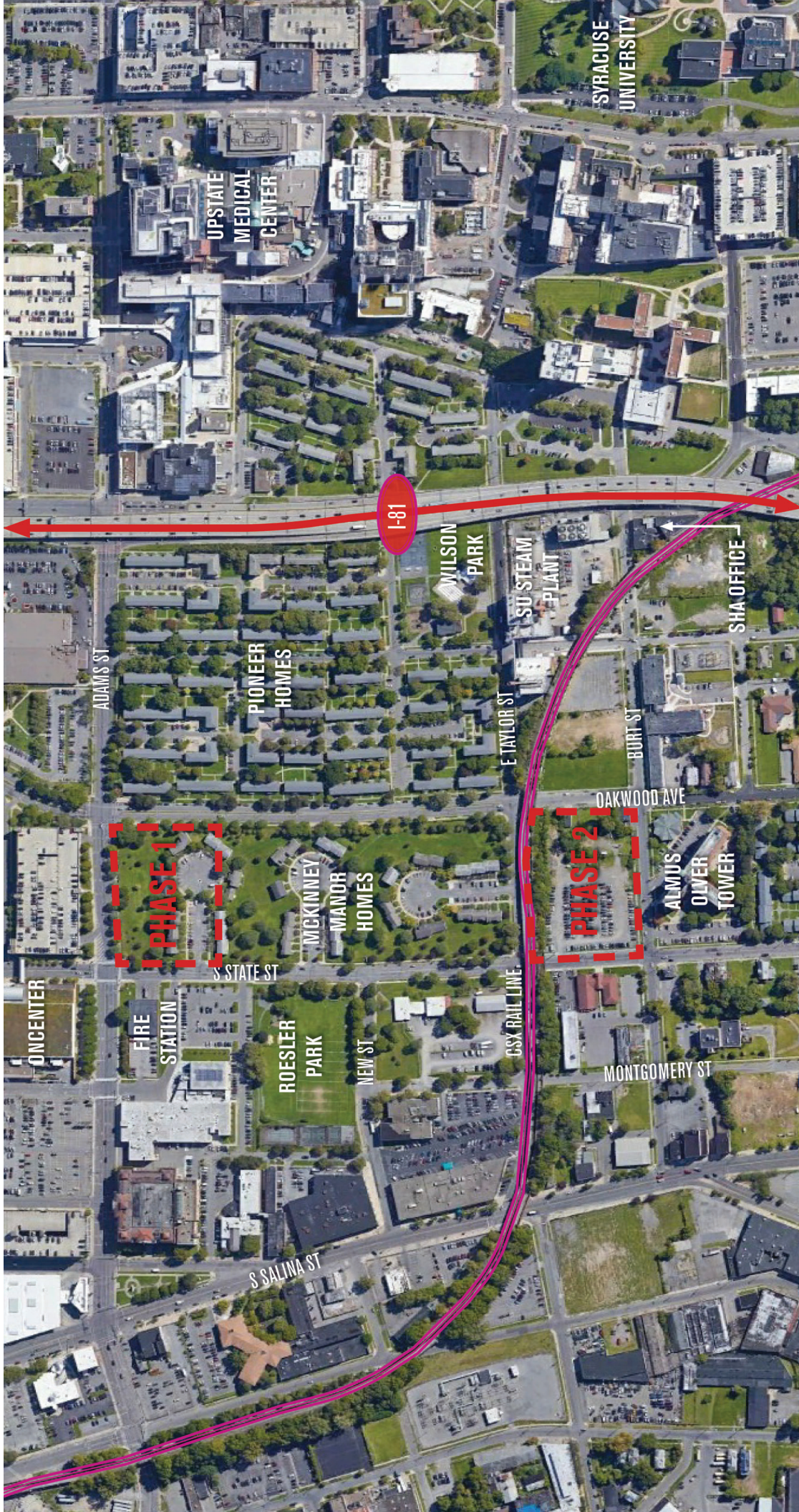
Surface parking will be provided for residents and visitors. Outdoor amenities such as a playground, various seating, and a community garden will be provided. The project will seek the Enterprise Green Communities (EGC) certification and will certify under Energy Star for Multifamily High Rise (MFHR) Building's rating system to satisfy the sustainability requirements. Additionally, the project will comply with HCR's building requirements and Design standards applicable to 4% Low Income Housing Tax Credit (LIHTC) projects.



Figure 1 – View of existing gravel parking lot

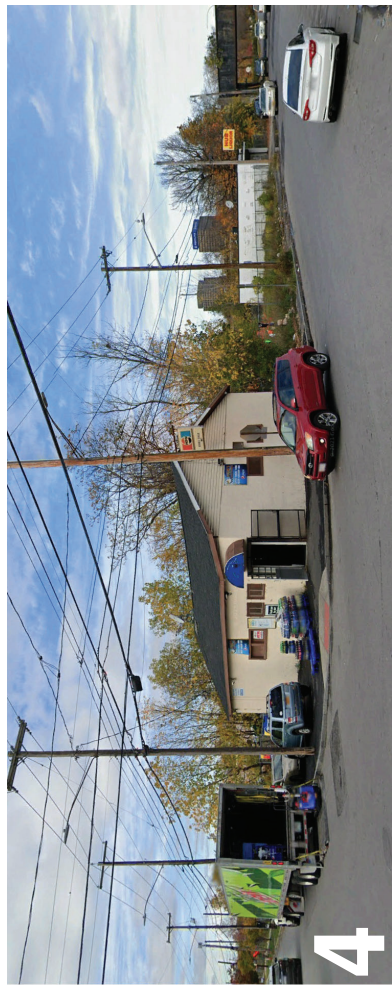
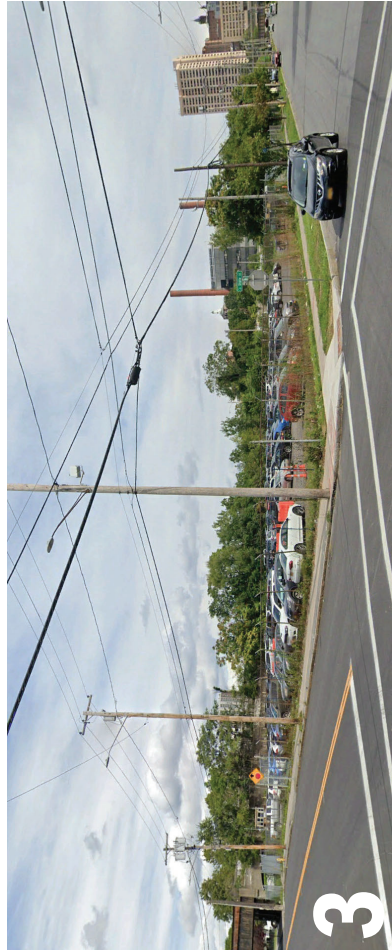


Figure 2 – View of rail line retaining wall at north edge of site



EAST ADAMS AERIAL MAP

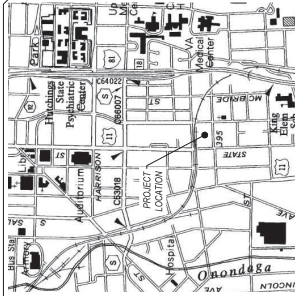
MCCORMACK BARON SALAZAR - EAST ADAMS I & II | SITE PLAN REVIEW - 10.02.2023



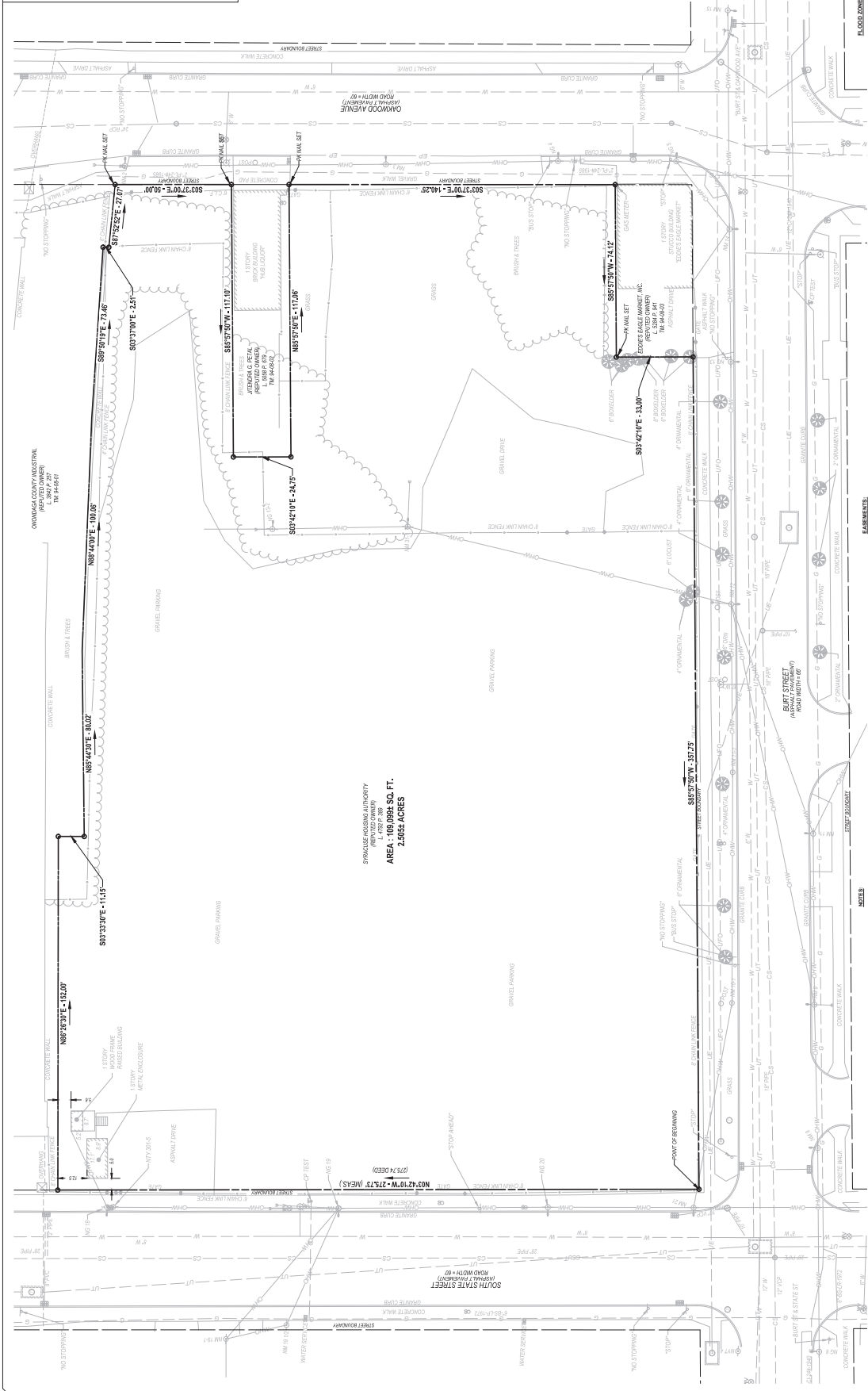
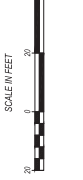
SITE CONTEXT



SITE CONTEXT



LEGEND table listing various symbols and their corresponding descriptions for the survey, including different types of lines, markers, and survey points.



SYRACUSE HOUSING AUTHORITY
109 698.5 SQ. FT.
2.555 ACRES

- NOTES:
1. SUBJECT TO ANY STATE EFFECTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE MAY BE REQUIRED.
2. UNAUTHORIZED REVISIONS OR ADDITIONS TO THIS SURVEY...
3. ONLY COMES FROM THE ORIGINAL OF THIS SURVEY...
4. THIS MAP WAS NOT USED IN CONNECTION WITH A SURVEY...
5. THE SURVEYED PROPERTY IS BOUND BY...
6. SURVEY WAS PERFORMED BY...
7. HORIZONTAL DATA IS...
8. HORIZONTAL DATA IS...
9. AT THE TIME OF THE SURVEY...
10. THIS SURVEY WAS PERFORMED...
11. AT THE TIME OF THE SURVEY...
12. HORIZONTAL DATA IS...
13. HORIZONTAL DATA IS...
14. THIS SURVEY WAS PERFORMED...

REVISIONS table with columns for revision number, description, and date.

Project title: ALTA / NSPS LAND TITLE SURVEY. Client: SYRACUSE HOUSING AUTHORITY. Project: NEW 15th WARD PHASE II. Surveyor: JOHN M. ADAMS, L.S. Preparer: JOHN M. ADAMS, L.S.

ONONDAGA COUNTY, NEW YORK. CITY OF SYRACUSE. BLOCK 257. TAX MAP # 94-04-04.

OWNER
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

ARCHITECT
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

ENGINEER
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

LANDSCAPE ARCHITECT
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

MEP ENGINEER
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

STRUCTURAL ENGINEER
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

DEVELOPMENT, INC.
 East Adams II, LLC
 100A Governor St., Suite 1000, Syracuse, NY 13202
 P: 315.452.0799

EAST ADAMS II
 Syracuse, NY



REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL MECHANICAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL CIVIL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL PLANNING
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL INTERIOR DESIGNER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL CHEMICAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

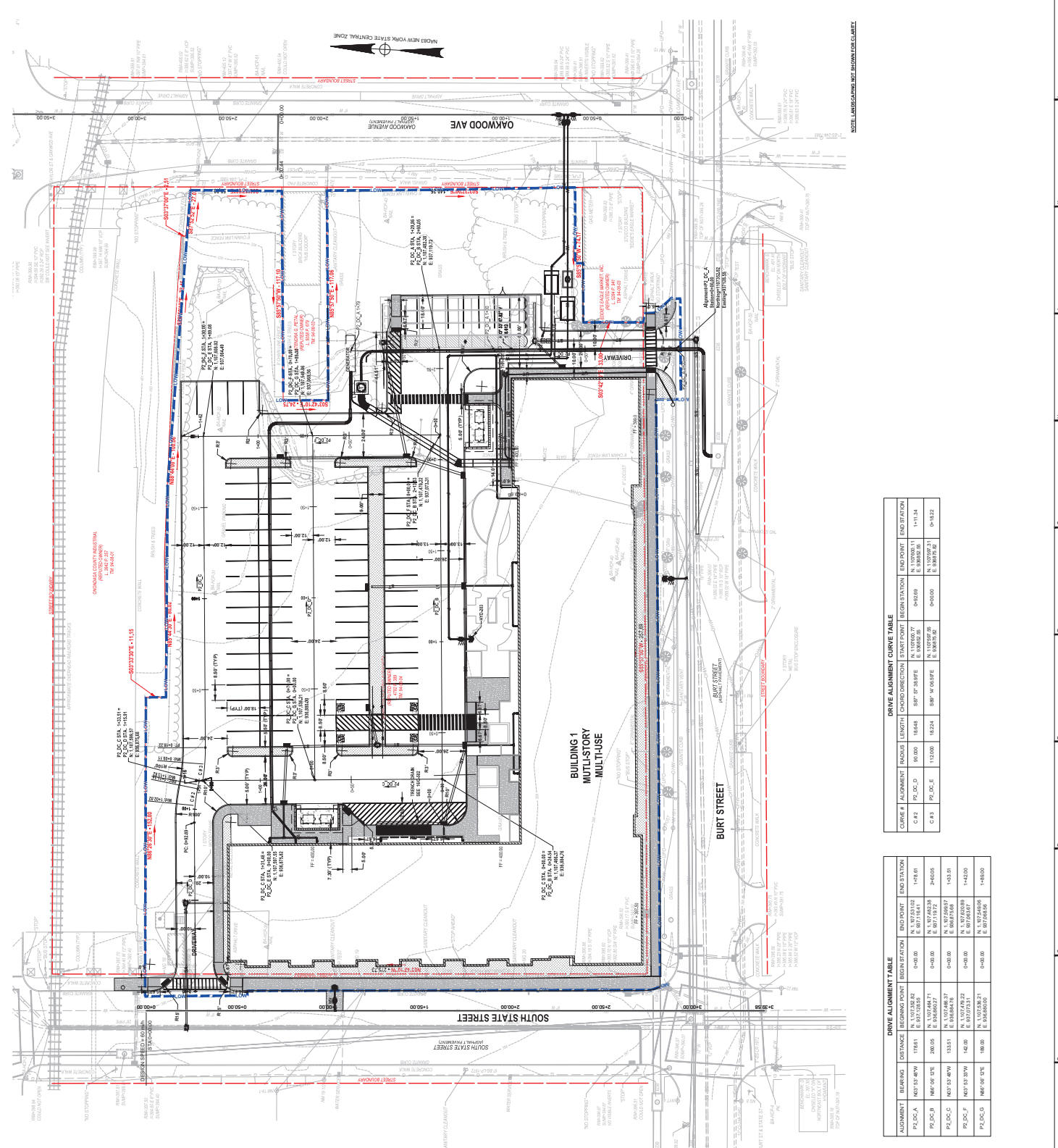
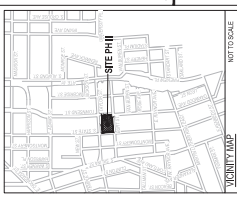
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL MARINE ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 07747



DRIVE ALIGNMENT CURVE TABLE

CURVE #	ALIGNMENT	RADIUS	LENGTH	CHORD DIRECTION	START POINT BEGN STATION	START POINT END STATION	END POINT BEGN STATION	END POINT END STATION
C #2	PL, DC, D	90.000	18.648	S 89° 07' 38.856\"	N. 110099.27 E. 110000.27	N. 110099.27 E. 110000.27	0+42.68	1+113.34
C #3	PL, DC, E	115.000	18.324	S 89° 41' 08.876\"	N. 110269.26 E. 93975.92	N. 110269.26 E. 93975.92	0+60.00	0+81.32

DRIVE ALIGNMENT TABLE

ALIGNMENT	BEARING	DISTANCE	BEG. POINT	END POINT	BEG. STATION	END STATION
PL, DC, A	N 87° 03' 57.0\"	178.61	N. 87124.02 E. 33732.92	N. 87124.02 E. 33732.92	0+00.00	1+178.61
PL, DC, B	N 87° 03' 57.0\"	286.95	N. 110269.71 E. 93860.27	N. 110269.71 E. 93860.27	0+00.00	2+86.95
PL, DC, C	N 87° 03' 57.0\"	133.61	N. 87124.02 E. 33732.92	N. 87124.02 E. 33732.92	0+00.00	1+133.61
PL, DC, D	N 87° 03' 57.0\"	18.65	N. 110269.26 E. 93975.92	N. 110269.26 E. 93975.92	0+00.00	1+18.65
PL, DC, E	N 87° 03' 57.0\"	18.65	N. 110269.26 E. 93975.92	N. 110269.26 E. 93975.92	0+00.00	1+18.65

SCALE IN FEET

1\" = 20'

NOTES:

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION

NOT FOR SUBMISSION

NOT FOR CONSTRUCTION

NOT FOR SUBMISSION

C-103

NOT FOR CONSTRUCTION
PERMIT SUBMISSION

© 2023 Crystal Mason, Inc.

OWNER:
East Adams II LLC
100A Greenway Blvd., Suite 1000, Syracuse, NY 13209
P: 315.452.0799

ARCHITECT:
West Central Mason, Inc.
200 E. Adams Street, Syracuse, NY 13202
P: 315.452.7311 F: 315.452.6580

ASISTANT ARCHITECT, D.P.C.:
Bryant Associates
100 E. Adams Street, Syracuse, NY 13202
P: 315.452.7311 F: 315.452.6580

LANDSCAPE ARCHITECT:
Bryant Associates
100 E. Adams Street, Syracuse, NY 13202
P: 315.452.7311 F: 315.452.6580

M.P. ENGINEER:
M.P. Engineering
100 E. Adams Street, Syracuse, NY 13202
P: 315.452.7311 F: 315.452.6580

STRUCTURAL ENGINEER:
220 Central University, Syracuse, NY 13208

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
220 Central University, Syracuse, NY 13208

EAST ADAMS II
Syracuse, NY

DESIGNED BY:
J. JACOBSON

DRAWN BY:
P. COBBEE

CHECKED BY:
J. JACOBSON

DATE:
09/11/2023

PROJECT NAME:
EAST ADAMS II

NO.:
22318R-00

DATE:
09/11/2023

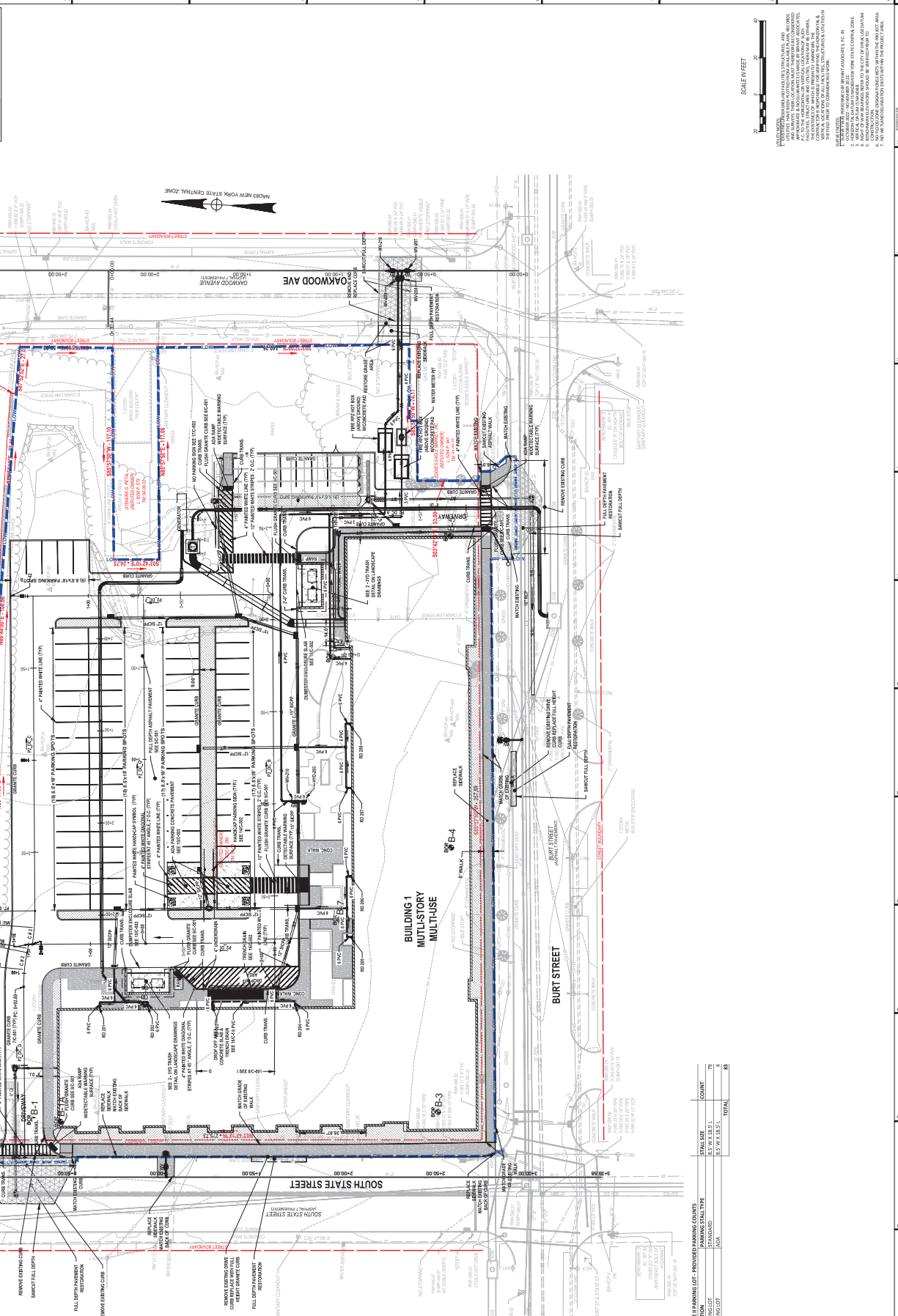
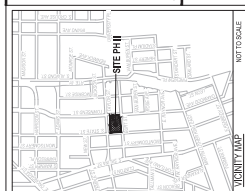
DRAWN:
SITE PLAN

SCALE:
AS SHOWN

SCALE IN FEET:
0 10 20 30

LEGEND:
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

NOTES:
1. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND PERMITS.
2. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PERMITS AND SPECIFICATIONS.
3. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PERMITS AND SPECIFICATIONS.
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10. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PERMITS AND SPECIFICATIONS.



**BUILDING 1
MULTI-USE
MULTI-USE**

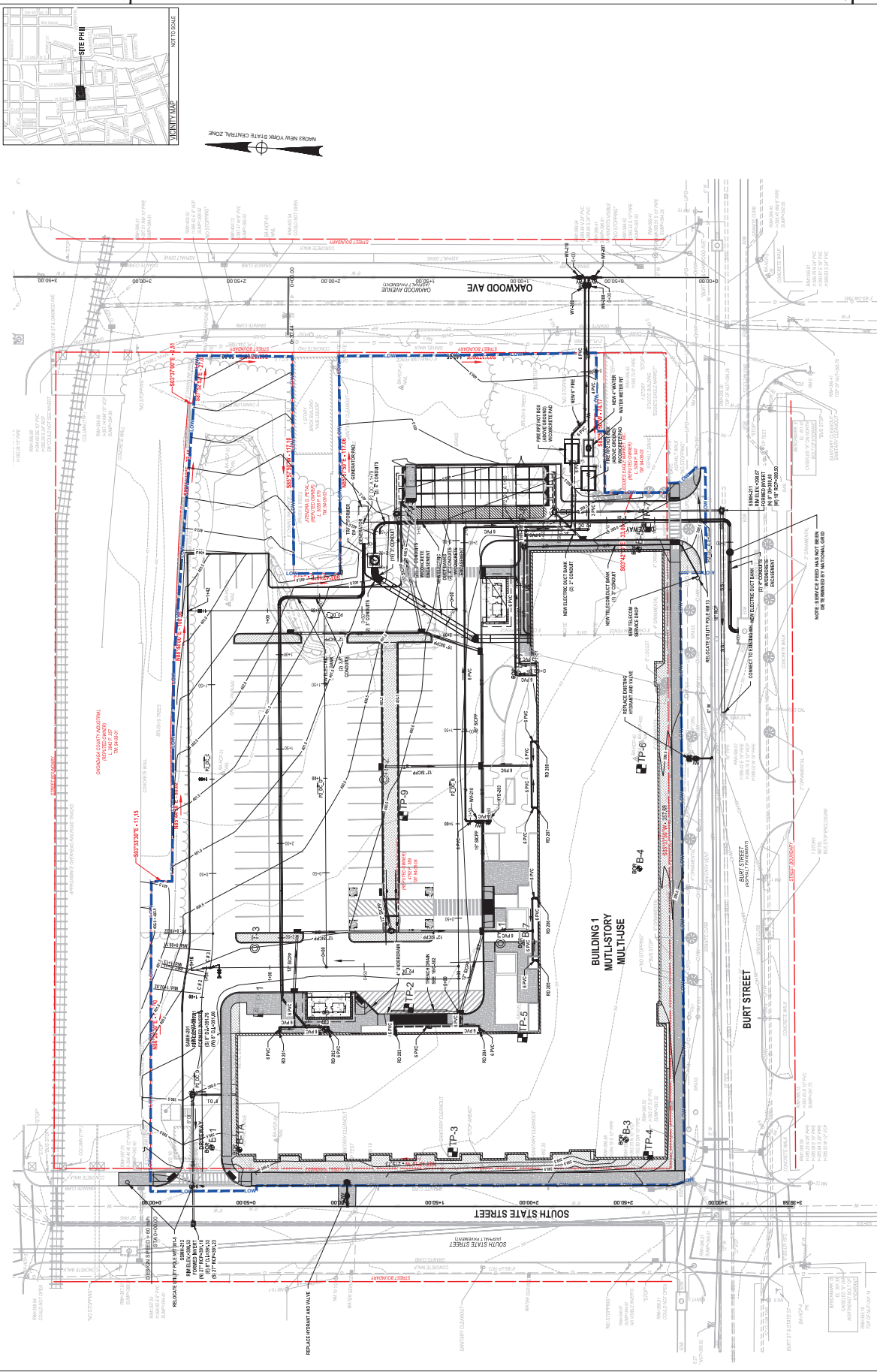
PHASE I PARKING LOT - PROVIDED PARKING COUNTS

PARKING LOT	STALL TYPE	COUNT
PARKING LOT	STANDARD	75
	ADA	4
TOTAL		83

C-104

NOT FOR CONSTRUCTION
PERMIT SUBMISSION

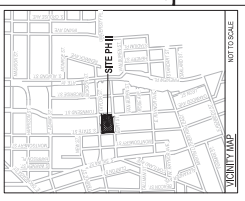
© 2023 CEMEX MAINT, INC.



STRUCTURE	TYPE	DETAIL	LOCATION
BMAH-201	SCOURING SEWER MANHOLE	30"	N 1.100,602.79 E 0.711,134.28
BMAH-211	SCOURING SEWER MANHOLE	30"	N 1.102,242.19 E 0.711,134.28
BMAH-212	SCOURING SEWER MANHOLE	30"	N 1.072,986.17 E 0.711,134.28

1' LOCATION IS ON NAD 83 NY STATE COORDINATE ZONE

NOTE: SANITARY SEWER SHALL NOT BE CONNECTED TO STORM SEWER



OWNER
Cemex Maintenance, Inc.
10700 Convent Road, Suite 100
P. 314.425.0799

ARCHITECT
East Adams II, Inc.
P. 315.471.7311

ENGINEER
East Adams II, Inc.
P. 315.471.7311

LANDSCAPE ARCHITECT
East Adams II, Inc.
P. 315.471.7311

MEP ENGINEER
East Adams II, Inc.
P. 315.471.7311

STRUCTURAL ENGINEER
East Adams II, Inc.
P. 315.471.7311

MECHANICAL ENGINEER
East Adams II, Inc.
P. 315.471.7311

ELECTRICAL ENGINEER
East Adams II, Inc.
P. 315.471.7311

PLUMBING ENGINEER
East Adams II, Inc.
P. 315.471.7311

PROJECT MANAGER
STEVEN M. BISHOP, P.E.
NY LICENSE NO. 07747

DESIGNED BY
J. JACOBSON

DRAWN BY
P. COSBEE

CHECKED BY
J. BISHOP

DATE
09/11/2023

EAST ADAMS II
SYRACUSE, NY

BRYANT ASSOCIATES
ARCHITECTS

IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LANDSCAPE ARCHITECT IS NOT SHOWN ON THIS PLAN, IT IS THE RESPONSIBILITY OF THE ENGINEER OR LANDSCAPE ARCHITECT TO VERIFY THE EXISTENCE AND LOCATION OF SUCH UTILITIES AND A REVISION TO THIS PLAN SHALL BE REQUIRED TO CORRECT ANY SUCH ERROR.

LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

hand | explain | meet

PROJECT NAME
EAST ADAMS II
222 W. 10th St.
SYRACUSE, NY 13202

DATE
09/11/2023

SCALE
AS SHOWN

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Page 110 of 322

C-104

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OWNER
 East Adams II, LLC
 1075 Columbia St., Suite 1000
 Syracuse, NY 13202
 P: 315.452.0776

ARCHITECT
 East Adams II, LLC
 1075 Columbia St., Suite 1000
 Syracuse, NY 13202
 P: 315.452.0776

ENGINEER
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 P: 315.452.0776

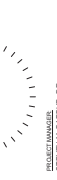
LANDSCAPE ARCHITECT
 East Adams II, LLC
 1075 Columbia St., Suite 1000
 Syracuse, NY 13202
 P: 315.452.0776

MEP ENGINEER
 East Adams II, LLC
 1075 Columbia St., Suite 1000
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STRUCTURAL ENGINEER
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 1075 Columbia St., Suite 1000
 Syracuse, NY 13202
 P: 315.452.0776

DEVELOPMENT, INC.
 East Adams II, LLC
 1075 Columbia St., Suite 1000
 Syracuse, NY 13202
 P: 315.452.0776

EAST ADAMS II
 Syracuse, NY



DESIGNED BY
 STEVEN M. BISHOP, P.E.
 NY LICENSE NO. 07747

DESIGNED BY
 J. JACOBSON

DESIGNED BY
 P. COBBEE

DESIGNED BY
 J. BISHOP

DESIGNED BY
 J. BISHOP

DESIGNED BY
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 J. BISHOP

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DESIGNED BY
 J. BISHOP

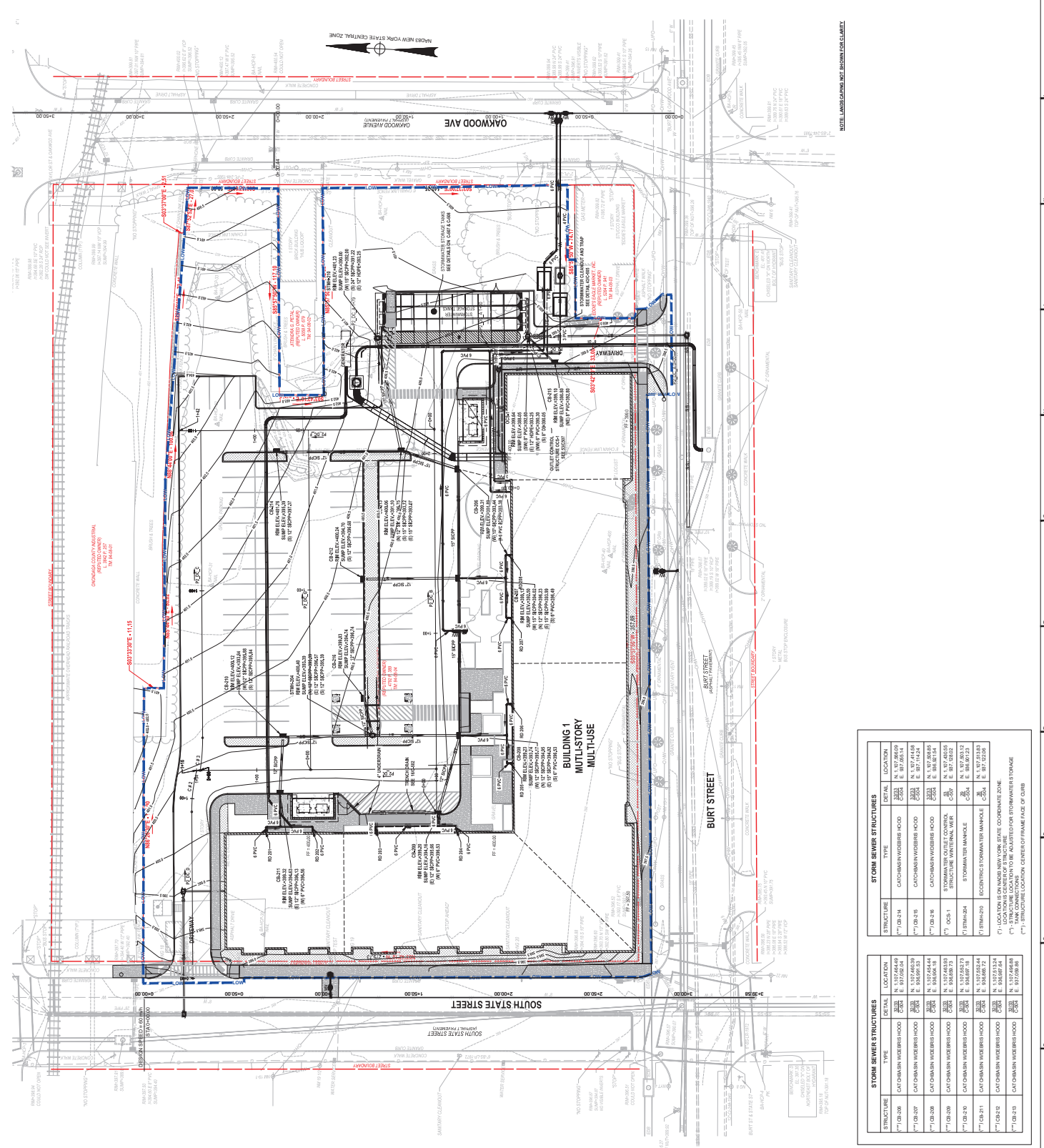
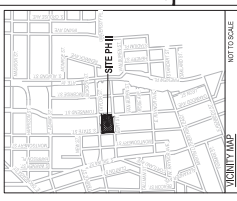
DESIGNED BY
 J. BISHOP

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 J. BISHOP

DESIGNED BY
 J. BISHOP

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 J. BISHOP

DESIGNED BY
 J. BISHOP



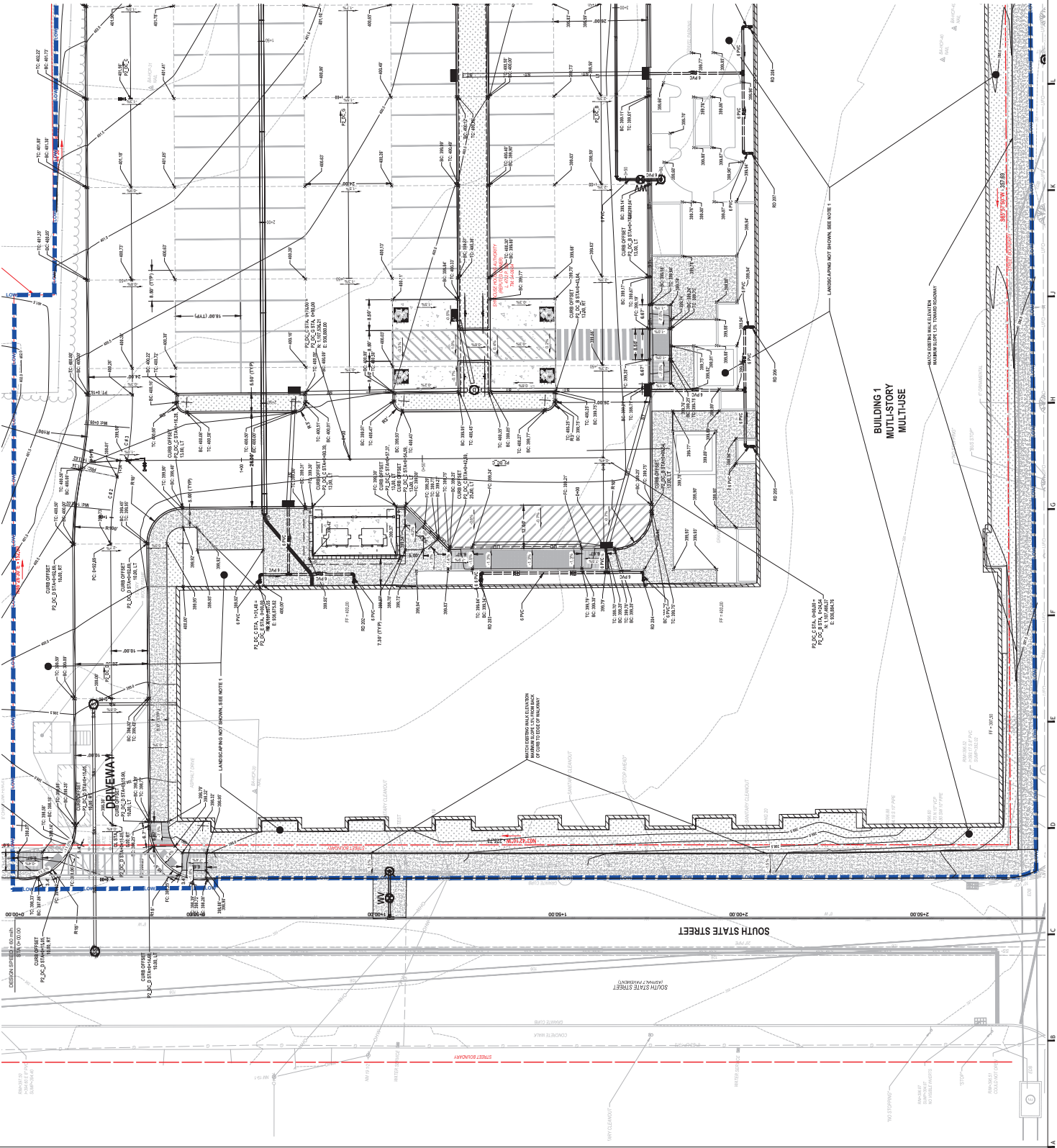
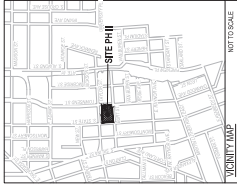
STORM SEWER STRUCTURES			
STRUCTURE	TYPE	LOCATION	COORDINATE ZONE
17-08-24	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-24
17-08-25	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-25
17-08-26	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-26
17-08-27	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-27
17-08-28	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-28
17-08-29	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-29
17-08-30	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-30
17-08-31	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-31
17-08-32	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-32
17-08-33	CATCH-BASIN W/SCREEN HOOD	N 1,977,418 E 97,905.14	17-08-33



NOTES:
 1. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.
 2. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.
 3. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.
 4. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.
 5. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.
 6. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.
 7. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS, TITLE 6, PART 613.

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 PERMIT SUBMISSION

C-105
 DRAINAGE PLAN
 DATE: 09/11/2023
 PROJECT: EAST ADAMS II
 SHEET: 22 OF 100



NOTES:
1. LANDSCAPING NOT SHOWN FOR CLARITY

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL SETBACKS ARE TO THE CENTERLINE OF THE STREET UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE EXISTING CONDITIONS OF THE SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE EXISTING CONDITIONS OF THE SURROUNDING AREAS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE EXISTING CONDITIONS OF THE SURROUNDING AREAS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE EXISTING CONDITIONS OF THE SURROUNDING AREAS.

OWNER:
East Adams II LLC
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

ARCHITECT:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

LANDSCAPE ARCHITECT:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

MECHANICAL ENGINEER:
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100 West Broadway, Suite 1000
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ELECTRICAL ENGINEER:
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PLUMBING ENGINEER:
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100 West Broadway, Suite 1000
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STRUCTURAL ENGINEER:
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P: 212-410-1000

ENVIRONMENTAL ENGINEER:
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100 West Broadway, Suite 1000
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P: 212-410-1000

SOILS ENGINEER:
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100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

TRANSPORTATION ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

WATER ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

SEWER ENGINEER:
East Adams II
100 West Broadway, Suite 1000
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P: 212-410-1000

HAZARDOUS WASTE ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

ASBESTOS ABATEMENT ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

LEAD ABATEMENT ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

NOISE ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

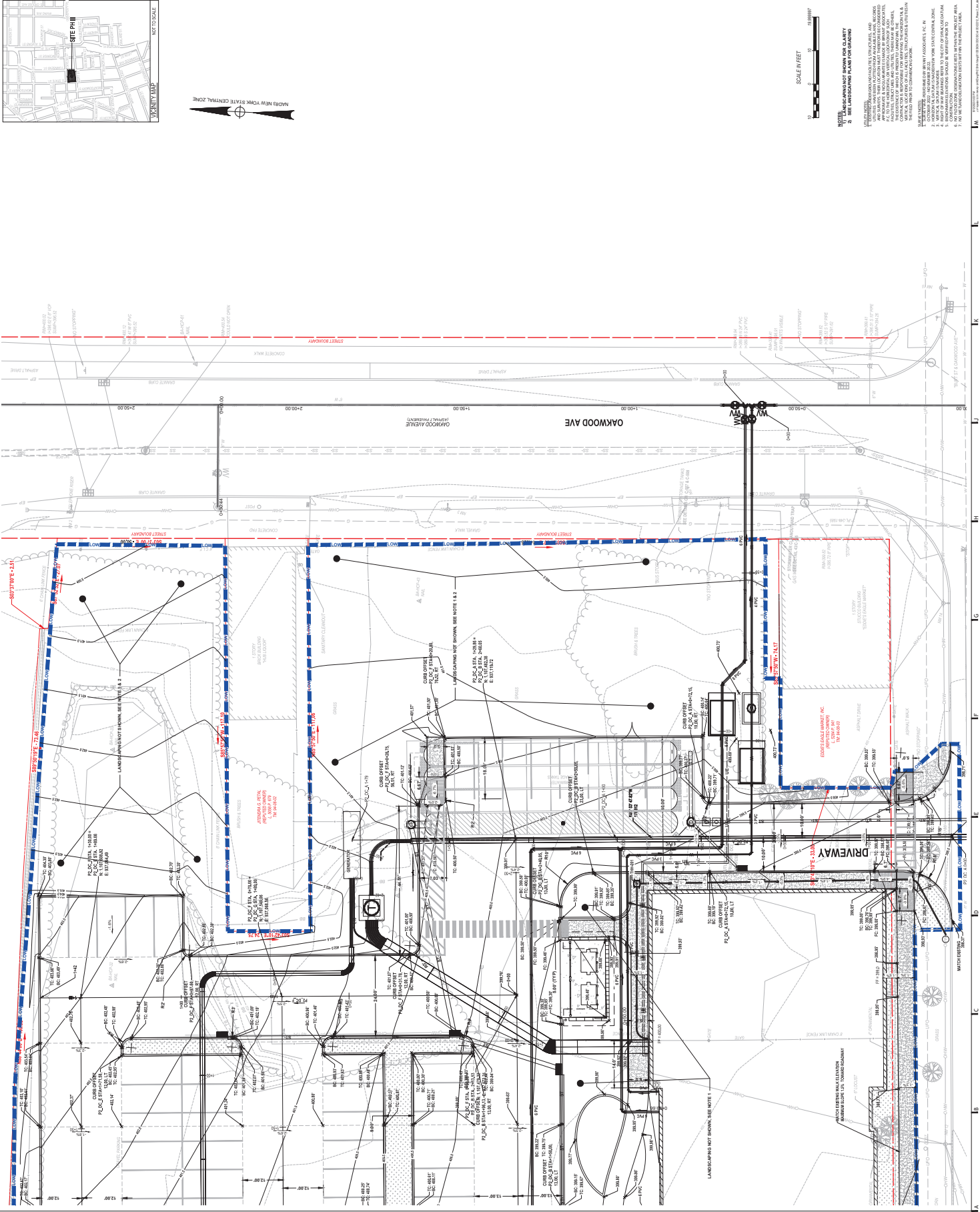
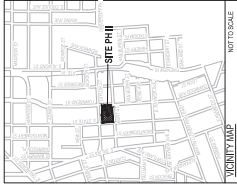
VEGETATION ENGINEER:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

ARCHITECTURAL RENDERING:
East Adams II
100 West Broadway, Suite 1000
New York, NY 10038
P: 212-410-1000

C-106

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PERMIT SUBMISSION

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OWNER
 East Adams II, LLC
 100A Governor St., Suite 1000
 Syracuse, NY 13202
 P: 315.425.0799

ARCHITECT
 Reed O'Brien Architects, D.P.C.
 400 East 10th St.
 Syracuse, NY 13202
 P: 315.425.1111

LANDSCAPE ARCHITECT
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 100A Governor St., Suite 1000
 Syracuse, NY 13202
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ENGINEER
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 Syracuse, NY 13202
 P: 315.425.0799

PROFESSIONAL ENGINEER
 STEVEN M. BARBER, P.E.
 NY LICENSE NO. 07787

PROFESSIONAL LANDSCAPE ARCHITECT
 JACOBUS B. BARON, P.L.A.
 NY LICENSE NO. 07787

DESIGNED BY
 J. J. MCGIBBON

DRAWN BY
 P. COBBEE

CHECKED BY
 J. BARBER

DATE
 09/11/2023



EAST ADAMS II
 SYRACUSE, NY

LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIORS

hand | explain | meet

PROJECT NAME
 EAST ADAMS II

DATE
 09/11/2023

SCALE IN FEET

1" = 10'

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

C-107

GRADING PLAN

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND LANDSCAPE ARCHITECT.

2. THE LANDSCAPING PLAN IS FOR GRADING PURPOSES ONLY. ALL OTHER UTILITIES, STRUCTURES, AND EQUIPMENT SHALL BE SHOWN ON THE GRADING PLAN.

3. THE LANDSCAPING PLAN IS FOR GRADING PURPOSES ONLY. ALL OTHER UTILITIES, STRUCTURES, AND EQUIPMENT SHALL BE SHOWN ON THE GRADING PLAN.

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9. THE LANDSCAPING PLAN IS FOR GRADING PURPOSES ONLY. ALL OTHER UTILITIES, STRUCTURES, AND EQUIPMENT SHALL BE SHOWN ON THE GRADING PLAN.

10. THE LANDSCAPING PLAN IS FOR GRADING PURPOSES ONLY. ALL OTHER UTILITIES, STRUCTURES, AND EQUIPMENT SHALL BE SHOWN ON THE GRADING PLAN.

OWNER
 SUNSHINE PHARMACY, INC.
 107A GARDNER RD., SUITE 100
 SYRACUSE, NY 13208
 P: 315.452.0790

ARCHITECT
 HERRICK ARCHITECTS, INC.
 107 GARDNER ROAD, SUITE 100
 SYRACUSE, NY 13208
 P: 315.452.0790

ENGINEER
 EAST ADAMS II
 222 HURLOCK
 SYRACUSE, NY 13208
 P: 315.452.0790

CONTRACTOR
 SUNSHINE PHARMACY, INC.
 107A GARDNER RD., SUITE 100
 SYRACUSE, NY 13208
 P: 315.452.0790



PROJECT MANAGER
 STEVEN M. RANKIN, P.E.
 NY LICENSE NO. 07747

DESIGNED BY
 JACOBSON
 J. JACOBSON
 P. COBBEE

CHECKED BY
 J. JACOBSON
 P. COBBEE

DATE
 09/11/2023

PROJECT NAME
 EAST ADAMS II

PROJECT NO.
 222 HURLOCK

DATE
 09/11/2023

MISC. DETAILS
 MISCELLANEOUS DETAILS

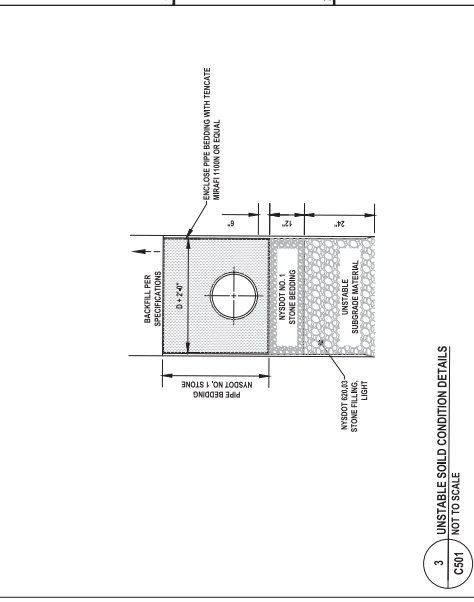
DESIGNED BY
 JACOBSON
 J. JACOBSON
 P. COBBEE

CHECKED BY
 J. JACOBSON
 P. COBBEE

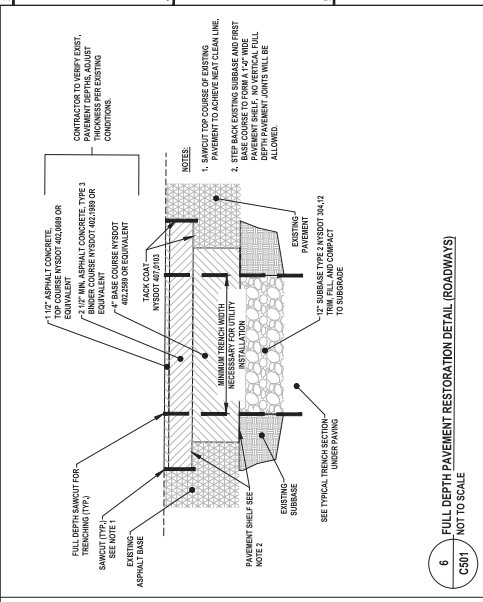
DATE
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MISC. DETAILS
 MISCELLANEOUS DETAILS

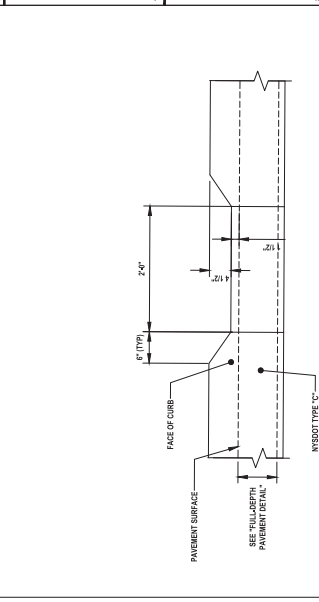
C-501
 NOT FOR CONSTRUCTION
 PERMIT SUBMISSION



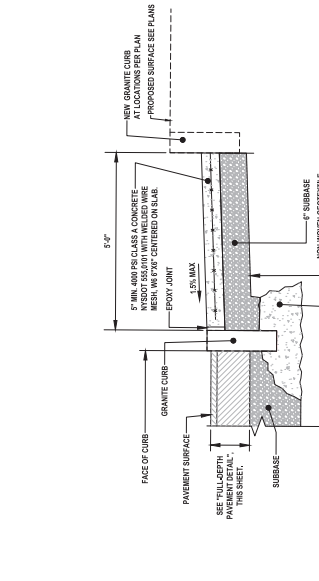
1 TYPICAL YARD PIPING SEPARATION SECTION
 C501 / NOT TO SCALE



2 MODERATELY UNSTABLE SOIL CONDITION DETAIL
 C501 / NOT TO SCALE



3 UNSTABLE SOIL CONDITION DETAILS
 C501 / NOT TO SCALE



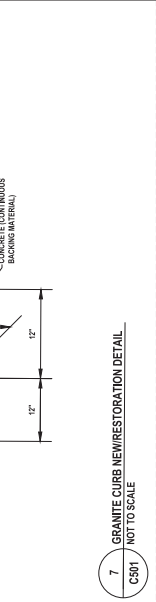
4 NORMAL SOIL CONDITIONS TRENCH AND PAVEMENT RESTORATION DETAIL
 C501 / NOT TO SCALE



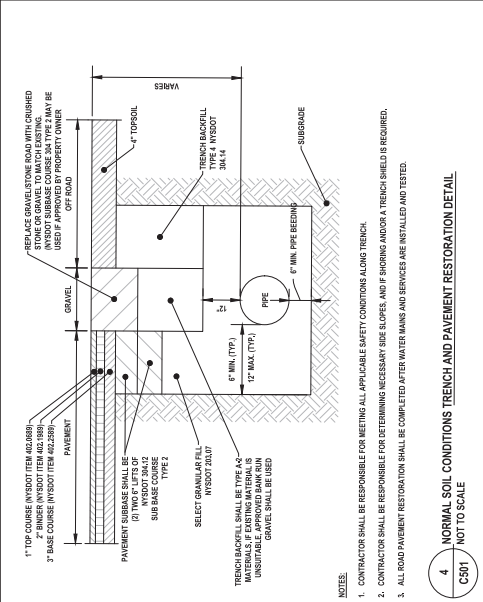
5 FULL DEPTH PAVEMENT RESTORATION DETAIL (PARKING LOTS/DRIVEWAYS)
 C501 / NOT TO SCALE



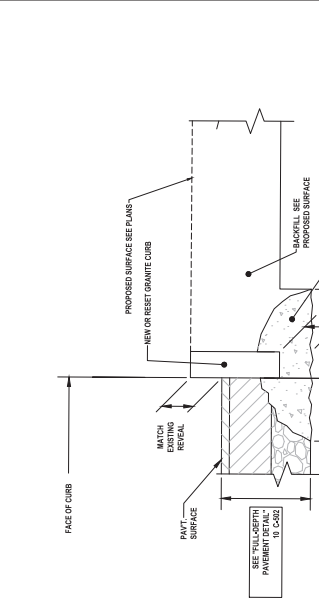
6 FULL DEPTH PAVEMENT RESTORATION DETAIL (ROADWAYS)
 C501 / NOT TO SCALE



7 GRANITE CURB NEW RESTORATION DETAIL
 C501 / NOT TO SCALE



8 FLUSH CURB DETAIL
 C501 / NOT TO SCALE



9 CURB INLET DETAIL
 C501 / NOT TO SCALE

1 A
1 B
1 C
1 D
1 E
1 F
1 G
1 H
1 I
1 J
1 K
1 L
1 M

OWNER
 East Adams II, LLC
 100A Greenway Blvd., Suite 100
 Syracuse, NY 13204
 P: 315.452.0799

ARCHITECT
 Hord O'Brien Machin, Inc.
 100A Greenway Blvd., Suite 100
 Syracuse, NY 13204
 P: 315.452.0799

ENGINEER
 East Adams II, LLC
 100A Greenway Blvd., Suite 100
 Syracuse, NY 13204
 P: 315.452.0799

DESIGNED BY
 STEVEN M. BINKNER, P.E.
 NY LICENSE NO. 07747

DESIGNED BY
 JACOBSON
 J. JACOBSON
 NY LICENSE NO. 07747

DESIGNED BY
 P. COBBEE
 P. COBBEE
 NY LICENSE NO. 07747

DESIGNED BY
 J. MACHON
 J. MACHON
 NY LICENSE NO. 07747

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 J. MACHON
 J. MACHON
 NY LICENSE NO. 07747

