



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-24-04</i>	<i>Staff Report – March 25th, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	613-17 Erie Blvd West (105.-13-10.0)
<i>Summary of Proposed Action:</i>	Applicants are proposing to convert an existing vacant, three-story office building into an interior self-storage facility. The use being proposed is an unlisted use and has an unlisted use determination.
<i>Owner/Applicant</i>	Erie Place Associates, LLC (Owner) Martin McDermott (Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east and west also lie within the mixed-use transition, MX-3 Zone District. The neighboring property to the south lies within a Light Industry and Employment, LI Zone District.
<i>Companion Application(s)</i>	MaSPR-24-05: A Major Site Plan Review to change the use from office to interior self-storage and to build an elevator shaft.
<i>Scope of Work:</i>	Work includes interior renovations of an existing vacant office building as well as the installation of an elevator shaft on the east side of the building. The total square footage of the building is about 65,000 square feet. The existing structure, parking area, dumpster enclosure, lighting, curb cuts and landscaping will remain unchanged.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - The unlisted use (interior self-storage facility) has several conditions that the project proposal complies with. - The building and site layout conform to the MX-3 Zone District regulations. - The location of this property is along a commercial corridor and far away from residential zone districts and will not impact the urban character of the Erie Boulevard corridor. - Traffic generation from the proposed unlisted use will be less than what the previous office use was and the MX-3 Zone District straddles the middle of both low and high population density areas positioning the unlisted use in an ideal location. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - There are over 200 parking spaces and there have been no discussion on the intent of what those parking spaces will be used for. - The applicant has already demolished the interior and sprinkler system without getting permits first. As a result, a Stop Work Order was issued, and the fire alarm system/sprinkler permit is on hold until building permits are approved. They have since received their demolition permit and will be allowed to get their fire alarm/sprinkler permit so that there are fire protection measures while the building is undergoing renovations.
<i>Zoning Procedural History:</i>	V-23-14: A Use Variance to allow Mini-Storage in an MX-3 Zone District. Withdrawn by applicant.
<i>Summary of Zoning History:</i>	A Use Variance, V-23-14, was submitted to allow for Mini-Storage use in an MX-3 Zone District. It was determined that the use the applicant was proposing did not fit the definition of Mini-Storage, and they would proceed forward as an Unlisted Use, pursuant to ReZone Article 3.2, Section 3.2 D.
<i>Code Enforcement History:</i>	See attached code enforcement history.

SP-24-04

Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is an irregularly shaped lot with 234.59 feet of frontage on Erie Blvd West, a lot width of 1,876.86 feet in the rear and a lot depth of approximately 370 feet.
SEQR Determination:	Pursuant to 6 NYCRR §617.5(c)(2), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1
- Property Description Report
- Tax Map, Section Map 105 City of Syracuse Onondaga County, NY, Scale 1" = 100'
- Location Survey on Lots 9 & 10, Map # 5847 and Part of Farm Lots 253-257 – City of Syracuse. Known as No. 615 Erie Boulevard West, City of Syracuse, County of Onondaga, State of New York. R.J. Lighton Sr. Land Surveying. Dated 06-24-09.
- Site Plan 613-16 Erie Boulevard West Scale 1/22" = 1'. Dated 8/29/23.
- Building Plans (Sheet No. A001, A002, A101, A102, A103, A104, A200, A201, A202, A300, A302) Storage Warehouse 615 Erie Blvd W Syracuse, NY. Prepared by In Architects, Dated 10/18/2023.
- Building Plans (Sheet No. ST101, ST102, ST103, ST201, ST202) 615 Erie Blvd – Floor Reinforcing Project. Prepared by St. Germain & Aupperle Consulting Engineers, PLLC. Dated 10/18/2023.
- Sign Plans, Order #23327. Prepared by FastSigns.

Attachments:

Major Site Plan Review Application

Code Enforcement History

Short Environmental Assessment Form Part 2 & Part 3

IPS Comments from City Departments



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<i>MaSPR-24-05</i>	<i>Staff Report – March 4th, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	613-17 Erie Blvd West (105.-13-10.0)
<i>Summary of Proposed Action:</i>	Applicants are proposing to convert an existing vacant, three-story office building into an interior self-storage facility. This Major Site Plan Review proposes no site changes but is changing the land use from a former office building to an unlisted use for interior self-storage, as proposed with the companion Special Use Permit, SP-24-04.
<i>Owner/Applicant</i>	Erie Place Associates, LLC (Owner) Martin McDermott (Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east and west also lie within the mixed-use transition, MX-3 Zone District. The neighboring property to the south lies within a Light Industry and Employment, LI Zone District.
<i>Companion Application(s)</i>	SP-24-04: A Special Use Permit to allow an unlisted use, interior self-storage, in an MX-3 Zone District.
<i>Scope of Work:</i>	Work includes interior renovations of an existing vacant office building as well as the installation of an elevator shaft on the east side of the building. The total square footage of the building is about 65,000 square feet. The existing structure, parking area, dumpster enclosure, lighting, curb cuts and landscaping will remain unchanged.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - The proposed project would be introducing a commercial use into what would be an otherwise vacant building. - The existing site features and conditions are in good quality (i.e. light poles, parking area, landscaping etc.). - The exterior of the building will remain as-is and will maintain the character of the surrounding neighborhood. - The applicant will be applying for a Special Use Permit to have an Unlisted Use (interior self-storage) approved in the MX-3 Zone District. - The decision on this Site Plan will not set a precedence of allowing interior self-storage facilities to be in the MX-3 Zone District as this use will require a Special Use Permit in the MX-3 Zone District. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - The applicants have no plans to remove any parking spaces on a site where they have over 200 parking spaces. - The applicant has already demolished the interior and sprinkler system without getting permits first. As a result, a Stop Work Order was issued, and the fire alarm system/sprinkler permit is on hold until building permits are approved. They have since received their demolition permit and will be allowed to get their fire alarm/sprinkler permit so that there are fire protection measures while the building is undergoing renovations.
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MaSPR-24-05

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SEQR Determination:	Pursuant to 6 NYCRR §617.5(c)(2), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n

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

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Attachments:

Major Site Plan Review Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

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SP-24-04 and MaSPR-24-05

Context Maps:

Figure 1: Zone District of Subject Property

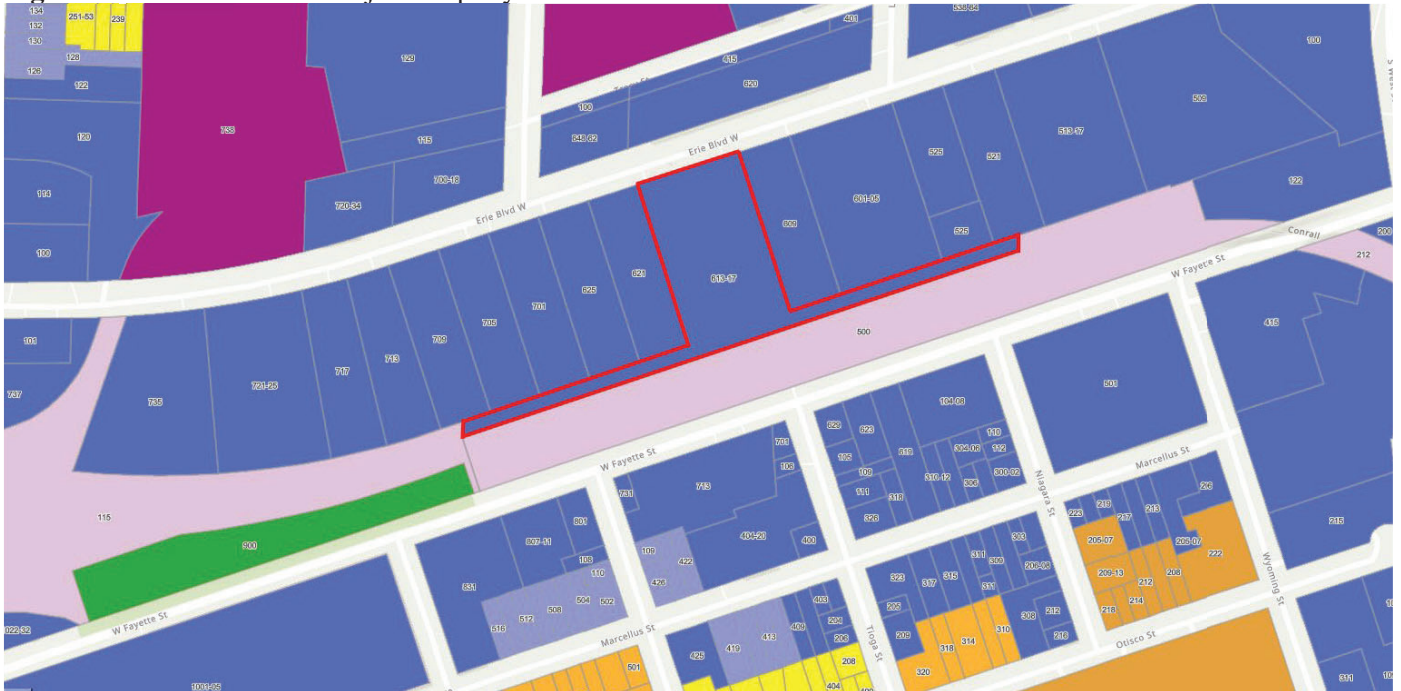


Figure 1 shows the current Zone District of the subject property.

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

Figure 2: Aerial Imagery of Subject Property



Figure 2 shows satellite imagery of the subject property.

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@syr.gov.net

Special Use Permit 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: CubeSmart Climate-Controlled Storage Facility @ Erie Boulevard, West		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 613-617 Erie Boulevard, West (#11.-105.-13)		
Lot numbers: 13	Block number: 105	Lot size (sq. ft.) 95,832
Current use of property: Office		Proposed: Storage
Current number of dwelling units (if applicable): N/A		Proposed:
Current hours of operation (if applicable): 24/7		Proposed: 6 am to 10 pm
Current onsite parking (if applicable): 281		Proposed: 211
Zoning (base and any overlay) of property: MX-3		
Companion zoning applications (if applicable, list any related zoning applications): Site Plan Review		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No SEE BELOW		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: 38"x256"	Type: Monument	Location: Eire Blvd., West
Size: 46"x38"	Type: Pylon	Location: Eire Blvd., West
Nature and extent of Special Use requested (attach additional pages if necessary):		
This Special Use Permit will solidify the Zoning Administration's declaration of Storage as an allowable use in the MX-3 Zone.		
A Site Plan Review Application has also been filed concurrently to approve the conversion of a 3-story, 65,000 s.f. vacant office building to a storage facility.		

Special Use Permit Application



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 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

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: Erie Place Associates, LLC (Martin McDermott, Member)

Signature:

Date:

3/5/24

Mailing address: 2 Clinton Square, #120, Syracuse, NY 13202

Print authorized agent's name:

Date:

Signature:

Mailing address:

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 three full sized and one no larger than 11x17" of all of the plans listed below (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:

Special Use Permit Application



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 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

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Print owner's name: Erie Place Associates, LLC (John Funicello, Member)

Signature:

Date:

3/5/24

Mailing address: 2 Clinton Square, #120, Syracuse, NY 13202

Print authorized agent's name:

Date:

Signature:

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Print owner's name: Erie Place Associates, LLC (Anthony Fiorito, Member)

Signature:

Date:

Mailing address: 2 Clinton Square, #120, Syracuse, NY 13202

Print authorized agent's name:

Date:

Signature:

Mailing address:

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Signature:

Date:

3/5/24

Mailing address: 2 Clinton Square, #120, Syracuse, NY 13202

Print authorized agent's name:

Date:

Signature:

Mailing address:

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**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

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Site Plan Review Application

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General Project Information

Business/project name: CubeSmart Climate-Controlled Storage Facility @ 615 Erie Boulevard, West	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 613-617 Erie Boulevard, West	
Tax Map ID#: 11.-105.-13	Lot size (sq. ft.): 95,832
Current use of property: Office	Proposed: Storage
Current number of dwelling units (if applicable): N/A	Proposed:
Current onsite parking (if applicable): 281	Proposed: 211
Zone District (base and any overlay) of property: MX-3	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes	
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):	
Size: 38'x256'	Type: Monument
	Location: Erie Blvd., West
Size: 46"x38"	Type: Pylon
	Location: Erie Blvd, West
Nature and extent of Site Plan requested (attach additional pages if necessary):	
Site Plan review to convert existing 3-story, 65,000 s.f. vacant office building to storage facility.	



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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:

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 - 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



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Signature: 

Mailing address: _____

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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



Site Plan Review Application

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

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: Erie Place Associates, LLC (Anthony Fiorito, Member)

Signature:

Date: 2-20-24

Mailing address: 2 Clinton Square, #120, Syracuse, NY 13202

Print authorized agent's name:

Date:

Signature:

Mailing address:

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

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 - 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: Storage Warehouse @ 615 Erie Boulevard, West			
Project Location (describe, and attach a location map): 613-617 Erie Boulevard, West			
Brief Description of Proposed Action: Property owners' is looking for Site Plan approval for the conversion of the existing 65,000 s.f. vacant office building to a Class A storage facility. There are no no large-scale physical alterations to the existing building or the surrounding improved landscaping or parking lot.			
Name of Applicant or Sponsor: Erie Place Associates, LLC		Telephone: 315-427-5737 E-Mail: martinm@jfrealestate.com	
Address: 2 Clinton Square, #120			
City/PO: Syracuse		State: NY	Zip Code: 13202
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 Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.2 acres	
b. Total acreage to be physically disturbed?		.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.2 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 type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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"/>	

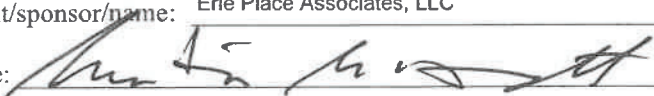
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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: The property has been improved for 35 years with an existing storm water conveyance system in place. The proposed action will not alter this existing system in any way.		
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>Erie Place Associates, LLC</u> Date: <u>2-20-24</u></p> <p>Signature: <u></u> Title: <u>MEMBER</u></p>		

