



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>SP-24-02</i> | <i>Staff Report – March 25, 2024</i> |
| <i>Application Type:</i> | Special Use Permit |
| <i>Project Address:</i> | 960 Salt Springs Road (Tax Map ID: 038.-16-31.0) |
| <i>Summary of Proposed Action:</i> | The applicant (Elmcrest Children's Center) proposes to renovate and build additions on the west and north side of existing building # 1 of the Elmcrest campus. The new building will provide 8 bedrooms and extra staff offices. The applicant will provide a Respite Mental Health Program for youth in need of mental health services. The program is licensed by the NYS Office of Mental Health (NYSOMH). Site work includes adding 5 parking spaces and one ADA parking space. The addition will add 5,564 SF of Gross Floor Area to building 1. |
| <i>Owner/Applicant</i> | Dianne Nappa, 960 Salt Springs Road(Owner) Jared McCormick, Daniel Manning-Architect, PLLC (Project manager) |
| <i>Existing Zone District:</i> | High Density Residential, R5 Zone District |
| <i>Surrounding Zone Districts:</i> | The neighboring properties to the north, east and west are the Single Unit Residential, R1 Zone district. The south of the property is the Urban Core, MX-4 Zone District. |
| <i>Companion Application(s)</i> | None |
| <i>Scope of Work:</i> | Construct an addition of 28'x42' on the west and an addition of 16' x 20' on the north sides of building # 1 in the Elmcrest Campus. Renovate the interior structure by adding 8 bedrooms, common living space, staff office, kitchen, and ADA living amenities. The existing hedge in front of the building façade will be removed and replaced with new plants. The applicant also proposes to expand 7 parking spaces to 13 parking spaces including one ADA parking spot. |
| <i>Staff Analysis:</i> | <p><u>Pros:</u></p> <ul style="list-style-type: none"> - The renovation and expansion of the subject building will provide sufficient spaces for the Respite Mental Health Program to serve the youth with health support. - The proposed Respite Mental Health Program does not change the current land use and will maintain a low impact on the neighborhood, local traffic, and environment. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - Not applicable. |
| <i>Zoning Procedural History:</i> | <p>960 Salt Springs Road:</p> <ul style="list-style-type: none"> - V-08-21M2 Use variance to establish a Children's Mental Health Respite Program with 12 Beds; remodel existing Family Support Center including updating finishes, installing ADA lift, enclosing a porch. BZA approved on 1/5/2022 - SR-12-09M1 T-Mobile Antenna modifications; increase from three antennas to nine. CPC approved on 1/11/2021 - SR-12-09 Replace Three T-Mobile Antennas with new version. CPC approved on 6/25/2012 - PR-08-21M1 Modification to PR-08-24, roofline, floor plan and site plan changes - V-08-21M1 Variance modification on floor & site plan for Elmcrest family support center. BZA approved on 3/5/2009 - PR-08-24 Construction of a 9,410 building with two-story, fourteen with the partial basement as a family support center. CPC approved on 1/6/2009 |

SP-24-02

| | |
|---|---|
| | <ul style="list-style-type: none"> - V-08-21 Use Variance to allow the construction of a family support center in the RA-1 Zone district and waive the required screening of a parking area. BZA approved on 9/1/2008 - SR-05-07 Communication Antennas (Nextel). CPC approved on 9/19/2005 - SR- 97-07 Communications Antennes (T-Mobile). CPC approved on 11/17/1997 - R-88-34 Divide one lot into two lots. CPC approved on 11/15/1988 |
| Summary of Zoning History: | On November 15, 1988, the City Planning Commission approved the resubdivision to split the existing parcel 960 Salt Springs Road split from the original parcel which included 3229 East Genesee Street and 960 Salt Springs Road. 960 Salt Spring Road was solely utilized as a residential care campus for Elmcrest Children’s Center to provide its non-profit services to kids and neighbors. The campus is about 37 acres and has 17 buildings. Variance V-08-21 and its modification(V-08-21M1& V-08-21M2) were approved to build a Family Support Center on the campus to provide living and activity space for the program anticipators and visitors. The proposed renovation and expansion of Special Use Permit SP-24-02 will be only developed in building #1 among the whole Elmcrest Campus. |
| Code Enforcement History: | See attached code enforcement history. |
| Zoning Violations: | The proposed lot has no zoning violations. |
| Summary of Changes: | This is not a continued application. |
| Property Characteristics: | The subject property 960 Salt Spring Road is irregular in shape with 1305 feet of frontage along Salt Spring Road and 773 feet of frontage along East Genesee Street, the total area of this parcel is approximately 37.976 acres |
| SEQR Determination: | Pursuant to 6 NYCRR §617.2(al), this proposal is an Unlisted 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:

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Applicant Justification letter
- Land Survey: BOUNDARY SURVEY LANDS OF ELMCREST CHILDREN’S CENTER City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOCIATES; Scale: 1”= 100’; Dated: 05/14/2019.
- Comprehensive Project Drawing- Alteration and Additions for ELMCREST CHILDREN’S CENTER, BUILDING #1 -CRISIS RESIDENCE PROGRAM. 960 SALT SPRINGS ROAD, SYRACUSE, NY13224
 - 1: COVESHEET; DATE: 1/12/2024 DRAWN BY: JRM; SHEET NUMBER G-1
 - 2: EXSITNG SITE PHOTO KEY AND PHOTOS; DATE: 1/11/2024; DRAWN BY : JRM ;SHEET NUMBER:G-2
 - 3: DEMOLITION PLAN; DATE: 1/11/2024; SCALE: 1”= 10’, DRAWN BY : AK,TDH ;DRAWING L.1.0
 - 4: SITE PLAN; DATE: 1/11/2024; SCALE: 1”= 10’, DRAWN BY : AK/TD ;DRAWING L.1.1
 - 5: GRADING PLAN; DATE: 1/11/2024; SCALE: 1”= 10’, DRAWN BY : AK,TDH ;DRAWING L.2.0
 - 6: SITE DETAILS; DATE: 1/11/2024; SCALE: 1”= 10’, DRAWN BY : AK,TDH ;DRAWING L.3.0
 - 7: EXSITNG FLOOR PLANS; DATE: 1/11/2024; DRAWN BY : JRM ;SCALE 1/8”=1’;SHEET NUMBER:A-0
 - 8: PROPOSED FLOOR PLANS; DATE: 1/11/2024; DRAWN BY : JRM ;SCALE 1/8”=1’;SHEET NUMBER:A-1
 - 9: PROPOSED ELEVATIONS; DATE: 1/11/2024; DRAWN BY : JRM ;SCALE 1/8”=1’;SHEET NUMBER:A-2

SP-24-02

Attachments:

- Special Use Permit Application
- Short Environmental Assessment Form Part 2 & Part 3
- Code Enforcement History

- OCBPB Comments
- IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property and Elmcrest Campus
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

SP-24-02

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows the subject site and Elmcrest Campus

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

Special Use Permit Application



For Office Use Only

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

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

Special Use Permit 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: Elmcrest Childrens Center | | |
| Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 960 Salt Springs Road Syracuse NY 13224 | | |
| Lot numbers: 16 | Block number: 31 | Lot size (sq. ft.) 1,654,234.60 |
| Current use of property: Residential Care Facility | Proposed: Same | |
| Current number of dwelling units (if applicable): 0 | Proposed: 0 | |
| Current hours of operation (if applicable): 24 hours / 7 days per week | Proposed: Unchanged | |
| Current onsite parking (if applicable): 278 | Proposed: 12 at site (5 new) | |
| Zoning (base and any overlay) of property: R-5 | | |
| Companion zoning applications (if applicable, list any related zoning applications): None | | |
| Has the owner obtained a certificate of use: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| All existing and proposed signs (sign plan may be required. Attach additional pages if necessary): | | |
| Size: N/A | Type: | Location: |
| Size: N/A | Type: | Location: |
| Nature and extent of Special Use requested (attach additional pages if necessary): Renovation and expansion of an existing campus building to create a new NYS Office of Mental Health (NYSOMH) licensed, 8-bed Respite Mental Health program. The existing 2,144 SF, 2 1/2-story building will be expanded by a 1,233 SF, 2-story addition (west side) and 416 SF, 2-story addition (north). The west addition will create an accessible entrance and be accessed from the expanded parking area to the south of the building. | | |

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: **Dianne Nappa**

Signature: *Diane Nappa*

Date: 2/13/2024

Mailing address: **960 Salt Springs Road, Syracuse NY 13224**

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.

