



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>SA-2024-02</i>	<i>Staff Report – March 4, 2024</i>
<i>Application Type:</i>	Street Abandonment
<i>Project Address:</i>	Portion of East Genessee adjacent to 300 East Genessee Street (103.-27-03.0)
<i>Summary of Proposed Action:</i>	Formal request from the City of Syracuse to abandon a portion of East Genessee Street to eventually sell the property to a private developer.
<i>Owner/Applicant</i>	Department of Assessment, City of Syracuse (Owner/Applicant)
<i>Existing Zone District:</i>	Central Business District, MX-5 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the south, east and west are all the Central Business District, MX-5 Zone District and the properties to the North are within the Mixed-Use Transition, MX-3 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	Abandonment of a portion of the 300 block of East Genessee Street which has been closed off to traffic for more than 50 years. It is currently used as a parking lot for City Hall employees and the purpose of the abandonment will be to sell the property to a private developer to accommodate the potential development of an 8-story apartment building with 20% affordable housing set aside, 25,000 SF of commercial retail space and an underground parking facility.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> The Street abandonment will make 0.25 acres of real property available for development. <p><u>Cons:</u></p> <ul style="list-style-type: none"> Not applicable.
<i>Zoning Procedural History:</i>	Not applicable.
<i>Summary of Zoning History:</i>	Not applicable.
<i>Code Enforcement History:</i>	Not applicable.
<i>Zoning Violations:</i>	Not applicable.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject land is not real property and currently a street right-of-way.
<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-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:

- Street abandonment request
- Short Environmental Assessment Form Part 1
- Proposed Abandonment Map: City of Syracuse, Department of Engineering/Mapping and Surveying Division, Proposed Abandonment, Portion of East Genessee Street lying between Montgomery Street and East Washington

AS-2024-02

Figure 2: Aerial Imagery of Subject Property

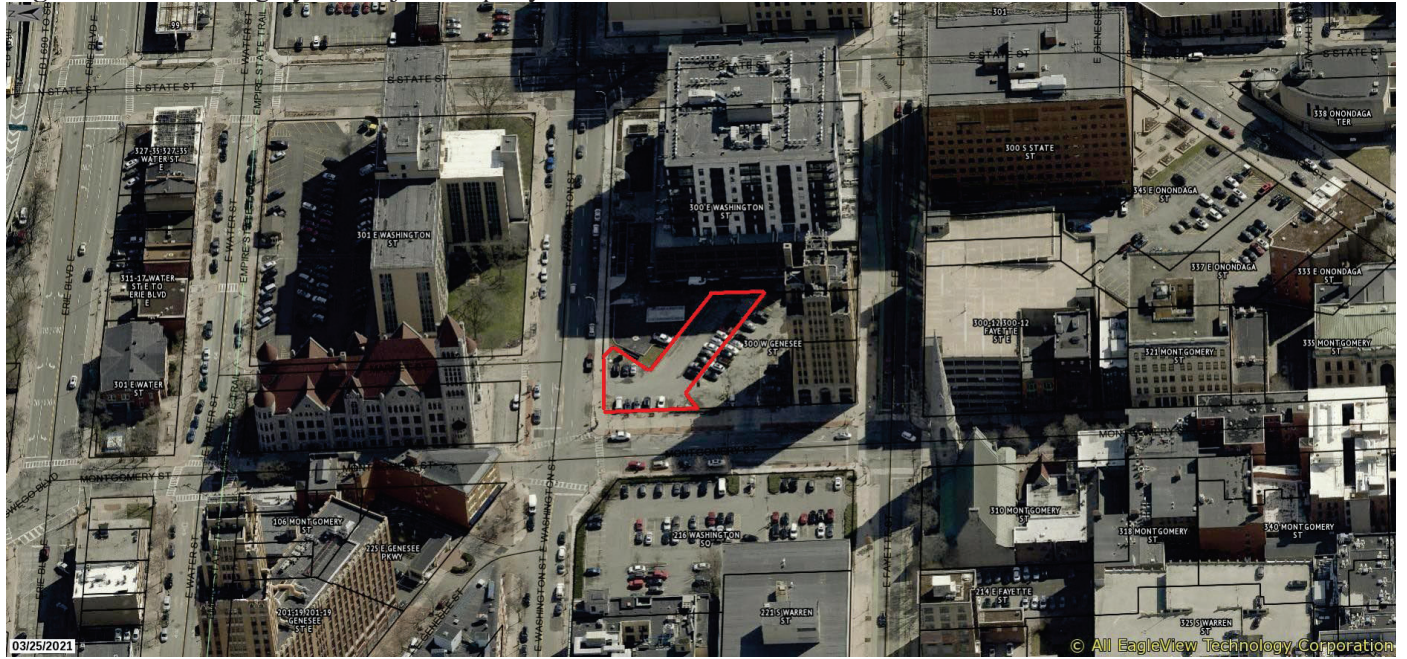


Figure 2 shows satellite imagery of Embassy Suites on the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation (eagle view citation)