Figure A: Front View of Subject Building



Image Source: Street Smart by Cyclomedia

Figure B: Aerial Image on the back of the Subject Building

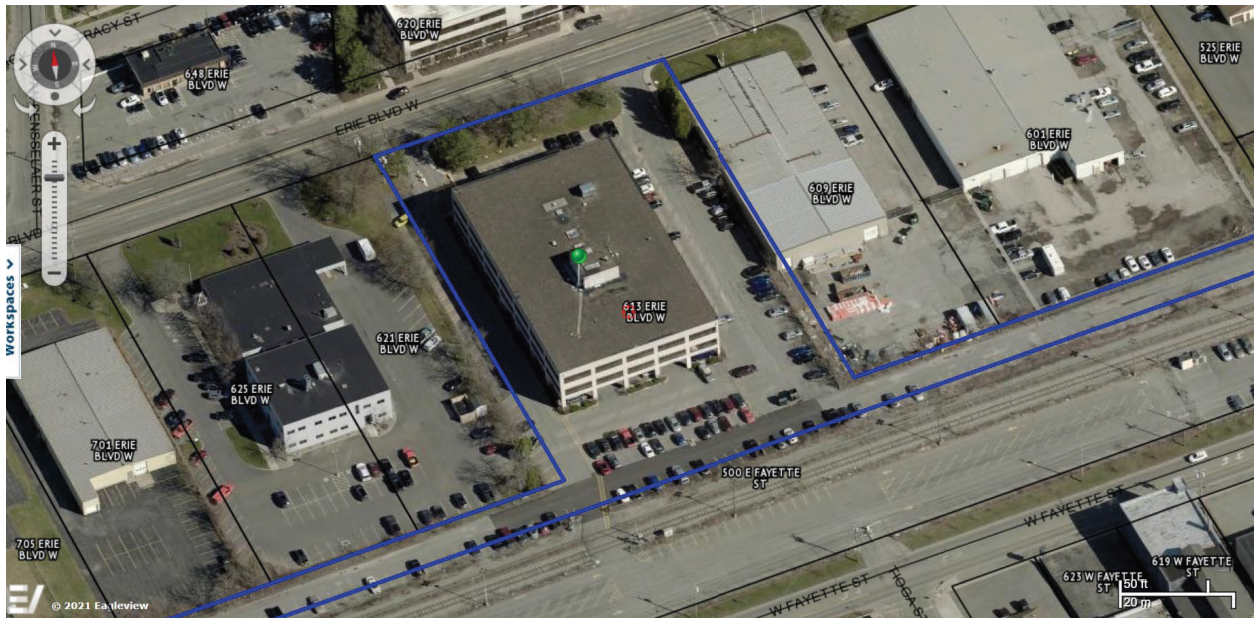


Image Source: ConnectExplorer™, Eagle View Technology Corporation

TAX PARCELProperty Description Report For: 613-17 Erie Blvd W,
Municipality of City of Syracuse

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	311500
	Tax Map ID #:	105.-13-11.0
	Property #:	0826100210
	Property Class:	464 - Office bldg.
	Site:	COM 1
	In Ag. District:	No
	Site Property Class:	464 - Office bldg.
	Zoning Code:	022
	Neighborhood Code:	15800
	School District:	Syracuse
	Total Assessment:	2023 - \$2,542,000
Total Acreage/Size:	234.59 x 408.23	
Land Assessment:	2023 - \$520,000	
Full Market Value:	2023 - \$3,941,085	
Equalization Rate:	----	
	Property Desc:	Lot 9&10 Rr Land Bl 284 B 174&175 Fl 254- 257 234.59x408.23 Offic
Deed Book:	5289	Deed Page: 811
Grid East:	611835	Grid North: 1110898

Owners

Erie Place Associates, LLC
2 Clinton Square #120
Syracuse NY 13202

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
7/21/2014	\$2,448,550	464 - Office bldg.	Land & Building	600 Erie Place Prtnrshp	No	No	Yes	5289/811

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Good	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
100	100	100	2		1986		Normal	Average	67393	3	1

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	110400 x 4	Average	Normal	1986
Porch-coverd	432.00 sq ft	Average	Normal	1986
Carport	12,896.00 sq ft	Average	Normal	1986
Fence-chn lk	2938 x 6	Average	Normal	1986

Special Districts for 2023

Description	Units	Percent	Type	Value
SKC02-Com NW Sidewalk	1	0%		0
FL001-Sweeping	234.59	0%		0
CWR40-County water	0	0%		0
CSW16-Onon Co Comm Consump	4.35	0%		0

Exemptions

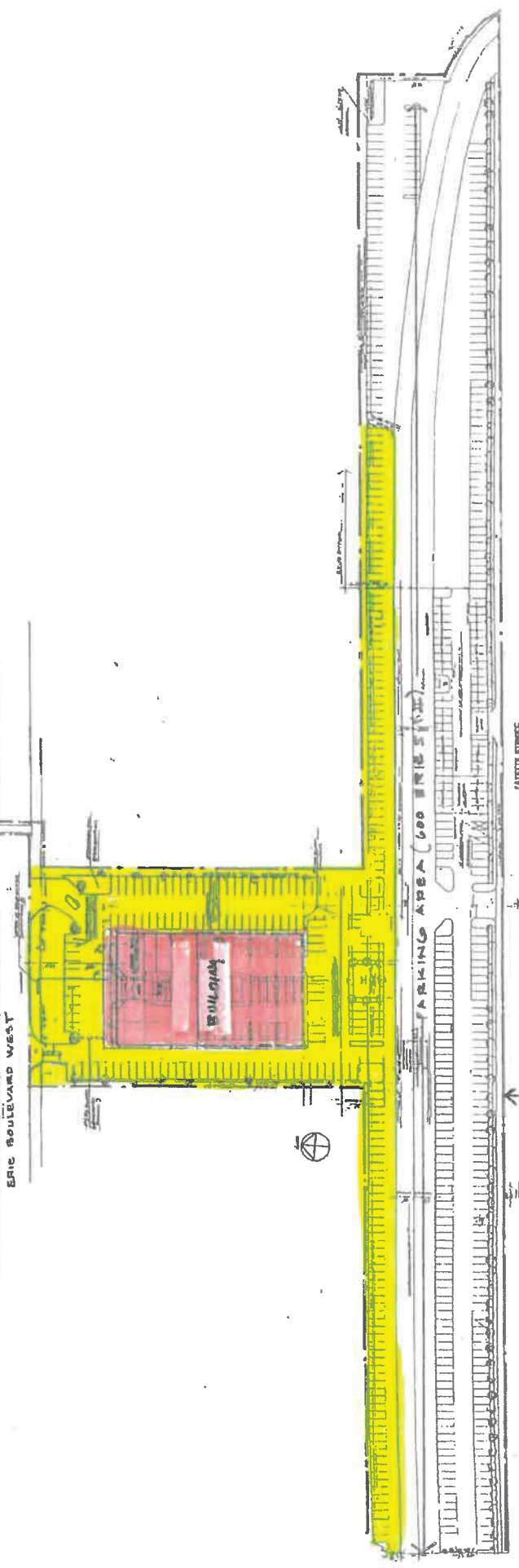
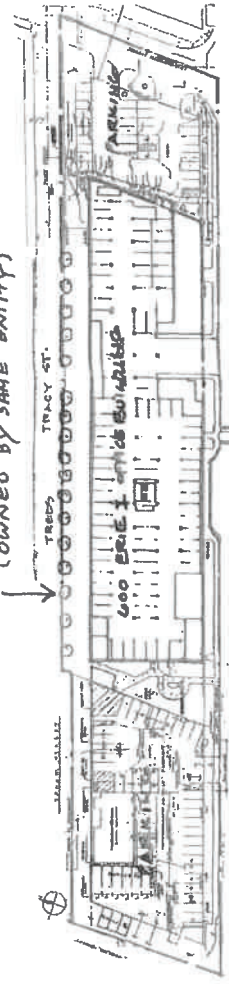
Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

620 ERIE BOULEVARD, WEST
(OWNED BY SAME ENTITY)



ADJACENT TAX LOT (#105-13-20.0)
(OWNED BY SAME ENTITY)

613-17 ERIE BOULEVARD WEST (TAX ID: #105-13-11.0)
 Site Plan SCALE 1/8" = 1'-0"
 8/29/23
 ERIE PLACE ASSOCIATES, LLC
 MARTIN McDERMOTT, MEMBER

Use Variance: 613-617 Erie Boulevard, West

ATTACHMENTS

REQUIRED SUBMITTAL SHEET

SITE PLAN (S)

- Zoning: The existing building will not change in size or configuration, with the exception of the construction of a new external elevator tower along the east side of the building. This exterior of the tower will be finished to match the existing white stucco exterior. The 3-story building consists of a 1st floor that has 33 covered parking spaces along with approximately 15,000 s.f. of built space. The upper two floors are each approximately 25,000 s.f. The ribbon windows will remain intact. They have a reflective exterior so no noticeable change to the interior use will be evident. The 2.2-acre tax parcel has over 200 parking spaces surrounding it. That number will remain above 200 under the new use.
- Demolition: The existing building on the property will require no structural demolition. The interior was most recently used as office space. Those old office spaces on all three floors will be cleared out, with the exception of the existing two internal elevator shafts, the two existing stairwells, small mechanical rooms, and an office and bathroom on the 1st floor, in order to provide a wide-open floor plan for the new self-storage layout.
- Structure: No new structures will be built on the existing tax parcel. As mentioned above, an external elevator tower will be built along the east side of the building. An attached site plan shows its approximate location and size.
- Parking: The existing 2.2-acre site is fully improved with paved parking that accommodates over 200 spaces. No changes to the existing parking areas are envisioned at this time. There are currently 2 curb cuts that provide entry into the property along Erie Boulevard, West. These two curb cuts will remain and no further curb cuts are required.
- Dumpsters/Trash: There will be no dumpsters on site for the proposed use. Any trash from the new use will be handled by two existing dumpsters located at the property across Erie Boulevard, West at 620 Erie Boulevard, West, a property also owned by the applicant.

- Landscaping: The existing structure has extensive landscaping around all sides. This includes shrubbery along the east, south and west facades, along with trees, shrubbery and a grassy knoll along the north side.
- Lighting: The entire 2-acre parcel has existing highly efficient lighting including lighting around the entire perimeter of the building and large light towers that illuminate the surrounding parking areas.
- Signs: The existing condition at the site includes one (1) Pylon sign and One (1) monument sign. These signs will remain and be rebranded with the new use identification per City signage guidelines.
- Streets: The existing conditions will remain, which include two (2) curb cuts from Erie Boulevard, West, sidewalks along the southern border of Erie Boulevard, West, existing grass and trees along the north property border,
- Encroachments: There are no existing encroachments, and no new encroachments are envisioned at this time.



STATE OF NEW YORK
EXPIRES 12/31/2024
NO. 13112
JIM KNITTEL
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL

615 ERIE BLVD W SYRACUSE, NY
STORAGE WAREHOUSE

NO.	DESCRIPTION	DATE
1	Revision 1	01/13/2024

COVER SHEET

Project Status	PERMIT
Date	10/18/2023
Project Number	23073
Drawn By	AMR
Checked By	JKN

A001

STORAGE WAREHOUSE

615 ERIE BLVD WEST,
SYRACUSE, NY 13204
PROJECT #23073



SHEET NUMBER	SHEET NAME	ISSUED DATE	REVISION #	REVISION DATE
A001	COVER SHEET	10/18/2023	1	01/13/2024
A002	GENERAL INFORMATION	10/18/2023	1	01/13/2024
A003	STRUCTURAL	10/18/2023	3	02/14/2024
A004	FIRST FLOOR DEMOLITION PLAN	10/18/2023	1	01/13/2024
A005	SECOND FLOOR DEMOLITION PLAN	10/18/2023	1	01/13/2024
A006	EXTERIOR DEMOLITION ELEVATION	10/18/2023	1	01/13/2024
A007	FIRST FLOOR PLAN	10/18/2023	4	03/14/2024
A008	SECOND FLOOR PLAN	10/18/2023	3	02/14/2024
A009	EXTERIOR ELEVATIONS	10/18/2023	1	01/13/2024
A010	WALL SECTIONS	10/18/2023	1	01/13/2024
A011	SECOND FLOOR FRAMING - REINFORCING PLAN	10/18/2023		
A012	THIRD FLOOR FRAMING - REINFORCING PLAN	10/18/2023		
A013	BEAM & CONNECTION REINFORCING DETAILS	10/18/2023		
A014	ELEVATOR SECTIONS & DETAILS	10/18/2023		

NOTE: PROPOSED ELEVATOR STRUCTURE ENVELOPE SHALL MEET FIRE/RISK PER REQUIREMENTS OF ELEVATOR 2020

OWNER
615 ERIE BLVD, LLC
2 CLINTON SQUARE, SUITE 120
SYRACUSE, NY 13202
(315) 472-2020 (phone)
CONTACT: MARTIN McDERMOTT
E-MAIL: MARTIN@JFREALESTATE.COM

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

STRUCTURAL ENGINEER
ST. GERMAIN & AUPPERLE CONSULTING, PLLC
5711 WEST GENESEE ST.
CAMILLUS, NY 13031
(315) 448-3550 (phone)
CONTACT: RICH AUPPERLE
E-MAIL: AUPPERLE@SA-ENGINEERS.COM

CODE REVIEW:
PROJECT: REDEVELOPMENT OF EXISTING 3 STORY OFFICE BUILDING SPACES 649 SF FOR USE AS A STORAGE WAREHOUSE. BOBOS. WORK AREA COMPLIANCE METHOD. CHANGE OF OCCUPANCY

GOVERNING CODES:
2020 MECHANICAL CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 ENERGY CODE OF NEW YORK STATE
2020 FIRE CODES OF NEW YORK STATE
2020 ENERGY CODE OF NEW YORK STATE

REFERENCE CODES:
NFPA 13-1 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 70-1 NATIONAL FIRE ALARM CODE
NFPA 72-1 NATIONAL FIRE ALARM CODE

USE AS NEW CONSTRUCTION:
PROPOSED S-1 STORAGE

FIRST FLOOR: 14,054,500 = 28 OCCUPANTS
SECOND FLOOR: 27,019,500 = 54 OCCUPANTS
TOTAL FLOOR: 41,074,000 = 82 OCCUPANTS

TYPE OF CONSTRUCTION:
TYPE 2B FULLY SPRINKLERED

FIRE RESISTANCE RATING REQUIREMENTS TABLE: ALL NO RATINGS REQUIRED

FIRE PROTECTION SYSTEMS: CHARTER 8 & EXISTING SPRINKLER SYSTEM TO BE MODIFIED AS REQUIRED BY NEW OCCUPANCY AND LAYOUT. INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.2 AND THE PROPERTY CONSERVATION CODE OF THE CITY OF SYRACUSE.

PROVIDE MANUAL FIRE ALARM SYSTEM

DRAWINGS, CALCULATIONS AND SPECIFICATIONS FOR ALL SPRINKLER AND ALARM SYSTEMS TO BE INSTALLED SHALL BE SECURED BY INSTALLATION CONTRACTOR.

GENERAL NOTES:
2 EXITS PER FLOOR REQUIRED. 2 EXITS PROVIDED
SITE ACCESS AND BUILDING COMPLY WITH BOBOS CHAPTER 11

PLUMBING:
137,100 G.P. FITURES REQUIRED. 2 RESTROOMS PROVIDED EACH WITH 2 FITURES. 2 LAVATORIES, 2 MEN, 2 WOMEN, 2 UNITS. WASTE WATER BEING SOUGHT FOR RELIEF FROM BOBOS SECTION 2902.3.3 EXISTING RESTROOM TO REMAIN ON FIRST FLOOR.

ELECTRICAL:
ALL NEW FINISHES SHALL COMPLY WITH CHAPTERS OF THE 2020 BOBOS. WALL AND CEILING FINISHES TO BE CLASS C MINIMUM.
ALL NEW WORK INCLUDING ELECTRICAL AND MECHANICAL DEVICES AND EQUIPMENT TO COMPLY WITH THE 2020 ENERGY CONSERVATION CODE OF NY.



THIS DOCUMENT IS THE PROPERTY OF ARCHITECTS IN ASSOCIATION WITH THE STATE OF NEW YORK. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS IN ASSOCIATION WITH THE STATE OF NEW YORK IS STRICTLY PROHIBITED.