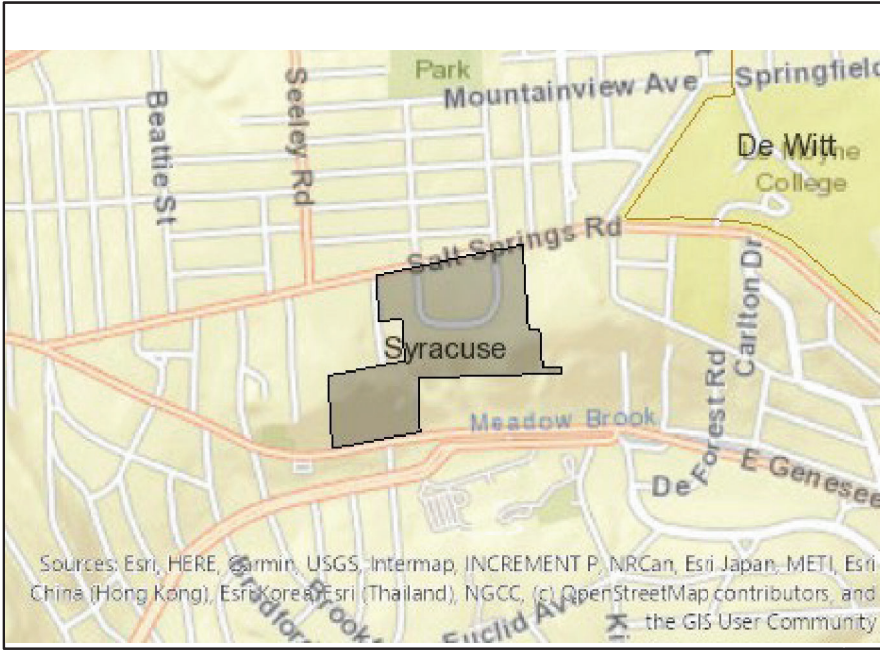
| Part 1 – Project and Sponsor Information | | | |
|--|--|---|--|
| Name of Action or Project: Elmcrest Children's Center Building #1: Children's Respite | | | |
| Project Location (describe, and attach a location map): 960 Salt Springs Road Syracuse, NY 13224 | | | |
| Brief Description of Proposed Action: Renovation and expansion of an existing campus building to create a new NYS Office of Mental Health (NYSOMH) licensed, 8-bed Respite Mental Health program. The existing 2,144 SF, 2 1/2-story building will be expanded by a 1,233 SF, 2-story addition (west side) and 416 SF, 2-story addition (north). The west addition will create an accessible entrance and be accessed from the expanded parking area to the south of the building. All new windows and roofing will be installed. | | | |
| Name of Applicant or Sponsor: Jared McCormick | | Telephone: (607) 345-7050 E-Mail: jmccormick@dma-pll.com | |
| Address: 225 Wilkinson Street, Suite 104 | | | |
| City/PO: Syracuse | | State: NY | Zip Code: 13204 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse, New York State Office of Mental Health | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 37.976 acres | | | |
| b. Total acreage to be physically disturbed? _____ .09 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 37.976 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

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

| | | |
|---|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> Urban <input checked="" 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? Northern Long-eared Bat | NO | YES |
| | <input type="checkbox"/> | <input checked="" 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, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Water will be directed to a new drywell _____ | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | |
| 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> <p>Applicant/sponsor/name: <u>Jared McCormick</u> Date: <u>1/12/2024</u></p> <p>Signature: <u>Jared McCormick</u> Title: <u>Project Architect</u></p> <p><small>771180DD829040E...</small></p> | | |

EAF Mapper Summary Report

Wednesday, January 17, 2024 8:10 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |

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 Jennifer Young, Vice President
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 Merry Bhattacharjee, PHR, SHRM-CR Secretary
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Aug. 14, 2023

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Mr. Jacob Dishaw
Deputy Commissioner of Code Enforcement and Zoning
Administration
City Hall Commons, Suite 100
Syracuse New York 13202

Dear Mr. Dishaw,

Elmcrest Children's Center is a not for profit agency incorporated in New York State and authorized to do business under section 501 (c) 3 of the IRS Tax Code. Our main campus is located at 960 Salt Springs Road within the City of Syracuse. The property, having about 37 acres, has 17 buildings that are utilized for the mission of serving kids, families and our community. We have operated the Salt Springs Road campus for over 100 years. Most recently, and based on our community's needs, Elmcrest opened its first Respite Mental Health Program (12 beds) within one of our newer buildings, after a modest update in May 2023.

Over the past 35, years Elmcrest has constructed 3 and renovated 11 buildings on our 960 Salt Springs Road campus. In the spirit of serving our youth, their families and our community we are before you again today. Since opening the White Pine Hall and Heron Hall of Building 18 this past May, we have frequently found ourselves at maximum occupancy and having a waiting list for Respite Mental Health Services. Respite Mental Health programming is a partnership between emergency services of the hospital community and Elmcrest Children's Center. The goal is to provide Respite Mental Health Services to youth determined not in need of the Emergency Room care and a hospital bed, but still in crisis and in need of mental health service.

Our project is to take one of our 4500 square foot 1922 circa buildings (Building 1), and make significant modifications and renovations to it. The final product will be an ADA accessible 8-bed OMH Licensed Respite Mental Health Program of approximately 7000 square feet. The near 2 million dollar project will further serve and support the Respite Mental Health needs our community.

We are using the same treatment model: up to 21 days of 24/7 care/treatment, followed by 3-months of aftercare. Each youth receives intensive treatment, skills training, case management, psychiatric services, health services, educational support and recreation. Children and youth in program, continue to attend local schools, maintain employment and engage in community activities as the therapeutic services restore a level of functioning and stability that supports transitioning back into the community.

Elmcrest strongly believes in the need to renovate another one of our buildings as we pursue and let ourselves be guided by our mission. We hope to have this project complete and open by August 2024.

We look forward to your review of our application materials. As with the current 17 buildings on our campus, we are not anticipating any negative impact to our neighbors, the local traffic or our environment. Thank you for your time and consideration.

Respectfully:



Patrick Casey, Ph.D.

Associate Executive Director of Program Operations

PROJECT:

ALTERATION AND ADDITIONS FOR:

ELMCREST CHILDREN'S CENTER

BUILDING #1 - CRISIS RESIDENCE PROGRAM

960 SALT SPRINGS ROAD, SYRACUSE, NY 13224

PROJECT TEAM:

OWNER:



Building on the promise of children and families

960 SALT SPRINGS ROAD
SYRACUSE, NEW YORK 13224
(315) 446-6250

ARCHITECT:

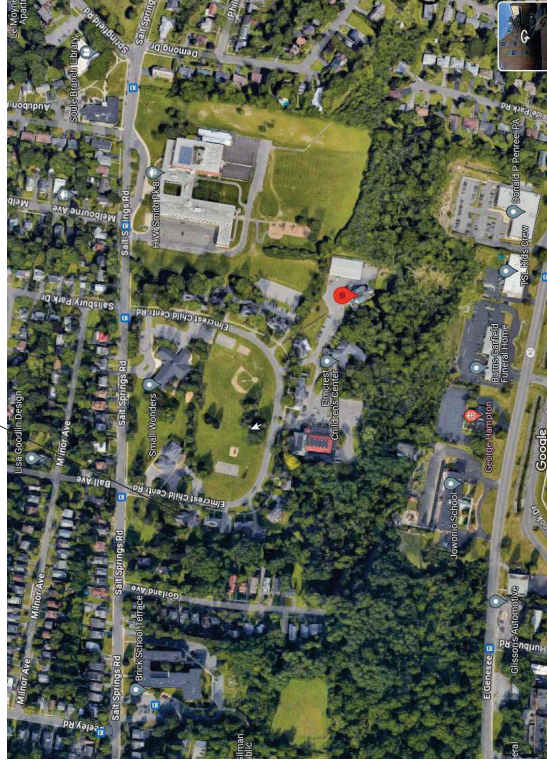


DANIEL MANNING
ARCHITECT PLLC

225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
WWW.DANIELMANNING-ARCHITECT.COM
(315) 454-9470