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

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

Site Plan Review Application

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

General Project Information

Business/project name: <i>ABANDONMENT of PORTION of EAST GENESEE STREET</i>	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <i>EAST GENESEE ST</i>	
Tax Map ID#: <i>---</i>	Lot size (sq. ft.): <i>10,970.8±</i>
Current use of property: <i>PARKING</i>	Proposed:
Current number of dwelling units (if applicable): <i>---</i>	Proposed:
Current onsite parking (if applicable):	Proposed:
Zone District (base and any overlay) of property: <i>MX-5</i>	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <i>---</i> <input type="checkbox"/> Demolition (full or partial) <input 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): <i>ABANDONMENT</i>	



Site Plan Review Application

Office of Zoning Administration
 300 S State St, Suite 700
 Syracuse, NY 13202
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Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.	
Print owner's name: CITY OF SYRACUSE	
Signature:	Date:
Mailing address: 233 EAST WASHINGTON STREET	
Print authorized agent's name: MICHAEL LEHMANN	Date: 1/11/24
Signature:	
Mailing address: 233 EAST WASHINGTON STREET, RM 130, Syracuse NY 13202	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate site plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage

Short Environmental Assessment Form

Part 1 - Project Information

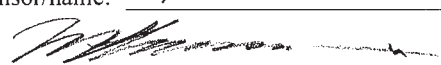
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>ABANDONMENT of portion of EAST GENESEE STREET</i>			
Project Location (describe, and attach a location map): <i>See attached</i>			
Brief Description of Proposed Action: <i>City abandoning NW portion of city block at corner of E WASHINGTON & MONTGOMERY ST</i>			
Name of Applicant or Sponsor: <i>DEPARTMENT OF ADJESMENT CITY OF SYRACUSE</i>		Telephone: <i>315 448 8290</i>	
Address: <i>233 EAST WASHINGTON ST. , SUITE 130</i>		E-Mail:	
City/PO: <i>SYRACUSE</i>	State: <i>NY</i>	Zip Code: <i>13202</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.25</u> acres	
b. Total acreage to be physically disturbed?		<u>—</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.25</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland <i>PARKING</i>			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> Applicant/sponsor/name: <u>MICHAEL LEHMANN</u> Date: <u>1/ /2024</u> Signature: <u></u> Title: <u>DEPUTY COMMISSIONER</u>		

PRINT FORM



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

January 25, 2024

Matthew D. Oja
Commissioner

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Re: Request for Abandonment of a Portion of East Genesee Street

Dear Ms. McBride:

This letter is to formally request that a portion of East Genesee Street be abandoned by the City of Syracuse. Said parcel is adjacent to the property at 300 East Genesee Street (103.-27-03.0) that is currently owned by Pemco Montgomery St., LLC.

The 300 block of East Genesee Street has been closed to traffic for over fifty years, and the eastern portion was abandoned in 1972. The portion whose abandonment is contemplated has been used in recent years for parking for City Hall employees.

This request is based on past precedent by the City of Syracuse of abandoning and selling property in preparation for and anticipation of sale to a private entity.

I have attached a copy of the property survey and Short Environmental Assessment Form.

The abandonment of this property is critical to its future development, which the anticipated conveyee describes as accommodating “the construction of a new 8-story approximately 102,000 sq. ft. building to house 72 multifamily units with 20% of the units set aside for low-income households with approximately 25,000 sq.ft of commercial retail; underground parking facility and tree-lined and well-lit pedestrian friendly exterior.”

Your favorable consideration of this request will be greatly appreciated.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

**Department of
Assessment**
233 E. Washington St.
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Agency Use Only [If applicable]

Project:	SA-2024-02
Date:	3/25/24

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

PRINT FORM

Project: SA-2024-02

Date: 3/25/24

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse Planning Commission	3/25/24
_____ Name of Lead Agency	_____ Date
Steven Kulick	Chairperson
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

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