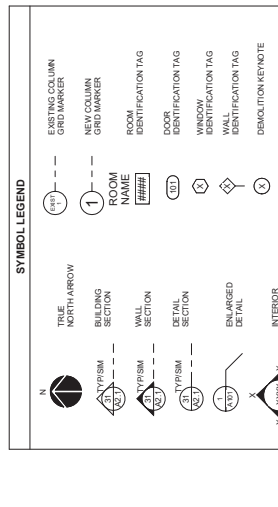
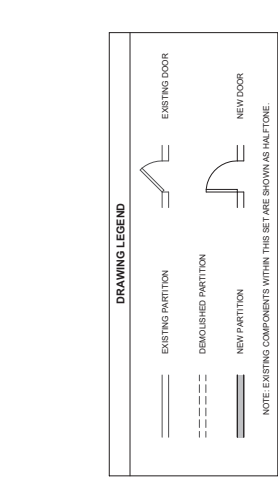
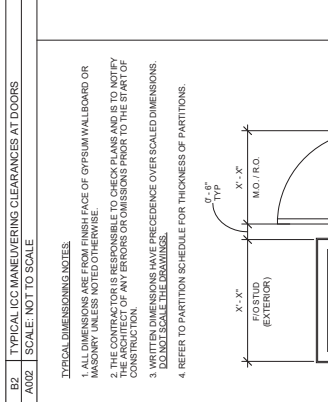
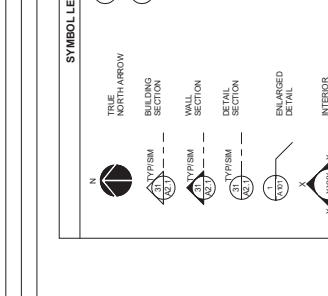
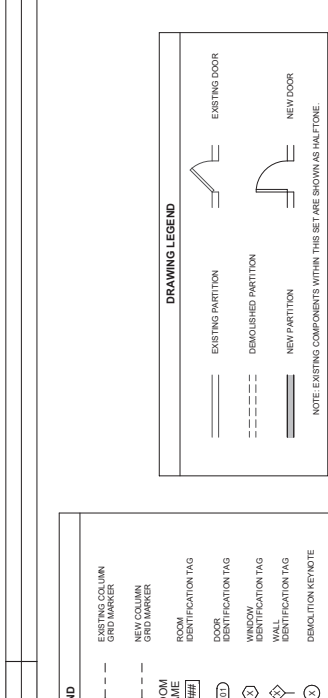
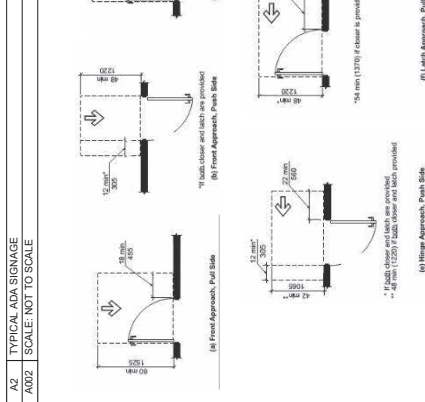
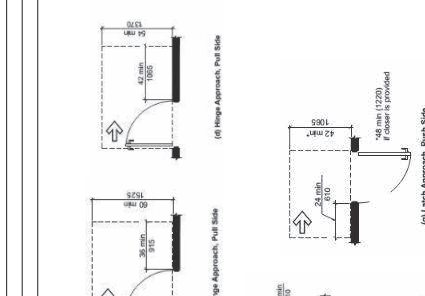
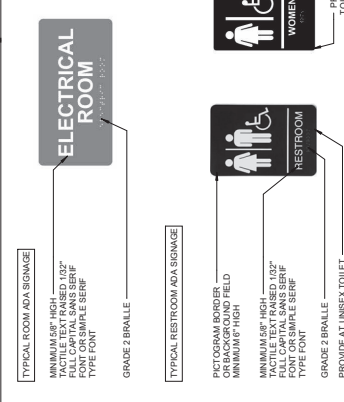
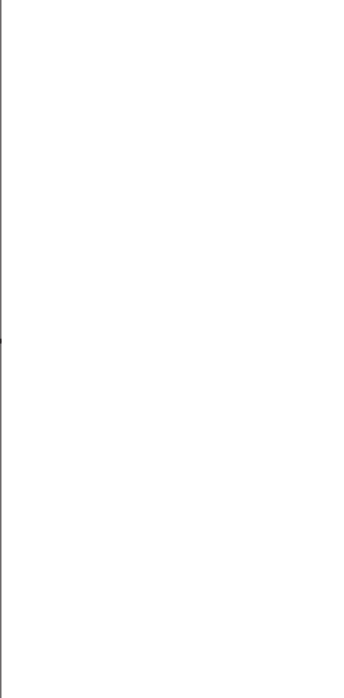
STORAGE WAREHOUSE
 615 ERIE BLVD W SYRACUSE, NY

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2024

GENERAL INFORMATION

Project Status: PERMIT
 Date: 10/18/2024
 Project Number: 23073
 Drawn By: AMR
 Checked By: JMB

A002



NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2024

GENERAL INFORMATION

Project Status: PERMIT
 Date: 10/18/2024
 Project Number: 23073
 Drawn By: AMR
 Checked By: JMB

A002



THIS DOCUMENT IS THE PROPERTY OF IN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 IN ARCHITECTS.

STORAGE WAREHOUSE

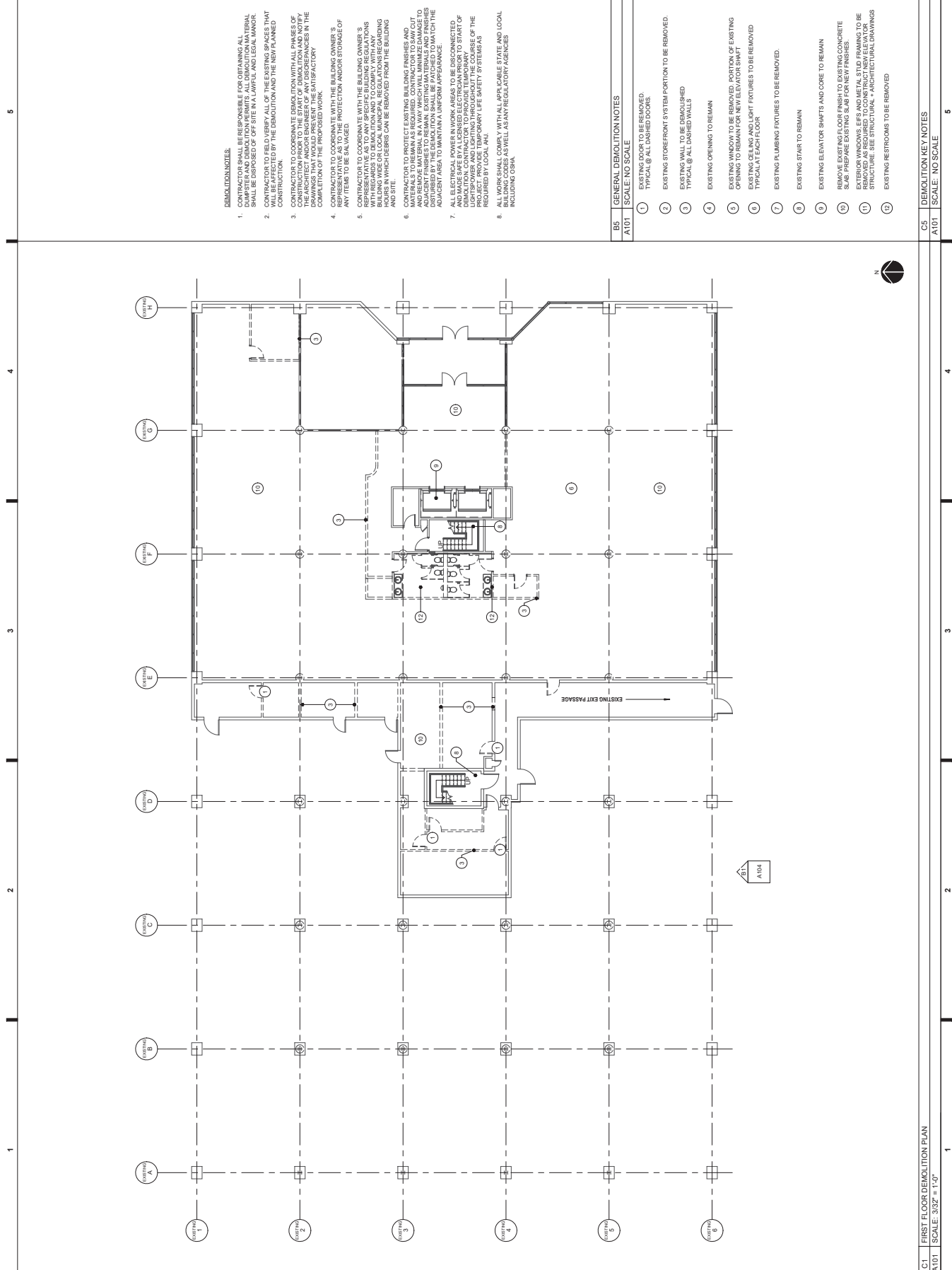
615 ERIE BLVD W SYRACUSE, NY

NO.	DESCRIPTION	DATE
1	Revision 1	01/13/2024
2	Revision 2	01/16/2024
3	Final	01/16/2024

FIRST FLOOR DEMOLITION PLAN

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	JMR
Checked By	JMR

A101



- DEMOLITION NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
 - CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO DEMOLITION AND TO COMPLY WITH ANY LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING DEMOLITION HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
 - CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING DEMOLITION HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
 - ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND ALL ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND LIGHTING THROUGHOUT THE COURSE OF THE DEMOLITION. ALL ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND LIGHTING THROUGHOUT THE COURSE OF THE DEMOLITION. ALL ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND LIGHTING THROUGHOUT THE COURSE OF THE DEMOLITION.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

BS GENERAL DEMOLITION NOTES
 A101 SCALE: NO SCALE

- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
- EXISTING STOREFRONT SYSTEM PORTION TO BE REMOVED.
- EXISTING WALL TO BE DEMOLISHED TYPICAL @ ALL DASHED WALLS
- EXISTING OPENING TO REMAIN
- EXISTING WINDOW TO BE REMOVED. PORTION OF EXISTING WINDOW FRAME TO REMAIN. EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED TYPICAL AT EACH FLOOR
- EXISTING PLUMBING FIXTURES TO BE REMOVED.
- EXISTING STAIR TO REMAIN
- EXISTING ELEVATOR SHAFTS AND CORE TO REMAIN
- REMOVE EXISTING DOOR FINISH TO EXISTING CONCRETE SLAB. PREPARE EXISTING SLAB FOR NEW FINISHES.
- EXTERIOR WINDOWS, EIFS AND METAL STUD FRAMING TO BE DEMOLISHED. EXISTING STRUCTURE TO REMAIN. SEE STRUCTURAL ARCHITECTURAL DRAWINGS
- EXISTING RESTROOMS TO BE REMOVED

C5 DEMOLITION KEY NOTES
 A101 SCALE: NO SCALE

A102

Checked By: J. [unclear]

Drawn By: AMR

Project Number: 23073

Date: 10/18/2024

Project Status: PERMIT

SECOND FLOOR DEMOLITION PLAN

NO.	DESCRIPTION	DATE
1	Revision 1	10/13/2024

DESIGNED BY: J. [unclear]

DATE: 10/13/2024

STORAGE WAREHOUSE

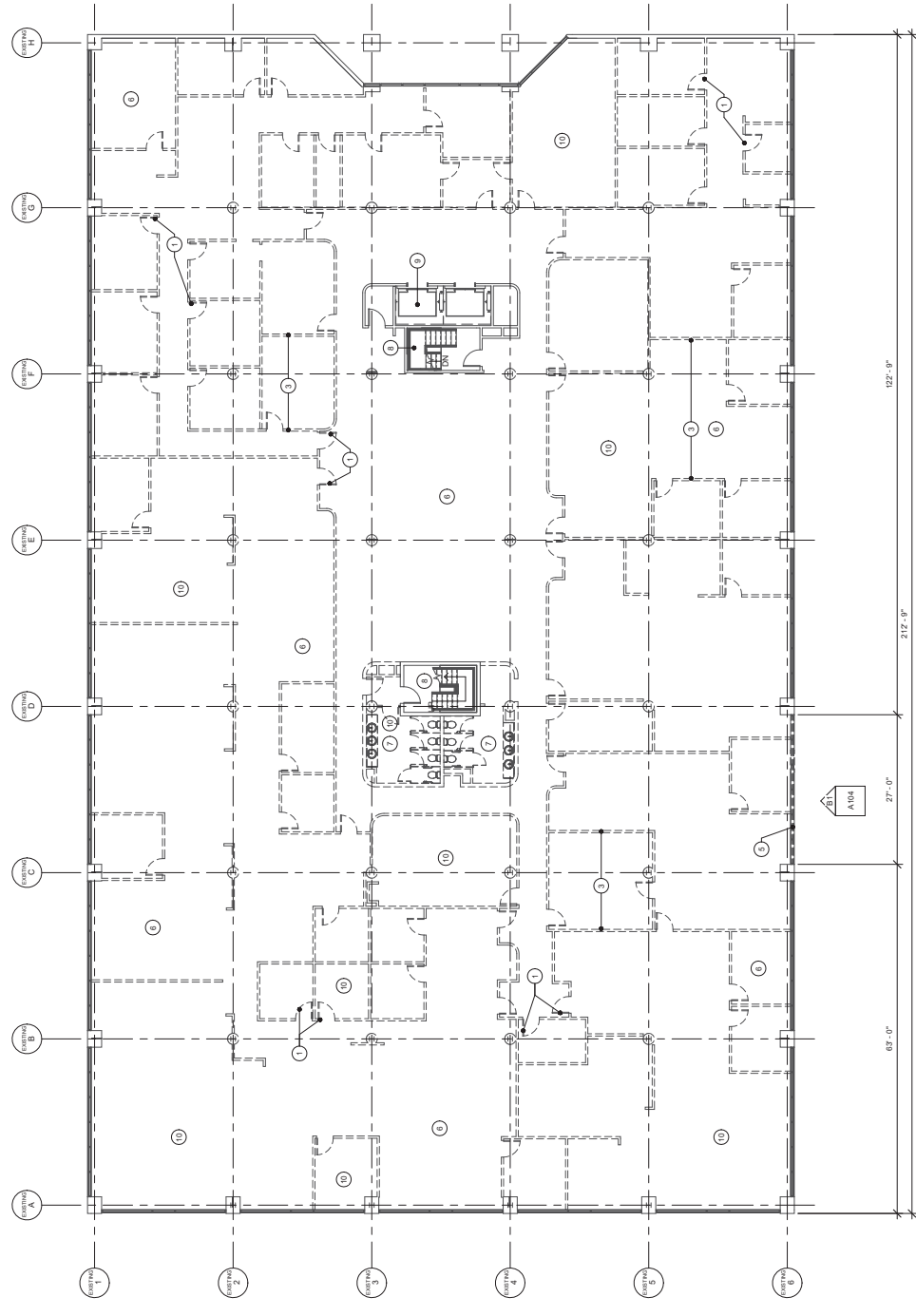
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 Syracuse, New York 13202
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- DEMOLITION NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DAMPER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTOR AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTOR AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTOR AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
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 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTOR AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.