LOCATION MAP:

PROJECT LOCATION



DRAWING ISSUE LOG:

SPECIAL USE PERMIT APPLICATION

JANUARY 12, 2024

SITE/CIVIL CONSULTANT:



Terry Horst
LANDSCAPE
ARCHITECTURE, PC

PHONE: 315-472-2481
WWW.TERRYHORSTLANDSCAPEARCHITECT.COM
300 MARKET AVENUE, SYRACUSE, NY, NY 13202

DRAWING INDEX:

| DRAWING INDEX (SPECIAL USE PERMIT) | | | |
|------------------------------------|------------------------------------|------------|-----------|
| No. | SHEET NAME | DATE | REV. DATE |
| G-1 | COVERSHEET | 11/12/2024 | |
| G-2 | EXISTING SITE PHOTO REV AND PHOTOS | 11/22/2024 | |
| L-10 | DEMOLITION PLAN | 11/11/2024 | |
| L-11 | SITE PLAN | 11/11/2024 | |
| L-20 | GRADING PLAN | 11/11/2024 | |
| L-30 | SITE DETAILS | 11/11/2024 | |
| A-0 | EXISTING FLOOR PLANS | 11/22/2024 | |
| A-1 | PROPOSED FLOOR PLANS | 11/22/2024 | |
| A-2 | PROPOSED ELEVATIONS | 11/22/2024 | |

ALTERATION AND ADDITIONS FOR:
ELMCREST CHILDREN'S CENTER
BUILDING #1 - CRISIS RESIDENCE PROGRAM
960 SALT SPRINGS ROAD, SYRACUSE, NY 13224

PROJECT:

ARCHITECT:
DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

DATE: 11/22/2024
SCALE:
DRAWN BY:
JOB NO.:
202401

REVISION:
No. Description

DRAWING DESCRIPTION:
COVERSHEET

SHEET NUMBER:
G-1

PROJECT NORTH

G-2

STREET NUMBERS

EXISTING SITE PHOTO KEY AND PHOTOS

DRAWING DESCRIPTION

SCALE: 1" = 40'-0"

DATE: 10/20/19
 DRAWN BY: JRM
 JOB NO.: 20019

Revision

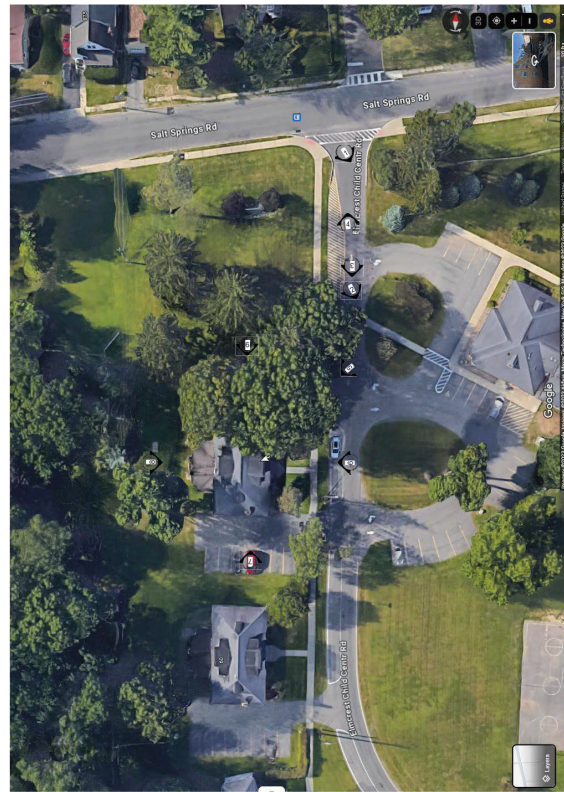
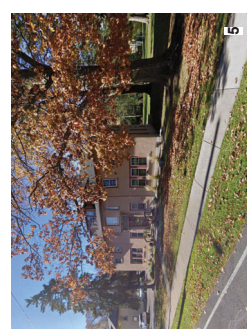
No. Date

PROJECT NORTH





ARCHITECT:
DM
 DANIEL MANNING
 ARCHITECT P.L.L.C.
 225 WILMINGTON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

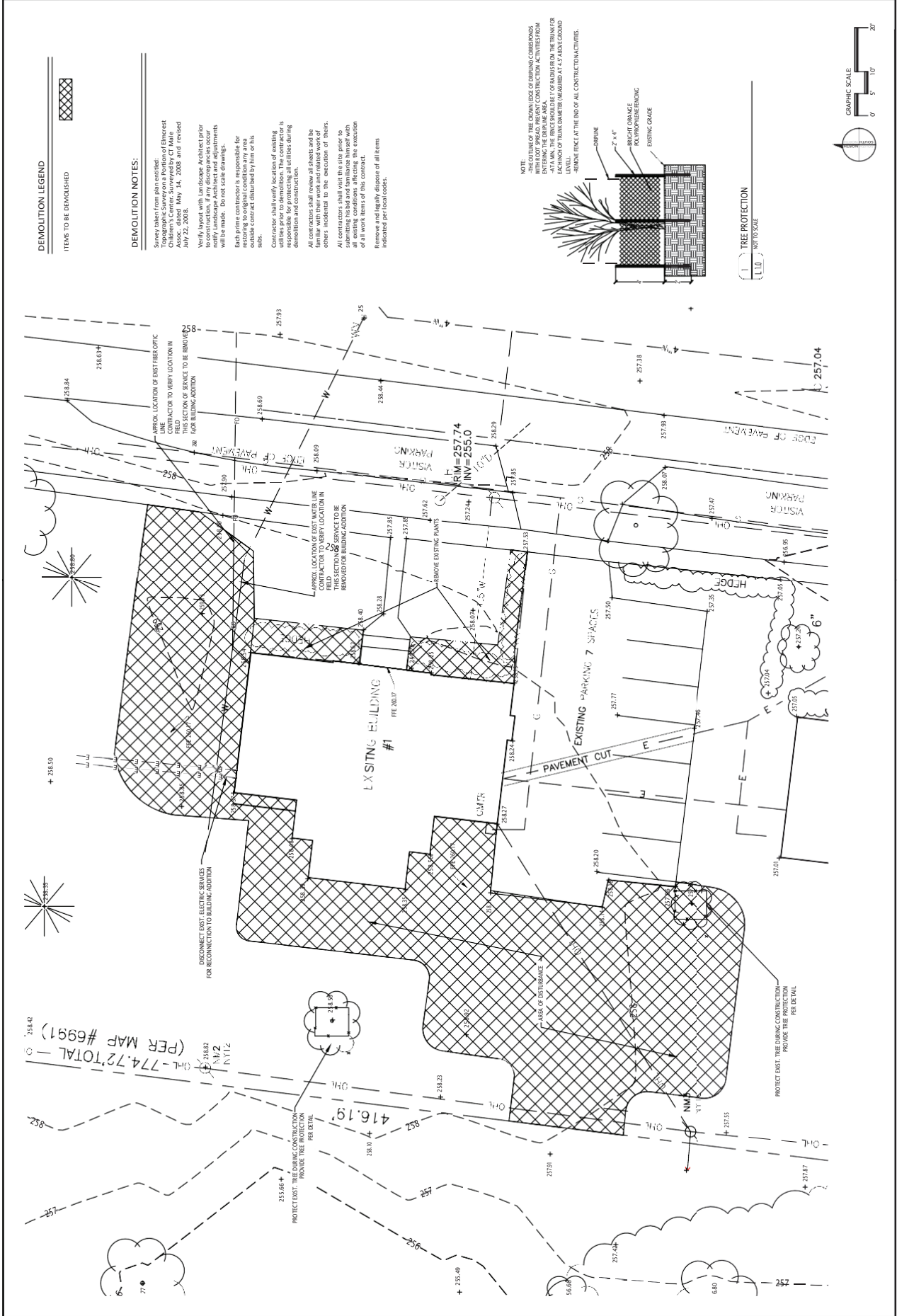
RENOVATIONS FOR:
ELMCREST CHILDREN'S CENTER
BUILDING #1 - CRISIS RESIDENCE PROGRAM
 960 SALT SPRINGS ROAD, SYRACUSE, NY 13224