DESIGNED BY
 EAST ADAMS II
 Syracuse, NY



DESIGNED BY
 EAST ADAMS II
 Syracuse, NY

DESIGNED BY
 EAST ADAMS II
 Syracuse, NY

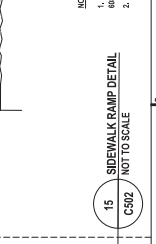
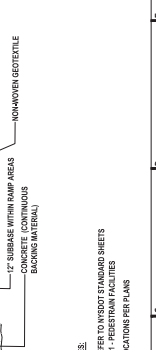
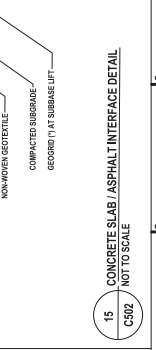
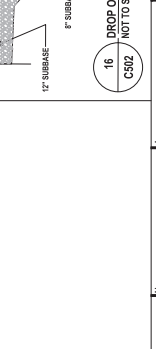
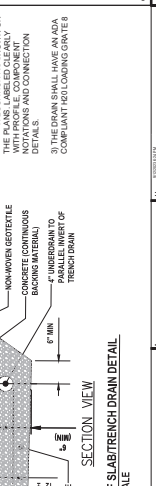
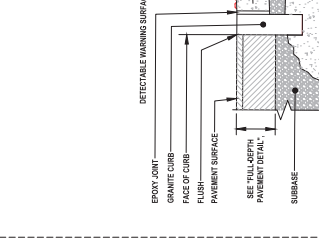
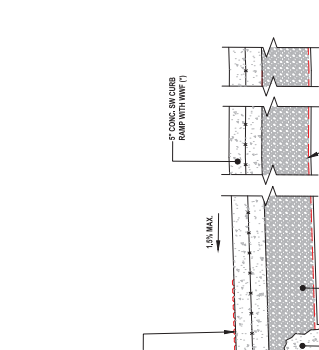
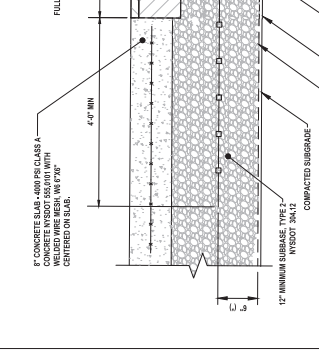
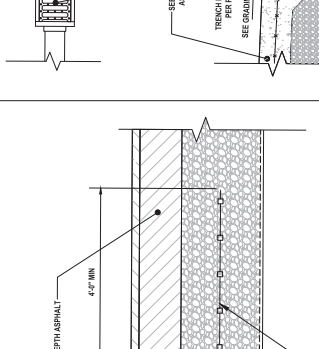
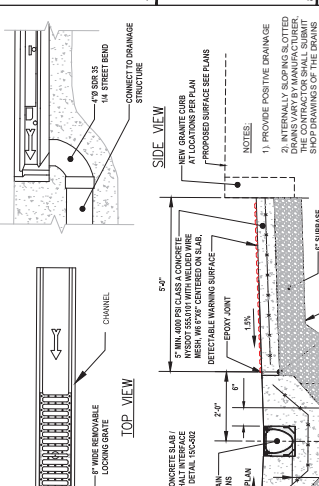
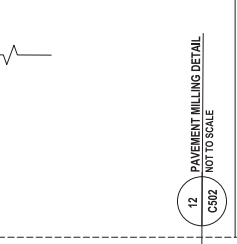
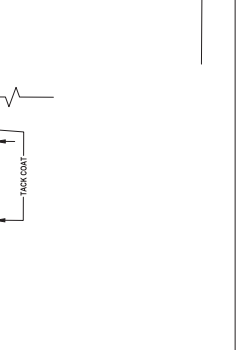
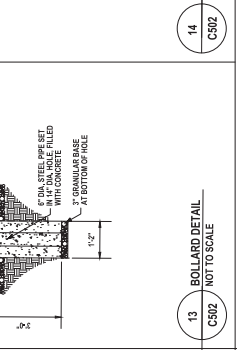
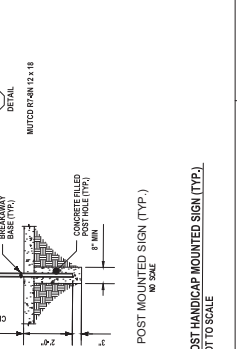
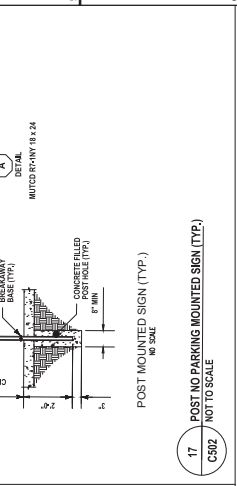
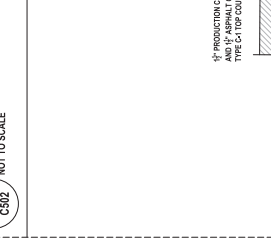
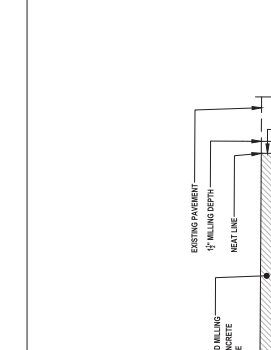
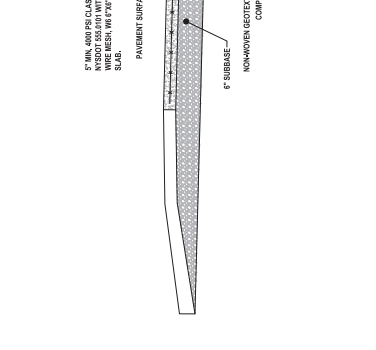
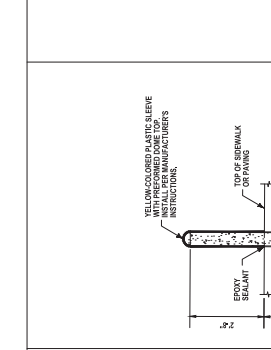
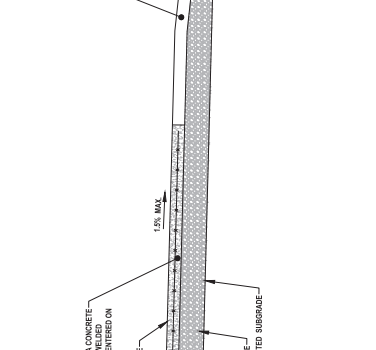
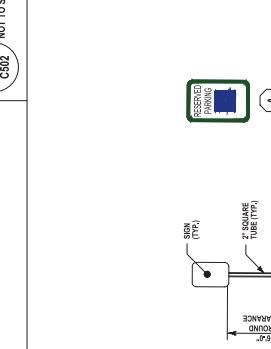
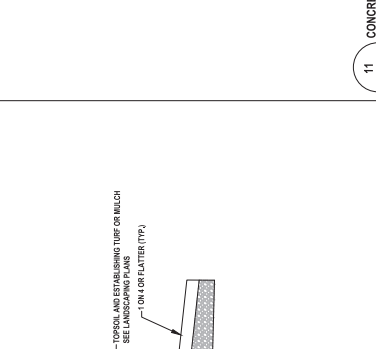
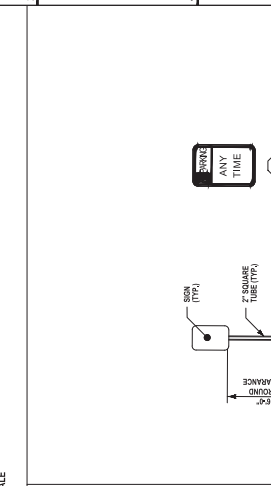
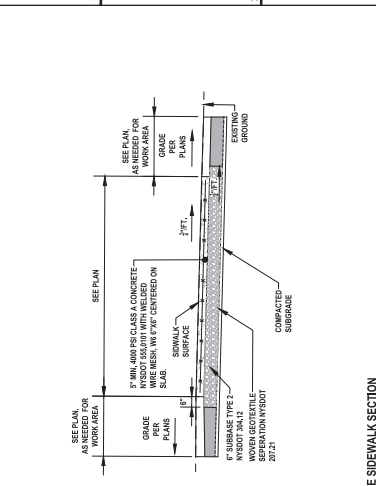
DESIGNED BY
 EAST ADAMS II
 Syracuse, NY



DESIGNED BY
 EAST ADAMS II
 Syracuse, NY

DESIGNED BY
 EAST ADAMS II
 Syracuse, NY

DESIGNED BY
 EAST ADAMS II
 Syracuse, NY



11 CONCRETE SIDEWALK SECTION C502 / NOT TO SCALE

12 PAVEMENT MILLING DETAIL C502 / NOT TO SCALE

13 BOLLARD DETAIL C502 / NOT TO SCALE

14 POST HANDICAP MOUNTED SIGN (TYP.) C502 / NOT TO SCALE

15 CONCRETE SLAB / ASPHALT INTERFACE DETAIL C502 / NOT TO SCALE

16 DROP OFF SLAB/TRENCH DRAIN DETAIL C502 / NOT TO SCALE

17 POST NO PARKING MOUNTED SIGN (TYP.) C502 / NOT TO SCALE

18 SIDEWALK RAMP DETAIL C502 / NOT TO SCALE

19 SIDEWALK RAMP DETAIL C502 / NOT TO SCALE

20 SIDEWALK RAMP DETAIL C502 / NOT TO SCALE

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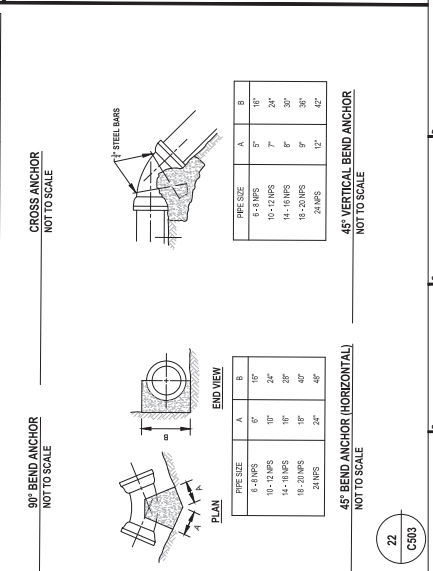
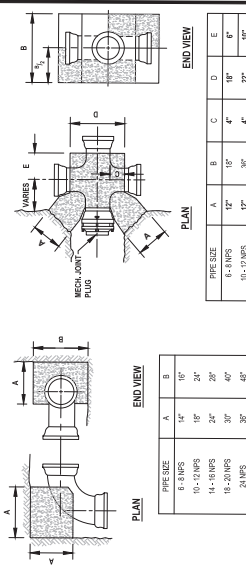
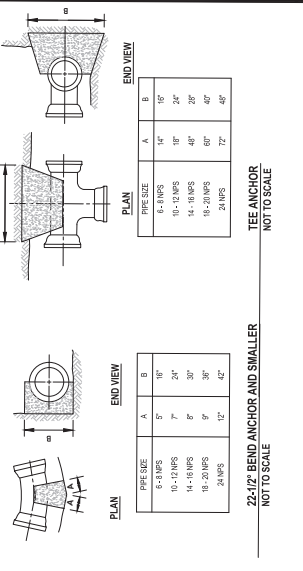
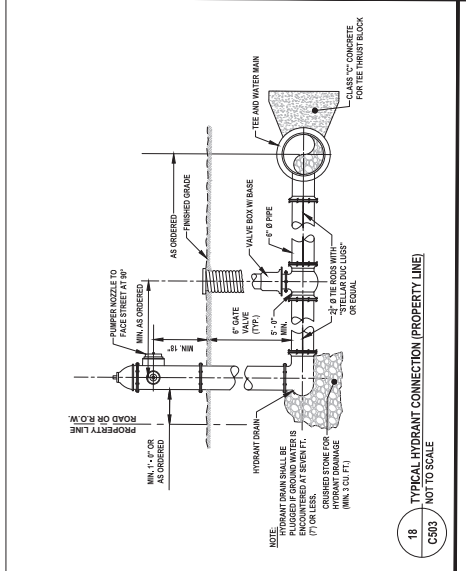
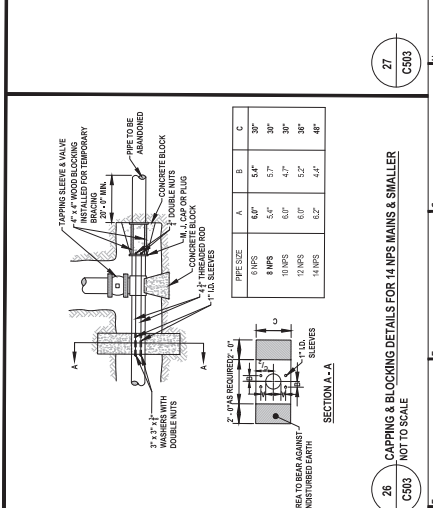
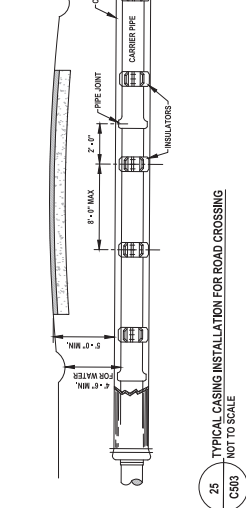
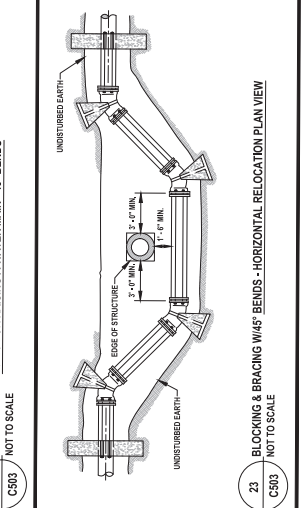
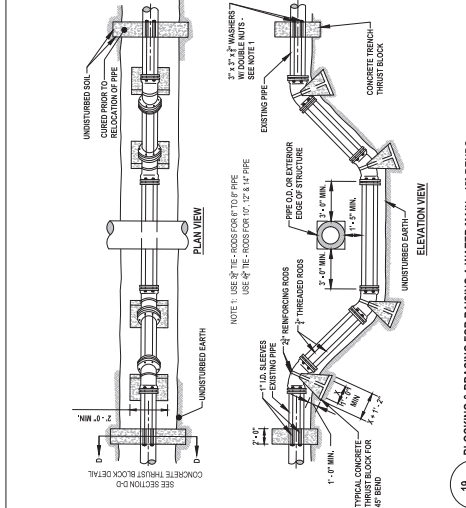
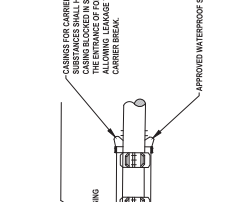
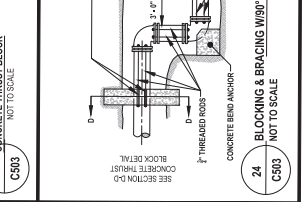
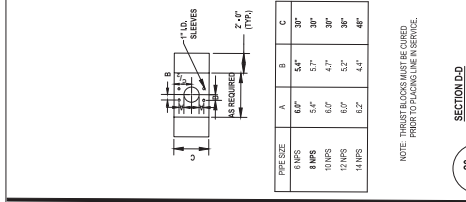
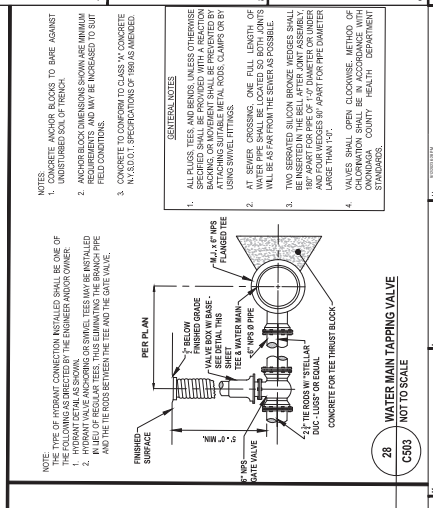
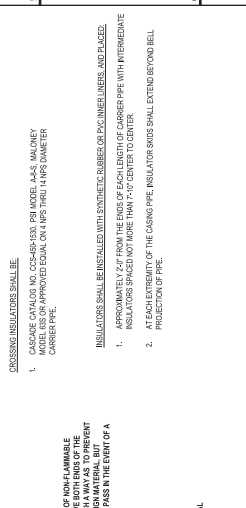
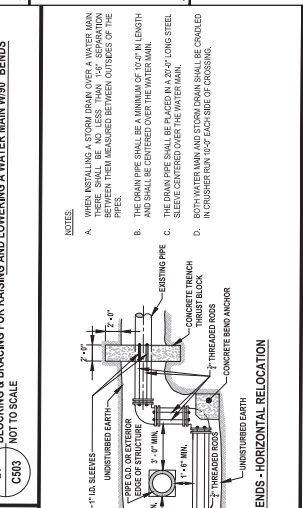
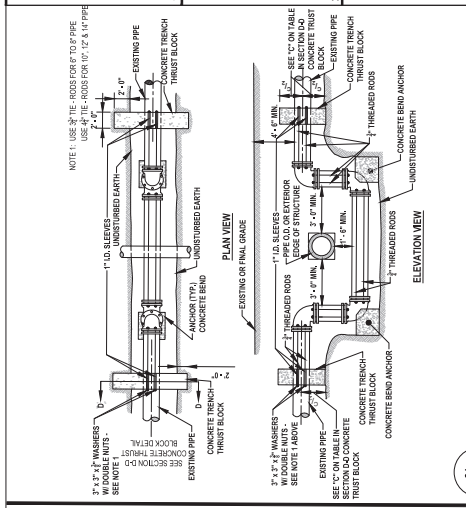
100 SIDEWALK RAMP DETAIL C502 / NOT TO SCALE

COMPANY: East Adams II, Syracuse, NY. PROJECT: EAST ADAMS II, SYRACUSE, NY. ARCHITECT: HOK, INC., SYRACUSE, NY. CIVIL ENGINEER: EAST ADAMS II, SYRACUSE, NY.

EAST ADAMS II, SYRACUSE, NY. BRYANT ASSOCIATES logo. DESIGNER: J. MCGIBBON, P. COBBEE, J. HANCOCK, J. ANTHONY, J. GIBSON, J. GIBSON.

hardscaping | landscape | interior ARCHITECTURE PLANNING INTERIOR DESIGN. PROJECT: EAST ADAMS II, SYRACUSE, NY. DATE: 09/11/2023.

NOT FOR CONSTRUCTION PERMIT SUBMISSION. MISCELLANEOUS DETAILS. PROJECT: EAST ADAMS II, SYRACUSE, NY. DATE: 09/11/2023.



OWNER: East Adams II LP, 1075 Corporate Park East, Suite 1000, Fort Lee, NJ 07024

ARCHITECT: Herzog & de Meuron, 200 West Street, New York, NY 10038

ENGINEER: East Adams II LP, 1075 Corporate Park East, Suite 1000, Fort Lee, NJ 07024

DATE: 09/11/2023

EAST ADAMS II
DEVELOPMENT, INC.
SYRACUSE, NY

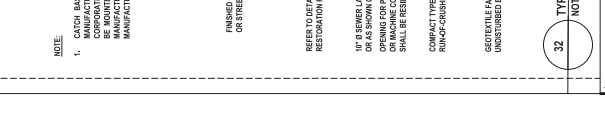
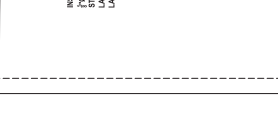
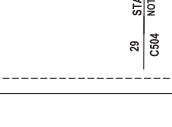
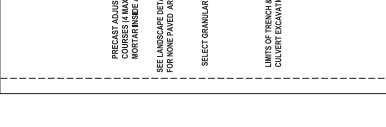
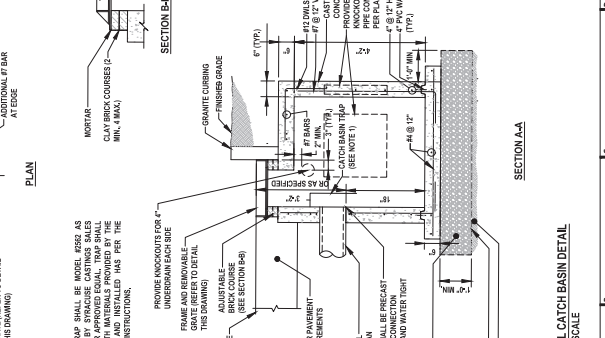
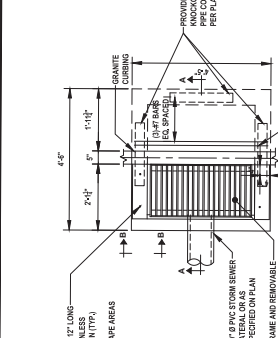
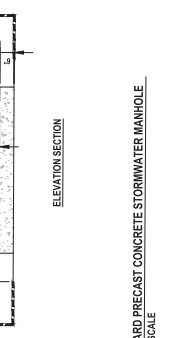
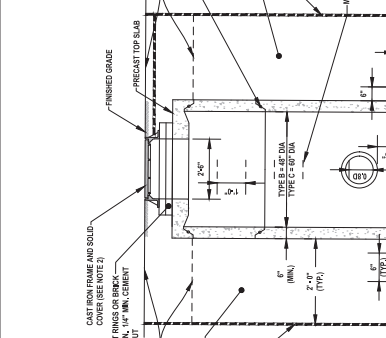
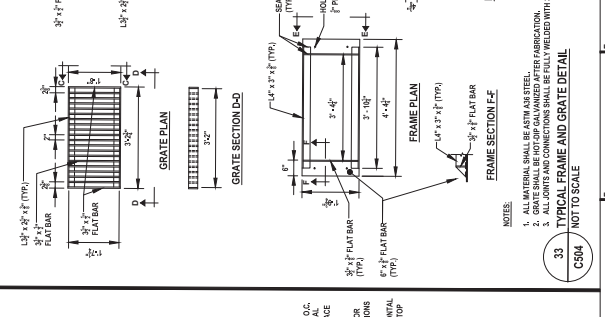
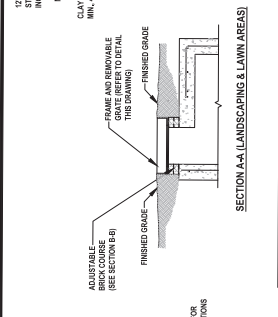
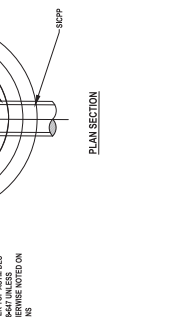
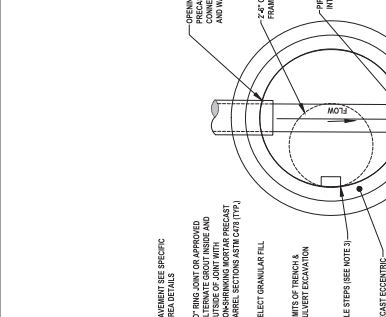
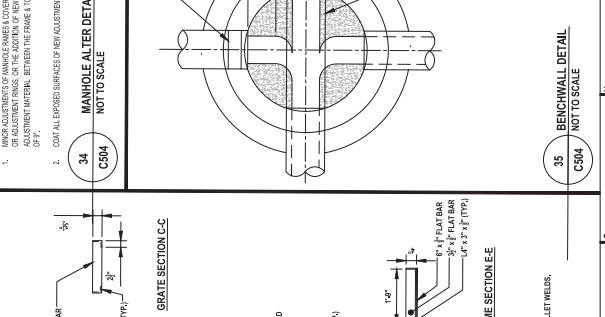
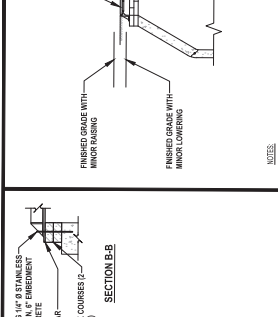
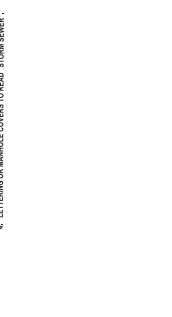
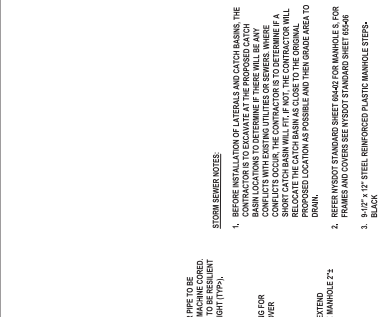
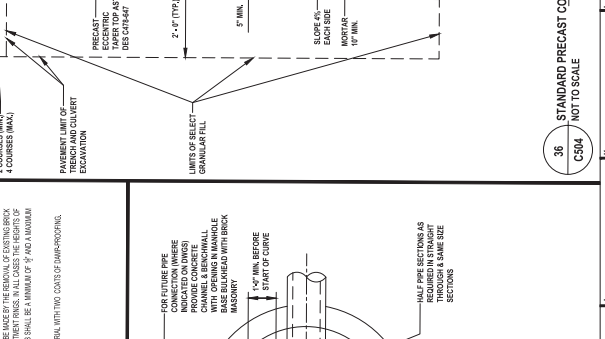
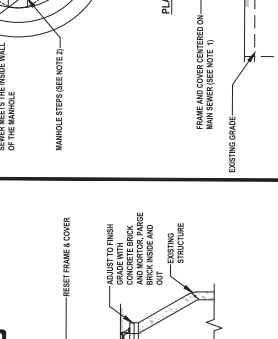
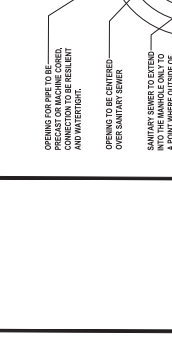
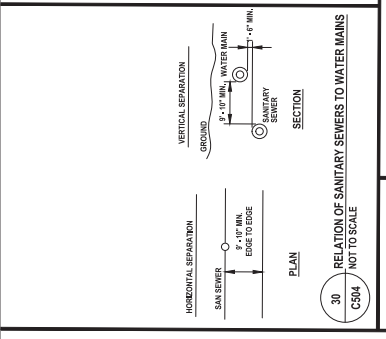
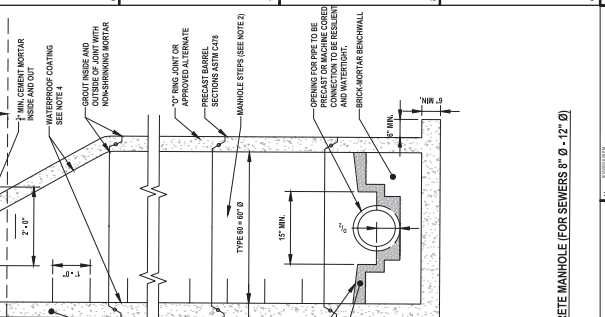
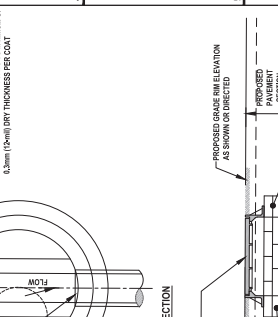
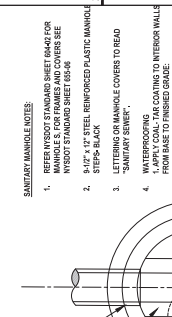
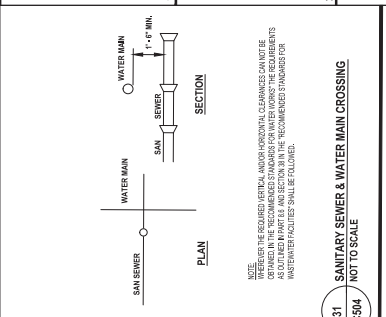
BRYANT ASSOCIATES
300 EAST ADAMS II, SUITE 1000, FORT LEE, NJ 07024
TEL: 201.584.2200
WWW.BRYANTASSOCIATES.COM

DESIGNED BY: J. MCGIBSON
DRAWN BY: P. COBBEE
CHECKED BY: J. HANDBURK
DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
NO.: 222198.00

DATE: 09/11/2023

SCALE: AS SHOWN OR NOTED



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EAST ADAMS II
Syracuse, NY



PROFESSIONAL ENGINEER
STEVEN M. BARKER, P.E.
NY LICENSE NO. 07747
I am a duly Licensed Professional Engineer in the State of New York. I hereby certify that the preparation of these drawings was done under my direct supervision and that I am a duly Licensed Professional Engineer in the State of New York.