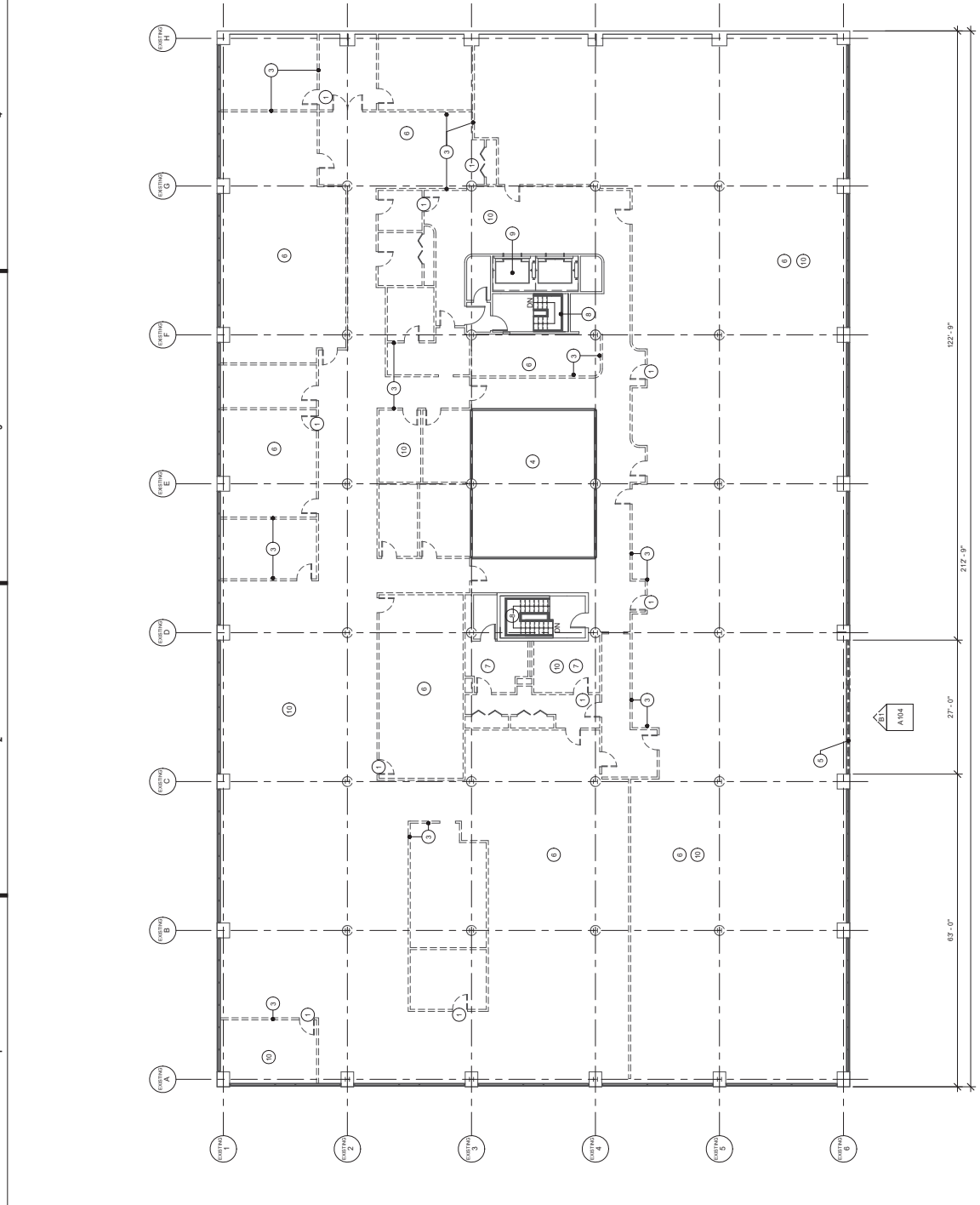


B5 GENERAL DEMOLITION NOTES
 A101 SCALE: NO SCALE

- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
- EXISTING STOREFRONT SYSTEM PORTION TO BE REMOVED.
- EXISTING WALL TO BE DEMOLISHED TYPICAL @ ALL DASHED WALLS.
- EXISTING OPENING TO REMAIN.
- EXISTING WINDOW TO BE REMOVED. PORTION OF EXISTING WINDOW FRAME TO REMAIN. TYPICAL @ ALL DASHED WINDOWS.
- EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED. TYPICAL @ ALL DASHED CEILING.
- EXISTING PLUMBING FIXTURES TO BE REMOVED.
- EXISTING STAIR TO REMAIN.
- EXISTING ELEVATOR SHAFTS AND CORE TO REMAIN.
- REMOVE EXISTING DOOR FINISH TO EXISTING CONCRETE SLAB. PREPARE EXISTING SLAB FOR NEW FINISHES.
- EXTERIOR WINDOWS, EIFS AND METAL STUD FRAMING TO BE DEMOLISHED. EXISTING STRUCTURAL FRAMEWORK TO REMAIN. SEE STRUCTURAL ARCHITECTURAL DRAWINGS.
- EXISTING RESTROOMS TO BE REMOVED.

C5 DEMOLITION KEY NOTES
 A101 SCALE: NO SCALE

C1 SECOND FLOOR DEMOLITION PLAN
 A102 SCALE: 3/32" = 1'-0"



- DEMOLITION NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DAMPER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NOW PLANNED CONSTRUCTION.
 - CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF THE PROJECT AND TO MAINTAIN ACCESS TO ALL SERVICES TO THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROJECT.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTOR AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO DEMOLITION AND TO COMPLY WITH ANY REQUIREMENTS FOR DEMOLITION INCLUDING DEMOLITION HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
 - CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES SHALL BE PROTECTED AND MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND LIGHTING THROUGHOUT THE COURSE OF THE DEMOLITION SHALL BE PROTECTED TO REMAIN TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND LIGHTING THROUGHOUT THE COURSE OF THE DEMOLITION BY LOCAL JURY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL LAW.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

BS GENERAL DEMOLITION NOTES
A101 SCALE: NO SCALE

- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED SQUARES.
- EXISTING STOREFRONT SYSTEM PORTION TO BE REMOVED.
- EXISTING WALL TO BE DEMOLISHED TYPICAL @ ALL DASHED WALLS
- EXISTING OPENING TO REMAIN
- EXISTING WINDOW TO BE REMOVED. PORTION OF EXISTING WINDOW FRAME TO REMAIN. EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED TYPICAL AT EACH FLOOR
- EXISTING PLUMBING FIXTURES TO BE REMOVED.
- EXISTING STAIR TO REMAIN
- EXISTING ELEVATOR SHAFTS AND CORE TO REMAIN
- REMOVE EXISTING DOOR FINISH TO EXISTING CONCRETE SLAB. PREPARE EXISTING SLAB FOR NEW FINISHES.
- EXTERIOR WINDOWS, EIFS AND METAL STUD FRAMING TO BE DEMOLISHED. EXISTING STRUCTURAL FRAMING TO REMAIN. SEE STRUCTURAL ARCHITECTURAL DRAWINGS
- EXISTING RESTROOMS TO BE REMOVED

C5 DEMOLITION KEY NOTES
A101 SCALE: NO SCALE



STATE OF NEW YORK
EXPIRES 12/31/25
NO. 14432
JAMES J. MOORE
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
Syracuse, New York

615 ERIE BLVD W SYRACUSE, NY
STORAGE WAREHOUSE

REVISIONS	
NO.	DESCRIPTION
1	Revision 1

DATE	DATE
03/13/2024	

THIRD FLOOR DEMOLITION PLAN

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	JMR
Checked By	JMR

A103



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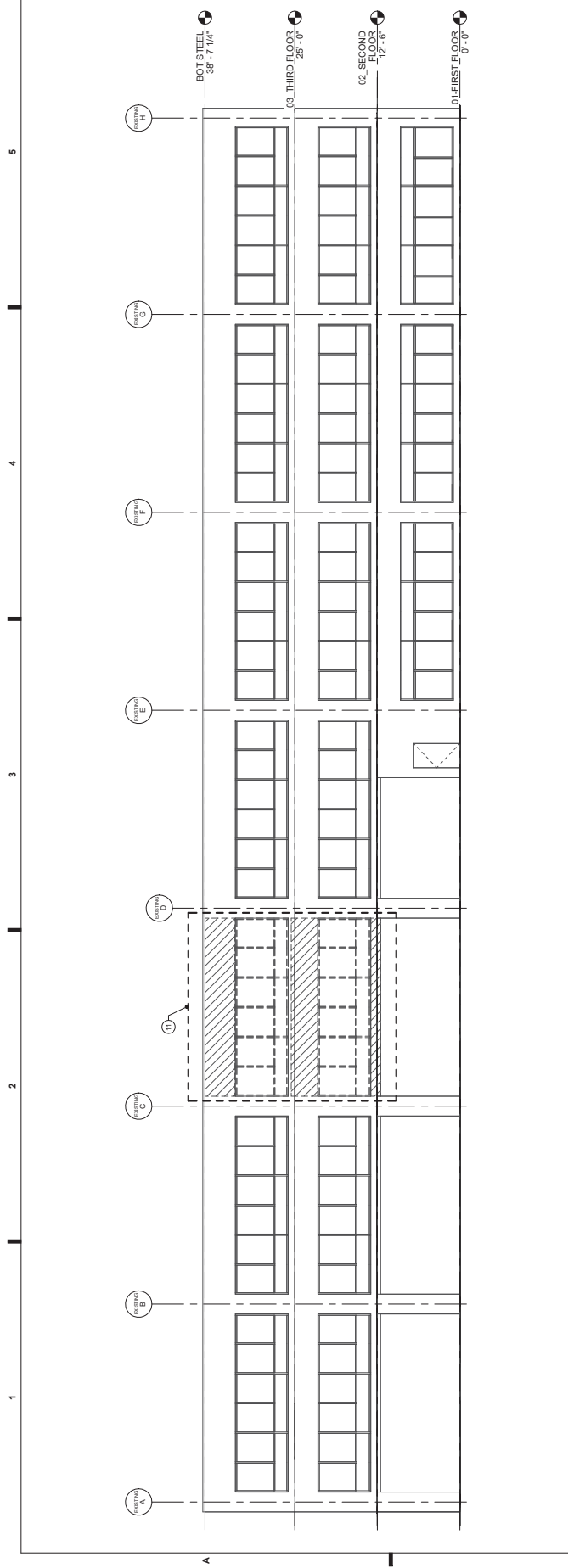
STORAGE WAREHOUSE
 615 ERIE BLVD W SYRACUSE, NY

NO.	DESCRIPTION	DATE
1	Revision 1	10/13/2024

EXTERIOR DEMOLITION ELEVATION

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	AMR
Checked By	JL

A104



NO.	DESCRIPTION	DATE
1	EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL UNFINISHED DOORS.	
2	EXISTING STOREFRONT SYSTEM PORTION TO BE REMOVED.	
3	EXISTING WALL TO BE DEMOLISHED. TYPICAL @ ALL UNFINISHED WALLS.	
4	EXISTING OPENING TO REMAIN.	
5	EXISTING WINDOW TO BE REMOVED. PORTION OF EXISTING OPENING TO REMAIN FOR NEW ELEVATOR SHaft.	
6	EXISTING WALL TO BE DEMOLISHED. TYPICAL @ EACH FLOOR.	
7	EXISTING PLUMBING FIXTURES TO BE REMOVED.	
8	EXISTING STAR TO REMAIN.	
9	EXISTING ELEVATOR SHaFT AND CORE TO REMAIN.	
10	REMOVE EXISTING FLOOR FINISH TO EXISTING CONCRETE SLAB. PREPARE EXISTING SLAB FOR NEW FINISHES.	
11	EXTERIOR WINDOWS EIPS AND METAL STUD FRAMING TO BE REMOVED AS REQUIRED TO CONSTRUCT NEW ELEVATOR STRUCTURE. SEE STRUCTURAL ARCHITECTURAL DRAWINGS.	
12	EXISTING RESTROOMS TO BE REMOVED.	

- DEMOLITION NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.
 - CONTRACTOR TO FIELD VERIFY/ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
 - CONTRACTOR TO COORDINATE WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DEMOLITION AND CONSTRUCTION PLANS PRIOR TO THE COMPLETION OF THE PROPOSED WORK.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. ANY ITEMS TO BE MAINTAINED SHALL BE IDENTIFIED AND PROTECTED PRIOR TO THE START OF DEMOLITION.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS OR LOCAL MUNICIPAL REGULATIONS REGARDING DEMOLITION. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE EXISTING MATERIALS IN A MANNER THAT MINIMIZE DAMAGE TO ADJACENT AREAS. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

C5	GENERAL DEMOLITION NOTES	4
A101	SCALE: NO SCALE	
C5	DEMOLITION KEY NOTES	5
A101	SCALE: NO SCALE	



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Syracuse, New York 13202
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STATE OF NEW YORK
JAMES J. ...
REGISTERED ARCHITECT
No. 12345
EXPIRES 12/31/2024

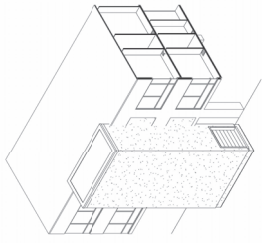
STORAGE WAREHOUSE
615 ERIE BLVD W SYRACUSE, NY

NO.	DESCRIPTION	DATE
1	Revision 1	01/13/2024
2	Revision 2	01/14/2024
3	Revision 3	01/14/2024
4	Revision 4	01/14/2024