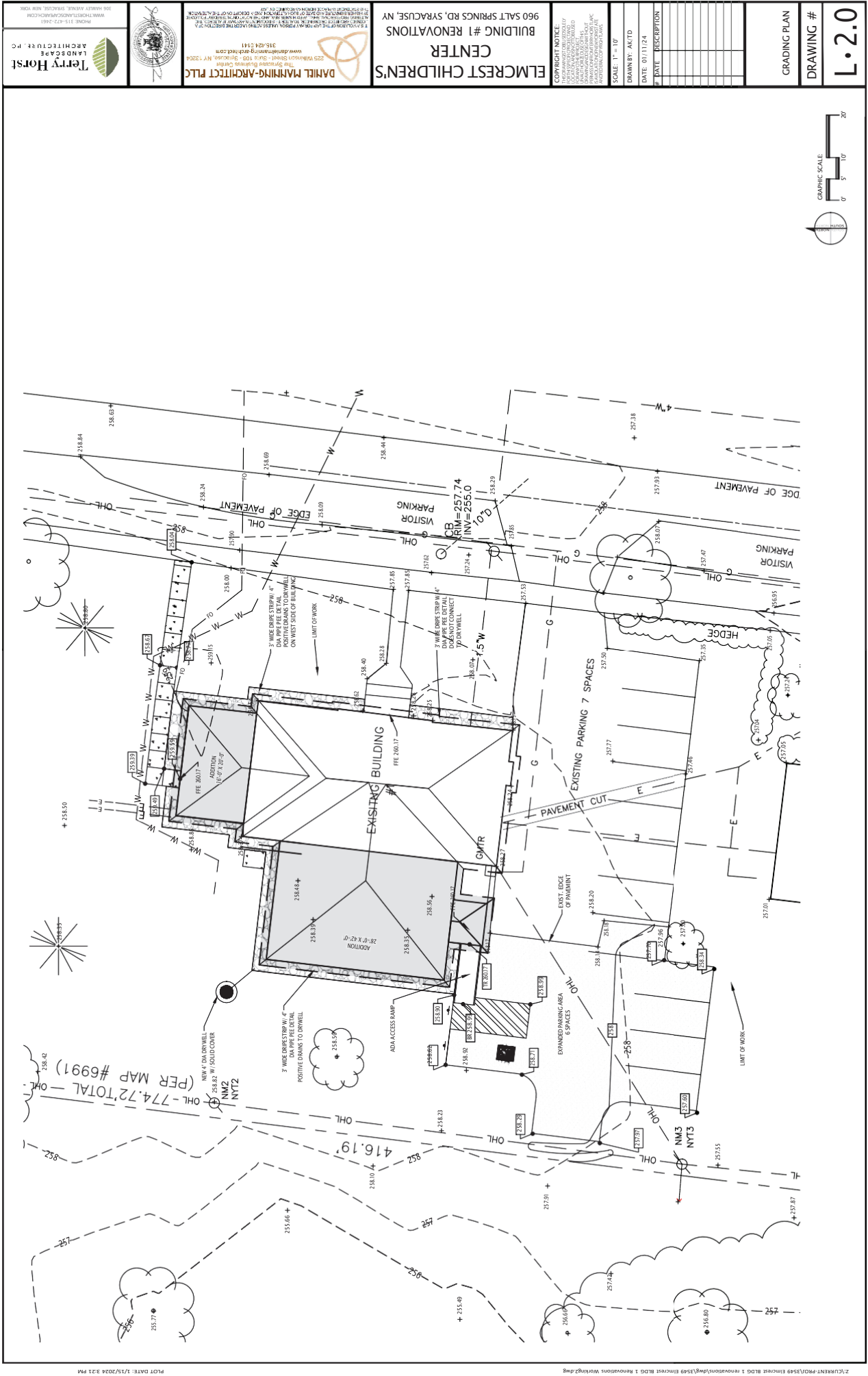


1 SITE PHOTO KEY
 SCALE: 1" = 40'-0"



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|  |  | <p>ELMCREST CHILDREN'S CENTER BUILDING #1 RENOVATIONS 690 SALT SPRINGS RD, SYRACUSE, NY</p> | <p>COPYRIGHT NOTICE: THIS DRAWING IS THE PROPERTY OF DANIEL MANNING-ARCHITECT PLLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DANIEL MANNING-ARCHITECT PLLC.</p> | <p>DATE: 1/11/2024 DRAWN BY: AK, TDH SCALE: 1" = 10' MTE: 1/11/2024</p> | <p>DEMOLITION PLAN DRAWING # L.1.0</p> |
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| | | ELMCREST CHILDREN'S CENTER BUILDING #1 RENOVATIONS 560 SALT SPRINGS RD., SYRACUSE, NY | COPYRIGHT NOTICE: THIS DOCUMENT IS THE PROPERTY OF TERRY HORST LANDSCAPE ARCHITECTS, INC. AND DANIEL MANNING ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR IS STRICTLY PROHIBITED. A PROFESSIONAL SEAL OR SIGNATURE OF THE AUTHOR IS REQUIRED FOR ANY REUSE OR REPRODUCTION OF THIS DOCUMENT. | SCALE: 1" = 10' DRAWN BY: AKTD DATE: 01/11/24 | <table border="1"><thead><tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> | NO. | DATE | REVISION | | | | | | | | | | | | | | | | | | | | | | GRADING PLAN DRAWING # L.2.0 |
|-----|------|---|--|--|--|-----|------|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
| NO. | DATE | REVISION | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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PROJECT: ELMCREST CHILDREN'S CENTER RENOVATIONS, 560 SALT SPRINGS RD., SYRACUSE, NY
DATE: 1/11/24 2:21 PM
DRAWING: GRADING PLAN

A-0

SHEET NUMBER

EXISTING FLOOR PLANS

DRAWING DESCRIPTION

| | | |
|----------|--------------|---------|
| DATE | SCALE | JOB NO. |
| 1/1/10 | 1/8" = 1'-0" | 22019 |
| DRAWN BY | DATE | |
| JRM | | |

| | |
|-----|------|
| No. | Date |
| | |

Revision



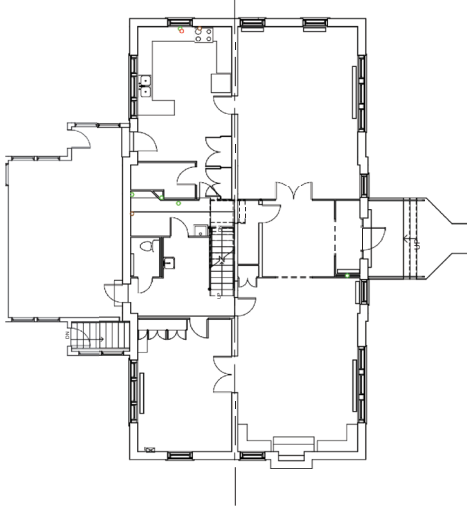
PROJECT NORTH

ARCHITECT:

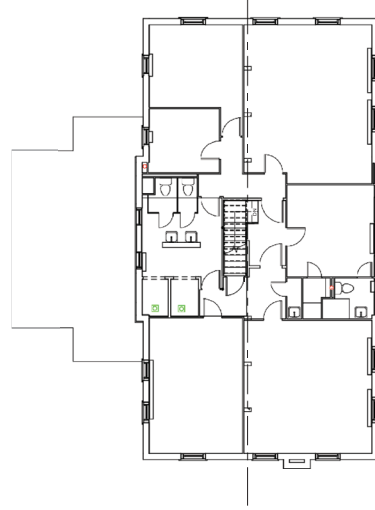


DANIEL MANNING
ARCHITECTS, P.C.
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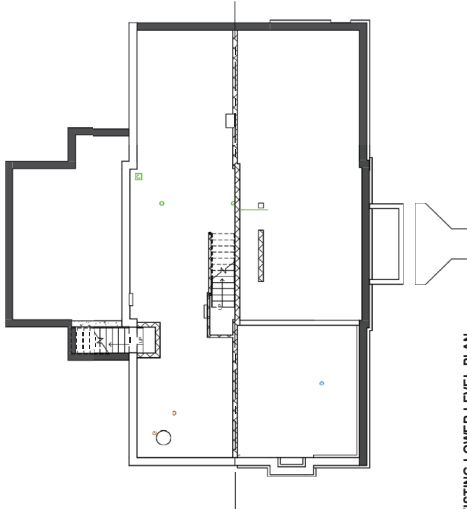
PROJECT:
RENOVATIONS FOR:
ELMCREST CHILDREN'S CENTER
BUILDING #1 - CRISIS RESIDENCE PROGRAM
960 SALT SPRINGS ROAD, SYRACUSE, NY 13224



2. EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3. EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1. EXISTING LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

PROJECT NUMBER
A-1

DRAWING DESCRIPTION
PROPOSED FLOOR PLANS

DRAWN BY
1/1/20

CHECKED BY
1/1/20

DATE
1/1/20

SCALE
1/8" = 1'-0"

REVISION

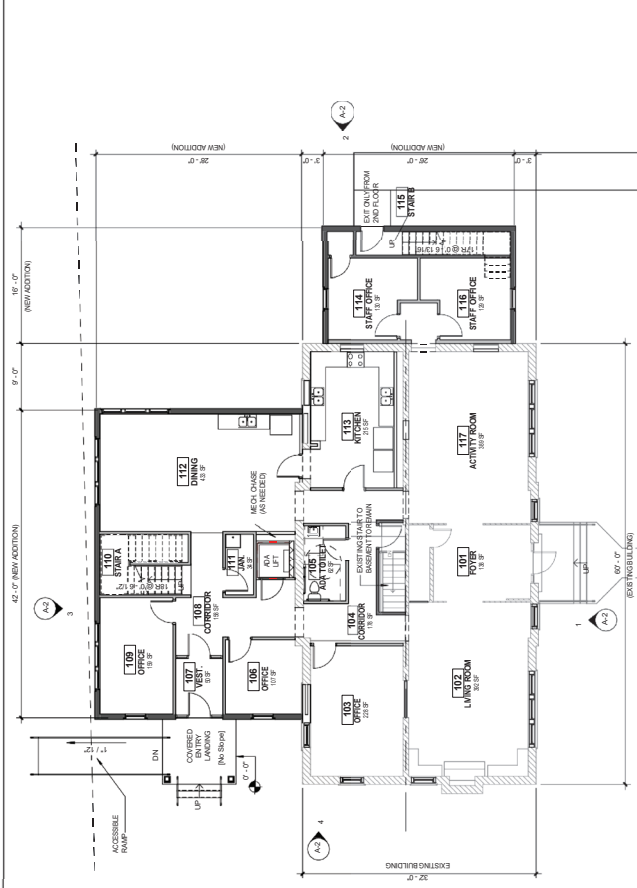
NO. DATE

PROJECT NORTH

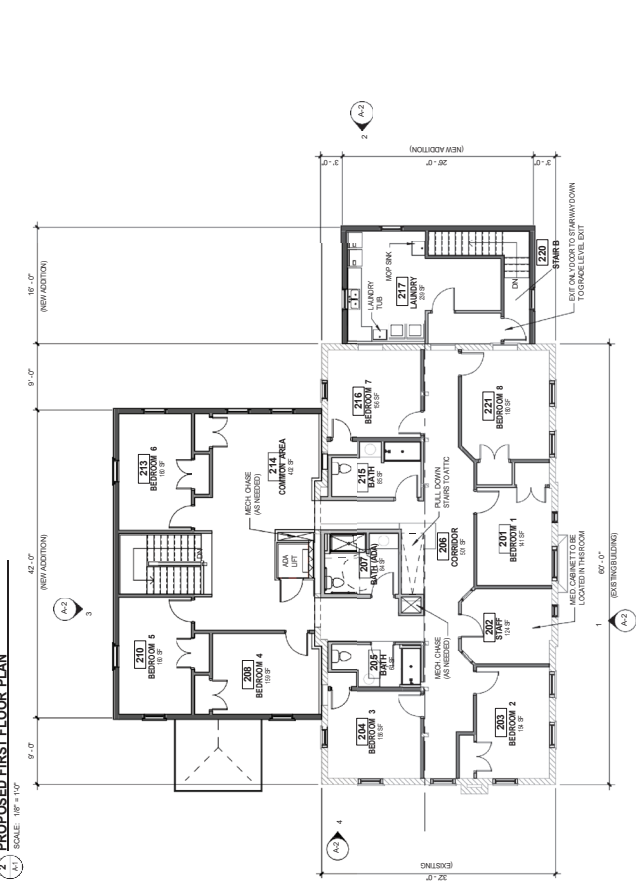


ARCHITECT
DANIEL MANNING
ARCHITECTS, P.C.
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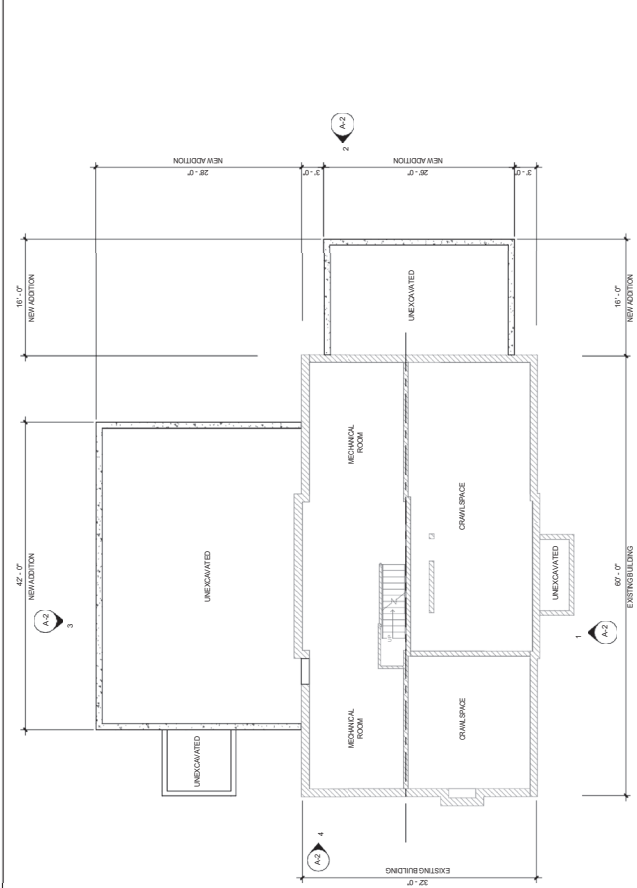
PROJECT:
ELMGREST CHILDREN'S CENTER
BUILDING #1 - CRISIS RESIDENCE PROGRAM
RENOVATIONS FOR:
960 SALT SPRINGS ROAD, SYRACUSE, NY 13224



2. PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3. PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

A-2
STREET NUMBER

PROJECT: RENOVATIONS FOR: **ELMCREST CHILDREN'S CENTER BUILDING #1 - CRISIS RESIDENCE PROGRAM**

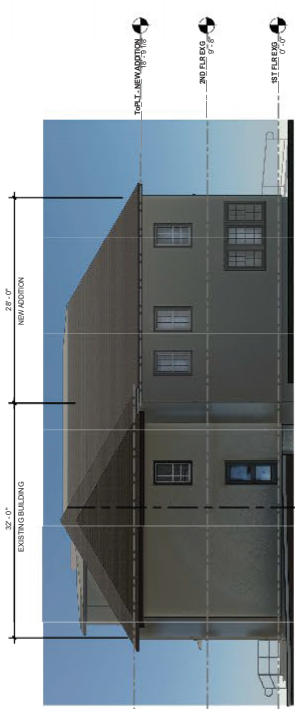
ARCHITECT: **DANIEL MANNING ARCHITECT PLLC**
225 WILSONSON STREET, SUITE 104 - SYRACUSE, NY 13204
960 SALT SPRINGS ROAD, SYRACUSE, NY 13224