DESIGNED BY
J. MACBON
DRAWN BY
P. COBBEE
CHECKED BY
S. HANDELA
DATE
10/11/2023

hensel | cox | inc
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIORS DESIGN



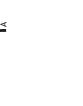
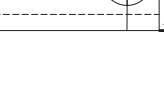
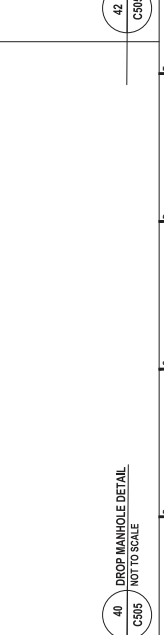
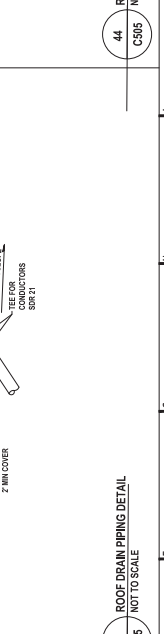
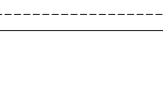
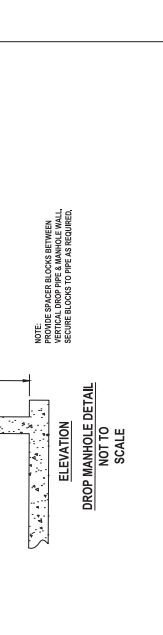
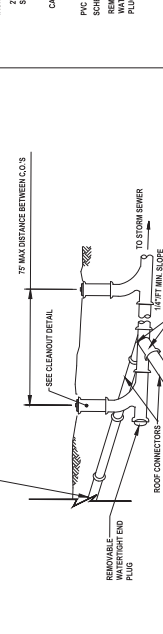
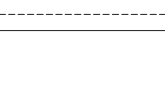
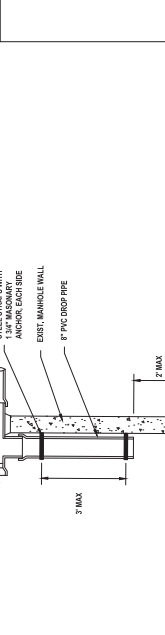
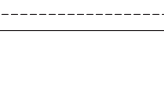
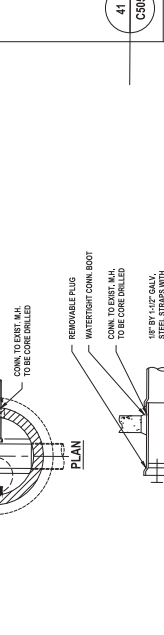
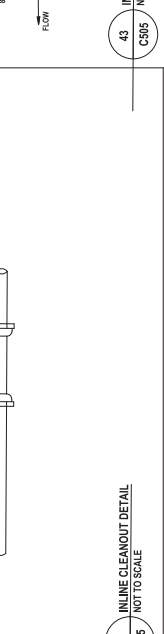
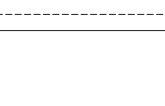
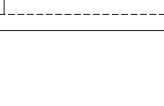
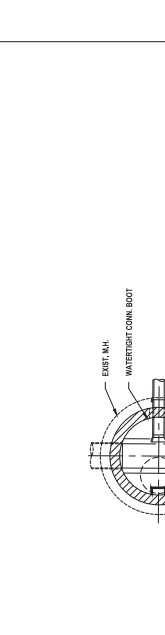
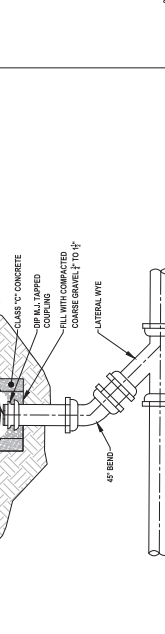
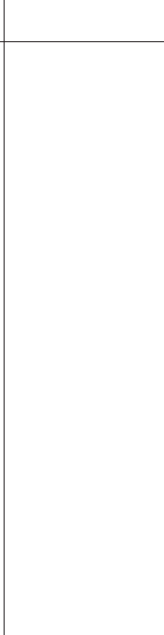
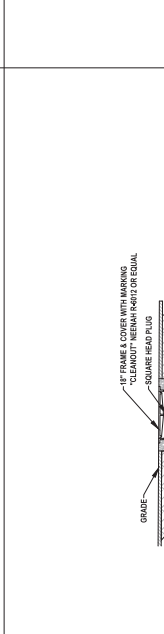
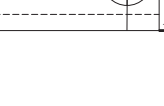
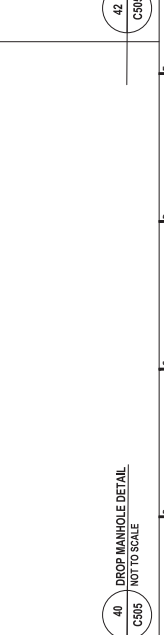
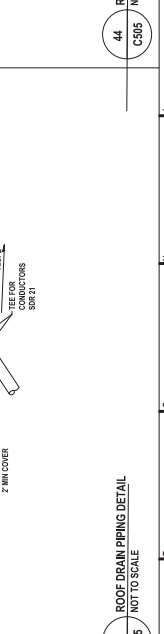
PROJECT NAME
EAST ADAMS II
225 WEST ADAMS
09/11/2023
DATE
PROJECT NO.
22519R.00
JOB NO.
09/11/2023
DATE
JOB NO.
09/11/2023
DATE
JOB NO.
09/11/2023
DATE

MISCELLANEOUS DETAILS
NOT FOR CONSTRUCTION
PERMIT SUBMISSION

C-505

NOT FOR CONSTRUCTION
PERMIT SUBMISSION

37 STORM SEWER LATERAL CONNECTION TO EXISTING DRAINAGE STRUCTURE
C505 / NOT TO SCALE



OWNER
East Adams Park II, L.P.
107A Convent Road, Suite 105, Syracuse, NY 13209
P: 315.452.0789

ARCHITECT
West Ottawa Media, Inc.
1111 Erie Blvd. West, Suite 105, Syracuse, NY 13204
P: 315.452.1321

ASBESTOS CONSULTANT
ASBESTOS CONSULTANTS, D.P.C.
1111 Erie Blvd. West, Suite 105, Syracuse, NY 13204
P: 315.452.1321

CONSULTANTS
BRYANT ASSOCIATES
300 North State Street, Syracuse, NY 13202
P: 315.471.0100

LANDSCAPE ARCHITECT
East Adams Park II, L.P.
107A Convent Road, Suite 105, Syracuse, NY 13209
P: 315.452.0789

MIP ENGINEER
MIP Engineering, Inc.
1111 Erie Blvd. West, Suite 105, Syracuse, NY 13204
P: 315.452.1321

STRUCTURAL ENGINEER
232 Convent Road, Syracuse, NY 13202
P: 315.452.0789

LANDSCAPE ARCHITECT
East Adams Park II, L.P.
107A Convent Road, Suite 105, Syracuse, NY 13209
P: 315.452.0789

MIP ENGINEER
MIP Engineering, Inc.
1111 Erie Blvd. West, Suite 105, Syracuse, NY 13204
P: 315.452.1321

EAST ADAMS II
Syracuse, NY

BRYANT ASSOCIATES
LANDSCAPE ARCHITECTS

PROFESSIONAL ENGINEER
STEVEN M. BIRNBAUM, P.E.
NY LICENSE NO. 07787

DESIGNED BY
J. MCGIBBON

DRAWN BY
P. COBBEE

CHECKED BY
S. HANSEN

DATE
09/11/2023

PROJECT NAME
EAST ADAMS II

PROJECT NO.
222198.00

DATE
09/11/2023

MISCELLANEOUS DETAILS

DESIGNED BY: J. MCGIBBON
DRAWN BY: P. COBBEE
CHECKED BY: S. HANSEN
DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
PROJECT NO.: 222198.00

DATE: 09/11/2023

MISCELLANEOUS DETAILS

DESIGNED BY: J. MCGIBBON
DRAWN BY: P. COBBEE
CHECKED BY: S. HANSEN
DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
PROJECT NO.: 222198.00

DATE: 09/11/2023

MISCELLANEOUS DETAILS

DESIGNED BY: J. MCGIBBON
DRAWN BY: P. COBBEE
CHECKED BY: S. HANSEN
DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
PROJECT NO.: 222198.00

DATE: 09/11/2023

MISCELLANEOUS DETAILS

DESIGNED BY: J. MCGIBBON
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DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
PROJECT NO.: 222198.00

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DESIGNED BY: J. MCGIBBON
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DATE: 09/11/2023

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PROJECT NO.: 222198.00

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MISCELLANEOUS DETAILS

DESIGNED BY: J. MCGIBBON
DRAWN BY: P. COBBEE
CHECKED BY: S. HANSEN
DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
PROJECT NO.: 222198.00

DATE: 09/11/2023

MISCELLANEOUS DETAILS

DESIGNED BY: J. MCGIBBON
DRAWN BY: P. COBBEE
CHECKED BY: S. HANSEN
DATE: 09/11/2023

PROJECT NAME: EAST ADAMS II
PROJECT NO.: 222198.00

DATE: 09/11/2023

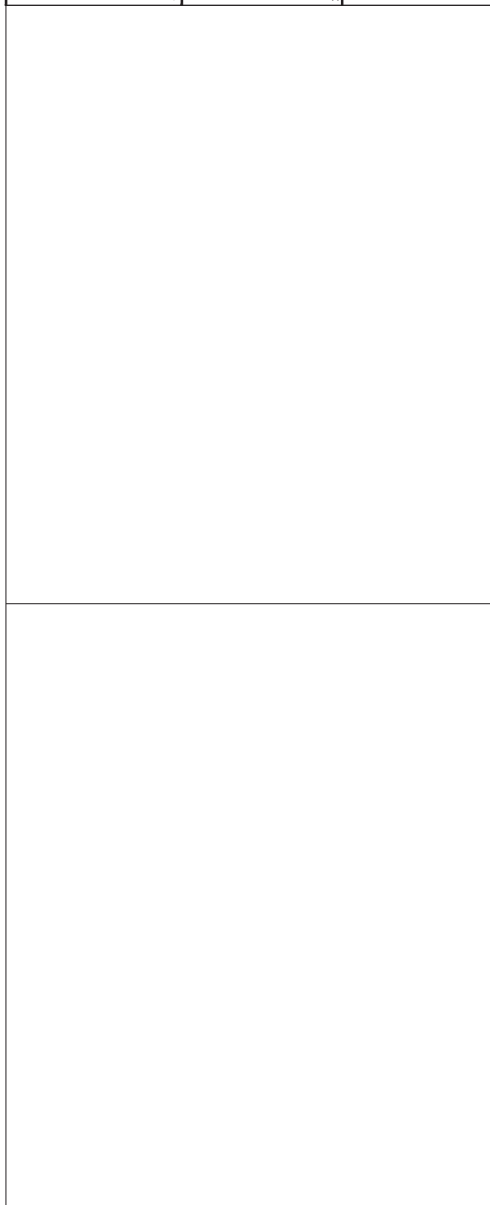
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DRAWN BY: P. COBBEE
CHECKED BY: S. HANSEN
DATE: 09/11/2023

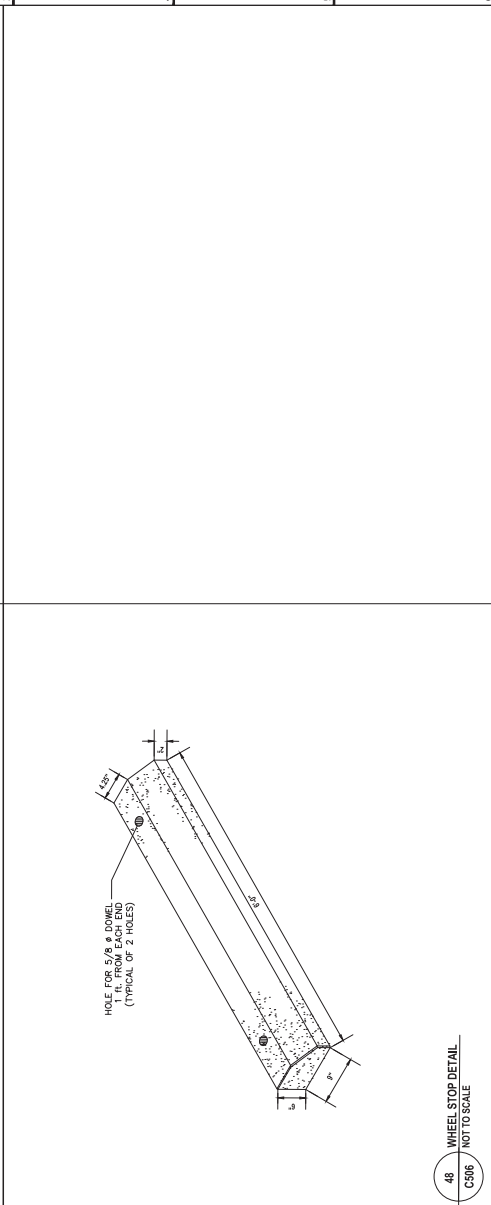
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PROJECT NO.: 222198.00

DATE: 09/11/2023

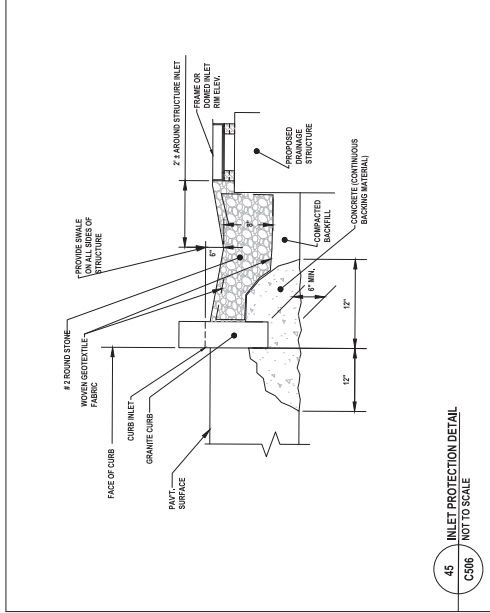
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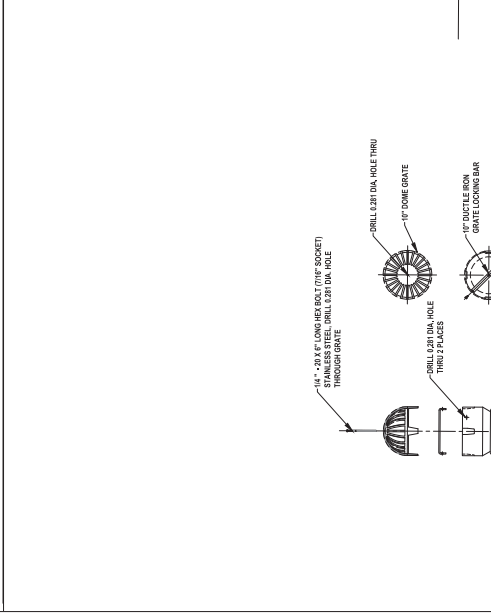
45 INLET PROTECTION DETAIL
CS96 NOT TO SCALE



48 WHEEL STOP DETAIL
CS96 NOT TO SCALE



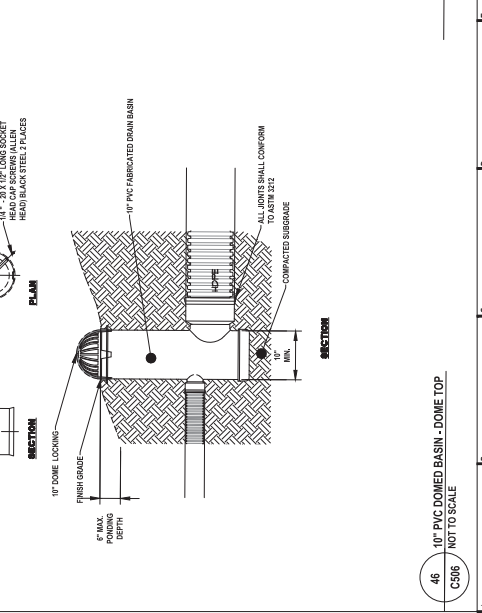
46 10\"/>



47 INTL. BARRIER FREE SYMBOL
CS96 NOT TO SCALE



49 WHEEL STOP DETAIL
CS96 NOT TO SCALE



46 10\"/>

107A Convent Road, Suite 105, Syracuse, NY 13209 | P: 315.452.0789 | www.bryantassoc.com

PROJECT INFORMATION
 DRAWN BY: JACOB J. ...
 CHECKED BY: ...
 DATE: ...



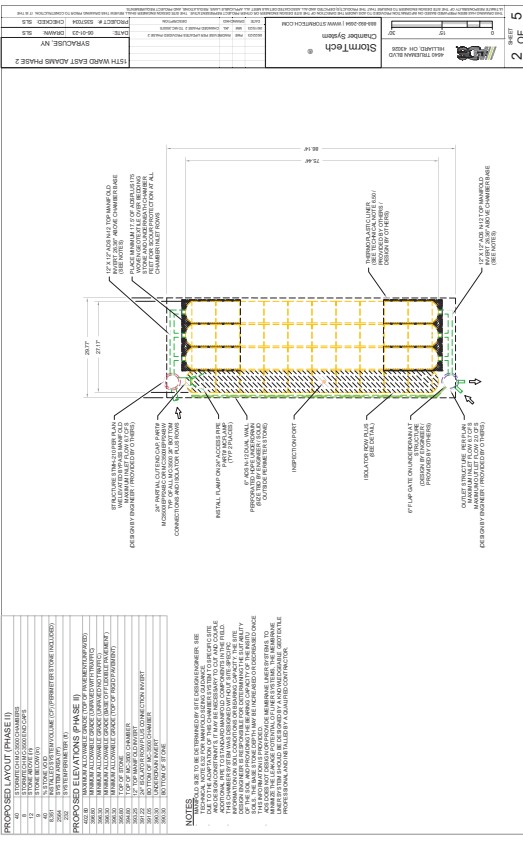
15TH WARD EAST ADAMS PHASE 2
 SYRACUSE, NY

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE MANUFACTURED BY STORMTECH.
- CHAMBERS SHALL MEET THE REQUIREMENTS FOR PRECAST CONCRETE STRUCTURES PER ASTM C400.
- CHAMBERS SHALL BE PRECAST CONCRETE MANUFACTURED IN A FACILITY WITH A QUALITY CONTROL SYSTEM THAT WOULD INSURE THE CHAMBERS WILL MEET THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.

IMPORTANT NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- REPRODUCTION OF CHAMBERS SHALL BE LIMITED TO THE MANUFACTURER'S REPRESENTATIVE AND COMPANY.
- STORMTECH CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- THE CHAMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
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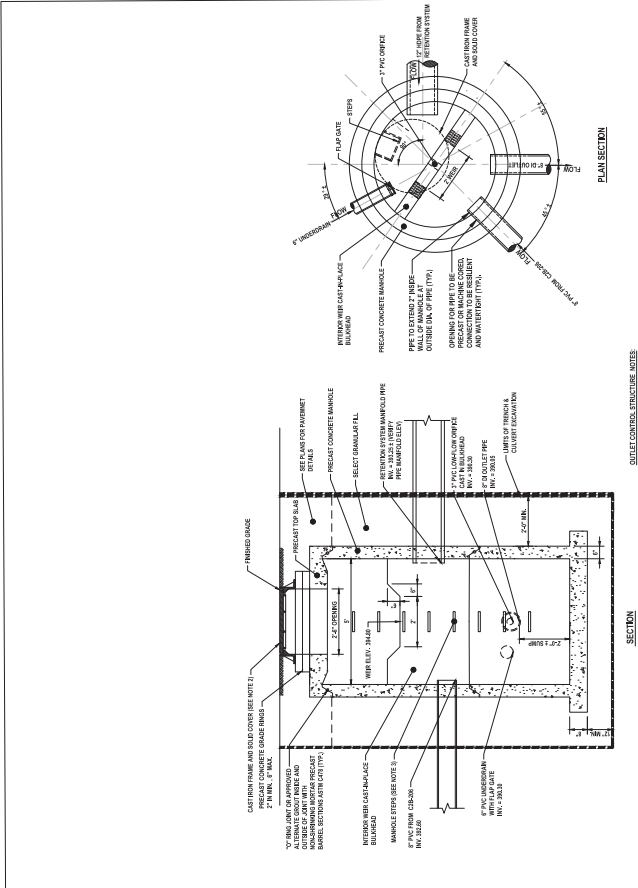


NO.	DESCRIPTION
1	CHAMBER 1
2	CHAMBER 2
3	CHAMBER 3
4	CHAMBER 4

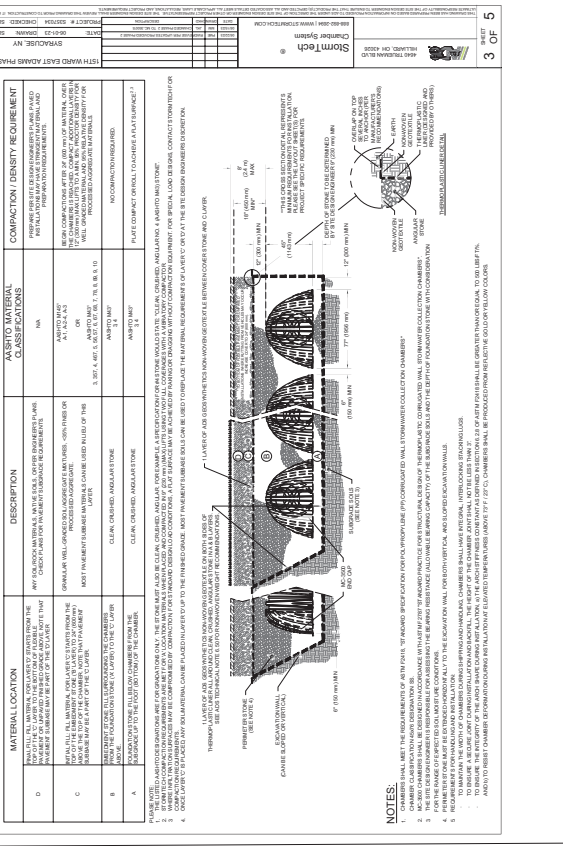
NOTES:

- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.

4. RETAINMENT WATER STORAGE TANK DETAILS
 NOT TO SCALE



- OUTLET CONTROL STRUCTURE NOTES**
- BEFORE INSTALLATION OF OUTLET CONTROL STRUCTURE, THE UNDERLAYER SHALL BE PREPARED TO RECEIVE THE STRUCTURE.
 - THE STRUCTURE SHALL BE INSTALLED WITH THE CORRECT ALIGNMENT AND INVERTS.
 - PRECAST CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
 - LETTERING ON MANHOLE COVERS TO READ "STORM SEWER".



ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHRAE MATERIAL CLASSIFICATION
D	BASE COURSE UNDER CHAMBER	ASPHALT
C	CHAMBER WALLS	CONCRETE
B	CHAMBER FILL	GRAVEL
A	CHAMBER TOP COVER	CONCRETE

4. ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

NOTES:

- CHAMBER WALLS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBER FILL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
- CHAMBER TOP COVER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.

43. OUTLET CONTROL STRUCTURE DETAIL (03S-1)
 NOT TO SCALE

- OUTLET CONTROL STRUCTURE NOTES**
- BEFORE INSTALLATION OF OUTLET CONTROL STRUCTURE, THE UNDERLAYER SHALL BE PREPARED TO RECEIVE THE STRUCTURE.
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 - LETTERING ON MANHOLE COVERS TO READ "STORM SEWER".

4. RETAINMENT WATER STORAGE TANK DETAILS
 NOT TO SCALE



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 - PRECAST CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SPECIFICATION.
 - LETTERING ON MANHOLE COVERS TO READ "STORM SEWER".

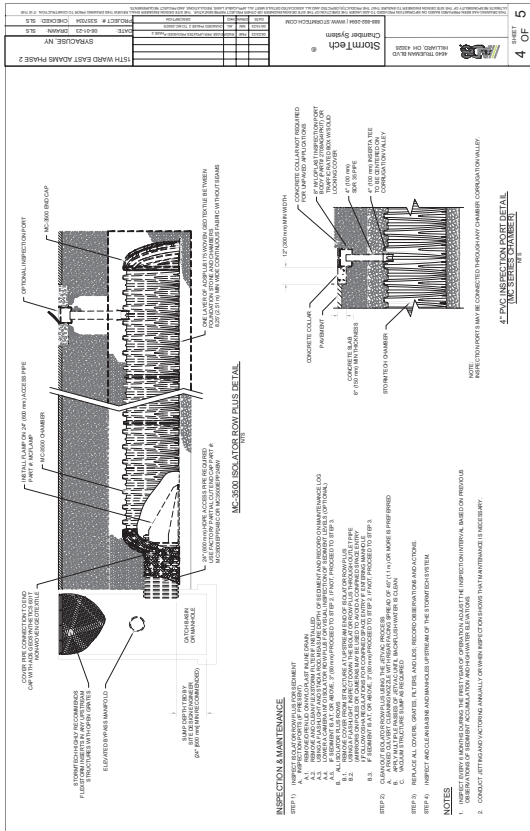
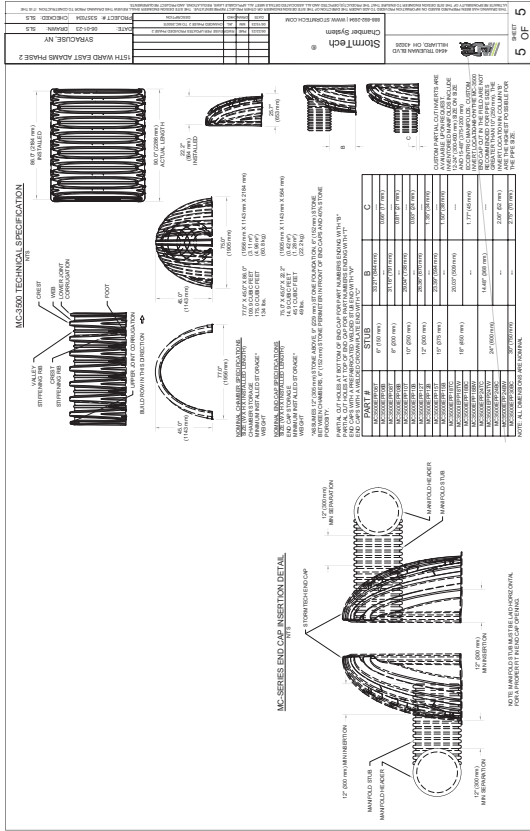
DESIGNED BY: J. ACBORN
 CHECKED BY: P. CORBEE
 DATE: 09/11/2023

C-507

PERMIT FOR CONSTRUCTION
 MISCELLANEOUS DETAILS

07/2023

OWNER MGM Mirage, LLC 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	ARCHITECT Herrington Architects Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	MECHANICAL ENGINEER Herrington Mechanical Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	ELECTRICAL ENGINEER Herrington Electrical Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	CIVIL ENGINEER Herrington Civil Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	PLUMBING ENGINEER Herrington Plumbing Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	STRUCTURAL ENGINEER Herrington Structural Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	LANDSCAPE ARCHITECT Herrington Landscape Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	MVP ENGINEER Herrington MVP Inc. 1075 Corporate Blvd, Suite 1000 P. 314.520.0799	2 ARCHITECTURAL CONSULTANT MCRACKEN, BROWN, GALZAR & ASSOCIATES, INC. 222 Old Church St., 3rd Floor Syracuse, NY 13208 P. 315.476.1022	3 MECHANICAL ENGINEER BRYANT ASSOCIATES 222 Old Church St., 3rd Floor Syracuse, NY 13208 P. 315.476.1022	4 LANDSCAPE ARCHITECT BRYANT ASSOCIATES 222 Old Church St., 3rd Floor Syracuse, NY 13208 P. 315.476.1022	5 MECHANICAL ENGINEER STEVEN R. BARBER, P.E. NY LICENSE NO. 07787 2100 Mendenhall Dr. Syracuse, NY 13208 P. 315.476.1022	6 MECHANICAL ENGINEER STEVEN R. BARBER, P.E. NY LICENSE NO. 07787 2100 Mendenhall Dr. Syracuse, NY 13208 P. 315.476.1022	7 MECHANICAL ENGINEER STEVEN R. BARBER, P.E. NY LICENSE NO. 07787 2100 Mendenhall Dr. Syracuse, NY 13208 P. 315.476.1022	8 MECHANICAL ENGINEER STEVEN R. BARBER, P.E. NY LICENSE NO. 07787 2100 Mendenhall Dr. Syracuse, NY 13208 P. 315.476.1022	9 MECHANICAL ENGINEER STEVEN R. BARBER, P.E. NY LICENSE NO. 07787 2100 Mendenhall Dr. Syracuse, NY 13208 P. 315.476.1022
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DESIGNED BY: J. MCGIBBON
CHECKED BY: P. COSBEE
DATE: 09/11/2023
PROJECT: EAST ADAMS II
NO. 222188-00
DATE: 09/11/2023

DESIGNED BY J. MCGIBBON	ARCHITECTURE
CHECKED BY P. COSBEE	LANDSCAPE ARCHITECTURE
DATE 09/11/2023	PLANNING
PROJECT EAST ADAMS II	INTERIORS
NO. 222188-00	
DATE 09/11/2023	
MISCELLANEOUS DETAILS	
NOT FOR CONSTRUCTION	
PERMIT SUBMISSION	

Page 121 of 322

OWNER
 East Adams II, LLC
 100A Corporate Park, Suite 100
 P.O. Box 100
 Syracuse, NY 13202

ARCHITECT
 West Chester Metals, Inc.
 10000 West Chester Road
 P.O. Box 871 731
 West Chester, OH 45380

ENGINEER
 East Adams II, LLC
 100A Corporate Park, Suite 100
 P.O. Box 100
 Syracuse, NY 13202

GENERAL CONTRACTOR
 East Adams II, LLC
 100A Corporate Park, Suite 100
 P.O. Box 100
 Syracuse, NY 13202

STRUCTURAL ENGINEER
 JACOBUS BARON SALAZAR
 DEVELOPMENT, INC.
 232 Central University
 Syracuse, NY 13208

GENERAL CONTRACTOR
 EAST ADAMS II
 SYRACUSE, NY



DESIGNED BY
 J. JACOBSON
DRAWN BY
 P. COBBEE
CHECKED BY
 J. JACOBSON

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DESIGNED BY
 J. JACOBSON
DRAWN BY
 P. COBBEE
CHECKED BY
 J. JACOBSON

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DESIGNED BY
 J. JACOBSON
DRAWN BY
 P. COBBEE
CHECKED BY
 J. JACOBSON

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

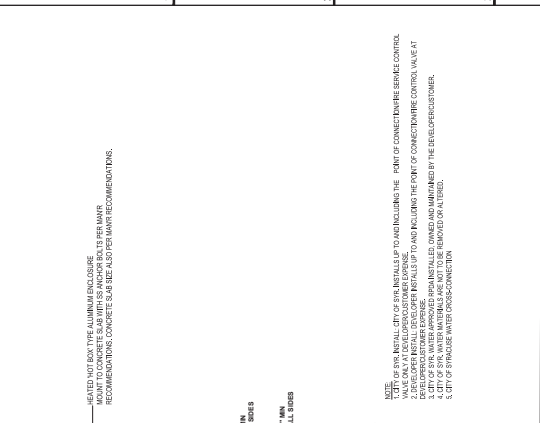
DESIGNED BY
 J. JACOBSON
DRAWN BY
 P. COBBEE
CHECKED BY
 J. JACOBSON

ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

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 J. JACOBSON

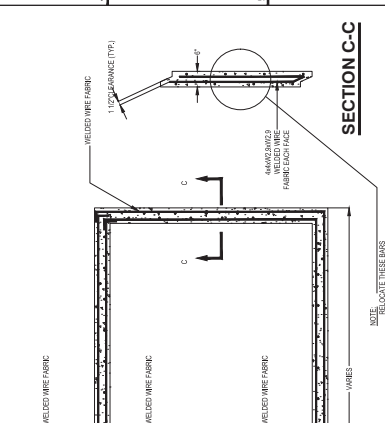
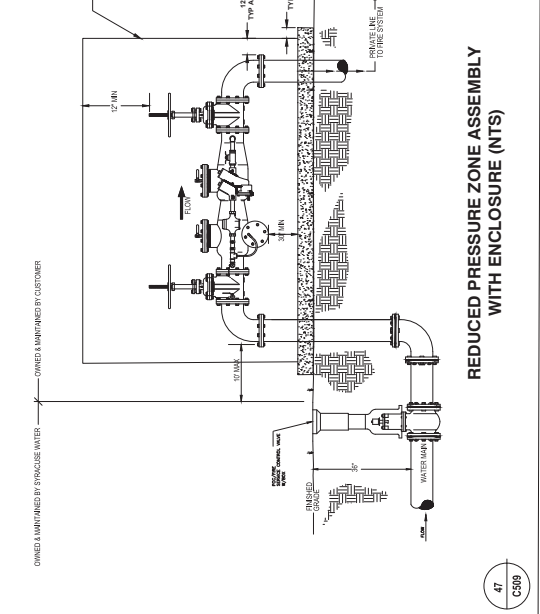
ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DESIGNED BY
 J. JACOBSON
DRAWN BY
 P. COBBEE
CHECKED BY
 J. JACOBSON

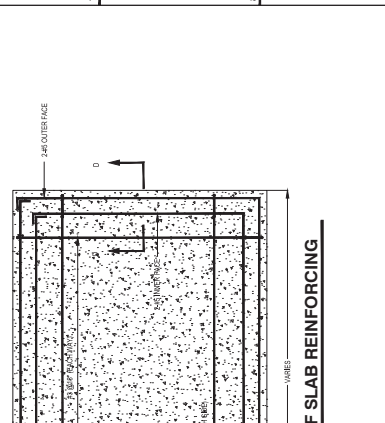


REDUCED PRESSURE ZONE ASSEMBLY WITH ENCLOSURE (NTS)