FIRST FLOOR PLAN

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	AMR
Checked By	JM

A200

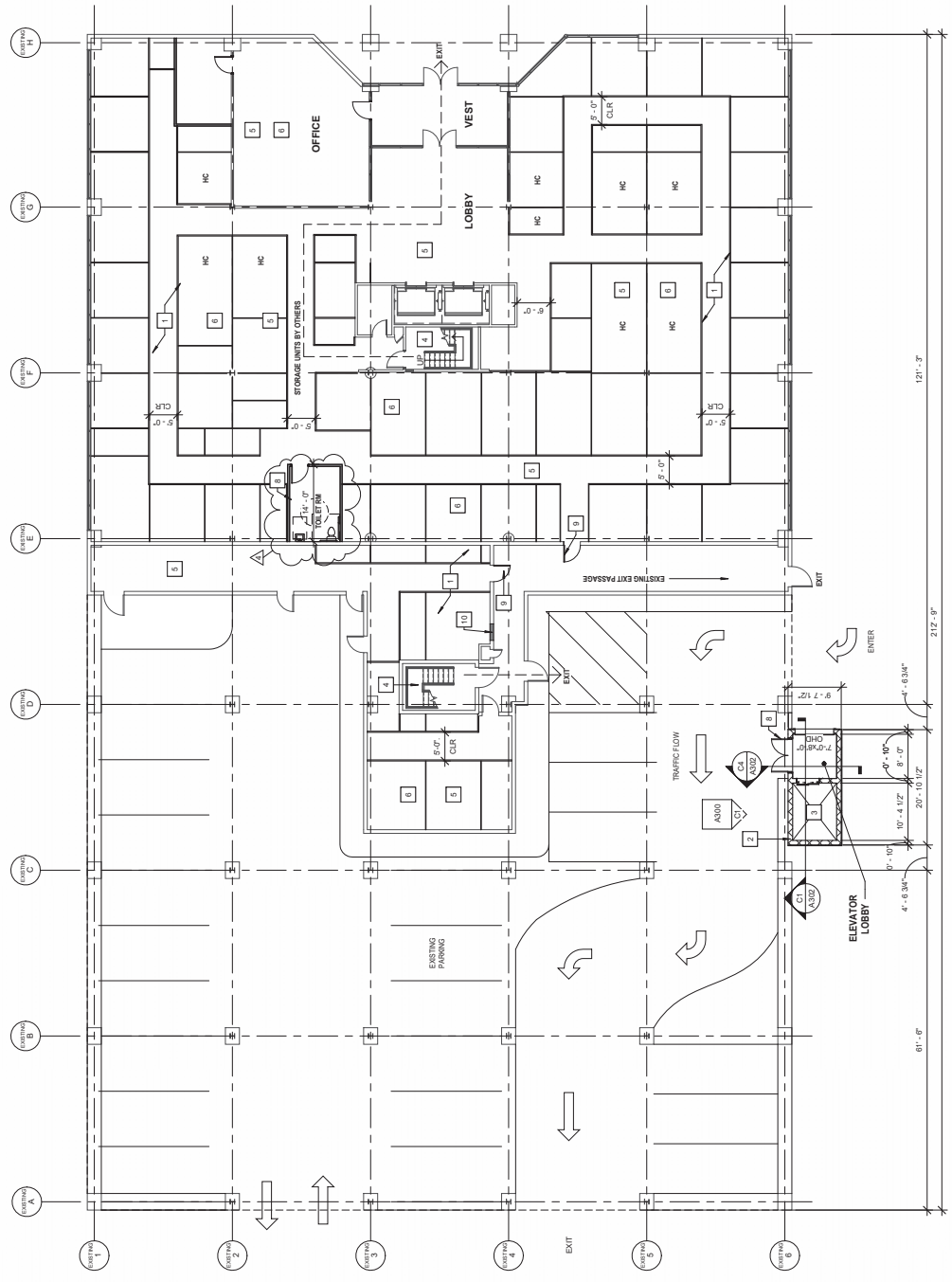


A6 PARTIAL 3D VIEW
A200 SCALE

GENERAL NOTE:
STORAGE LAYOUT & INSTALLATION SHALL BE PROVIDED BY OTHERS.
LAYOUT TO PROVIDE ALL REQUIRED EXIT WIDTHS & ACCESS ROUTES AS SHOWN.
LAYOUT TO COMPLY WITH SECTION 1.10.2 FOR QUANTITY & LOCATION OF ACCESSIBLE UNITS.
CURRENT LAYOUT HAS 5124 UNITS. PROVIDE MINIMUM 20 ACCESSIBLE UNITS.

- 1 STORAGE UNITS BY OTHERS
- 2 NEW 10' CMU WALL PER STRUCTURAL DWGS
- 3 ELEVATOR PER KONE DRAWINGS
- 4 EXISTING STAIR TO REMAIN. REPAIR AS REQUIRED.
- 5 EXISTING FLOOR SLAB
- 6 CEILING TO BE EXPOSED TO DECKING ABOVE
- 7 WELL EXISTING EXTERIOR WALL W/ METAL GAUGE STUDS @ 3" O.C. W/ GYPSUM WALLBOARD FINISH PAINTED
- 8 NEW 6'-0" x 7'-0" DOUBLE METAL DOOR W/ IM FRAME
- 9 NEW 3'-0" x 7'-0" HM DR W/ IM FRAME - 60 MIN FIRE RATING
- 10 WELL EXISTING WALL - TO MATCH EX. WALL WITH CMU TO MATCH EXISTING 1-HR RATED

C5 NEW CONSTRUCTION KEY NOTES
A200 SCALE: 1/4" = 1'-0"



C1 PROPOSED FIRST FLOOR PLAN
A200 SCALE: 3/32" = 1'-0"



THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS SHALL BE CONSIDERED TO BE A PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

STORAGE WAREHOUSE
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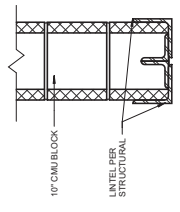
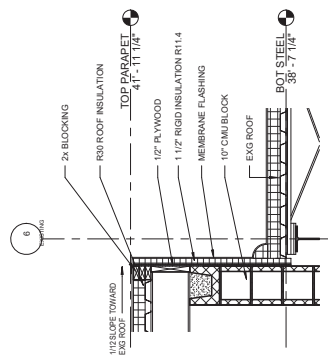
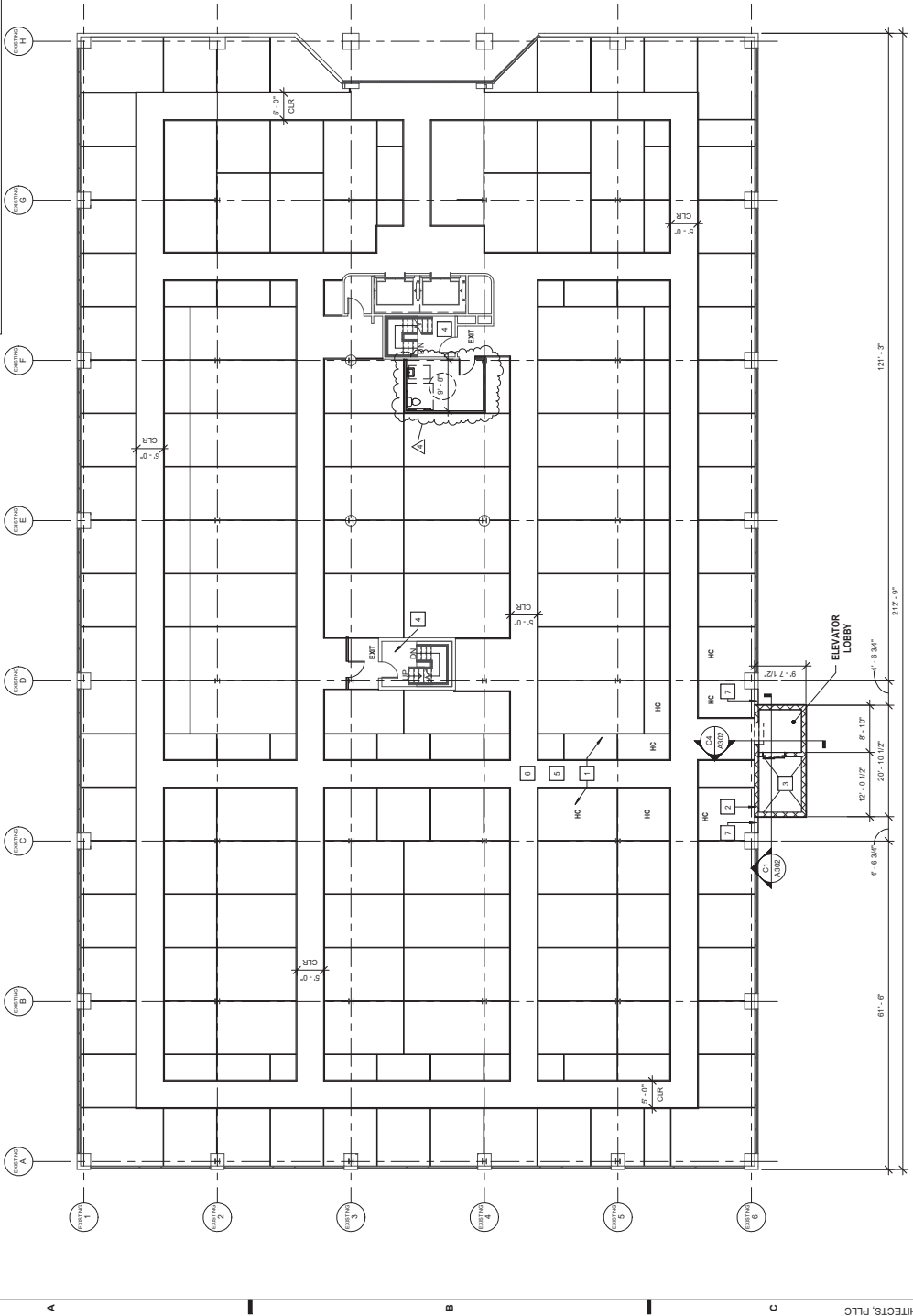
NO.	DESCRIPTION	DATE
1	Revision 1	10/13/2024
2	Revision 2	10/13/2024
3	Revision 3	10/13/2024
4	Revision 4	10/13/2024

SECOND FLOOR PLAN

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	AMR
Checked By	JM

A201

GENERAL NOTE:
 STORAGE LAYOUT & INSTALLATION SHALL BE PROVIDED BY OTHERS. LAYOUT TO PROVIDE ALL REQUIRED EXIT WIDTHS & ACCESS ROUTES AS SHOWN.
 LAYOUT TO COMPLY W/ SECTION 1108.3 FOR QUANTITY & LOCATION OF ACCESSIBLE UNITS.
 CURRENT LAYOUT HAS 5124 UNITS. PROVIDE MINIMUM 20 ACCESSIBLE UNITS



A5 DETAIL @ ROOF ELEVATOR
 A201 SCALE: 3/4" = 1'-0"

B5 DETAIL @ OPENING HEAD
 A201 SCALE: 1 1/2" = 1'-0"

- 1 STORAGE UNITS BY OTHERS
- 2 NEW 10" CMU WALL PER STRUCTURAL DWGS
- 3 ELEVATOR PER KONE DRAWINGS
- 4 EXISTING STAIR TO REMAIN. REPAIRS AS REQUIRED.
- 5 EXISTING FLOOR SLAB
- 6 CEILING TO BE EXPOSED TO DECKING ABOVE
- 7 NEW EXISTING EXTERIOR WALL W/ METAL GAUGE STUDS @ 3" O.C. W/ GYPSUM WALLBOARD FINISH PAINTED
- 8 NEW 6'-0" x 7'-0" DOUBLE METAL DOOR W/ IM FRAME
- 9 NEW 3'-0" x 7'-0" HM DR W/ IM FRAME - 60 MIN FIRE RATING
- 10 NEW EXISTING WALL - TO MATCH EXG WALL WITH CMU TO MATCH EXISTING 1-HR RATED

C5 NEW CONSTRUCTION KEY NOTES
 A200 SCALE: 1/4" = 1'-0"

C1 PROPOSED SECOND FLOOR PLAN
 A201 SCALE: 3/32" = 1'-0"

A202

Checked By: J. [Signature]

Project Number: 23073

Drawn By: AMR

Date: 10/18/2024

THIRD FLOOR PLAN

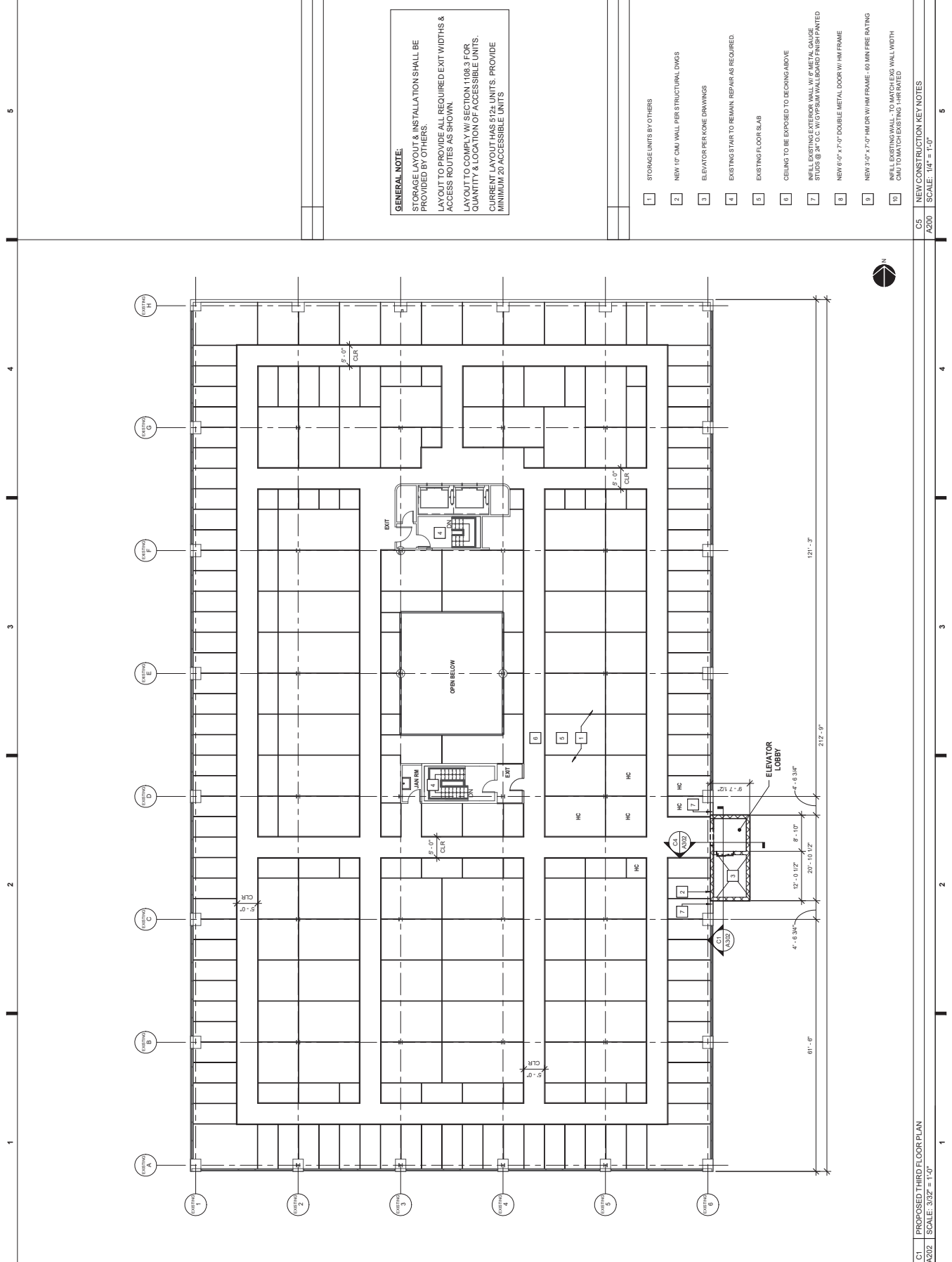
NO.	DESCRIPTION	DATE
1	Revision 1	10/13/2024
2	Revision 2	07/14/2024

DESIGNED BY: J. [Signature]
 DRAWN BY: AMR
 CHECKED BY: J. [Signature]

STORAGE WAREHOUSE
 615 ERIE BLVD W SYRACUSE, NY

THE STATE OF NEW YORK ARCHITECTS' SEAL
 STATE OF NEW YORK ARCHITECTS' BOARD
 ARCHITECT JAMES M. [Signature]
 No. 123456789
 EXPIRES 12/31/2025

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GENERAL NOTE:
 STORAGE LAYOUT & INSTALLATION SHALL BE PROVIDED BY OTHERS.
 LAYOUT TO PROVIDE ALL REQUIRED EXIT WIDTHS & ACCESS ROUTES AS SHOWN.
 LAYOUT TO COMPLY WITH SECTION 11.08.2 FOR QUANTITY & LOCATION OF ACCESSIBLE UNITS.
 CURRENT LAYOUT HAS 5124 UNITS. PROVIDE MINIMUM 20 ACCESSIBLE UNITS.