PROJECT NORTH

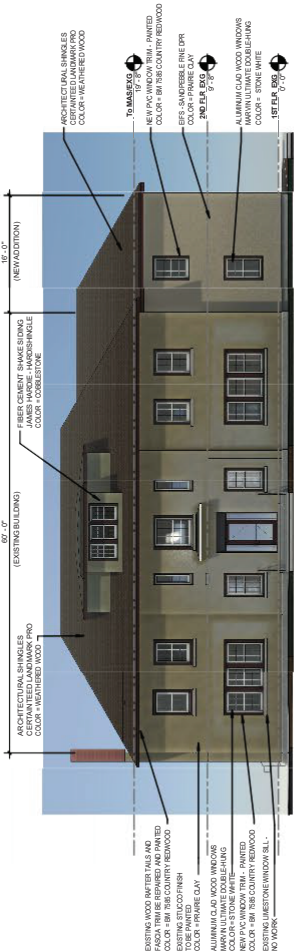
| Revision | No | Date |
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| | | |

| DATE | SCALE | 18" = 1'-0" |
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| | | |

DRAWING DESCRIPTION: **PROPOSED ELEVATIONS**



1. PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2. PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



3. PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4. PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLUMN ENCLOSURES
AZEK THREE-PLUS-ONE COLUMN WRAP

This wrap is made from three Plus-One Column Wrap panels. It is easy to install and provides a clean, finished look. It is also resistant to moisture and UV damage.

| Material | Color | Finish | Panel Size | Panel Weight |
|----------------------|-------|--------|------------|--------------|
| Plus-One Column Wrap | White | Matte | 48" x 96" | 15 lbs |
| Plus-One Column Wrap | Black | Matte | 48" x 96" | 15 lbs |
| Plus-One Column Wrap | Grey | Matte | 48" x 96" | 15 lbs |



WINDOW TRIM AND ROOF FASCIA
ALK TRIM FINISHES AND OPTIONS

ALK Trim offers a wide variety of finishes and options to provide a custom look. It is also resistant to moisture and UV damage.



WINDOWS
MARVIN Ultimate Double Hung G2



TRIM COLOR - WINDOW TRIM AND ROOF FASCIA
Country Redwood HC-103



SIDING MATERIAL - DORMERS
MAX DIF WEATHERED WOOD

ROOF MATERIAL
CERTAINTeed

SIDING MATERIAL - EXTERIOR WALLS
LANDMARK Pro

DRYIT

STANDARD COLORS

ROOF MATERIAL
CERTAINTeed

SIDING MATERIAL - DORMERS
MAX DIF WEATHERED WOOD

SIDING MATERIAL - EXTERIOR WALLS
LANDMARK Pro

DRYIT

STANDARD COLORS

111
Prairie Clay

LEV #4
RHS 105 LTR 139
HEX #B930F

Standard Colors

Agency Use Only [If applicable]

| | |
|----------|----------|
| Project: | SP-24-02 |
| 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: | SP-24-02 |
| 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) |

PRINT FORM



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 06, 2024

OCPB Case # Z-24-44

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Dianne Nappa / Elmcrest Children's Center for the property located at 960 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing an addition and renovations at an existing respite facility on a 37.976-acre parcel in a High Density Residential (R5) zoning district; and
- WHEREAS, the Board previously offered No Position on a use variance referral (Z-22-303) to modify an existing use variance to allow the conversion of a separate existing building for the Mental Health Respite Program; and
- WHEREAS, the 38-acre site is located between and with frontage on Salt Springs Road and East Genesee Street, both city streets, in the Eastside/Meadowbrook neighborhood of the City of Syracuse; surrounding land uses include residential neighborhoods, HW Smith Elementary and Nottingham High School, and commercial and institutional lots; the site is just north of a channelized portion of Meadow Brook and within an Onondaga County Drainage District, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, per the project narrative, Elmcrest Children's Center has operated the Salt Springs Road campus for over 100 years and includes 17 buildings that support a variety of residential treatment services for children; recently the Elmcrest Respite Mental Health Program consisting of 12 beds was opened; the current proposal would expand that program by modifying an existing 4,500 sf building (Building 1) to create an additional ADA accessible 8-bed Respite Facility; and
- WHEREAS, the project would occur in Building 1, the first building on the right upon entering the Elmcrest Center driveway; per the Site Plan dated 1/11/24, two additions totaling 1,496 sf would be constructed on the northern and western sides of the building, the parking will be expanded west, allowing 13 total spaces, and a new 4'-wide concrete sidewalk leading to the northern addition will be constructed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, 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, per the Environmental Assessment Form (EAF) dated 1/12/24, 0.09 acres of the site will be disturbed by the proposed project; per the Site Plan, a new 4' diameter drywell will be constructed at the rear of the building; per the EAF stormwater will be directed to the new drywell; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Salt Springs Road has public transit service; bus stops are located at the front of the Elmcrest parcel; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees might be removed as part of the proposed project; 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