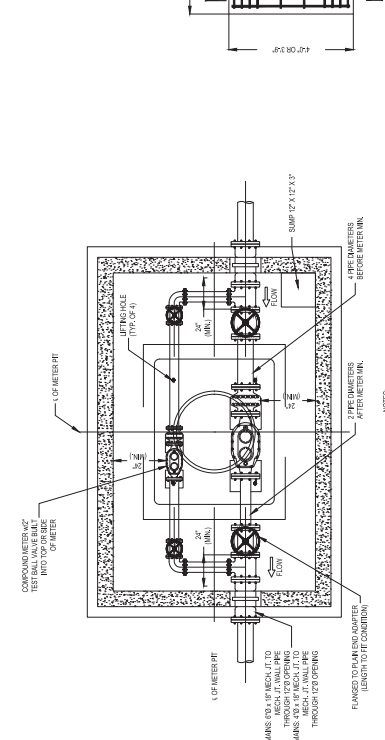
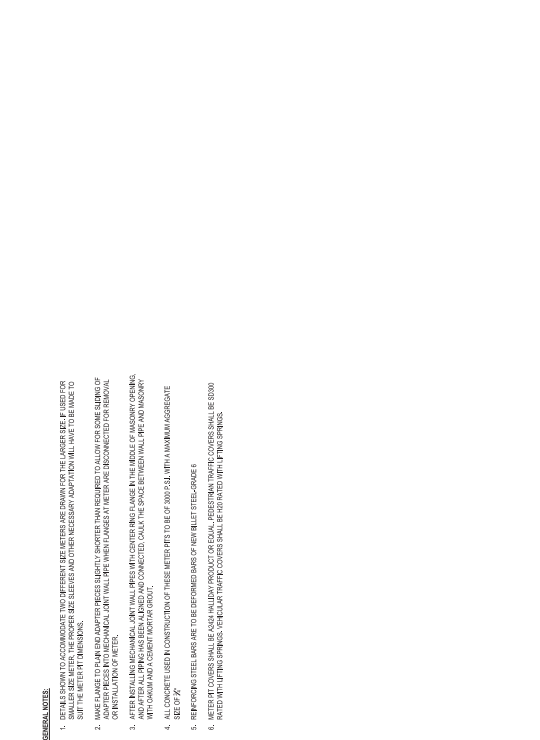
47
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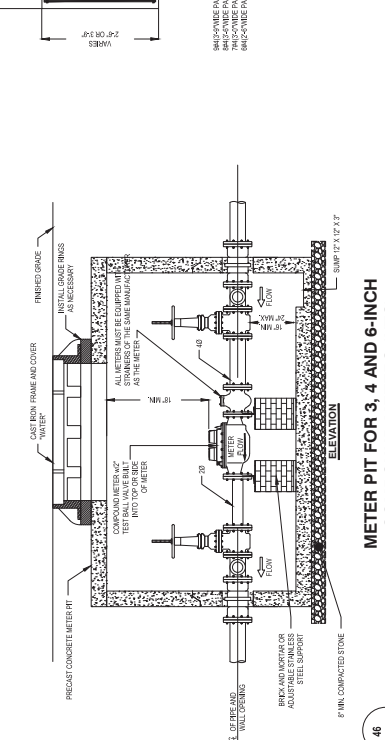
PLAN OF WALL REINFORCING



PLAN OF SLAB REINFORCING



SECTION A-A



METER PIT FOR 3, 4 AND 6-INCH COMPOUND METERS (NTS)

46
 C509

REINFORCING DETAILS FOR METERS PITS

OWNER:
 East Adams II LLC
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

ARCHITECT:
 Hord Owens Macho Inc.
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

GENERAL CONTRACTOR:
 East Adams II LLC
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

ENGINEER:
 East Adams II LLC
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

DATE:
 09/11/2023

STRUCTURAL ENGINEER:
 230 Central Expressway, Liverpool, NY 13088
 EAST ADAMS II
 DEVELOPMENT, INC.
 SYRACUSE, NY

LANDSCAPE ARCHITECT:
 230 Central Expressway, Liverpool, NY 13088
 EAST ADAMS II
 DEVELOPMENT, INC.
 SYRACUSE, NY



DESIGNED BY:
 STEVEN H. BARNER, P.E.
 NY LICENSE NO. 07787

CHECKED BY:
 J. JACOBSON

DRAWN BY:
 P. COBBEE

DATE:
 09/11/2023

PROJECT:
 EAST ADAMS II
 DEVELOPMENT, INC.
 222 HURD AVE.
 SYRACUSE, NY 13204

SCALE:
 AS SHOWN FOR EACH SHEET

DATE:
 09/11/2023

PROJECT:
 EAST ADAMS II
 DEVELOPMENT, INC.
 222 HURD AVE.
 SYRACUSE, NY 13204

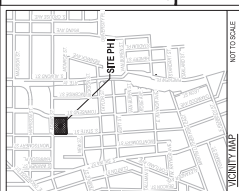
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 AS SHOWN FOR EACH SHEET

DATE:
 09/11/2023

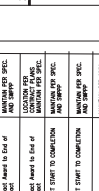
PROJECT:
 EAST ADAMS II
 DEVELOPMENT, INC.
 222 HURD AVE.
 SYRACUSE, NY 13204

SCALE:
 AS SHOWN FOR EACH SHEET

DATE:
 09/11/2023



PROJECT:
 EAST ADAMS II
 DEVELOPMENT, INC.
 SYRACUSE, NY



DESIGNED BY:
 STEVEN H. BARNER, P.E.
 NY LICENSE NO. 07787

CHECKED BY:
 J. JACOBSON

DRAWN BY:
 P. COBBEE

DATE:
 09/11/2023

PROJECT:
 EAST ADAMS II
 DEVELOPMENT, INC.
 222 HURD AVE.
 SYRACUSE, NY 13204

SCALE:
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 SYRACUSE, NY 13204

SCALE:
 AS SHOWN FOR EACH SHEET

DATE:
 09/11/2023



OWNER:
 East Adams II LLC
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

ARCHITECT:
 Hord Owens Macho Inc.
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

GENERAL CONTRACTOR:
 East Adams II LLC
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

ENGINEER:
 East Adams II LLC
 1000 Corporate Blvd, Suite 1000
 Syracuse, NY 13204
 P: 315.452.0776

DATE:
 09/11/2023

STRUCTURAL ENGINEER:
 230 Central Expressway, Liverpool, NY 13088
 EAST ADAMS II
 DEVELOPMENT, INC.
 SYRACUSE, NY

LANDSCAPE ARCHITECT:
 230 Central Expressway, Liverpool, NY 13088
 EAST ADAMS II
 DEVELOPMENT, INC.
 SYRACUSE, NY



DESIGNED BY:
 STEVEN H. BARNER, P.E.
 NY LICENSE NO. 07787

CHECKED BY:
 J. JACOBSON

DRAWN BY:
 P. COBBEE

DATE:
 09/11/2023

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 SYRACUSE, NY 13204

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 EAST ADAMS II
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 222 HURD AVE.
 SYRACUSE, NY 13204

SCALE:
 AS SHOWN FOR EACH SHEET

DATE:
 09/11/2023

GENERAL NOTES:

- STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PRACTICES WILL BE REQUIRED FOR THIS SITE AND MUST BE IN ACCORDANCE WITH THE CITY OF SYRACUSE GENERAL ORDINANCE NO. 53A. MONITORING BY THE CITY CAN BE EXPECTED.
- THE OWNER AND CONTRACTOR ARE REQUIRED TO SIGN AND APPROVE THE CONSTRUCTION ACTIVITY WITH THE SPILLS GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (SP-1) ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND APPROVAL OF THE STORMWATER DRAINAGE SYSTEM AND APPROVAL OF THE STORMWATER MANAGEMENT PLAN.
- CONTRACTOR SHALL BE FAMILIAR WITH ALL NYSDDEC AND DEP CONSTRUCTION ACTIVITY WITH THE SPILLS GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (SP-1) ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND APPROVAL OF THE STORMWATER DRAINAGE SYSTEM AND APPROVAL OF THE STORMWATER MANAGEMENT PLAN.
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CONSTRUCTION SCHEDULE:

1. START DATE: 09/11/2023
 2. END DATE: 10/31/2023

ACTIVITIES:

1. CONSTRUCTION OF CONCRETE WALLS
 2. CONSTRUCTION OF ASPHALT DRIVE
 3. CONSTRUCTION OF LANDSCAPE PLANTING

MAINTENANCE:

1. MAINTAIN SITE ACCESS
 2. MAINTAIN SITE SECURITY
 3. MAINTAIN SITE CLEANLINESS

PERMITS:

1. CONSTRUCTION ACTIVITY WITH THE SPILLS GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (SP-1)
 2. STORMWATER MANAGEMENT PLAN APPROVAL
 3. STORMWATER DRAINAGE SYSTEM APPROVAL

CONTRACTORS:

1. CONCRETE WALLS: ABC CONCRETE
 2. ASPHALT DRIVE: DEF PAVING
 3. LANDSCAPE PLANTING: GHI LANDSCAPE

INSPECTIONS:

1. CONCRETE WALLS: 09/15/2023
 2. ASPHALT DRIVE: 09/20/2023
 3. LANDSCAPE PLANTING: 10/05/2023

CONTACTS:

1. OWNER: EAST ADAMS II LLC
 2. ARCHITECT: HORD OWENS MACHO INC.
 3. ENGINEER: EAST ADAMS II LLC

DATE:
 09/11/2023

- STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL PRACTICES WILL BE REQUIRED FOR THIS SITE AND MUST BE IN ACCORDANCE WITH THE CITY OF SYRACUSE GENERAL ORDINANCE NO. 53A. MONITORING BY THE CITY CAN BE EXPECTED.
- THE OWNER AND CONTRACTOR ARE REQUIRED TO SIGN AND APPROVE THE CONSTRUCTION ACTIVITY WITH THE SPILLS GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (SP-1) ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND APPROVAL OF THE STORMWATER DRAINAGE SYSTEM AND APPROVAL OF THE STORMWATER MANAGEMENT PLAN.
- CONTRACTOR SHALL BE FAMILIAR WITH ALL NYSDDEC AND DEP CONSTRUCTION ACTIVITY WITH THE SPILLS GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (SP-1) ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND APPROVAL OF THE STORMWATER DRAINAGE SYSTEM AND APPROVAL OF THE STORMWATER MANAGEMENT PLAN.
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DATE:
 09/11/2023

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1075 Greenwich St., 15th Floor, New York, NY 10036
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400 Madison Avenue, New York, NY 10017
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MECHANICAL ENGINEER
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PROJECT NAME
East Adams II
222 East 11th St
New York, NY 10003

DATE
09/11/2023

SCALE
1" = 10'-0"

PROJECT NUMBER
222EAS11

PROJECT LOCATION
East Adams II
222 East 11th St
New York, NY 10003

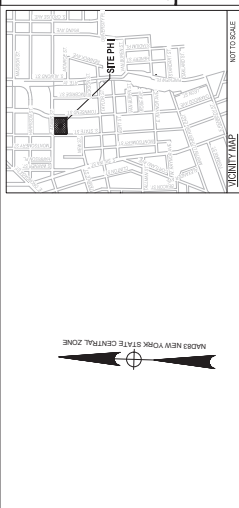
PROPOSED PLAN

EROSION & SEDIMENT CONTROL

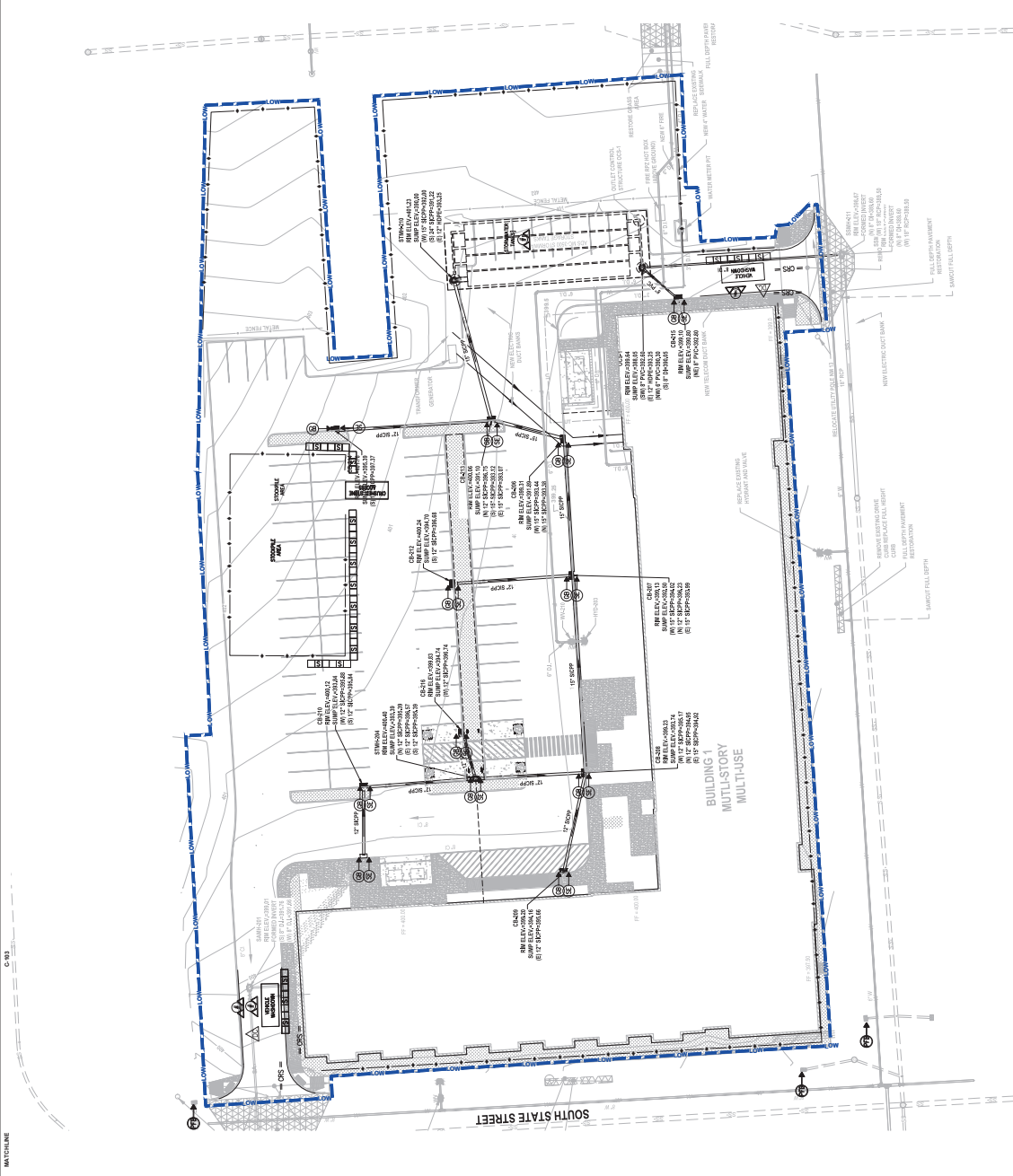
NOT FOR CONSTRUCTION

PERMIT SUBMISSION

C-802



TYPE	ACTIVITIES	MAP SYMBOLS	START (DATE-TIME (DATE))	MANTENANCE ACTIVITY
1-Erosion Control	CONSTRUCTION BRICKS & BOLS	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
2-Stormwater Management	STORMWATER MANAGEMENT SYSTEM	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
3-Grading	GRADING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
4-Structural	STRUCTURAL CONSTRUCTION	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
5-Interior	INTERIOR FINISHES	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
6-Exterior	EXTERIOR FINISHES	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
7-Drainage	STORMWATER MANAGEMENT SYSTEM	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
8-Utilities	UTILITY INSTALLATION	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
9-Asphalt	ASPHALT PAVING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
10-Concrete	CONCRETE CURING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
11-Drainage	STORMWATER MANAGEMENT SYSTEM	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
12-Structural	STRUCTURAL CONSTRUCTION	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
13-Interior	INTERIOR FINISHES	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
14-Exterior	EXTERIOR FINISHES	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
15-Asphalt	ASPHALT PAVING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
16-Concrete	CONCRETE CURING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
17-Drainage	STORMWATER MANAGEMENT SYSTEM	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
18-Utilities	UTILITY INSTALLATION	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
19-Asphalt	ASPHALT PAVING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY
20-Concrete	CONCRETE CURING	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY	MAINTENANCE ACTIVITY



- STORMWATER, SUMP WATERS, OVERFLOWS, OR SURFACIAL WATER SHALL NOT BE ALLOWED TO DISCHARGE DIRECTLY INTO ANY STORMWATER, SANITARY, OR COMBINED SEWER SYSTEM. STORMWATER, SANITARY, OR COMBINED SEWER DISCHARGES SHALL BE CONTAINED AND REMOVED FROM THE PROJECT SITE UNTIL THE FINAL STORMWATER DRAINAGE SYSTEM IS INSTALLED. OVERFLOWS SHALL BE STORED IN A TEMPORARY STORAGE TANK OR POND UNTIL THE FINAL STORMWATER DRAINAGE SYSTEM IS INSTALLED.
- STORMWATER STORAGE TANKS SHALL BE DESIGNED FOR STORAGE OF 24 HOURS OF RUN-OFF FROM THE PROJECT SITE. STORAGE TANKS SHALL BE CONSTRUCTED OF CONCRETE OR METAL AND SHALL BE PROTECTED FROM COLLISION BY FENCES AND SIGNAGE. STORAGE TANKS SHALL BE MAINTAINED AND OPERATED AT ALL TIMES.
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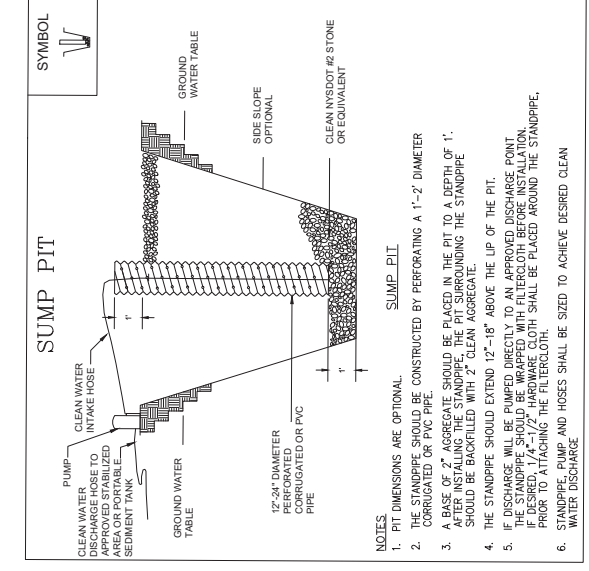
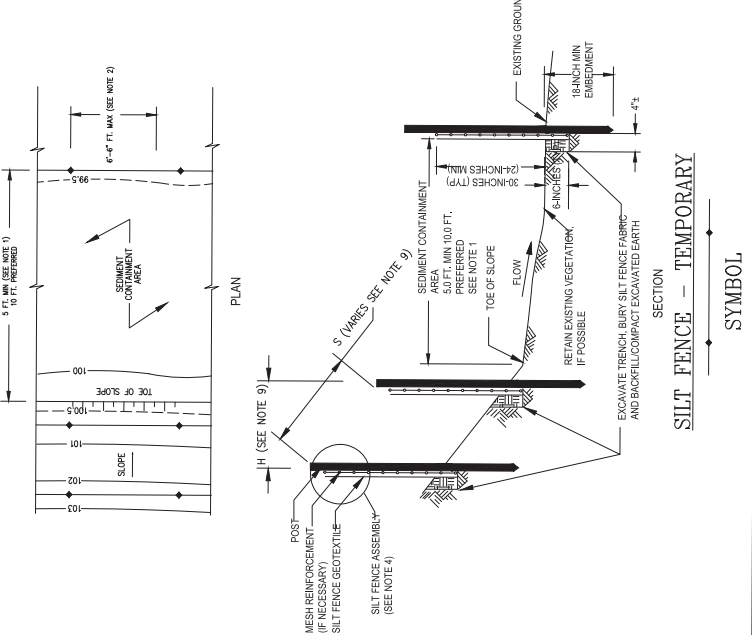
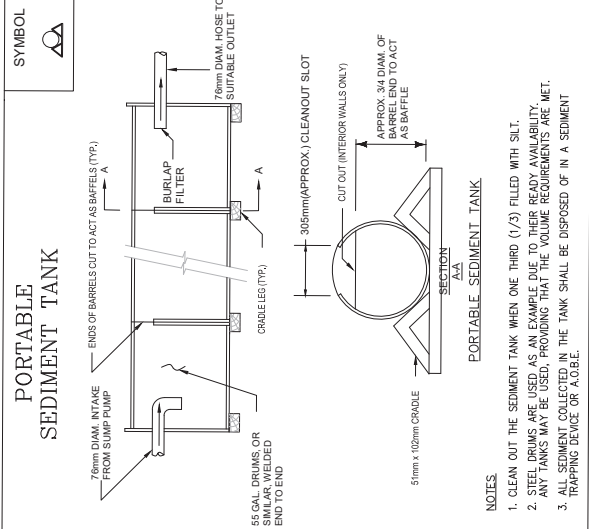
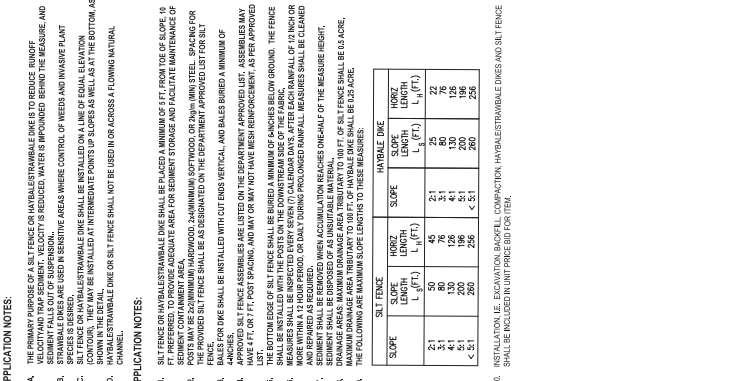
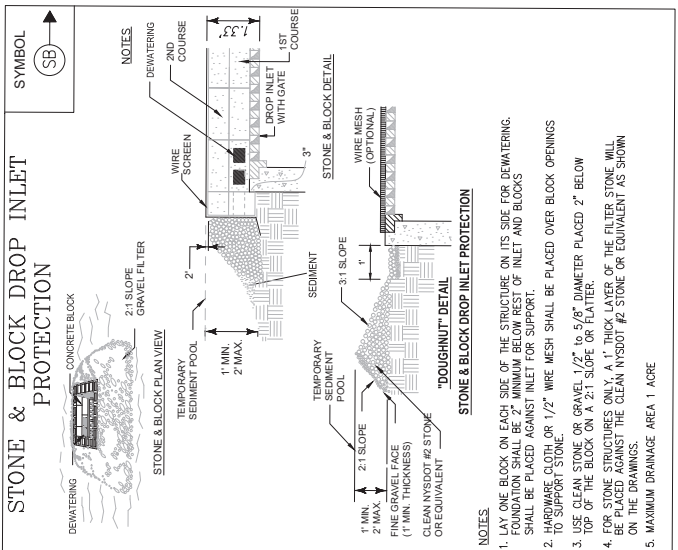
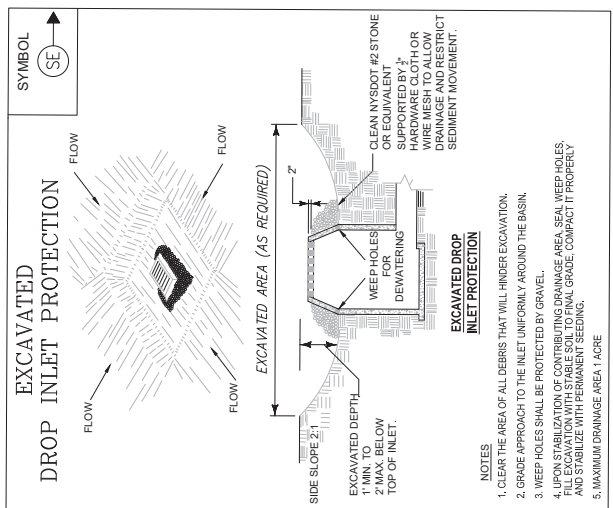
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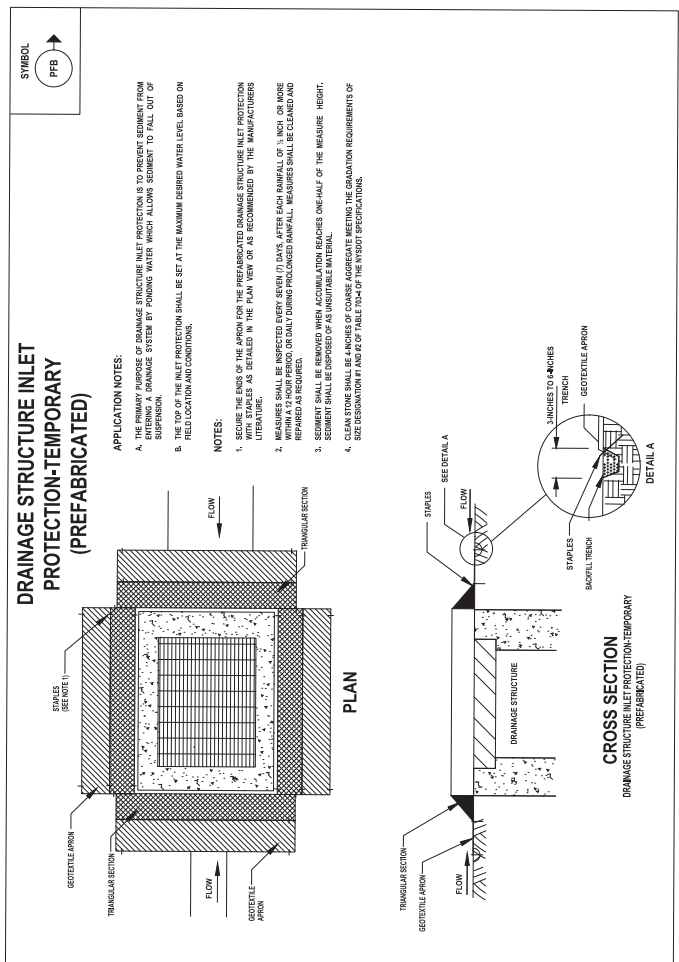
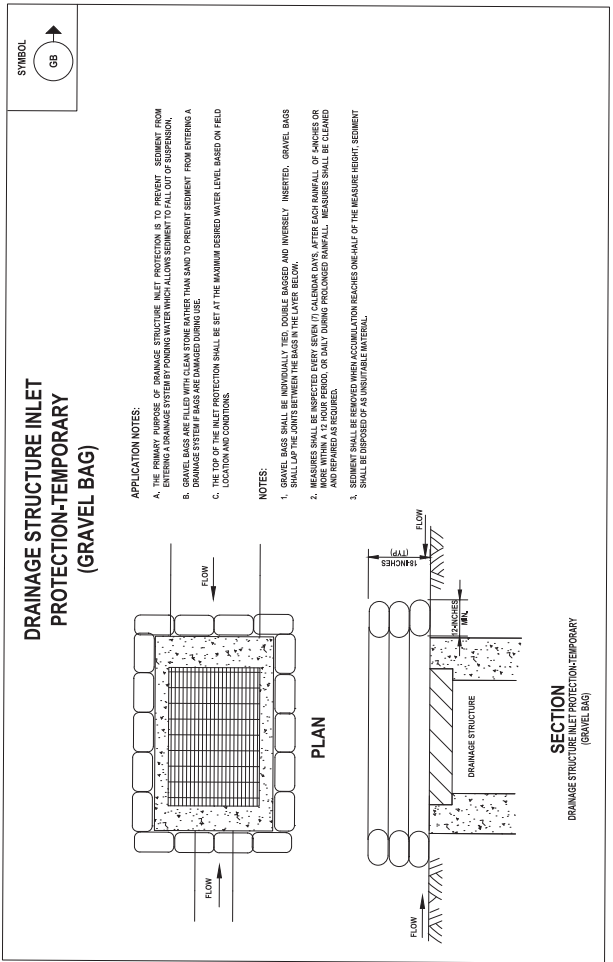
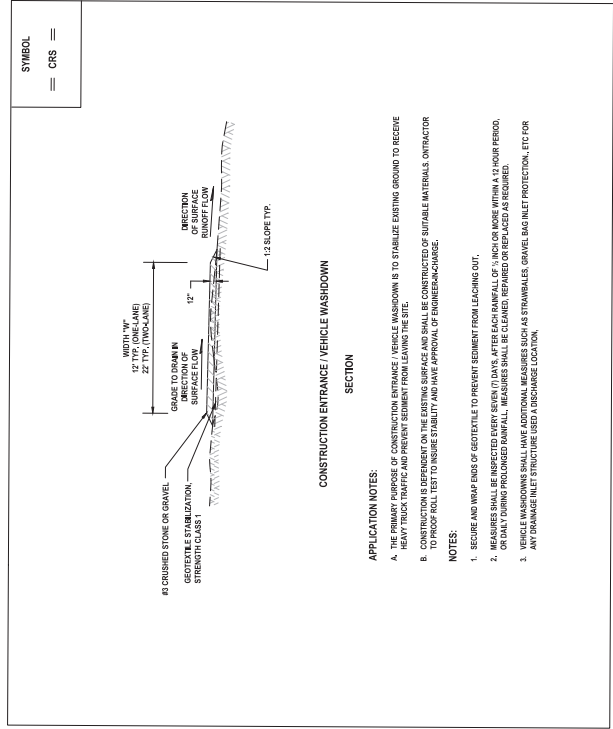
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1000 East Adams Plaza, Suite 1000
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P: 315.452.7311