- 1 STORAGE UNITS BY OTHERS
- 2 NEW 10' CMU WALL PER STRUCTURAL DWGS
- 3 ELEVATOR PER KONE DRAWINGS
- 4 EXISTING STAIR TO REMAIN. REPAIRS REQUIRED.
- 5 EXISTING FLOOR SLAB
- 6 CEILING TO BE EXPOSED TO DECKING ABOVE
- 7 WELL EXISTING EXTERIOR WALL W/ METAL GAUGE STUDS @ 3'-0" C.C. W/ GYPSUM WALLBOARD FINISH PAINTED
- 8 NEW 6'-0" x 7'-0" DOUBLE METAL DOOR W/ IM FRAME
- 9 NEW 3'-0" x 7'-0" HM DR W/ IM FRAME - 60 MIN FIRE RATING
- 10 WELL EXISTING WALL - TO MATCH EXISTING WALL WIDTH CMU TO MATCH EXISTING 1-HR RATED

C5 NEW CONSTRUCTION KEY NOTES
 A200 SCALE: 1/4" = 1'-0"

C1 PROPOSED THIRD FLOOR PLAN
 A202 SCALE: 3/32" = 1'-0"



STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 JAMES J. AMIR
 No. 13555
 08/2018

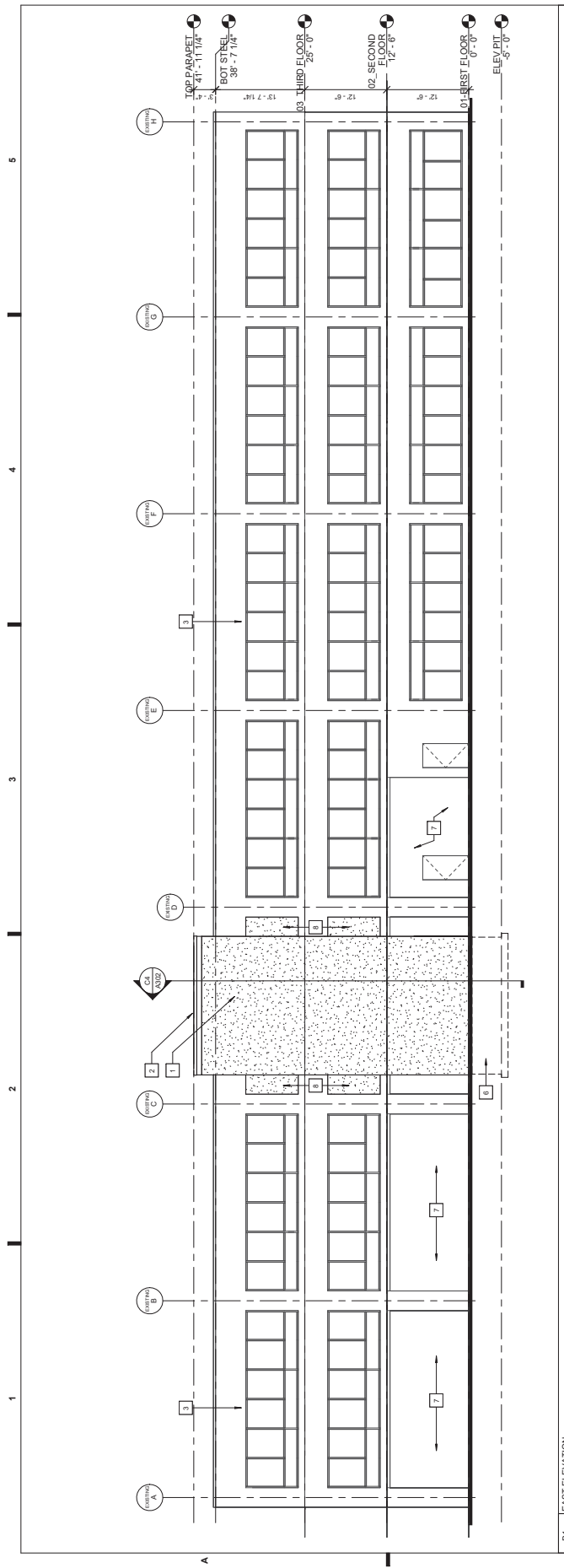
STORAGE WAREHOUSE
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NO.	DESCRIPTION	DATE
1	Revision 1	10/18/2024

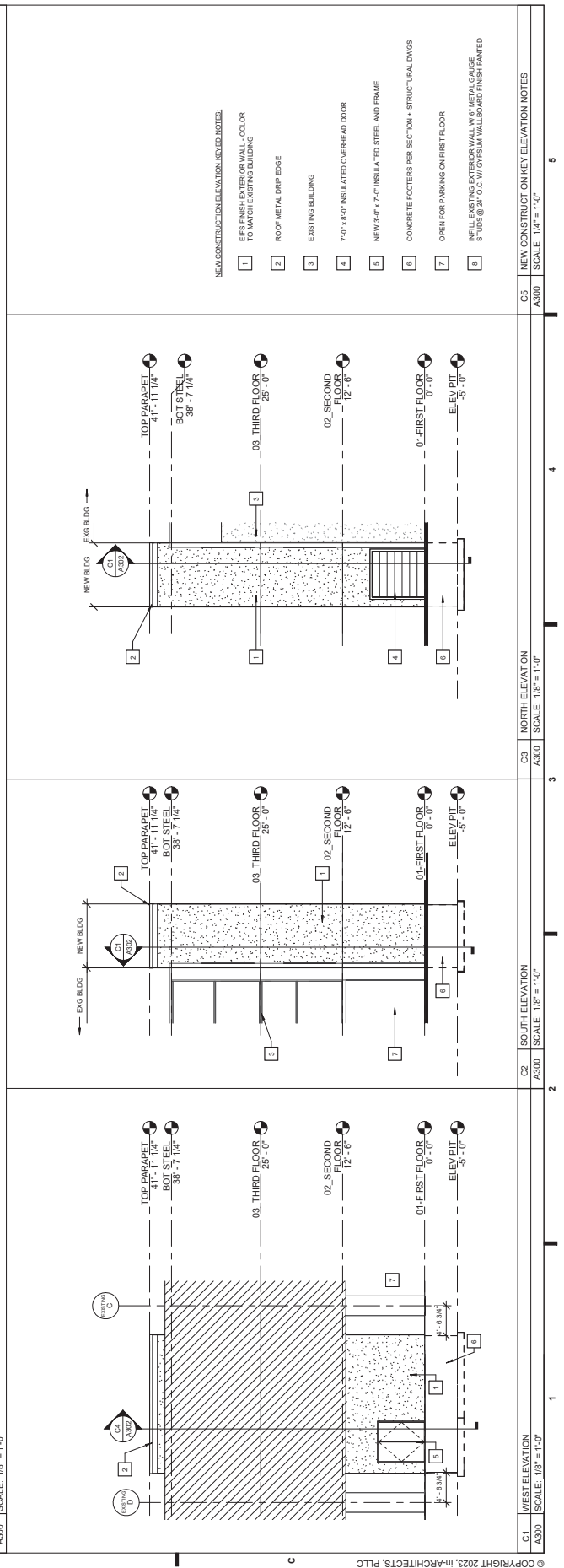
EXTERIOR ELEVATIONS

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	AMIR
Checked By	JAM

A300



B1 EAST ELEVATION
 A300 SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
 A300 SCALE: 1/8" = 1'-0"

C2 SOUTH ELEVATION
 A300 SCALE: 1/8" = 1'-0"

C3 NORTH ELEVATION
 A300 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION ELEVATION KEY NOTES:

- 1 EIFS FINISH EXTERIOR WALL - COLOR TO MATCH EXISTING BUILDING
- 2 ROOF METAL DWP EDGE
- 3 EXISTING BUILDING
- 4 7'-0" x 8'-0" INSULATED OVERHEAD DOOR
- 5 NEW 3'-0" x 7'-0" INSULATED STEEL AND FRAME
- 6 CONCRETE FOOTERS PER SECTION + STRUCTURAL DWGS
- 7 OPEN FOR PARKING ON FIRST FLOOR
- 8 REFINISH EXISTING EXTERIOR WALL W/ 6" METAL GAUGE STUDS @ 24" O.C. W/ GYPSUM WALLBOARD FINISH PAINTED

C5 NEW CONSTRUCTION KEY ELEVATION NOTES
 A300 SCALE: 1/4" = 1'-0"



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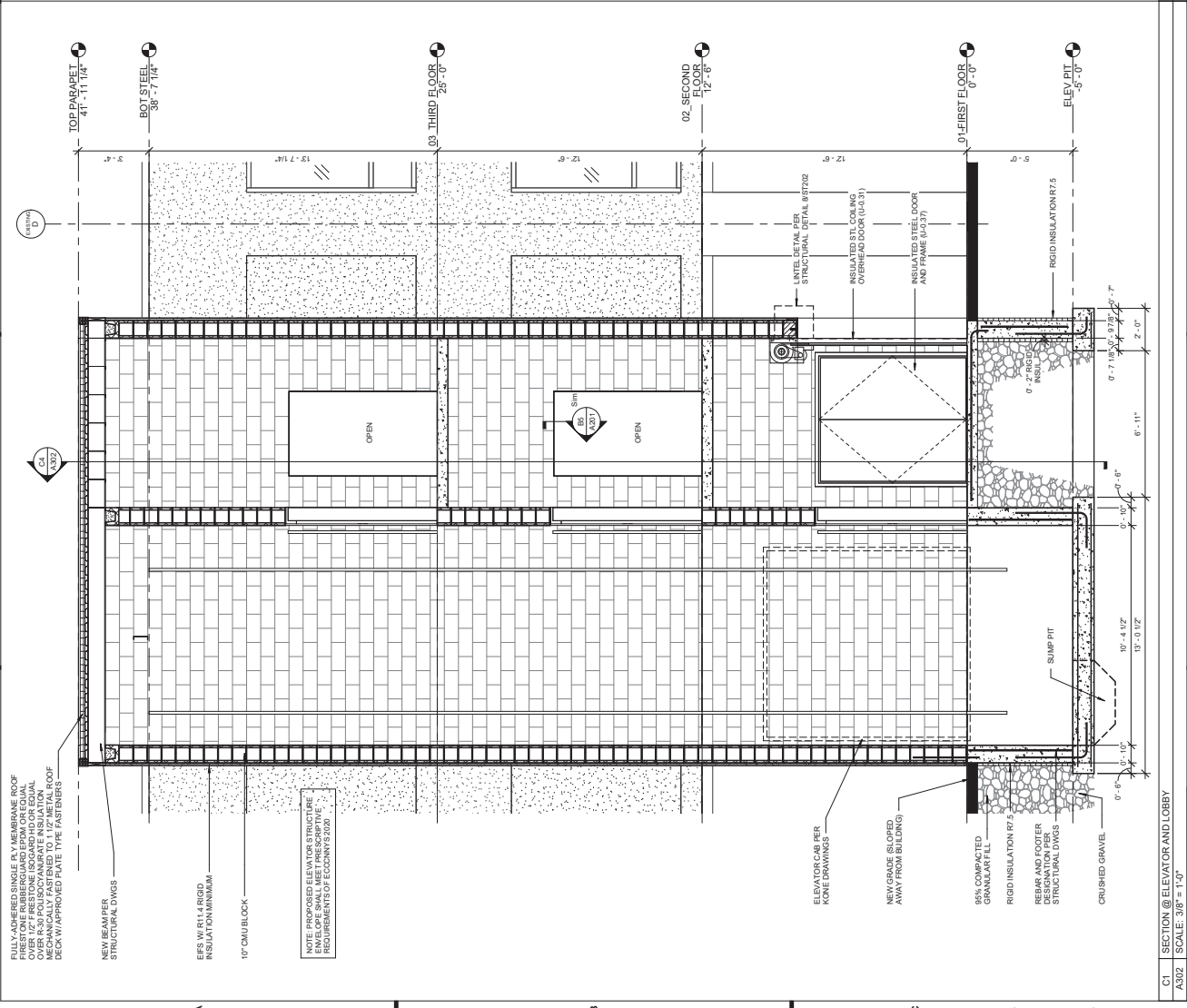
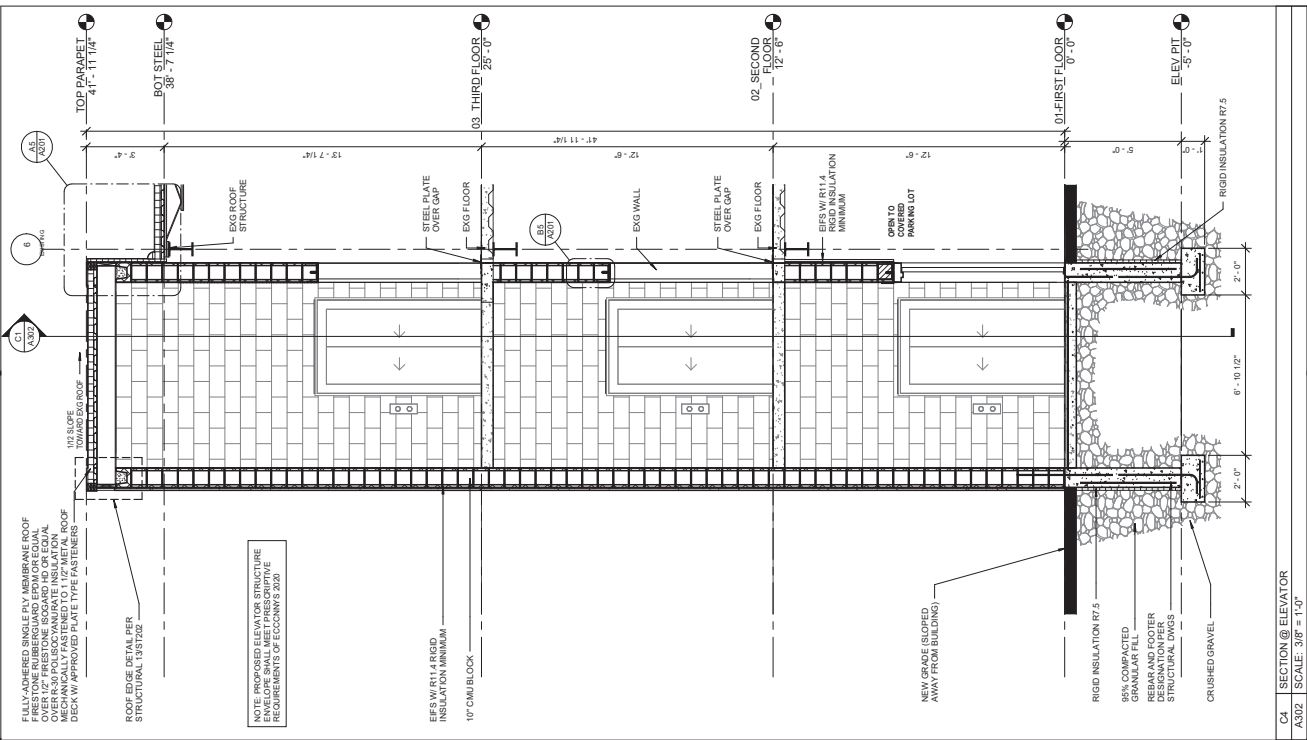
STORAGE WAREHOUSE
 615 ERIE BLVD W SYRACUSE, NY

NO.	DESCRIPTION	DATE
1	Revision 1	03/13/2024

WALL SECTIONS

Project Status	PERMIT
Date	10/18/2024
Project Number	23073
Drawn By	JM
Checked By	AMR