Parcel History

01/01/1900 - 03/21/2024

Tax Map #: 038.-16-31.0

Owners: Elmcrest Childrens Center

Zoning: R5

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|--------------------|------------------------|--------------------|---|
| 960 Salt Springs Rd | 03/30/12 | Permit Application | Electric | Issued | 05575 Electrical work in Building 6 / Case no.86 |
| 960 Salt Springs Rd | 04/17/12 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 06/28/12 | Permit Application | Electric | Issued | 07203 1 cabinet and 3 radios |
| 960 Salt Springs Rd | 06/28/12 | Permit Application | Antenna / Dish | Issued | 07185 Modification of existing antenna equipment per attached architectural plans. All equipment and installations shall be in compliance with attached documents and zoning approval. Separate permits required for all electric work including low voltage. |
| 960 Salt Springs Rd | 06/28/12 | Completed Permit | Electric | Certificate Issued | -Contractor shall comply with chapter 33 of the 2010 NYSBC regarding construction safeguards. Certificate of Completion #07203 |
| 960 Salt Springs Rd | 06/29/12 | Inspection | Inspector Notification | Pass | |
| 960 Salt Springs Rd | 06/29/12 | Inspection | Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 07/20/12 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 07/23/12 | Completed Permit | Electric | Certificate Issued | 05575 Electrical work in Building 6 / Case no.86 Certificate of Completion #05575 |
| 960 Salt Springs Rd | 09/25/12 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 10/22/12 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 02/20/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 02/27/13 | Inspection | Final Inspection | Pass | |
| 960 Salt Springs Rd | 02/28/13 | Completed Permit | Antenna / Dish | Certificate Issued | 07185 Modification of existing antenna equipment per attached architectural plans. All equipment and installations shall be in compliance with attached documents and zoning approval. Separate permits required for all electric work including low voltage. |
| 960 Salt Springs Rd | 03/27/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 04/10/13 | Inspection | Progress Inspection | In Progress | |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|---------------------|---------------------------|--------------------|--|
| 960 Salt Springs Rd | 04/24/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 05/08/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 05/22/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 06/05/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 06/19/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 07/03/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 07/17/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 08/07/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 09/06/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 09/30/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 11/05/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 11/21/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 12/04/13 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 01/01/14 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 02/20/14 | Inspection | Final Inspection | Pass | |
| 960 Salt Springs Rd | 03/03/15 | Inspection | Complaint Inspection | In Progress | |
| 960 Salt Springs Rd | 03/18/15 | Completed Complaint | Fire Alarm | Completed | 2014-31508 Water in Detectors building 6 , see attached. |
| 960 Salt Springs Rd | 03/18/15 | Inspection | Complaint Inspection | Pass | |
| 960 Salt Springs Rd | 10/06/15 | Inspection | Complaint Inspection | Pass | |
| 960 Salt Springs Rd | 10/07/15 | Completed Complaint | Fire Alarm | Completed | 2015-28384 issues with second floor zone- see attached |
| 960 Salt Springs Rd | 02/10/16 | Permit Application | Sprinkler | Issued | 22799 Sprinkler Bldg 8 & 14 |
| 960 Salt Springs Rd | 03/10/16 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/24/16 | Completed Permit | Sprinkler | Certificate Issued | 22799 Sprinkler Bldg 8 & 14 Certificate of Completion #22799 |
| 960 Salt Springs Rd | 03/24/16 | Inspection | Progress Inspection | Pass | |
| 960 Salt Springs Rd | 09/28/16 | Completed Complaint | DeadAnimal in Right ofWay | Completed | 2016-28583 dead deer |
| 960 Salt Springs Rd | 02/15/17 | Permit Application | Sprinkler | Issued | 27643 Sprinkler |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|---------------------|---------------------------|--------------------|---|
| 960 Salt Springs Rd | 02/23/17 | Inspection | Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 03/02/17 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/09/17 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/17/17 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/23/17 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/30/17 | Inspection | Progress Inspection | Pass | |
| 960 Salt Springs Rd | 03/30/17 | Completed Permit | Sprinkler | Certificate Issued | 27643 Sprinkler Certificate of Completion #27643 |
| 960 Salt Springs Rd | 06/01/17 | Permit Application | Road Cut | Issued | PC-0412-17 Michael Grimm- Elmcrest Childrens Center- construct , own , maintain 2 12' HDPE stormwater culverts-10' Length in the saturn drive ROW |
| 960 Salt Springs Rd | 08/07/17 | Permit | Road Cut | Open | PC-0412-17 Michael Grimm- Elmcrest Childrens Center- construct , own , maintain 2 12' HDPE stormwater culverts-10' Length in the saturn drive ROW |
| 960 Salt Springs Rd | 04/06/18 | Completed Complaint | DeadAnimal in Right ofWay | Completed | Expires 12/31/9990 2018-09880 dead rabbit on sidewalk |
| 960 Salt Springs Rd | 08/06/18 | Complaint | Fire Safety | Needs Review | 2018-24113 windows on the second floor were all screwed shut so that the children could not jump out the windows and run off |
| 960 Salt Springs Rd | 10/23/20 | Complaint | Pot Holes in Road | Needs Review | 2020-21567 pot hole in front of elmcrest childrens center 960 salt springs road contacted KH street repair |
| 960 Salt Springs Rd | 12/03/20 | Completed Complaint | Sewer Back Up | Completed | 2020-24365 sewer backup- david 569-2943 |
| 960 Salt Springs Rd | 01/21/21 | Permit Application | Antenna / Dish | Issued | 43386 Modify existing wireless antenna facility |
| 960 Salt Springs Rd | 02/05/21 | Inspection | Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 03/08/21 | Permit Application | Antenna / Dish | Issued | 43701 Replace 3 existing Antenna placements, Proposed Accessory mounts and Cabinetry |
| 960 Salt Springs Rd | 04/01/21 | Inspection | Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 05/13/21 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 06/09/21 | Completed Complaint | Faulty Equipment | Completed | 2020-04446 AED is out of service |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|---------------------|---|--------------------|---|
| 960 Salt Springs Rd | 07/06/21 | Inspection | Final Inspection | Pass | |
| 960 Salt Springs Rd | 07/06/21 | Completed Permit | Antenna / Dish | Certificate Issued | 43701 Replace 3 existing Antenna placements, Proposed Accessory mounts and Cabinetry Certificate of Completion #43701 |
| 960 Salt Springs Rd | 08/07/21 | Inspection | Final Inspection | In Progress | |
| 960 Salt Springs Rd | 11/04/21 | Complaint | Certificate of Inspection | Open C of I | 2021-23508 Certificate of Inspection, Elmcrest Children's Center |
| 960 Salt Springs Rd | 11/09/21 | Completed Complaint | Smoke Alarm Certification | Completed | 2021-23397 |
| 960 Salt Springs Rd | 11/18/21 | Inspection | Fire Prevention - Licensing | In Progress | |
| 960 Salt Springs Rd | 11/18/21 | Inspection | Codes - Licensing | In Progress | |
| 960 Salt Springs Rd | 11/18/21 | Violation | 2020 FCNYS - 1013.1 - Where Required | Closed | |
| 960 Salt Springs Rd | 11/18/21 | Violation | 2020 FCNYS-- 703.1 - Maintaining protection | Closed | |
| 960 Salt Springs Rd | 11/18/21 | Violation | 2020 PMCNYNYS- Section 705.1 - Carbon monoxide alarms and detectors | Closed | |
| 960 Salt Springs Rd | 11/18/21 | Inspection | Codes Electric - Licensing | Pass | |
| 960 Salt Springs Rd | 11/22/21 | Inspection | Complaint Inspection | Pass | |
| 960 Salt Springs Rd | 11/22/21 | Inspection | Complaint Inspection | Pass | |
| 960 Salt Springs Rd | 02/23/22 | Permit Application | Sprinkler | Issued | 45851 Sprinkler |
| 960 Salt Springs Rd | 02/23/22 | Inspection | Plan Review Notification | Pass | |
| 960 Salt Springs Rd | 02/24/22 | Inspection | Plan Review Update | Pass | |
| 960 Salt Springs Rd | 02/28/22 | Inspection | Inspector Notification | Pass | |
| 960 Salt Springs Rd | 03/01/22 | Inspection | Final Inspection | Pass | |
| 960 Salt Springs Rd | 03/02/22 | Completed Permit | Antenna / Dish | Certificate Issued | 43386 Modify existing wireless antenna facility Certificate of Completion #43386 |
| 960 Salt Springs Rd | 06/24/22 | Inspection | Sprinkler Inspection | Pass | |
| 960 Salt Springs Rd | 06/27/22 | Completed Permit | Sprinkler | Certificate Issued | 45851 Sprinkler Certificate of Completion #45851 |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|--------------------|--------------------------------|-------------|---|
| 960 Salt Springs Rd | 08/18/22 | Permit Application | Com. Reno/Rem/Chg Occ | Issued | 46825 960 Salt Springs - Elmerest Building 18 Addition & alterations 315-436-8131 *****CO TYPED-AWAITING SIGNATURES 3/20/2023 *****CO ISSUED 3/22/2023 |
| 960 Salt Springs Rd | 10/05/22 | Permit Application | Com. Reno/Rem/Chg Occ | Issued | 47179 Selective interior demo Only |
| 960 Salt Springs Rd | 10/21/22 | Inspection | Inspector Notification | In Progress | Jim Raite 315-436-8131 |
| 960 Salt Springs Rd | 11/02/22 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 12/08/22 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 12/22/22 | Inspection | Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 12/22/22 | Inspection | Fire Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 12/28/22 | Inspection | Framing Before Enclosing | In Progress | |
| 960 Salt Springs Rd | 01/03/23 | Inspection | Inspector Notification | Pass | |
| 960 Salt Springs Rd | 01/04/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 01/04/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 01/06/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 01/06/23 | Inspection | Insulation Before Enclosing | In Progress | |
| 960 Salt Springs Rd | 01/10/23 | Inspection | Progress Inspection | In Progress | |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|--------------------|----------------------------------|-----------------|---|
| 960 Salt Springs Rd | 01/18/23 | Completed Permit | Com. Reno/Rem/Chg Occ | Completed - No | 47179 Selective interior demo Only |
| 960 Salt Springs Rd | 01/18/23 | Inspection | Progress Inspection | In Progress | Jim Raite 315-436-8131 Certificate of Occupancy #47179 |
| 960 Salt Springs Rd | 01/23/23 | Permit Application | Elevator | Ready for Issue | |
| 960 Salt Springs Rd | 01/26/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 02/13/23 | Inspection | Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 02/13/23 | Inspection | Fire Inspector Notification | In Progress | |
| 960 Salt Springs Rd | 02/14/23 | Permit Application | Fire Alarm | Issued | 48419 Fire Alarm ELMCREST CHILDRENS CENTER BUILDING 18 |
| 960 Salt Springs Rd | 02/21/23 | Inspection | Plan Review Notification | In Progress | 48419 Fire Alarm ELMCREST CHILDRENS CENTER BUILDING 18 Expires 03/17/2024 |
| 960 Salt Springs Rd | 02/21/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 02/22/23 | Inspection | Plan Review Update | In Progress | |
| 960 Salt Springs Rd | 02/28/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/03/23 | Inspection | Plan Review Update | Pass | |
| 960 Salt Springs Rd | 03/06/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/17/23 | Permit | Fire Alarm | Open | |
| 960 Salt Springs Rd | 03/17/23 | Inspection | Fire - Fire Alarm Certification | Pass | |
| 960 Salt Springs Rd | 03/17/23 | Inspection | Fire - Carbon Monoxide Detection | Pass | |
| 960 Salt Springs Rd | 03/17/23 | Inspection | Fire - Carbon Monoxide Detection | Pass | |