WEST ADAMS PLAZA II
Syracuse, NY

DESIGNED BY
J. MCGIBSON

DRAWN BY
P. COBBEE

CHECKED BY
J. MCGIBSON

DATE
09/11/2023

PROJECT NAME
EAST ADAMS II

NO.
222198.00

DATE
09/11/2023

SCALE
AS SHOWN

DATE
09/11/2023

DESCRIPTION
EROSION & SEDIMENT CONTROL
DETAILS

PROJECT MANAGER
STEVEN M. BIRNBAUM, P.E.
NY LICENSE NO. 07747

REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

hord | obrien | welch

NOT FOR CONSTRUCTION

PERMIT SUBMISSION

C-804

Page 126 of 322

OWNER
 East Adams Plaza II, L.P.
 1001 Old Country Rd., Suite 100
 P. 516.423.0799

ARCHITECT
 Hord O'Brien MacInnis Inc.
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 P. 516.423.0799

ADVISOR
 ADVISOR: M&M ARCHITECTS, D.P.C.
 1001 Old Country Rd., Suite 100
 P. 516.423.0799

DATE ENGINEERS
 EAST ADAMS PLAZA II
 1001 Old Country Rd., Suite 100
 P. 516.423.0799

DATE ARCHITECT
 EAST ADAMS PLAZA II
 1001 Old Country Rd., Suite 100
 P. 516.423.0799

DESIGNED BY
 J. HANSEN
 J. HANSEN
 P. COBBEE

DRAWN BY
 J. HANSEN
 J. HANSEN
 P. COBBEE

CHECKED BY
 J. HANSEN
 J. HANSEN
 P. COBBEE

DATE
 09/11/2023

PROJECT NAME
 EAST ADAMS II

PROJECT ADDRESS
 222 EAST TAYLOR STREET
 SYRACUSE, NY 13202

CLIENT
 EAST ADAMS II

DATE
 09/11/2023



REGISTERED PROFESSIONAL ENGINEER
 STEVEN M. BARKER, P.E.
 NY LICENSE NO. 07767

REGISTERED PROFESSIONAL ARCHITECT
 J. HANSEN
 NY LICENSE NO. 14423

DESIGNED BY
 J. HANSEN
 J. HANSEN
 P. COBBEE

DRAWN BY
 J. HANSEN
 J. HANSEN
 P. COBBEE

CHECKED BY
 J. HANSEN
 J. HANSEN
 P. COBBEE

DATE
 09/11/2023

PROJECT NAME
 EAST ADAMS II

PROJECT ADDRESS
 222 EAST TAYLOR STREET
 SYRACUSE, NY 13202

CLIENT
 EAST ADAMS II

DATE
 09/11/2023



ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIORS DESIGN

PROJECT NAME
 EAST ADAMS II

PROJECT ADDRESS
 222 EAST TAYLOR STREET
 SYRACUSE, NY 13202

CLIENT
 EAST ADAMS II

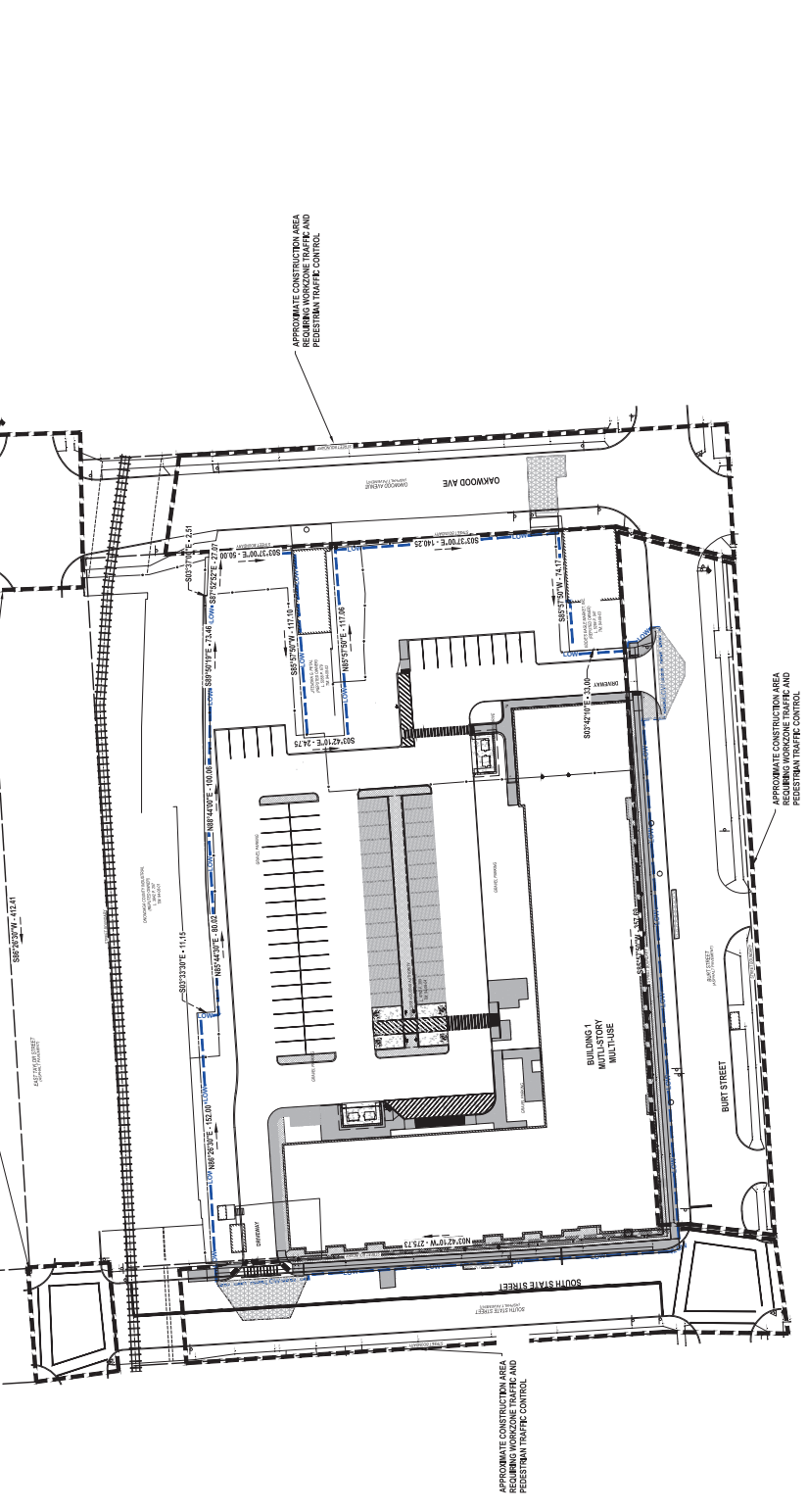
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 09/11/2023

NOT FOR CONSTRUCTION
 PERMIT SUBMISSION

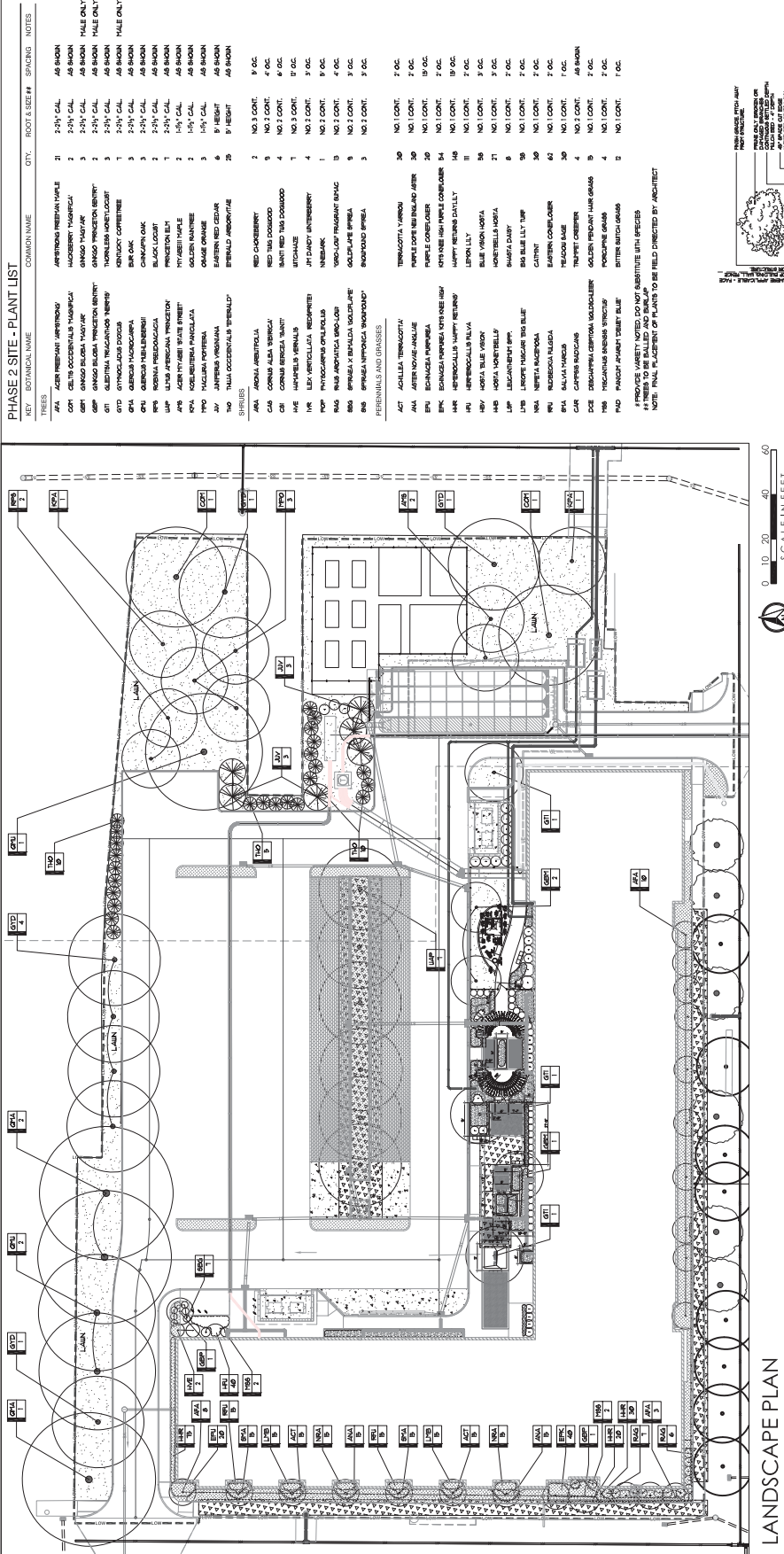
WZTC-101

WORKZONE TRAFFIC CONTROL PLAN

- WORKZONE TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS**
- SEE SHEET 401 FOR WORKZONE TRAFFIC CONTROL AND PEDESTRIAN TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS.
 - THE PROJECT REFERENCES NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS, CONTRACTORS EDITION, 2014 EDITION WITH CORRECTED STANDARD SPECIFICATIONS AND NYSDOT REFERENCED STANDARD SHEETS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SUBMIT TO THE ENGINEER FOR REVIEW, CITY OF SYRACUSE AND THE PROJECT.
 - EAST TAYLOR STREET - NO CONSTRUCTION IS ALLOWED ON EAST TAYLOR STREET FROM 800TH STATE STREET AND BURT STREET TO SOUTH STATE STREET AND OAKWOOD AVE. ALL CONSTRUCTION SHALL BE LIMITED TO THE SOUTH SIDE OF EAST TAYLOR STREET AND OAKWOOD AVE. ALL CONSTRUCTION SHALL BE LIMITED TO THE SOUTH SIDE OF EAST TAYLOR STREET AND OAKWOOD AVE. ALL CONSTRUCTION SHALL BE LIMITED TO THE SOUTH SIDE OF EAST TAYLOR STREET AND OAKWOOD AVE. ALL CONSTRUCTION SHALL BE LIMITED TO THE SOUTH SIDE OF EAST TAYLOR STREET AND OAKWOOD AVE.

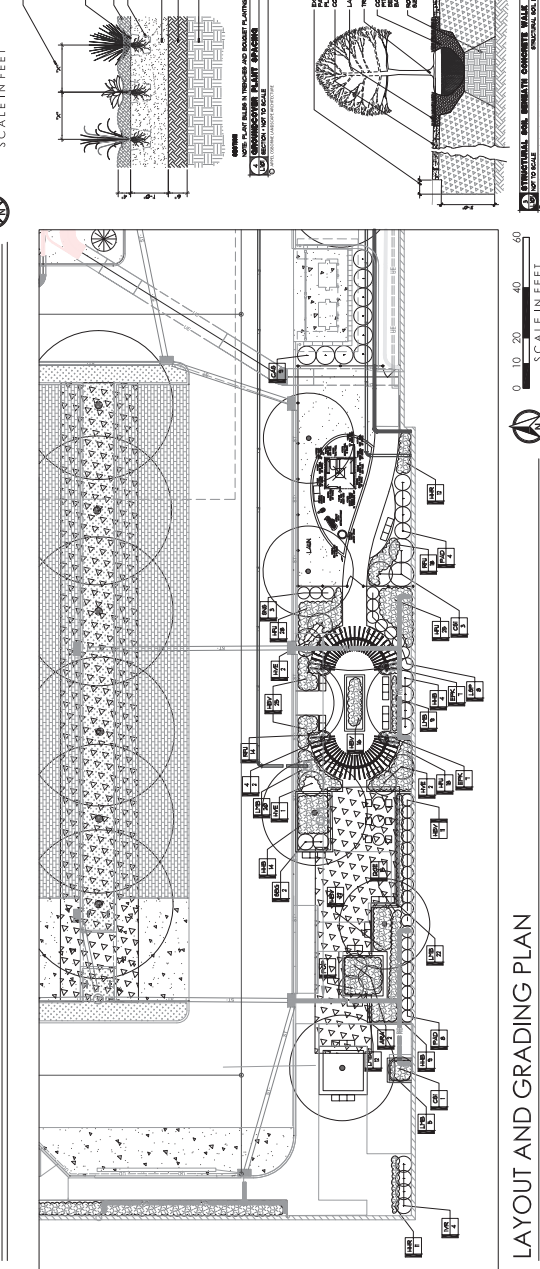
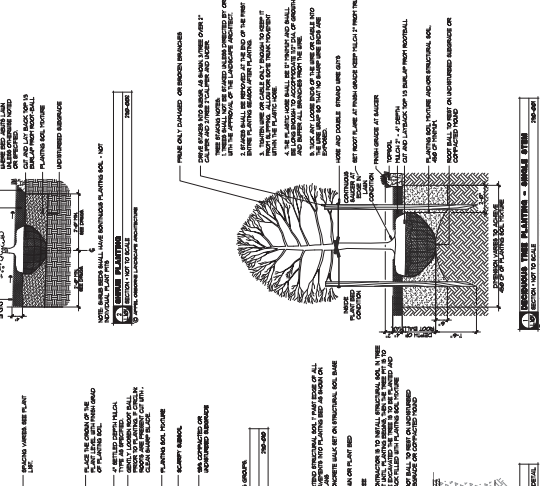


- WORKZONE TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS**
- SEE SHEET 401 FOR WORKZONE TRAFFIC CONTROL AND PEDESTRIAN TRAFFIC CONTROL STANDARDS AND SPECIFICATIONS.
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PHASE 2 SITE - PLANT LIST

KEY	BOTANICAL NAME	QTY.	ROOT & SIZE #	SPACING	NOTES
1	AMERICAN REDBARK MAPLE	21	2.5" H CAL	AS SHOWN	MALE ONLY
2	MACADAMIA NUT	3	2.5" H CAL	AS SHOWN	MALE ONLY
3	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
4	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
5	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
6	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
7	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
8	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
9	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
10	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
11	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
12	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
13	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
14	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
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16	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
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23	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
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28	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
29	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY
30	ORANGE BLOSSOM	3	2.5" H CAL	AS SHOWN	MALE ONLY



OWNER: East Adams II LLC
 100 WEST 100TH STREET, SUITE 100
 NEW YORK, NY 10025

ARCHITECT: BERNARDI BORDONE ARCHITECTS
 100 WEST 100TH STREET, SUITE 100
 NEW YORK, NY 10025

LANDSCAPE ARCHITECT: EAST ADAMS II
 100 WEST 100TH STREET, SUITE 100
 NEW YORK, NY 10025

MACDONALD BARON CALAZAR
 EAST ADAMS II
 SYRACUSE, NY

hard|coplan|macht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

DATE: 03/22/2023
 DRAWING NO: L-101
 PROJECT NO: 22219710
 EAST ADAMS II
 100 WEST 100TH STREET, SUITE 100
 NEW YORK, NY 10025

OWNER: EAST ADAMS II LLC
 100 WEST 100TH STREET, SUITE 100
 NEW YORK, NY 10025

DATE: 03/22/2023

PROJECT: PLANTING PLAN

SCALE: AS SHOWN

NOT FOR CONSTRUCTION
 85% CD

L-102

LANDSCAPE DETAILS

Project Name: EAST ADAMS II
22277 010
Date: 08.02.2023

Client: LANDSCAPE DETAILS

No.	Date	Revised
1	08.02.2023	Issue for Construction



herd|clopian|machit
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

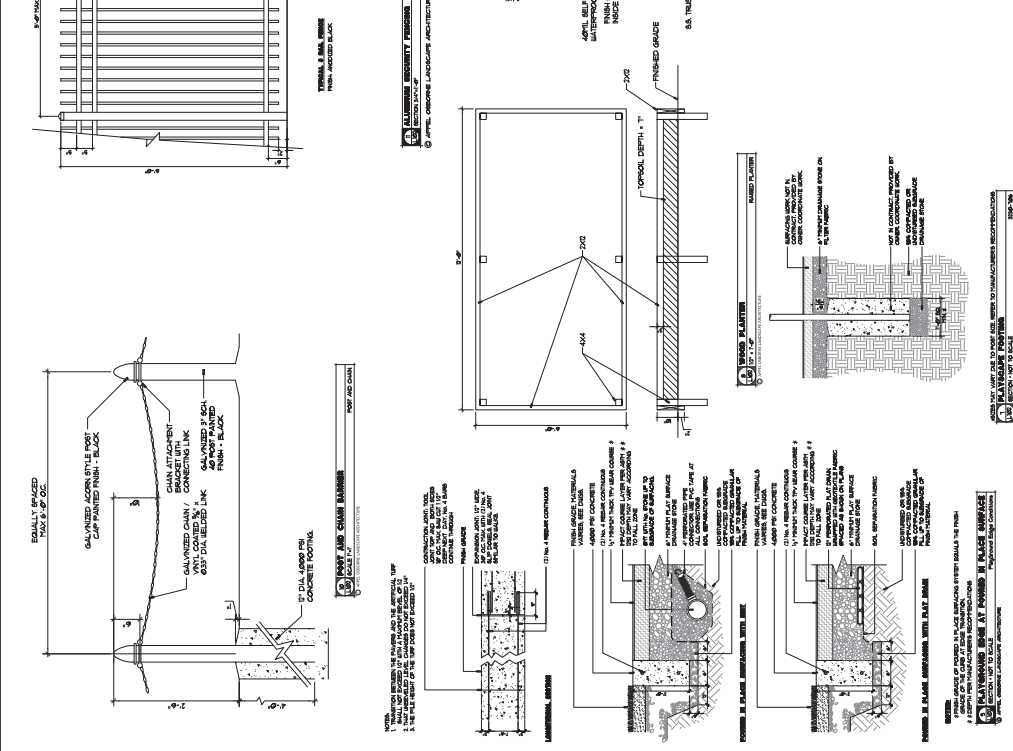
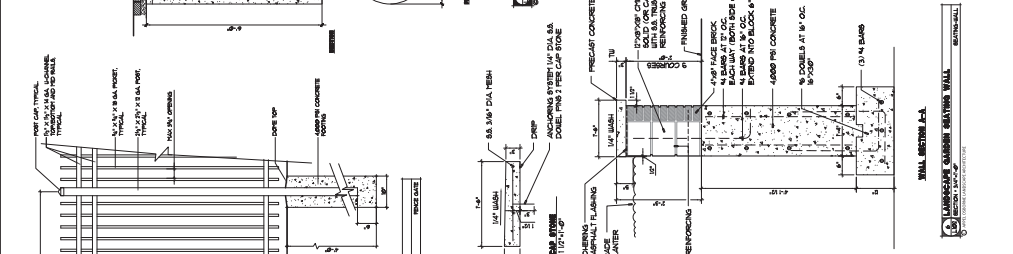
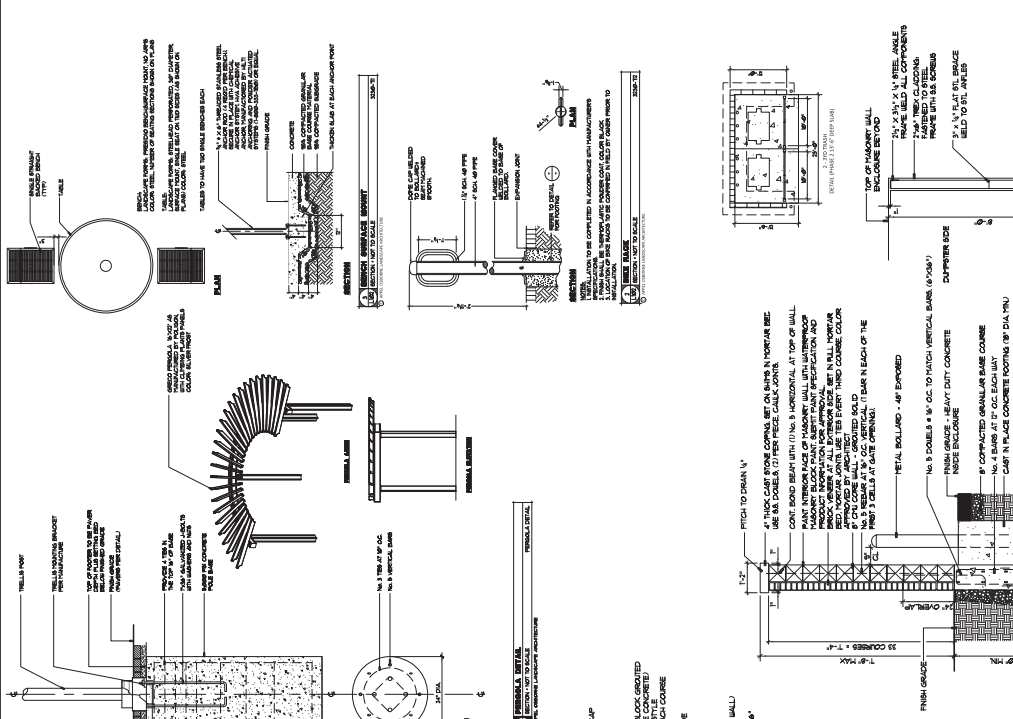
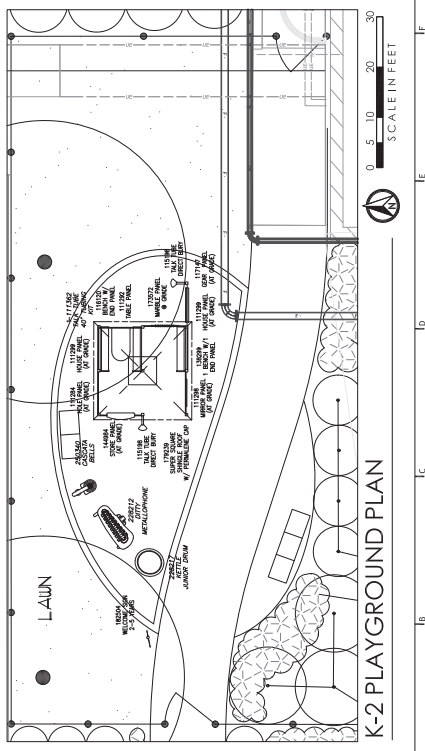
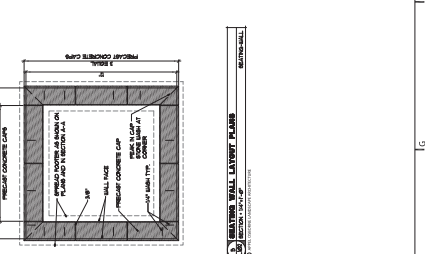
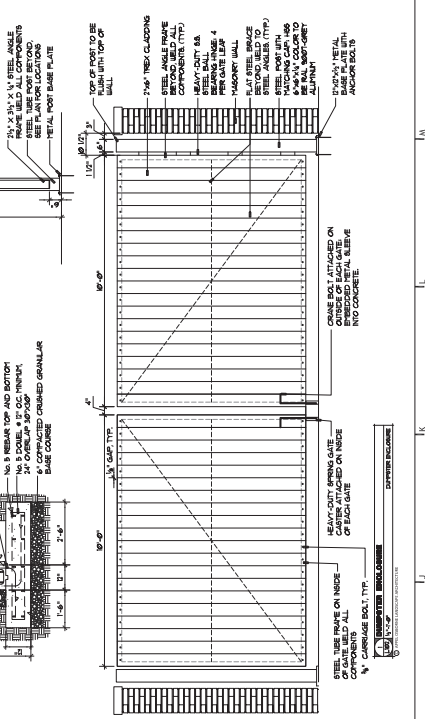
OWNER
 MacCracke Baron SAUZAER
 DEVELOPMENT INC.
 EAST ADAMS II
 SYRACUSE, NY

ARCHITECT
 Herd|clopian|Machit, LLC
 115 E. Adams Street, Syracuse, NY 13202
 P: 315.452.8792 F: 315.452.8793

LANDSCAPE ARCHITECT
 Herd|clopian|Machit, LLC
 115 E. Adams Street, Syracuse, NY 13202
 P: 315.452.8792 F: 315.452.8793

MEP ENGINEER
 E. J. DeGrazia
 115 E. Adams Street, Syracuse, NY 13202
 P: 315.452.8792 F: 315.452.8793

STRUCTURAL ENGINEER
 E. J. DeGrazia
 115 E. Adams Street, Syracuse, NY 13202
 P: 315.452.8792 F: 315.452.8793



NOTES:
 1. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% FIBER REINFORCEMENT UNLESS OTHERWISE NOTED.
 3. ALL CONCRETE SHALL BE CAST AND FINISHED TO MATCH THE FINISH GRADE UNLESS OTHERWISE NOTED.
 4. ALL CONCRETE SHALL BE CAST AND FINISHED TO MATCH THE FINISH GRADE UNLESS OTHERWISE NOTED.
 5. ALL CONCRETE SHALL BE CAST AND FINISHED TO MATCH THE FINISH GRADE UNLESS OTHERWISE NOTED.

A-2.00

HCR APPLICATION

© 2022 Cooper Carry, Inc.