A302



C1 SECTION @ ELEVATOR
 A302 SCALE: 3/8" = 1'-0"

C1 SECTION @ ELEVATOR AND LOBBY
 A302 SCALE: 3/8" = 1'-0"

ST101

PERMIT/BID SET
07/19/23

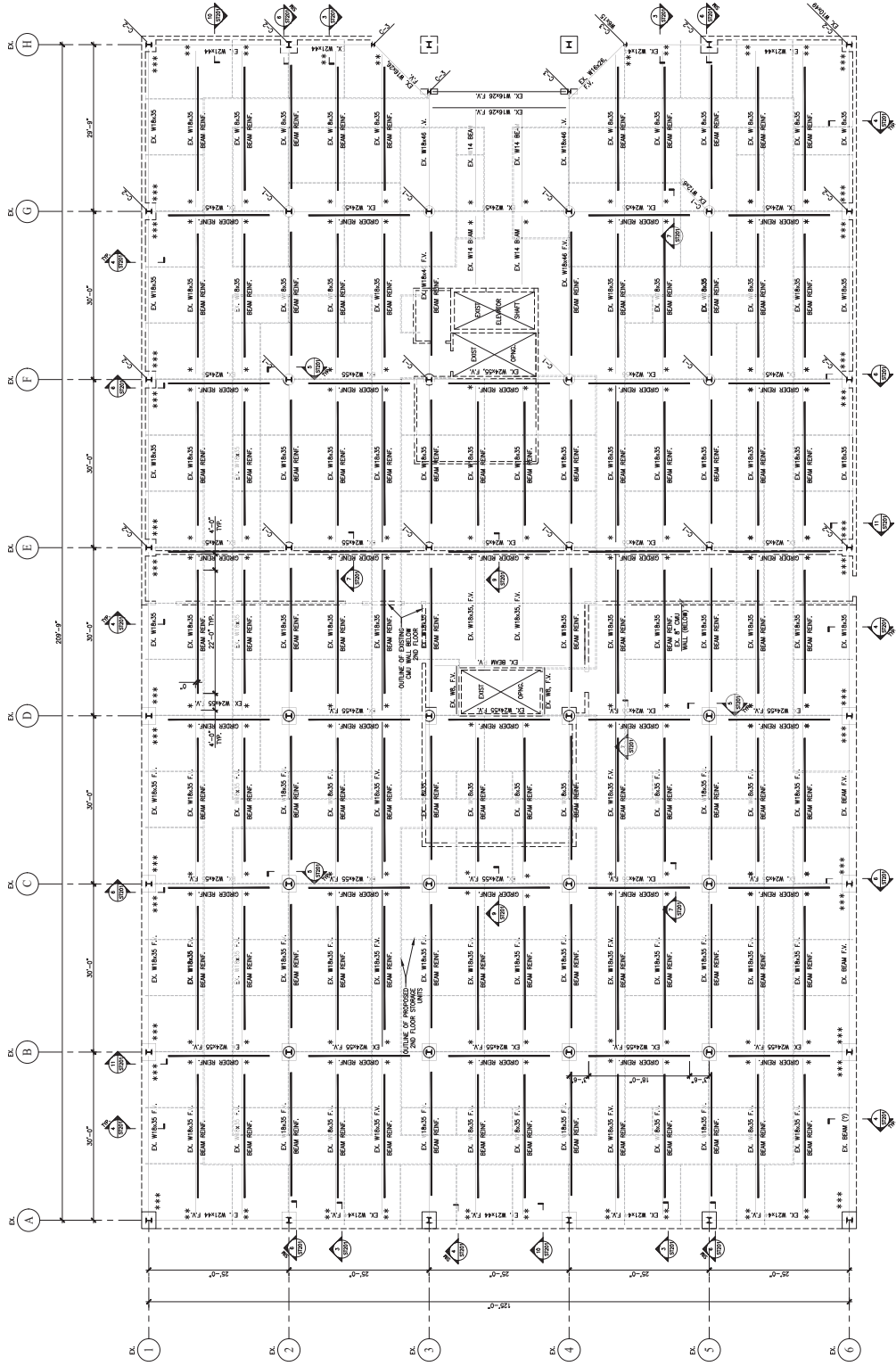
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ST. GERMAIN & APPELLE
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571 WEST GENESSEE STREET
CAMILLUS, NEW YORK 13031
PHONE: (315) 488-3550



PROJECT
615 ERIE BLVD. - FLOOR REINFORCING PROJECT
DRAWING TITLE
SECOND FLOOR FRAMING - REINFORCING PLAN
615 ERIE BOULEVARD
SYRACUSE, NEW YORK 13204



GENERAL NOTES, MATERIAL SPECIFICATIONS, & SCOPE OF WORK

1. THE 2ND & 3RD FLOORS WERE ORIGINALLY DESIGNED FOR AN OFFICE USE LOAD OF 80 PSF. THE PROPOSED REINFORCING SHALL BE DESIGNED TO SUPPORT THE EXISTING AND PROPOSED MECHANICAL LOADS TO BE 125 PSF. THE REINFORCING SHALL BE DESIGNED TO SUPPORT THE EXISTING AND PROPOSED MECHANICAL LOADS TO BE 125 PSF.
2. THE OWNER WILL REMOVE ALL CEILING & MECHANICAL ITEMS TO ALLOW FOR THE INSTALLATION OF THE REINFORCING. COORDINATE WITH THE OWNER.
3. THE STEEL CONNECTION SHALL FIELD VERIFY ALL DESIGN FRAMING ONCE THE CEILING ARE REMOVED.
4. SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW & APPROVAL.

MATERIALS

STEEL: A-36
W1845: 36 IN. X 48 LB.
W2455: 36 IN. X 92 LB.
W8: 30 IN. X 42 LB.
WELDS: F100 ELECTRODES

DESIGN CRITERIA

1. DESIGN CODE: AISC 360-16
2. DESIGN CODE: AISC 358-16
3. DESIGN CODE: AISC 305-16
4. DESIGN CODE: AISC 311-16
5. DESIGN CODE: AISC 313-16
6. DESIGN CODE: AISC 318-16
7. DESIGN CODE: AISC 341-16
8. DESIGN CODE: AISC 344-16
9. DESIGN CODE: AISC 360-16
10. DESIGN CODE: AISC 360-16
11. DESIGN CODE: AISC 360-16
12. DESIGN CODE: AISC 360-16
13. DESIGN CODE: AISC 360-16
14. DESIGN CODE: AISC 360-16
15. DESIGN CODE: AISC 360-16
16. DESIGN CODE: AISC 360-16
17. DESIGN CODE: AISC 360-16
18. DESIGN CODE: AISC 360-16
19. DESIGN CODE: AISC 360-16
20. DESIGN CODE: AISC 360-16

1. 2ND FLOOR FRAMING - REINFORCING PLAN
SCALE: 1/4"=1'-0"

1. TOP OF CONCRETE AT FINISH FLOOR ELEVATION, FTE (412'-9") UNLESS NOTED OTHERWISE ON PLAN, UNO.
2. TOP OF STEEL ELEVATION, TOS (417'-3"), UNO.
3. EXISTING FLOOR CONSTRUCTION: 3" CONCRETE SLAB ON 2" x 10" OR COMPOSITE METAL DECK.
4. FIELD VERIFY ALL DESIGN CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK. CONFIRM SIZE (FIELD VERIFY).
5. ALL "BEAM REINFORCING" LOCATIONS ARE NOTED ON THE PLAN. SEE 1/20201 FOR REINFORCING OPTIONS.
6. ALL "GIRDER REINFORCING" LOCATIONS ARE NOTED ON THE PLAN. SEE 1/20201 FOR REINFORCING OPTIONS.
7. CONNECTING BEAMS ENFORCING ARE SHOWN WITH ASTERISKS.
8. ** = BEAM TO GIRDER. SEE 9/20201 SEE 1/20201.
9. *** = SPANNER BEAM TO COLUMN. SEE 1/20201.

ST102

PERMIT/BID SET
07/25/23

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS TO BE USED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND SURVEYING BOARD OF THE STATE OF NEW YORK. THE ENGINEER'S SEAL SHALL BE PLACED ONLY ON THIS DRAWING.

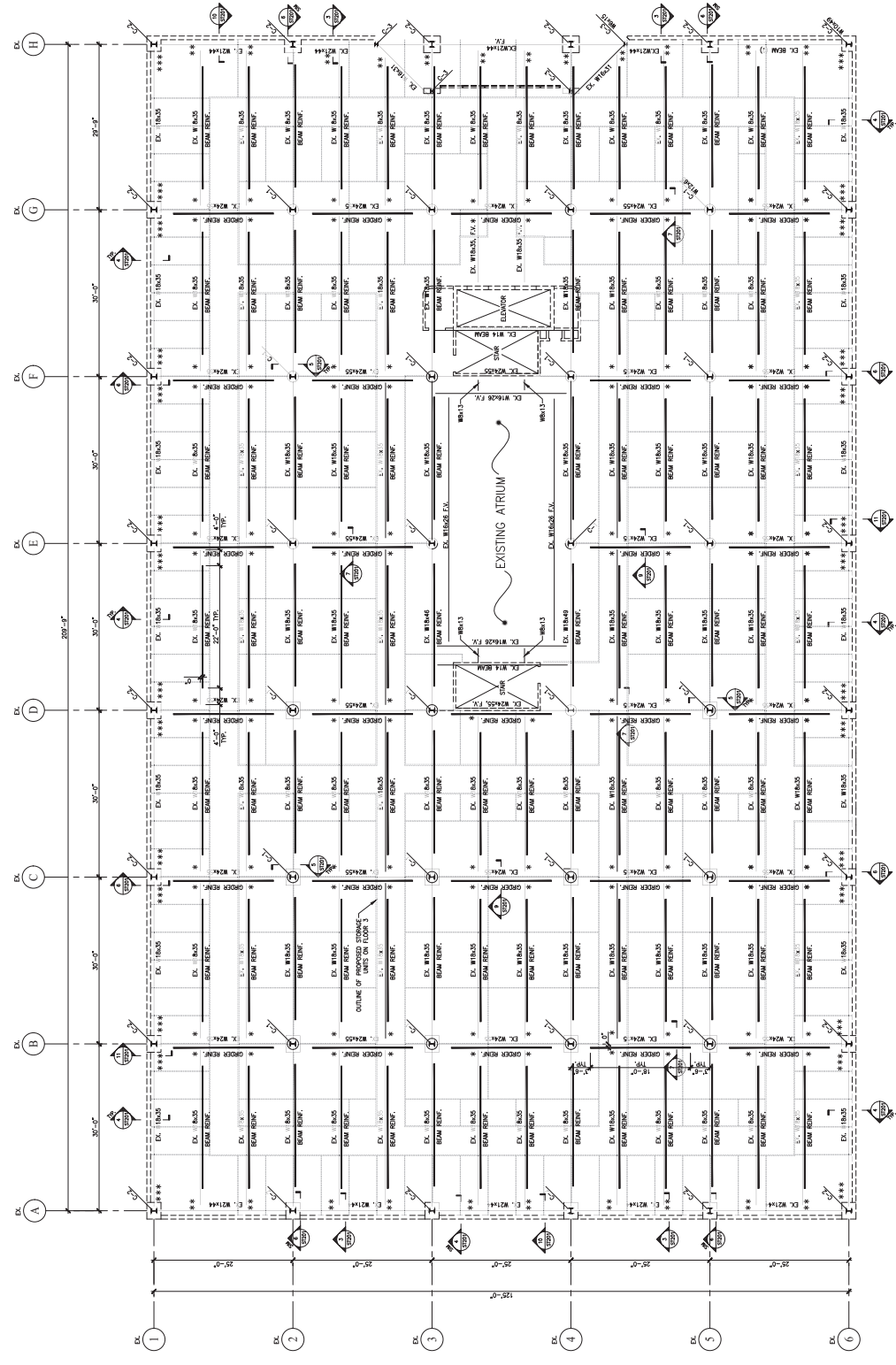
NO.	REVISIONS
1	
2	
3	
4	

ST. GERMAN & APPERLE
CONSULTING ENGINEERS, PLLC
571 WEST GENESSEE STREET
CAMILLUS, NEW YORK 13031
PHONE: (315) 488-3550



PROJECT
615 ERIE BLVD. - FLOOR REINFORCING PROJECT
615 ERIE BOULEVARD
SYRACUSE, NEW YORK 13204

DRAWING TITLE
THIRD FLOOR FRAMING - REINFORCING PLAN



- 1** THIRD FLOOR FRAMING - REINFORCING PLAN
SCALE: 1/8"=1'-0"
- TOP OF CONCRETE AT FINISH FLOOR ELEVATION, ITC (425'-1") UNLESS NOTED OTHERWISE ON PLAN, UNO.
 - TOP OF STEEL ELEVATION, TOR: 404'-4 1/2", UNO.
 - EXISTING FLOOR CONSTRUCTION: 9" CONCRETE SLAB ON 2" x 4" OR COMPOSITE METAL DECK. TOTAL THICKNESS = 9". REINFORCED BY (1) LAYER OF #4@18x24.3 MIN. NO SHEAR STUDS PRESENT.
 - FIELD OFFER ALL DESIGN CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK. CONFIRM SIZED LABELS (1"=1" FIELD VERIFY).
 - ALL "BEAM REIN" LOCATIONS ARE NOTICED ON THE PLAN. SEE 1/20201 FOR REINFORCING OPTIONS.
 - ALL "GIRDER REIN" LOCATIONS ARE NOTICED ON THE PLAN. SEE 1/20201 FOR REINFORCING OPTIONS.
 - CONNECTING BEAMS/ENVELOPES ARE SHOWN WITH ABBREVIATIONS:
** = BEAM TO GIRDER SEE 1/20201 FOR REINFORCING OPTIONS
*** = SPAN/BEAM TO COLUMN SEE 1/20201