City of Syracuse
Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|------------------|--------------------------------------|--------------------|--|
| 960 Salt Springs Rd | 03/20/23 | Inspection | Fire Inspector Notification | Pass | |
| 960 Salt Springs Rd | 03/20/23 | Inspection | Inspector Notification | Pass | |
| 960 Salt Springs Rd | 03/20/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/20/23 | Inspection | Fire - Fire Alarm Acceptance Test | Pass | |
| 960 Salt Springs Rd | 03/20/23 | Inspection | Backfill | In Progress | |
| 960 Salt Springs Rd | 03/20/23 | Inspection | Final Inspection | Pass | |
| 960 Salt Springs Rd | 03/21/23 | Inspection | Progress Inspection | In Progress | |
| 960 Salt Springs Rd | 03/22/23 | Completed Permit | Com. Reno/Rem/Chg Occ | Certificate Issued | 46825 960 Salt Springs - Elmerest Building 18 Addition & alterations 315-436-8131 *****CO TYPED-AWAITING SIGNATURES 3/20/2023 *****CO ISSUED 3/22/2023 Certificate of Occupancy #46825 |
| 960 Salt Springs Rd | 03/22/23 | Inspection | Final Fire Inspection | Pass | |
| 960 Salt Springs Rd | 03/22/23 | Inspection | Fire - Carbon Monoxide Detection | Pass | |
| 960 Salt Springs Rd | 03/22/23 | Inspection | Fire - Exit Signage | Pass | |
| 960 Salt Springs Rd | 03/22/23 | Inspection | Fire - Emergency Egress Illumination | Pass | |
| 960 Salt Springs Rd | 03/23/23 | Inspection | Final Fire Inspection | Pass | |
| 960 Salt Springs Rd | 04/14/23 | Complaint | Certificate of Inspection | x Issued | 2023-02313 Certificate of Inspection |
| 960 Salt Springs Rd | 04/28/23 | Inspection | Complaint Inspection | N/A | |
| 960 Salt Springs Rd | 04/28/23 | Inspection | Complaint Inspection | N/A | |
| 960 Salt Springs Rd | 05/04/23 | Inspection | Complaint Inspection | Pass | |
| 960 Salt Springs Rd | 05/04/23 | Inspection | Complaint Inspection | Pass | |
| 960 Salt Springs Rd | 05/04/23 | Inspection | Complaint Inspection | Pass | |

Parcel History

| Address | Date | Transaction | Transaction Type | Status | Description |
|---------------------|----------|--------------------|---------------------------|-------------|---|
| 960 Salt Springs Rd | 06/16/23 | Permit Application | Sidewalk Replace | Issued | PC-0310-23 Elmerest Children's Center will be replacing/restoring the sidewalk in front the west end entrance/exit of the Early Education Center as a result of replacing an existing trench drain within the property lines Please expedite if possible.6/26-6/27 |
| 960 Salt Springs Rd | 06/26/23 | Permit | Sidewalk Replace | Open | PC-0310-23 Elmerest Children's Center will be replacing/restoring the sidewalk in front the west end entrance/exit of the Early Education Center as a result of replacing an existing trench drain within the property lines Please expedite if possible.6/26-6/27 |
| 960 Salt Springs Rd | 03/05/24 | Complaint | Certificate of Inspection | Open C of I | Expires 12/26/2023 2024-01259 C of I |
| 960 Salt Springs Rd | 03/19/24 | Inspection | Complaint Inspection | In Progress | |
| 960 Salt Springs Rd | 03/19/24 | Inspection | Complaint Inspection | In Progress | |

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

To: Elmcrest Childrens Center
From: Haohui Pan, Zoning Planner
Date: 3/21/2024 9:31:10 AM
Re: SP - Other SP-24-02
960 Salt Springs Rd, Syracuse, 13224

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 |
|-----------------------------|--------------------------|-------------|----------------|--|
| Landmark Preservation Board | Internal Review Complete | 03/07/2024 | Kate Auwaerter | 3/18/24 Updated Comment: The revised elevations (dated 3/14/24) address the SLPB's recommendations regarding differentiating the new construction from the historic building. (Specifically, the eaves line of the new construction is now lower than the eaves line of the original building and the new construction will be painted a darker hue than the original building.) No further preservation review is required. 3/7/24: The Syracuse Landmark Preservation Board reviewed the project at its 3/7/24 meeting. The board was supportive of the overall proposal. The board recommended that the applicant attempt to differentiate to a greater degree the old construction from the new. (This is in keeping with Secretary of the Interior's Standards for Rehabilitation #9, which states in part that new construction "shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The board noted that there are different ways of differentiating the new construction from the original, but recommended that the applicant consider lowering the eaves of the new construction so that they fall below the original building's eaves line. In addition, the board suggested that the EIFS stucco cladding of the new construction be a different color from the stucco of the original building. |
| Finance - Zoning | Internal Review Complete | 02/20/2024 | Veronica Voss | 960 Salt Spring Road is current on taxes, due for April, 2024. |

| | | | | |
|-------------------------------------|--------------------------|------------|---------------------|--|
| Eng Sewers- Zoning | Internal Review Complete | 02/28/2024 | Mirza Malkoc | <ul style="list-style-type: none"> The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. Onondaga County Plumbing Control shall review and approve the plans as well. |
| Engineering - Stormwater (SWPPP) | Conditionally Approved | 02/28/2024 | Mirza Malkoc | <ul style="list-style-type: none"> Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City of Syracuse R.O.W. Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such occurrence shall be removed/cleaned immediately. All disturbed areas shall be seeded & mulched until it reaches 80% grass growth. |
| Engineering - Design & Construction | Conditionally Approved | 02/28/2024 | Mirza Malkoc | Stormwater facility (i.e. drywell, dripe strip, etc.) shall be sized accordingly for the proposed impervious area and site condition to prevent adversely impacting adjoining properties and the City's ROW. |
| Eng. Mapping - Zoning | Internal Review Complete | 02/23/2024 | Ray Wills | No impact on Mapping Division assets in the area. Do not deviate from the proposed work |
| DPW - Sanitation & Sewers | Conditionally Approved | 02/20/2024 | Vinny Esposito | Plumbing permits will be required through OCWEP, Plumbing Control division. Site drainage plan must be approved by the City Engineer. Storm flows must remain on site and cannot be directed down the slope towards E. Genesee Street. |
| Planning Commission | Pending | 02/20/2024 | | |
| Common Council | Pending | 02/20/2024 | | |
| DPW - Transportation Planner | Internal Review Complete | 02/20/2024 | Neil Milcarek-Burke | No major concern with project as proposed. <ul style="list-style-type: none"> Bike parking required, 1 rack per bed Bike parking to be provided using staple-style racks (no "wave" racks) in a well-lit and conspicuous area, preferably covered or semi-protected, near a main entrance to the structure |
| Zoning Planner | Approved | 02/20/2024 | Haohui Pan | 13 Parking spaces satisfy the minimum parking requirement with allowable 30% parking reduction to "Proximity to Transit" Per Rezone, Art4, Sec4.4 E(6) |
| Parks - Forestry | Approved | 03/18/2024 | Jeff Romano | No impacts on Forestry |