ARCHITECT
 hord | coplan | macht
 700 F Street, Suite 2000, Baltimore, MD 21202
 P: 410.537.7311

STRUCTURAL ENGINEER
 HCR Structural Engineers
 800 North Street, Baltimore, MD 21201

M/E/P ENGINEER
 Gateway Engineering
 1000 North Street, Suite 100, Baltimore, MD 21201
 P: 410.584.9402

CIVIL ENGINEERS
 HCR Civil Engineers
 100 North Street, Suite 100, Baltimore, MD 21201
 P: 410.584.9402

LANDSCAPE ARCHITECT
 Floor Plan
 100 North Street, Suite 100, Baltimore, MD 21201
 P: 410.584.9402

OWNERS
 East Adams II, LLC
 2200 North Avenue, Suite 2000, Baltimore, MD 21201
 P: 410.537.7311

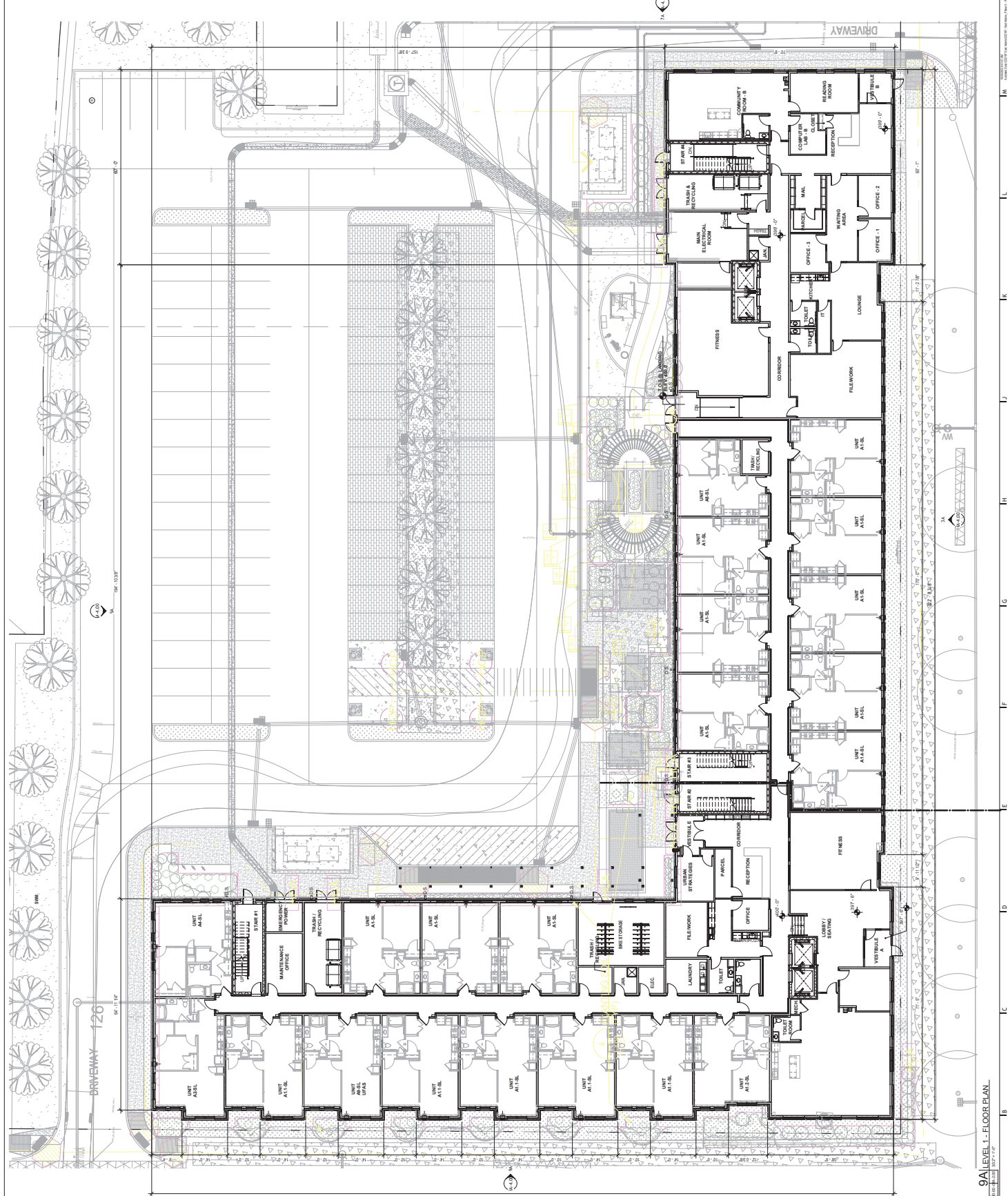
PRELIMINARY ENGINEER
 PreDevelopment & Site Development, LLC
 3007 James St., Suite 10, Baltimore, MD 21231
 P: 410.532.1330

EAST ADAMS II
 SYRACUSE, NY

hord | coplan | macht
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN



NO.	DATE	DESCRIPTION
1	10/20/2023	ISSUED FOR PERMIT
2	10/20/2023	ISSUED FOR PERMIT
3	10/20/2023	ISSUED FOR PERMIT
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98	10/20/2023	ISSUED FOR PERMIT
99	10/20/2023	ISSUED FOR PERMIT
100	10/20/2023	ISSUED FOR PERMIT



9A LEVEL 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

OWNER
East Adams Partners, L.P.
100 W. Broadway St., Suite 1000
New York, NY 10038
P: 212-425-2500

ARCHITECT
Hord/Coplan/Macht
170 E. Park St., 8th Floor
New York, NY 10003
P: 212-425-9111

ARCHITECT
Barnhart/JAD/2292
115 E. 42nd St., 11th Floor
New York, NY 10017
P: 212-697-6500

CIVIL ENGINEERS
Caval Engineers
100 W. Broadway St., Suite 1000
New York, NY 10038
P: 212-697-3033

LANDSCAPE ARCHITECTS
Landscape Architecture
100 W. Broadway St., Suite 1000
New York, NY 10038
P: 212-697-3033

MVP ENGINEERS
MVP Engineers, P.C.
171 E. Greenwich St.
New York, NY 10003
P: 212-477-2512

MECHANICAL ENGINEER
Ruddock Engineering, P.C.
100 W. Broadway St., Suite 1000
New York, NY 10038
P: 212-697-3033

ELECTRICAL ENGINEER
Ruddock Engineering, P.C.
100 W. Broadway St., Suite 1000
New York, NY 10038
P: 212-697-3033

**MCCORMACK BARON SALAZAR
DEVELOPMENT, INC.
EAST ADAMS II
SYRACUSE, NY**

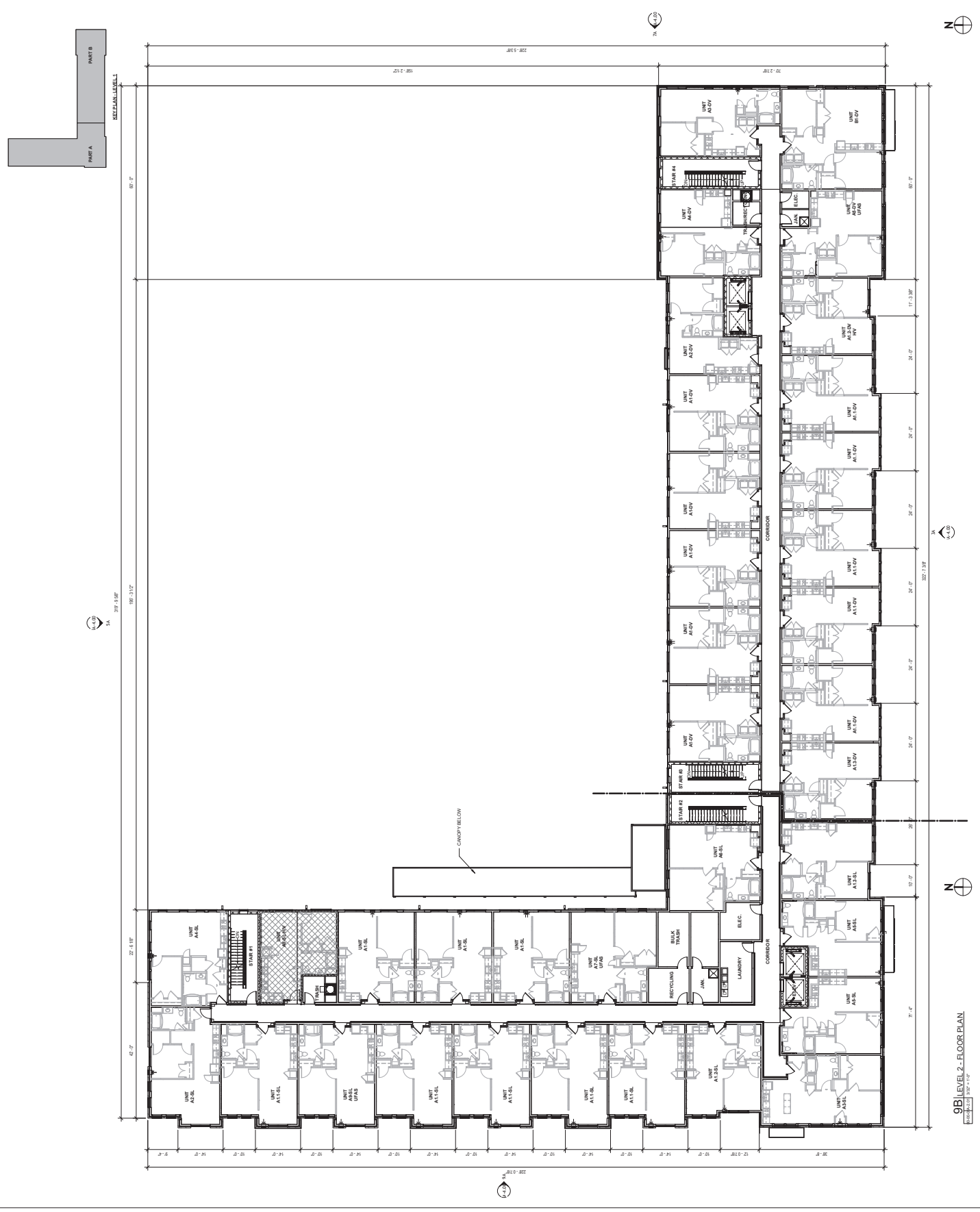
hord | coplan | macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



NO.	DATE	REVISION
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3	10/20/2023	REVISED (EAST ADAMS II)
4	10/20/2023	REVISED (EAST ADAMS II)
5	10/20/2023	REVISED (EAST ADAMS II)
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96	10/20/2023	REVISED (EAST ADAMS II)
97	10/20/2023	REVISED (EAST ADAMS II)
98	10/20/2023	REVISED (EAST ADAMS II)
99	10/20/2023	REVISED (EAST ADAMS II)
100	10/20/2023	REVISED (EAST ADAMS II)

LEVEL 2 - OVERALL FLOOR PLAN
Drawing Scale: 1/8" = 1'-0"
LEVEL 2 - OVERALL FLOOR PLAN

A-2.01
NOT FOR CONSTRUCTION
HCR APPLICATION



9B | LEVEL 2 - FLOOR PLAN
Drawing Scale: 1/8" = 1'-0"

OWNER
East Adams Partners II, LP
100 N. Broadway St., Suite 100 • Elmhurst, NY 11332
P: 347-452-5752

ARCHITECT
East Adams Partners II, LP
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P: 315-426-9111 E: 315-426-9111
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CIVIL ENGINEERS
Syracuse University
100 W. Michigan St., Suite 400 • Syracuse, NY 13202
P: 315-474-2022 E: 315-474-2022

LANDSCAPE ARCHITECT
Syracuse University
100 W. Michigan St., Suite 400 • Syracuse, NY 13202
P: 315-474-2022 E: 315-474-2022

M/E/P ENGINEERS
Syracuse University
100 W. Michigan St., Suite 400 • Syracuse, NY 13202
P: 315-474-2022 E: 315-474-2022

MECHANICAL ENGINEERS
Syracuse University
100 W. Michigan St., Suite 400 • Syracuse, NY 13202
P: 315-474-2022 E: 315-474-2022

ELECTRICAL ENGINEERS
Syracuse University
100 W. Michigan St., Suite 400 • Syracuse, NY 13202
P: 315-474-2022 E: 315-474-2022

McCORDACK BARON SALAZAR DEVELOPMENT, INC.
EAST ADAMS II
SYRACUSE, NY

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

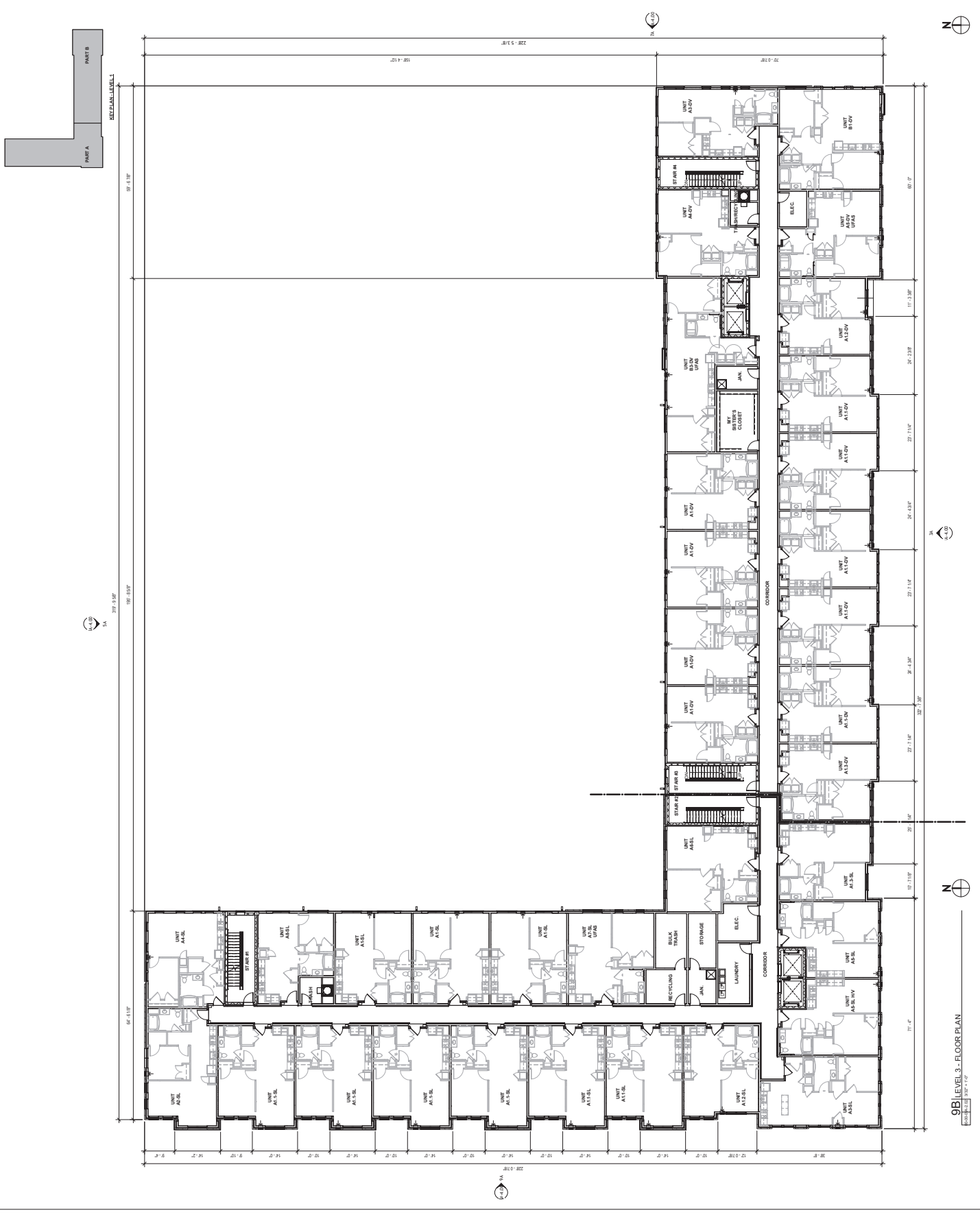
100 W. Michigan St., Suite 400 • Syracuse, NY 13202
P: 315-474-2022 E: 315-474-2022

NO.	DATE	REVISION
01	02/23/2023	01
02	02/23/2023	02
03	02/23/2023	03
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44	02/23/2023	44 </tr

LEVEL 3 - OVERALL FLOOR PLAN

NOT FOR CONSTRUCTION
HCR APPLICATION

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9B | LEVEL 3 - FLOOR PLAN

OWNER
East Adams Partners, L.P.
100 N. Broadway St., Suite 1000
New York, NY 10038
P: 212.425.2500

ARCHITECT
East Adams Architects, Inc.
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New York, NY 10038
P: 212.425.2500

GENERAL CONTRACTOR
Admiral McGraw Architects, P.C.
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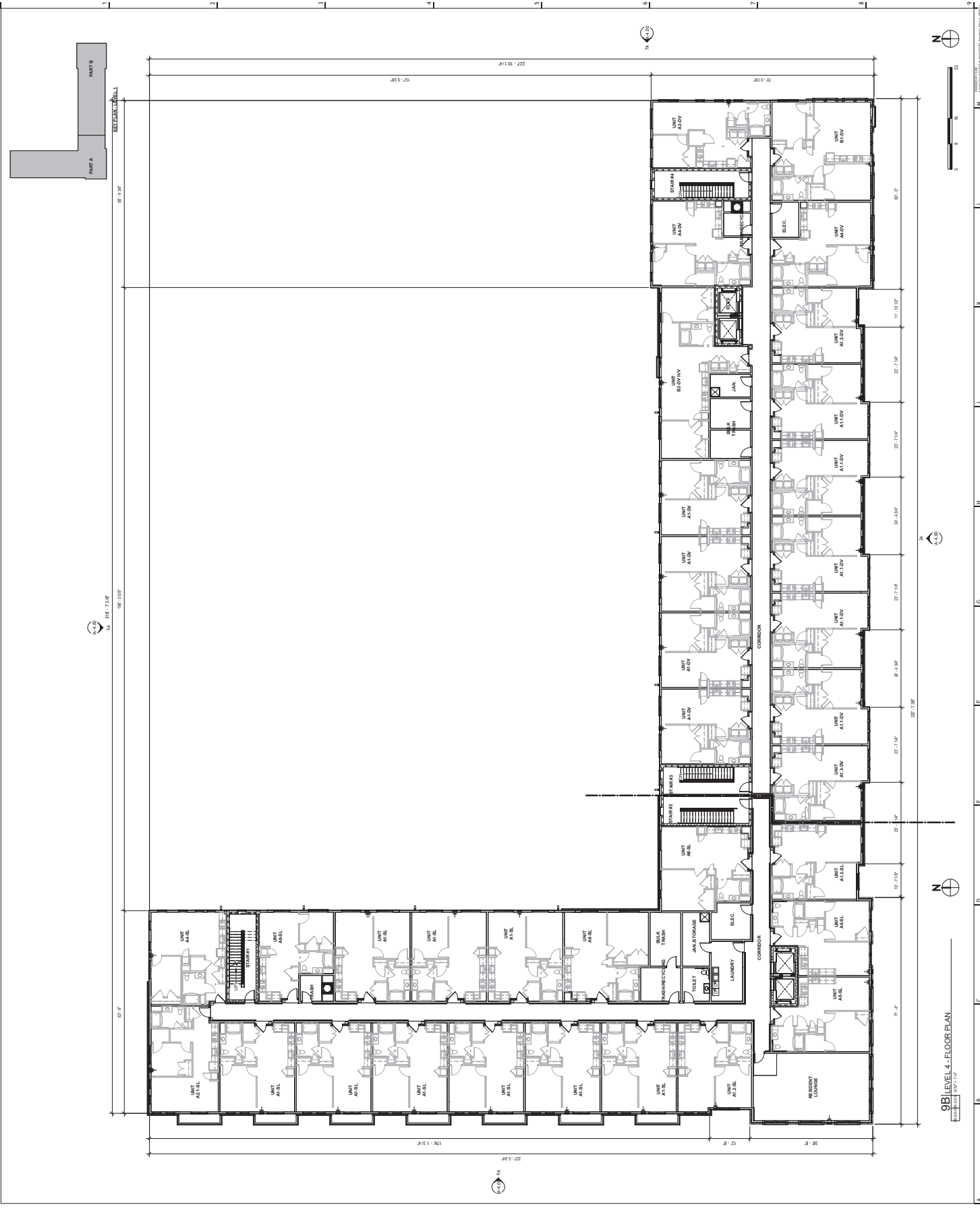
**McCORMACK BARON SALAZAR
DEVELOPMENT, INC.
EAST ADAMS II
SYRACUSE, NY**

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



DATE: 10/20/2023
DRAWING NO.: 222197-10
PROJECT: EAST ADAMS II
SHEET: 9B | LEVEL 4 - FLOOR PLAN
SCALE: 3/32" = 1'-0"

9B | LEVEL 4 - FLOOR PLAN
NOT FOR CONSTRUCTION
HCR APPLICATION



9B | LEVEL 4 - FLOOR PLAN
SCALE: 3/32" = 1'-0"

A-4.00

NOT FOR CONSTRUCTION
FOR APPLICATION

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NO.	DATE	REVISION



OWNER
East Adams II LLC
One Adams Avenue in East Development
500 Park Avenue, 15th Floor, 10017
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P: 212.607.2572

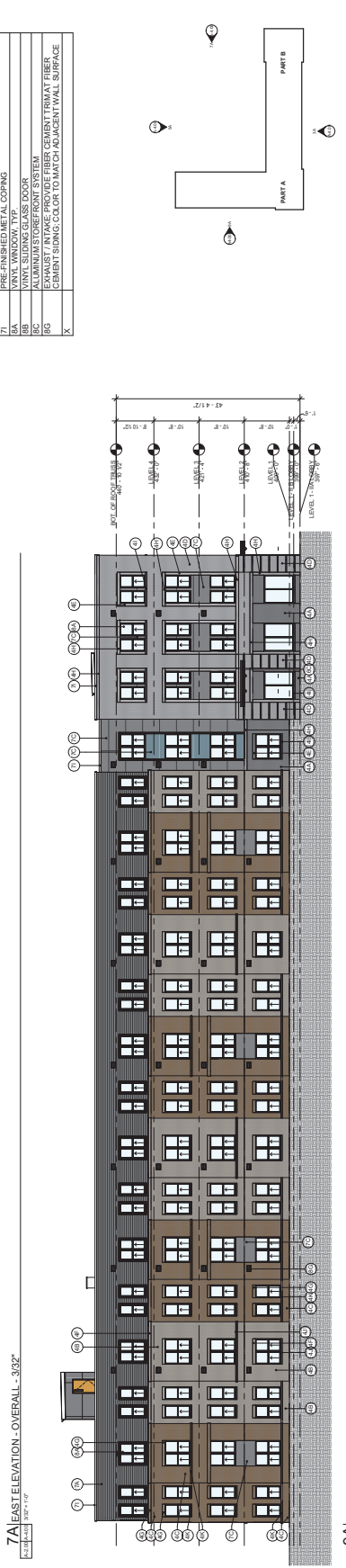
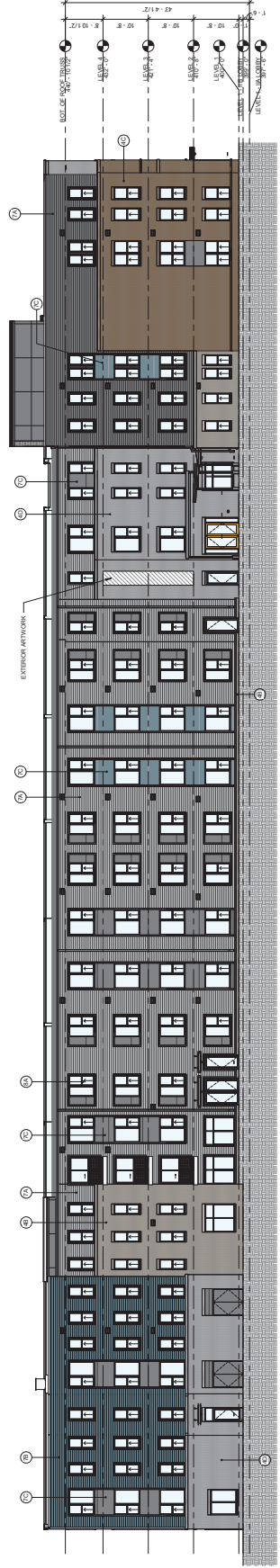
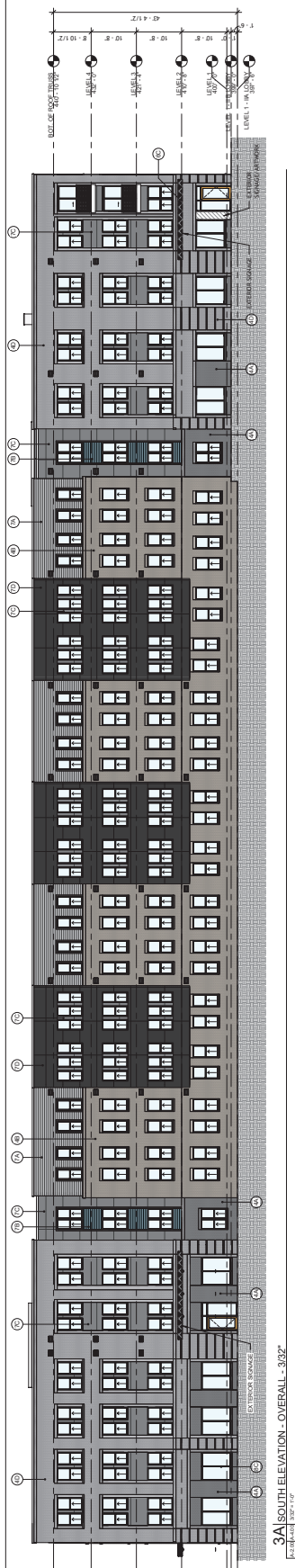
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STRUCTURAL ENGINEER
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McCORMACK, BARON SALAZAR
& ASSOCIATES
EAST ADAMS II
SYRACUSE, NY

hord | coplan | macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PROVIDED FOR THE USE OF THE ARCHITECTS/ENGINEERS/INTERIOR DESIGNERS AND OTHER PROFESSIONALS TO COMPLY WITH ALL CITY, STATE AND FEDERAL REGULATIONS.



Exterior Material Legend	
4A	STANDARD MODULAR BRICK - COLOR 1
4B	STANDARD MODULAR BRICK - COLOR 2
4C	STANDARD MODULAR BRICK - COLOR 3
4D	STANDARD MODULAR BRICK - COLOR 4
4E	BRICK SOLDIER COURSE - COLOR 1
4F	BRICK SOLDIER COURSE - COLOR 2
4G	BRICK SOLDIER COURSE - COLOR 3
4H	BRICK SOLDIER COURSE - COLOR 4
4I	BRICK ROWLOCK COURSE - COLOR 1
4J	BRICK ROWLOCK COURSE - COLOR 2
4K	BRICK ROWLOCK COURSE - COLOR 3
4L	BRICK ROWLOCK COURSE - COLOR 4
5A	PRE-FINISHED ALUMINUM RAILING, TYP.
6A	FIBER CEMENT LAP SIDING AND TRIM - COLOR 1
7A	FIBER CEMENT LAP SIDING AND TRIM - COLOR 2
7B	FIBER CEMENT PANEL SIDING AND TRIM - COLOR 1
7C	FIBER CEMENT PANEL SIDING AND TRIM - COLOR 2
7D	PRE-FINISHED METAL GUTTER, DOWNSPOUT
7E	PRE-FINISHED METAL COPING
8A	VINYL WINDOW, TYP.
8B	VINYL WINDOW, TYP.
8C	ALUMINUM STOREFRONT SYSTEM
8D	EXHAUST / INTAKE PROVIDE FIBER CEMENT TRIM AT FIBER CEMENT SIDING, COLOR TO MATCH ADJACENT WALL SURFACE
9	
X	

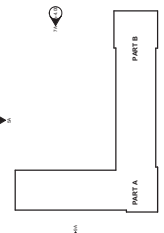


Exhibit B
Full Environmental
Assessment Form
Part 1, 2, and 3

**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: East Adams Redevelopment - Phase One and Two Areas		
Project Location (describe, and attach a general location map): 1301-11 E. Taylor Street, Syracuse NY 13202 (Tax Map #95-08-02) & 1105-1117 S State Street (516 Burt Street), Syracuse 13202 (Tax Map # 94-08-04)		
Brief Description of Proposed Action (include purpose or need): See Attached Document		
Name of Applicant/Sponsor: East Adams Phase I, LP; East Adams Phase IIA, LP; East Adams Phase IIB, LP		Telephone: 314-425-0750, 347-986-0387
		E-Mail: Allyson.Carpenter@McCormackBaron.com
Address: 100 N. Broadway St. #100		ray_rybak@yahoo.com
City/PO: St. Louis	State: MO	Zip Code: 63102
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor (all c/o McCormack Baron Salazar)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not 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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Planning Commission	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Housing Authority, City of Syracuse Central Permit Office	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onodaga County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT (E Adams Street), NYSHCR (Affordable Housing Financing), NYSDEC (SWPPP)	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	HUD	
i. Coastal Resources. <p>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</p> <p>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</p> <p>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</p>		

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):

East Adams Transformation Plan (published by the Syracuse Housing Authority in September 2016)

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?
The project sites are in a MX-2 "Neighborhood Center" zoning district

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

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

C.4. Existing community services

a. In what school district is the project site located? Syracuse School District

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

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Department (Station 1)

d. What parks serve the project site?
Roesler Park (~530 feet phase 1 area, ~650 feet phase 2 area), Wilson Park (~1,100 feet phase 1 area, ~830 feet phase 2 area)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Affordable multifamily housing (Phase 1 area), Affordable multifamily housing and supportive services for residents (Phase 2 area)

b. a. Total acreage of the site of the proposed action? 6.18 acres
b. Total acreage to be physically disturbed? 6.18 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.18 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)? % ~450% of floor area Units: 133 prop. - 63 ex. = 70 net

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)
For phase 1 area - subdivision of existing lot into 3 separate lots for residential and future city street/infrastructure
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 3
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: _____ months
ii. If Yes:
• Total number of phases anticipated 2
• Anticipated commencement date of phase 1 (including demolition) 1 month 2025 year
• Anticipated completion date of final phase 10 month 2026 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	_____	_____	_____	259
At completion of all phases	_____	_____	_____	259

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

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. none anticipated

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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: _____ ~45,950 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: Cit of Syracuse Department of Water
- 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: _____ ~45,950 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 (assumes that the sanitary wastewater is equal to the water demand)

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

If Yes: _____

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plan
- Name of district: Onodaga County District
- 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: _____
 Wastewater would be directed to the Metropolitan Syracuse Wastewater Treatment Plant, where wastewater would be treated and recycled by the Onondaga County Department of Water. _____

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 4.18 acres (impervious surface)
 _____ Square feet or 6.18 acres (parcel size)
- ii. Describe types of new point sources: Stormwater would infiltrate or would be charged into the City is Syracuse's sewer system in accordance with underlying regulations.
- 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)?
Stormwater would infiltrate or be collected into subsurface drainage systems where it will be temporarily stored and treated prior to release in the City's sewer system in the surrounding street network. Treatment and pre-treatment will be handled through a series of NYSDEC-approved practices.
- 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)
Private passenger vehicles and delivery vehicles (i.e., USPS, UPS, DHL, and Amazon)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Power generators (portable)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Emergency power generators (only used during emergencies and testing). Buildings will use electric-powered heat and hot water systems.

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

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of 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):
 During the temporary construction stage, emissions would be released by equipment that is typical of new construction, such as generators, excavators, concrete mixer trucks, and concrete pump trucks. _____

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 56 (p1), vacant (p2) Proposed 176 Net increase/decrease 120

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: _____
 The projects have requested 3700kW from NG. We estimate roughly 744,000 kWh/year in consumption.

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

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

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

i. During Construction:

- Monday - Friday: Generally 7AM-5PM
- Saturday: Generally 7AM-5PM (or as apprvd)
- Sunday: Generally 7AM-5PM (or as apprvd)
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Construction equipment will generate additional noise during periods of construction. New noise sources will comply with the Syracuse Noise Control Ordinance.

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 lighting will be designed in accordance with City of Syracuse standards.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
 Termiticide (termite treatment) during construction; Standard residential property management vermin control and lawn care products will be used during operation

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: _____ 13 tons per _____ month (unit of time)
 • Operation : _____ 400 tons per _____ year (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Waste will be hauled to a local waste facility and sorted

 • Operation: Recycling opportunities available at each building

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Waste will be picked up by trucks as needed and disposed at a local solid waste facility

 • Operation: Waste will be picked up by trucks on a scheduled basis and disposed at a local solid waste facility

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): Institutional and Community Facilities
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.87	4.14	+1.27
• 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: Landscaping/lawn	3.31	2.04	-1.27

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:
Central Technical Vocational School, SUNY Upstate Medical Hospital, SUNY Upstate Childcare Center, and Syracuse University.

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:
See Attached Document

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): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:
Phase 2 area - Four 1,000-gallon petroleum USTs were closed/removed from the Project Site, and documentation suggests contaminated soil. The Applicant is actively seeking enrollment in the Brownfield Cleanup Program administered by NYSDEC.

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): 734140, C734144, C734140, C734144A, E734086
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The status is listed as completed for all sites within 2,000 feet of the project.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ unknown 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 (Ub) _____ 100%
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: approx. 20 feet

e. Drainage status of project site soils: Well Drained: 100% 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: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
E.3. <u>Designated Public Resources On or Near Project Site</u>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Multiple resources within the City of Syracuse, the nearest being Central Technical HS (between ~600 and ~1,200ft)</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>S/NR-listed Beaux Arts and Classical Revival high school.</u> iii. Distance between project and resource: _____ <u>between 0.11 and 0.4 miles.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Mike Saunders (for sponsor in section A) Date March 22, 2024

Signature  Title _____

Section A. Brief Description of Proposed Action:

Phase 1 Area

The Proposed Project would demolish the site's existing 63 units of Syracuse Housing Authority (SHA) housing to allow the construction of 158,620 gross-square-feet (gsf) of new mixed-income residential development containing 133 units of multifamily housing. The 133 units would comprise one efficiency unit and mix of one-, two-, three-, and four-bedroom units. 63 of the proposed units would be replacements for the existing SHA units. The remaining 69 units would be Low-Income Housing Tax Credit (LIHTC) units (reserved for households earning up to 80 percent of the Area Median Income).

The proposed residential units would be located across two (one three-story and one four-story) multifamily residential buildings and four groupings of townhomes. The four-story building would contain residential amenities and office space for resident support services. Accessory surface parking would be provided. The development also includes a future new street, along with utility connections, connecting S. State and S. Townsend Streets.

The project would support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040.

Phase 2 Area

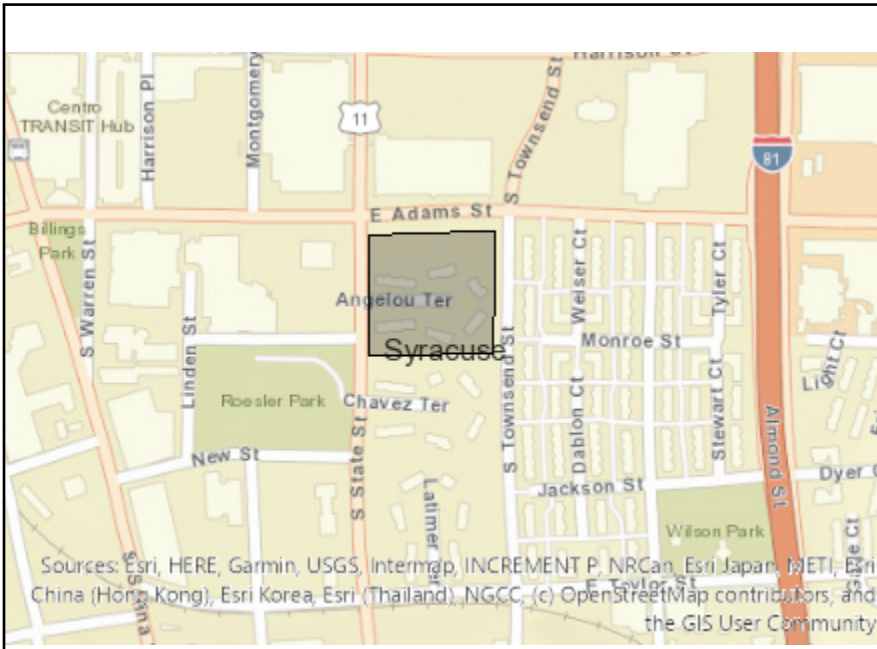
The Proposed Project would demolish a vacant parking lot to construct 125 income-restricted dwelling units (DUs) across two residential buildings. The project has been bifurcated to account for distinct resident programs: seniors and domestic violence survivors being served by the Young Women's Christian Association (YWCA). Phase A consists of 76 one-bedroom DUs, all of which would be made available to senior households earning 60 percent of the Area Median Income (AMI) or below. These units will have amenities such as a community room and lounge, computer lab, indoor bike storage, fitness center, laundry rooms, library, parking, and an outdoor terrace. Phase B consists of 49 total units, all of which will be made available by the YWCA to households at or below 60 percent of the AMI that are also survivors of domestic violence.

The Proposed Project would support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year

Section - E.1.g.i

Phase 1 area - Per Phase I ESA, the Project Site was a junk yard until 1961. Several off-site locations were determined to pose a potential environmental risk to the Project Site.

Phase 2 area - The Project Site has been developed for multiple industrial, commercial, and residential uses dating back to the 1890s. Uses included a stone yard, carriage manufacturing and painting, bridge manufacturing, a scrap metal yard, a retail gasoline station and a paper baling facility.

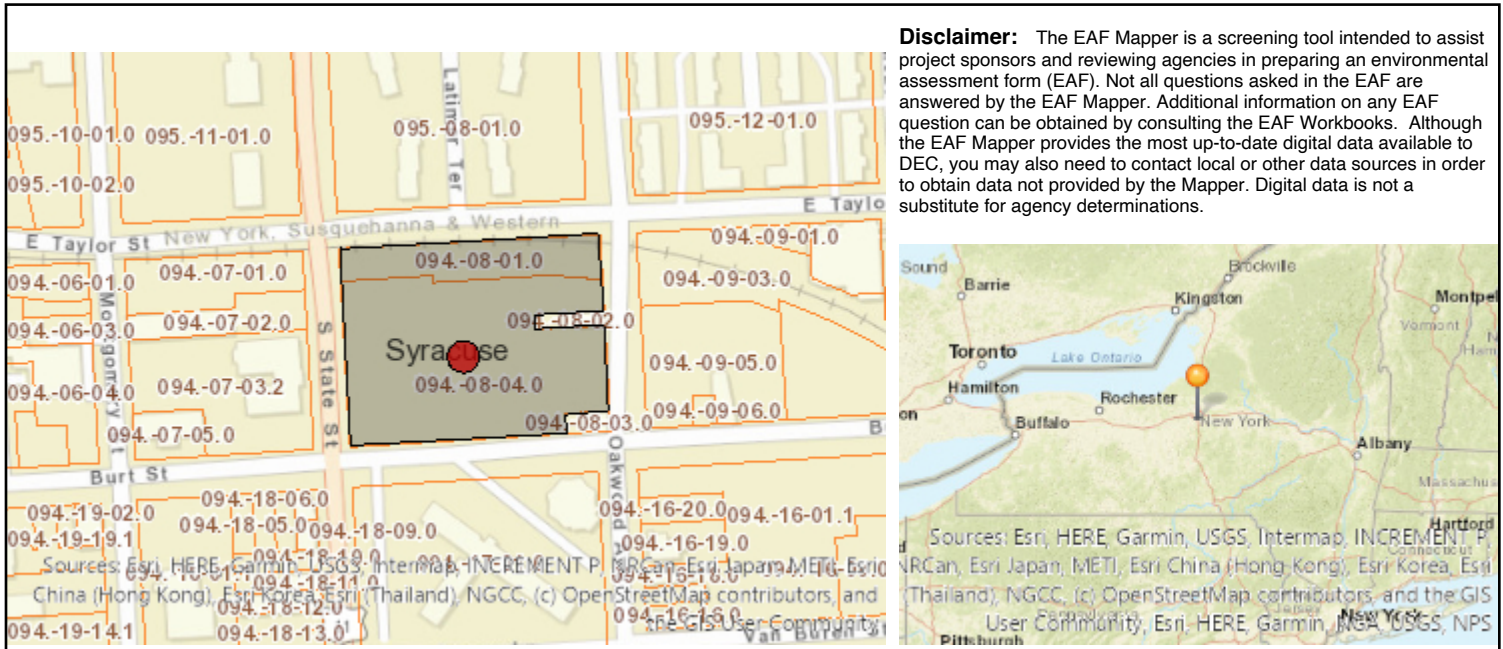


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	734140, C734144, C734140, C734144A, E734086
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



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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]	734140, C734144, C734140, C734144A, E734086
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

Project : East Adams Redev. Phase 1 and 2

Date : 3/25/24

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

 NO YES

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

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

3. Impacts on Surface Water

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

 NO YES

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

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

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

 NO YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

 NO YES

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

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

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.

 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: <ul style="list-style-type: none"> i. More than 1000 tons/year of carbon dioxide (CO₂) ii. More than 3.5 tons/year of nitrous oxide (N₂O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF₆) 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 type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

 NO

 YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

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

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

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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 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 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 type="checkbox"/>	<input type="checkbox"/>

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

 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 an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

 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 a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 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: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

 NO

 YES

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

 NO

 YES

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

Project : East Adams Redev. Phase 1 and 2
 Date : 3/25/24

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

See attached "Reasons Supporting Determination of Significance" and "Resolution of the City of Syracuse Planning Commission"

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 Syracuse City Planning Commission _____ as lead agency that:

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

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

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

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

Name of Action: East Adams Redevelopment Project Phase 1 and 2 Determination of Significance

Name of Lead Agency: 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: 03/25/24

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Cristian Toellner, Plans Examiner II, Syracuse Office of Zoning Administration

Address: 300 South State Street, Suite 700, Syracuse, NY 13202

Telephone Number: 315-448-8261

E-mail: CToellner@syr.gov

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

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

Applicant (if any)

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

PRINT FULL FORM

REASONS SUPPORTING DETERMINATION OF SIGNIFICANCE
ATTACHMENT TO FULL ENVIRONMENTAL ASSESSMENT FORM - PART 3

Summary of Proposed Action

East Adams Phase I, LP, East Adams Phase IIA, LP, and East Adams Phase IIB, LP (collectively, “Applicant”) proposes to redevelop two sites owned by the Syracuse Housing Authority (the “SHA”) located at 1301-11 E. Taylor Street, Syracuse NY 13202 (Tax Map #95-08-02) & 1105-1117 S State Street (516 Burt Street), Syracuse 13202 (Tax Map # 94-08-04) (collectively, the “Property”). The proposed redevelopment project (the “Project”) would be completed in two phases.

Phase One of the Project would demolish an existing sixty-three (63) units of SHA housing (the “Phase One Area”) to allow the construction of 158,620 gross-square-foot of new mixed-income residential development containing 133 units of multifamily housing. The 133 units would comprise one efficiency unit and a mix of one-, two-, three-, and four-bedroom units. Sixty-three (63) of the proposed units would be replacements for the existing SHA units. The remaining 69 units will be Low-Income Housing Tax Credit (LIHTC) units reserved for households earning up to 80 percent of the Area Median Income (AMI). The proposed residential units would be located across two (one three-story and one four-story) multifamily residential buildings and four groupings of townhomes. The four-story building would contain residential amenities and office space for resident support services. Accessory surface parking would be provided. The development also includes a future new street, along with utility connections, connecting S. State and S. Townsend Streets.

Phase Two of the Project would demolish a vacant parking lot (the “Phase Two Area”) to construct 125 income-restricted dwelling units across two residential buildings. Phase Two will be bifurcated to account for distinct resident programs: seniors and domestic violence survivors being served by the Young Women’s Christian Association (YWCA). Phase 2A consists of seventy-six (76) one-bedroom dwelling units to be made available to senior households earning 60 percent of the AMI or below. These units will have amenities such as a community room and lounge, computer lab, indoor bike storage, fitness center, laundry rooms, library, parking, and an outdoor terrace. Phase 2B consists of forty-nine (49) total dwelling units, all of which will be made available by the YWCA to households at or below sixty percent (60%) of the AMI that are also survivors of domestic violence.

The Project will support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040.

The City of Syracuse Planning Commission (the “Commission”) determined that the Project is an action (the “Action”) subject to review under the State Environmental Quality Review Act (“SEQRA”) set forth at Article 8 of the New York State Environmental Conservation Law and adopted a resolution preliminarily classifying the Action as a

Type 1 Action under SEQRA and declaring its intention to serve as “Lead Agency” for the purpose of conducting a coordinated environmental review of the Project pursuant to SEQRA. The Commission has identified the City of Syracuse, SHA, City of Syracuse Central Permit Office, Onondaga County Planning Board New York State Department of Transportation, New York State Homes and Community Renewal, New York State Department of Environmental Conservation, and the United States Department of Housing and Urban Development as involved agencies under SEQRA. All involved agencies have consented to the Commission acting as Lead Agency for purposes of SEQRA. On March 25, 2024, the Commission declared itself Lead Agency for purposes of undertaking a SEQRA review of the Action.

In making its determination of significance, the Commission has considered the Application, Part 1 of the Full Environmental Assessment Form (“FEAF”), the Traffic Impact Study prepared by GTS Consulting dated June 16, 2023 (the “TIS”), Phase II Environmental Site Assessments for each of the properties, dated June 2023 (collectively the “ESA”), and the Memorandum prepared by Langan Engineering dated March 20, 2024 (the “Memorandum”).

The Commission has thoroughly analyzed the Action and its environmental setting, utilizing the criteria specified in 6 N.Y.C.R.R. § 617 of the SEQRA regulations for determining the environmental significance of the Action. The Commission has evaluated the potential environmental impacts identified on Part 2 of the Full EAF for the Action, including examining comments received from involved and interested agencies, and the public. For the reasons set forth below, the Commission has determined that the Action will result in no significant adverse impacts on the environment. Accordingly, an environmental impact statement need not be prepared and the Commission issues a Negative Declaration for the Action.

Analysis of Potential Impacts

1. Impact on Land

The Action will involve construction and the physical alteration of the land surface of the Property. However, the Action will not result in any moderate or large impacts on land. The Commission considered the following information when making this determination:

- a. Part 1, E2d, concerning the depth to the water table on the Property was left blank by the Applicant. However, table 14 of the ESA states that the groundwater on the Property is found at a depth between 7.29 feet and 10.29 feet. Thus, the Project is unlikely to involve construction on land where the depth to the water table is less than three feet. In addition, the Project will not involve the use of groundwater or a septic system.
- b. Part 1, E2f, states that the Property does not contain slopes of more than 10%.

- c. Part 1, E2a, concerning the depth to bedrock was left blank by the Applicant. However, the ESA states that multiple soil borings were taken to a depth of five feet and did not encounter bedrock.
- d. Part 1, D2a, states that the Project will not include the removal of natural material from the Property. This question is intended to explore whether any mining is proposed to take place. The Project does not involve mining.
- e. Part 1, D1e, states that construction is anticipated to last for approximately 2 years and shall take place in two phases. The anticipated construction is expected to result an overall level of activity will not be substantially different from a single phase project.
- f. The Project will require a Storm Water Pollution Prevention Plan ("SWPPP").
- g. The Project is not located within a coastal erosion hazard area.

2. Impact on Geological Features

There are no unique geological features on the Property, nor are there any designated National Natural Landmarks according to the database maintained by the NYSDEC. Therefore, the Action will not result in the modification, destruction, or inhibition of access to any unique or unusual landforms on the Property. Accordingly, the Action will have no impact on geological features.

3. Impacts on Surface Water

The Action will not affect any wetland or surface water body. The Project is not located in proximity to any wetland or surface water body and the Applicant will be required to develop and abide by a SWPPP.

4. Impact on Groundwater

The Action will not result in any new or additional use of groundwater. The Property has access to public water. The use of the Property for residential development will not introduce contaminants to ground water or an aquifer.

5. Impact on Flooding

The Action will not result in development on lands subject to flooding and will not have an impact on flooding. The Property is not located in a designated floodway or 100-year or 500-year floodplain. The Project will not change existing drainage patterns.

6. Impacts on Air

The Action will not include a state regulated air emission source and will not require federal or state air emission permits. The Action will have no impacts on air during the operation of the Project. Reciprocating Internal Combustion Engine (RICE) generators that require an air permit or registration from any government agency will not be used during construction. Small portable generators that do not require a permit or registration may be used intermittently during construction. The Applicant intends on using a temporary electric hookup as soon as possible to reduce or eliminate the need

for generators. Best management practices such as spraying water or temporarily stopping work will be used to reduce dust on and around the construction site.

7. Impact on Plants and Animals

The Action will not result in a loss of flora or fauna. No threatened or endangered species or species of special concern or conservation need will be impacted by the Action, nor will the habitats of any such species be impacted by the Action. There are no registered National Natural Landmarks on the Property, and the Action will not require conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Accordingly, the Action will not adversely impact plants and animals.

8. Impact on Agricultural Resources

The Action will have no impact on agricultural resources because the Property is located in an urban area. The property is not located in an agricultural district, nor does it contain prime soils.

9. Impact on Aesthetic Resources

The Action will have no impact on aesthetic resources because the proposed use is similar to current land use patterns and is not located in close proximity to any scenic or aesthetic resources. The nearest aesthetic resource is the former Central Technical High School building located approximately two blocks away. The Project will not interfere with any viewshed of the Central Technical High School building.

10. Impact on Historic and Archeological Resources

The Action will have no impact on historic or archaeological resources. No resources are identified in Part 1 of the FEAF. The nearest building listed on the historic list is the former Central Technical High School building located approximately two blocks away. The Project will not interfere with any viewshed of the Central Technical High School building. The Project is proposed to be built in a long developed urban area. There is no concern about the disturbance of archeological resources due to the history of development on the site.

A review request letter was sent to the New York State Historic Preservation Office (SHPO) on May 1, 2023, as part of the National Environmental Policy Act (NEPA) review. By letters dated June 1, 2023, the New York State Parks, Recreation and Historic Preservation stated that no historic properties, including archaeological and/or historic resources, will be affected by the construction of the Phase One Area or Phase Two Area.

11. Impact on Open Space and Recreation

The Action will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

There are no designated open space or recreational resources displaced by this Project. Open space is considered under SEQRA to be land that is left in a natural, undeveloped state for conservation, recreation, scenic, or even agricultural purposes devoted to preserving unique sites. Additionally, recreational resources are those that provide opportunities for hunting, fishing, hiking, bird watching, and similar nature themed activities. Open space and recreational resources are typically publicly owned or operated. While the Property is owned by SHA, it is not undeveloped land and is not used for conservation, scenic or other similar purposes and therefore does not qualify as a recreational resource or open space as contemplated under SEQRA.

12. Impact on Critical Environmental Areas

The Property does not contain a Critical Environmental Area (“CEA”). The Action will not be located within or adjacent to a CEA. The Action will have no impact on any CEA.

13. Impact on Transportation

The Project may result in a change to existing transportation systems. However, the Project will not result in a significant adverse impact on existing transportation systems or traffic patterns. The Commission reviewed the TIS in order to assess the potential for traffic impacts.

The TIS evaluated impacts that would result from not only the Project, but also anticipated future residential development of nearby parcels. The TIS included data collection, site visits, evaluation of existing operations, an accident analysis, a trip generation estimate, net trip distributions, anticipated road improvement projects and conclusions provided by GTS Consulting. The TIS states that all proposed development access driveways are projected to operate at levels of service level “C” or better during both peak hours under either existing roadway or Community Grid roadway network options. The Project will have no significant impact on traffic operations in the study area regardless of whether the existing roadway network is maintained or the I-81 Community Grid option is completed. The additional traffic generated by the Project will largely be offset by removal of the existing traffic that is currently being generated by the existing residential development in the study area.

14. Impact on Energy

The Action will not have an impact on energy. The Action does not require a new substation or upgrades to an existing substation, nor does the Action require the creation or extension of transmission lines. The Action will use the existing power connection at the Property.

15. Impact on Noise, Odor, and Light

The Project will not result in a significant adverse impact on the environment due to increases in noise, odor or light.

The sensitive receptors nearest to both areas are SHA residences. For the Phase One Area, Chavez Terrace is about 60 feet to the south and Weiser Court and Dablon Court are about 100 feet to the east across South Townsend Street. For the Phase Two Area, the nearest residences are located in the Almus Olver Tower, about 80 feet to the south across Burt Street. Latimer Terrace is about 100 to the north, across the elevated railway. Hopps Memorial CME Church is about 60 feet to the west across South State Street.

The construction phase of the Project will generate noise for a limited period of time that may have some impact on a relatively small number of residential receptors. However, the noise generated by construction will be relatively short in duration and will not result in significant impacts on neighboring residential uses due to time limitations placed on construction activities. Impacts related to construction noise will be similar to typical multiple-family residential construction projects in urban environments. The project plan includes the following measures intended to minimize impacts:

- Generally, construction will take place Monday through Friday from 7 am to 5 pm. With prior permission from the Code Enforcement Office, construction activities may take place on Saturdays between 7 am and 5pm, but only when done in accordance with approved permits issued by the City of Syracuse.
- Demolition is anticipated to take about one month in the Phase One Area. Since only two small structures currently exist at the Phase Two Area, only minor demolition is anticipated, which will take approximately three days. The existing paved parking area would be milled and removed over about one week.
- Trucks will be prohibited from idling outside of the construction sites.
- Construction equipment will be placed as far as possible from nearby sensitive receptors that have a direct line-of-sight to the construction area pursuant to the terms of the building permits.
- In the Phase Two Area, the rail line to the north is on top of a berm, which precludes direct line-of-sight between the Phase Two Area and areas to the north. This berm can be used as a noise barrier and reduces the potential for air emissions and noise to impact areas to the north.

16. Impact on Human Health

The Action will not adversely impact human health from exposure to new or existing sources of contaminants. In fact, the ESA indicates that the Property includes historic contamination that will be removed and properly disposed of as part of the Project. The Project will result in a reduction of contaminants on the Property and will improve environmental conditions.

The Phase One Area was a junk yard until 1961. Several off-site locations were determined to pose a potential environmental risk to the Property. Analytical testing did not identify impacts associated with the former use of the property or surrounding properties. Soil and groundwater sample results were below applicable regulatory standards for residential use. Trichloroethylene, a volatile organic compound (VOC) was detected at a concentration that may warrant mitigation; therefore, a soil gas mitigation system has been designed for the Project. Any excess soil being removed from the site will be sampled, characterized, and properly disposed of in accordance with applicable local, state, and federal regulations.

The Phase Two Area has been developed for multiple industrial, commercial, and residential uses dating back to the 1890s. Uses included a stone yard, carriage manufacturing and painting, bridge manufacturing, a scrap metal yard, a retail gasoline station and a paper baling facility. Petroleum impacts attributed to former underground storage tanks were identified in soil on the northwestern and southwestern parts of the site, and semi-volatile organic compounds (SVOCs) and metals were also identified in soil across the site at concentrations above applicable guidance values. Petroleum-related volatile organic compounds (VOCs) were also identified in groundwater above applicable standards and guidance values. The Applicant will complete additional investigation pursuant to NYSDEC regulations and the Brownfield Cleanup Program to determine the nature and extent of contamination at the Property and a Remedial Action Work Plan (RAWP) will be prepared outlining how cleanup at the site will be achieved. The Applicant shall comply with the RAWP protocols for the removal of contaminated soil and the design of a vapor mitigation system.

17. Consistency with Community Plans

The Action is consistent with adopted land use plans. The Action will support the vision set forth in numerous strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040.

18. Consistency with Community Character

The Action will not have a significant adverse impact on community character. The Property is currently used for residential purposes. The Project will replace dated residential units with new more desirable housing stock.

Both the Phase One and Phase Two areas are in “environmental justice areas,” as defined by the NYSDEC. The East Adams Transformation Plan was initiated by the City of Syracuse to provide a comprehensive approach to the revitalization of the East Adams neighborhood, an area that includes five SHA communities. Community members have been notified about the Transformation Plan through fact sheets and community meetings held by the City of Syracuse.

To date, public participation focus groups, workshops, and presentations hosted by SHA have provided an opportunity for stakeholders to participate. During the planning process, the City identified and studied reasonable alternatives.

The Transformation Plan identified a need to renovate and repair SHA properties and to expand affordable housing options. The plan seeks to incorporate a variety of housing types in the neighborhood within the larger mixed-use commercial and residential neighborhood of the 13th Ward.

A community needs survey completed by SHA determined that Phase One Area – currently occupied by 24 housing units that comprise McKinney Manor – would require more than \$17 million dollars in deferred maintenance. The SHA concluded that redevelopment of the Property with new townhomes and a multifamily building was the preferred alternative to achieve the goals of the Transformation Plan.

Phase Two Area is vacant and the City of Syracuse determined that the area is suitable for affordable and supportive housing. Multi-story apartment buildings and mixed-use development along East Adams Street were selected to accommodate the community's need for more housing.

The Project does not conflict with environmental justice goals of the state or the United States Environmental Protection Agency.

Conclusion

The Commission, as lead agency in this coordinated review under SEQRA, has thoroughly reviewed all relevant materials and analyzed all aspects of the Action. For all the reasons set forth above, the Commission determines that the Action will not have any significant adverse impacts on the environment. Consequently, a negative declaration will be filed and notice of the negative declaration will be provided pursuant to all applicable laws and regulations.

RESOLUTION OF THE CITY OF SYRACUSE PLANNING COMMISSION

March 25, 2024

WHEREAS, East Adams Phase I, LP, East Adams Phase IIA, LP, and East Adams Phase IIB, LP (collectively, “Applicant”) has submitted an application (the “Application”) to the City of Syracuse Planning Commission (the “Commission”) in connection with a proposed project (the “Project”) to redevelop two sites owned by the Syracuse Housing Authority (the “SHA”) located at 1301-11 E. Taylor Street, Syracuse NY 13202 (Tax Map #95-08-02) and 1105-1117 S State Street (516 Burt Street), Syracuse 13202 (Tax Map # 94-08-04); and

WHEREAS, the Application seeks project site review approval from the Commission; and

WHEREAS, the work to be performed during the first phase of the Project (“Phase One”) involves demolition of the existing sixty-three (63) units of SHA housing at the “Phase One Area” and construction of 158,620 gross-square-feet of new mixed-income residential development containing 133 units of multifamily housing comprised of efficiency units and a mix of one-, two-, three-, and four-bedroom units, of which sixty-three (63) of the proposed units will replace the existing SHA units and the remaining sixty-nine (69) units will be Low-Income Housing Tax Credit units; and

WHEREAS, the work to be performed during the second phase of the Project (“Phase Two”) involves demolition of a vacant parking lot at the “Phase Two Area” and construction of two residential buildings containing a total of 125 income-restricted dwelling units in two stages; and

WHEREAS, the work to be performed during the first stage of Phase Two (“Phase 2A”) involves construction of seventy-six (76) one-bedroom dwelling units to be made available to senior households earning sixty percent (60%) of the Area Median Income or below; and

WHEREAS, the work to be performed during the second stage of Phase Two (“Phase 2B”) involves construction of forty-nine (49) dwelling units to be made available by the Young Women’s Christian Association to households at or below sixty percent (60%) of the Area Median Income that are survivors of domestic violence; and

WHEREAS, the Project will support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040; and

WHEREAS, the Project will require permits and/or approvals from several agencies, including the Commission, City of Syracuse, SHA, City of Syracuse Central Permit Office, Onondaga County Planning Board New York State Department of

Transportation, New York State Homes and Community Renewal, New York State Department of Environmental Conservation, and the United States Department of Housing and Urban Development; and

WHEREAS, the Project is an action (the “Action”) subject to review under the State Environmental Quality Review Act (“SEQRA”) set forth at Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Commission preliminarily classified the Action as a Type 1 Action under SEQRA and declared its intention to serve as “Lead Agency” for the purpose of conducting a coordinated environmental review of the Action pursuant to SEQRA; and

WHEREAS, the Commission distributed notice of its intent to act as Lead Agency (the “Notice of Intent”) along with materials related to the Action to all identified involved and interested agencies; and

WHEREAS, the Notice of Intent instructed all recipients to direct any comments or questions concerning the Action to the Commission; and

WHEREAS, none of the involved agencies objected to the Commission’s designation as Lead Agency within the statutory 30-day period under SEQRA; and

WHEREAS, the Commission has thoroughly reviewed all information provided in Part 1 of the Full Environmental Assessment Form (“FEAF”) and the additional materials submitted by the Applicant regarding the activities proposed in connection with the Project and the potential effects of the Action; and

WHEREAS, pursuant to the Regulations, the Commission has considered the significance of the potential environmental impacts of the Action by (1) using the criteria specified in Section 617.7(c) of the Regulations, and (2) examining the FEAF for the Action, including the information in Parts 1 of the FEAF and completing the analyses for Parts 2 and 3 of the FEAF, together with examining other available supporting information relevant to the Action, to identify the relevant areas of environmental concern, and (3) thoroughly analyzing the identified areas of relevant environmental concern;

NOW, THEREFORE, BE IT RESOLVED THAT the Commission confirms and adopts the following conclusions with respect to SEQRA:

1. The Action is subject to SEQRA.
2. The Action is a Type 1 Action under SEQRA and the Commission hereby declares itself “Lead Agency” (as said quoted term is defined in SEQRA) for purposes of the coordinated SEQRA review of this Action.

3. The Commission has compared the impacts that that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.
4. The Commission has not identified any significant adverse environmental impacts associated with the Action and none are known to the Commission. Based upon its review, and for the reasons set forth more fully in the FEA and its supporting written elaboration, the Commission hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:
 - (A) The Action will not result in (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
 - (B) The Action will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
 - (C) The Action will not conflict with the community's current plans or goals as officially approved or adopted;
 - (D) The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
 - (E) The Action will not result in a major change in the use of either the quantity or type of energy;
 - (F) The Action will not result in the creation of a hazard to human health;
 - (G) The Action will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
 - (H) The Action will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (I) The Action will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
 - (J) The Action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
 - (K) The Action will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).
5. The information available concerning the Action was sufficient for the Commission to make its determination.
 6. The Commission hereby approves and adopts the FEAf for the Action (Parts 1, 2, and 3) with its supporting written elaboration, issues a Negative Declaration, and will not require the preparation of an environmental impact statement for the Action.
 7. The Commission hereby directs _____ to execute the FEAf and arrange for execution by its preparer, and to make any filing(s) and publication required by law of the Negative Declaration, including publishing notice of the Negative Declaration in the Environmental Notice Bulletin.
 8. The Commission hereby authorizes _____ to take such other steps as may be necessary to carry out this Resolution.
 9. This Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by _____, seconded by _____, and duly put to vote, which resulted as follows:

The resolution was thereupon declared duly adopted.

Dated: March 25, 2024