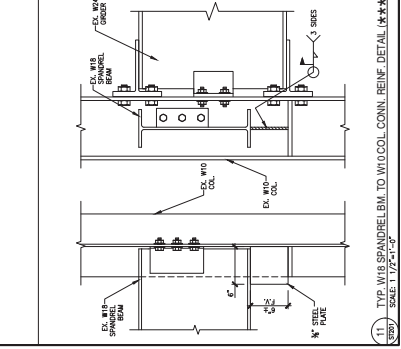
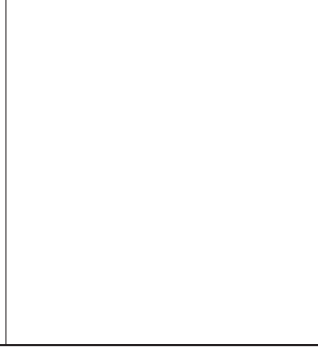
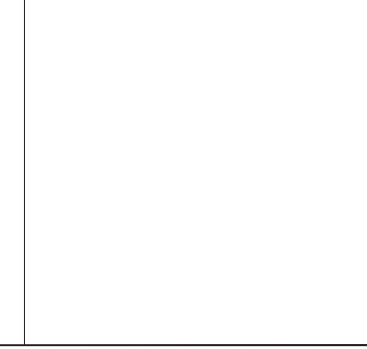
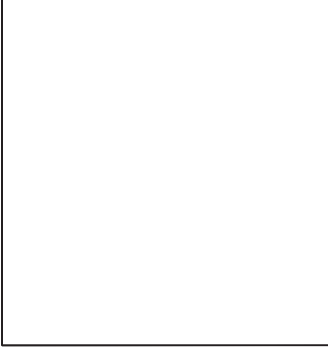
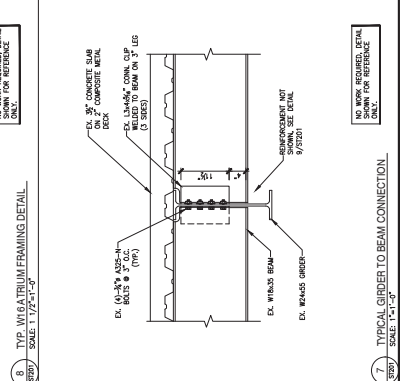
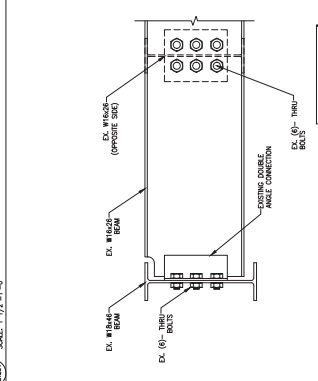
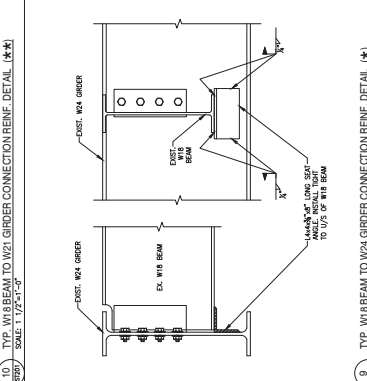
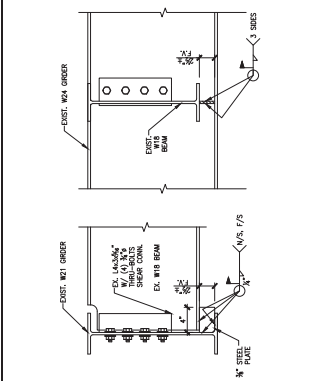
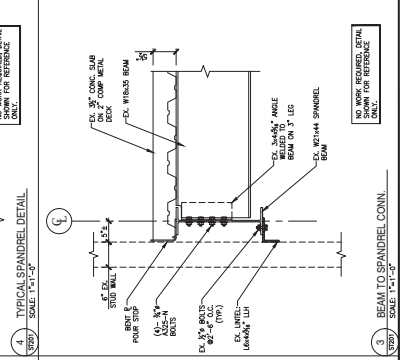
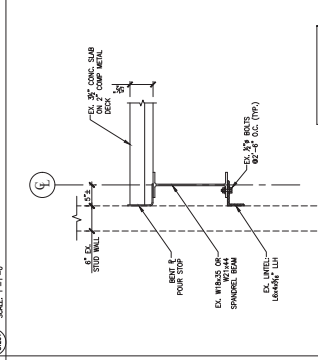
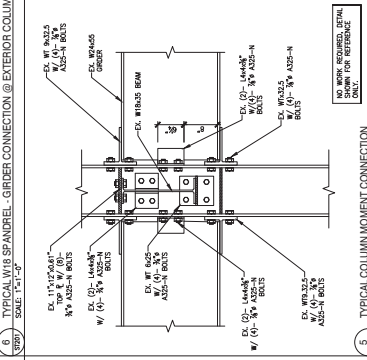
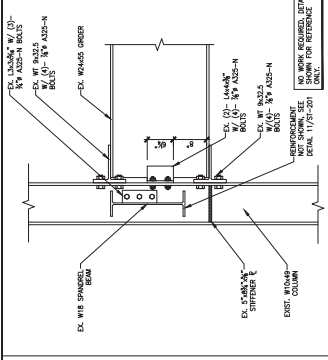
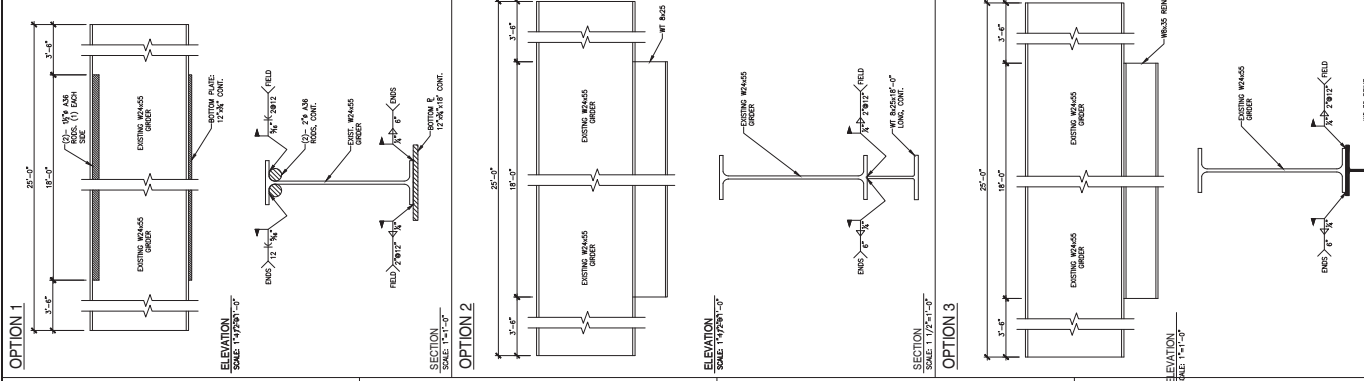
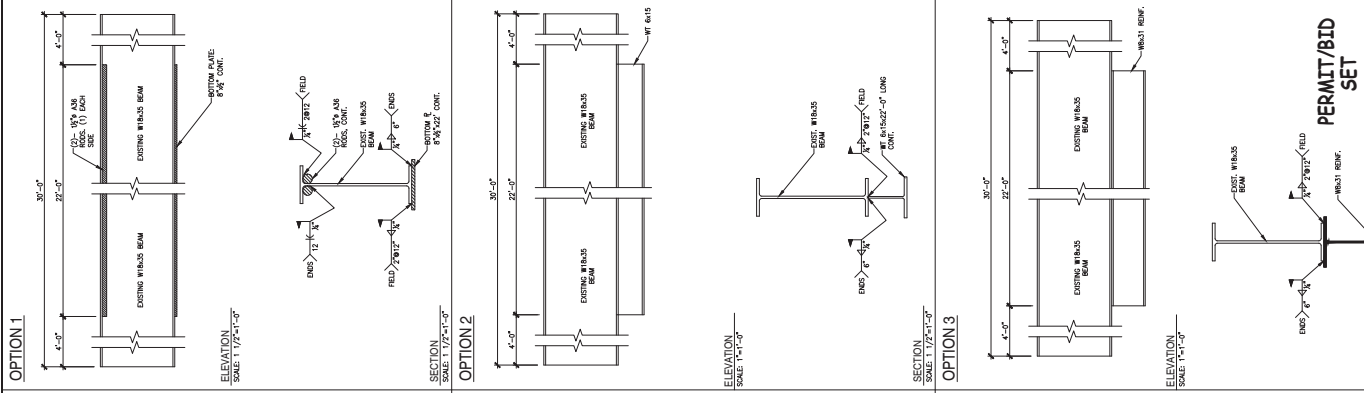
1	REVISED
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ENGINEER: RPA
 ENGINEER: RPA
 ENGINEER: RPA
 EXPIR. NOS: 23-6993
 PHONE: (315) 488-3550
 CANTILLAS, NEW YORK 13031
ST. GERMAN & APPERLE
 CONSULTING ENGINEERS, PLLC



615 ERIE BLVD. - FLOOR REINFORCING PROJECT
 615 ERIE BOULEVARD
 SYRACUSE, NEW YORK 13204
 DRAWING TITLE
BEAM & CONNECTION REINFORCING DETAILS

10/19/23
PERMIT/BID SET
 THIS DRAWING IS TO BE USED IN CONNECTION WITH THE PERMITTING AND BIDDING OF THE REINFORCING FOR THE PROJECT. THE ENGINEER HAS NO LIABILITY FOR THE WORK UNDER THIS DRAWING.



ELEVATOR SECTIONS & DETAILS

PROJECT 615 ERIE BLVD. - FLOOR REINFORCING & RENOVATION PROJECT

615 ERIE BOULEVARD
SYRACUSE, NEW YORK 13204

DRAWING TITLE



ST. GERMAN & APPERLE
CONSULTING ENGINEERS, PLLC
571 WEST GENESEE STREET
CAMILLUS, NEW YORK 13031
PHONE: (315) 488-3650



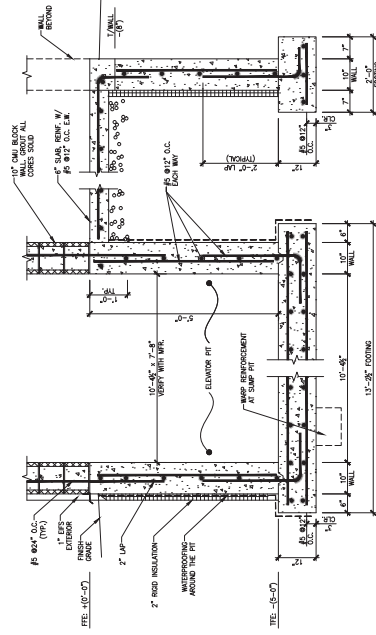
NO.	REVISIONS
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ENGINEER: EPA
DRAWN: EFC: JL
SCALE: AS SHOWN
PROJ. NO.: 23-6993
DRAWING NO.

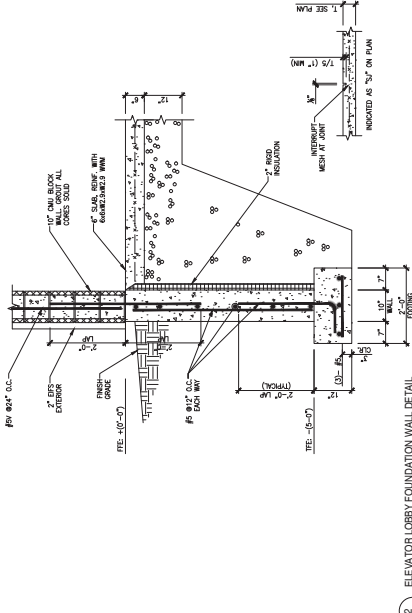
ST202

PERMIT/BID SET
10/19/23

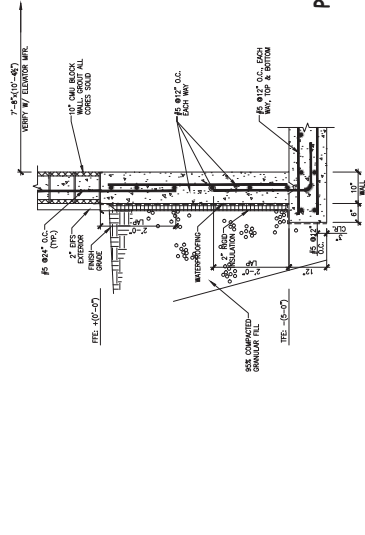
THIS DRAWING IS TO BE USED IN CONNECTION WITH THE PERMITTING AND BIDDING PROCESS FOR THE RENOVATION OF 615 ERIE BOULEVARD. THE EXISTING AND PROPOSED CONDITIONS SHALL BE VERIFIED BY THE ENGINEER AND SHALL BE SHOWN ONLY.



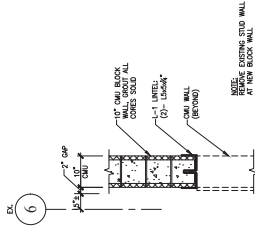
3 ELEVATOR LOBBY FOUNDATION SECTION
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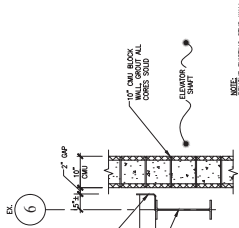
3 ELEVATOR LOBBY FOUNDATION WALL DETAIL
SCALE: 3/4\"/>



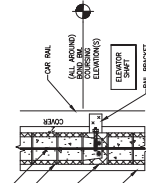
1 ELEVATOR BIT WALL DETAIL
SCALE: 3/4\"/>



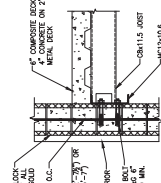
7 ELEVATOR LOBBY WALL @ LINTEL L-1
SCALE: 3/4\"/>



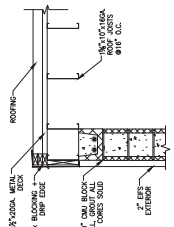
8 ELEVATOR SHAFT WALL @ EX BUILDING LINE
SCALE: 3/4\"/>



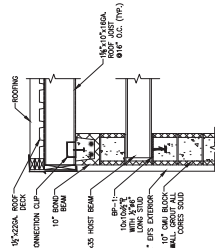
5 ELEVATOR SHAFT WALL DETAIL
SCALE: 3/4\"/>



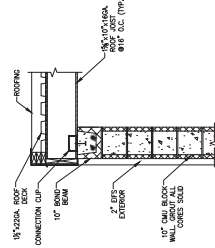
4 ELEVATOR LOBBY FLOOR FRAMING DETAIL
SCALE: 1/2\"/>



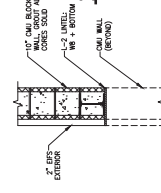
11 ROOF EDGE DETAIL @ ELEVATOR SHAFT
SCALE: 3/4\"/>



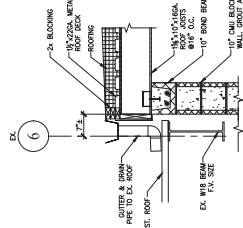
10 ROOF EDGE DETAIL @ ELEVATOR SHAFT
SCALE: 3/4\"/>



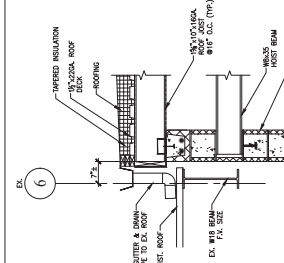
9 ROOF EDGE DETAIL @ ELEVATOR LOBBY
SCALE: 1/2\"/>



8 ELEVATOR LOBBY WALL @ LINTEL L-2
SCALE: 3/4\"/>



13 ROOF EDGE DETAIL @ EXISTING ROOF
SCALE: 3/4\"/>



12 ROOF EDGE DETAIL @ EXISTING ROOF
SCALE: 3/4\"/>



CITY OF SYRACUSE COMMON COUNCIL

PATRICK J. HOGAN
Councilor - 2nd District
President Pro-Tempore

February 29, 2024

Re: 613-17 Erie Blvd West

Dear City Planning Commission Board Member:

As the 2nd District Common Council Representative, I write to express my strong support for Site Plan Approval for the property located at 613-17 Erie Blvd West. As a result of global circumstances beyond the control of the property owners, the property has been vacant since July of 2023. The property owners want this property to be of productive use and they have worked extensively to investigate alternative uses for their property.

The property owners plan to make a significant investment in this property which will aid in the continuing resurgence of this important commercial corridor. I applaud seeing this building being put into productive use and commend them for their faith in our community.

I urge you to support the Site Plan Approval and allow the property owners to receive a building permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick J. Hogan", with a long horizontal line extending to the right.

Hon. Patrick J. Hogan
2nd District Councilor
President Pro-Tempore

City of Syracuse

Parcel History

01/01/1900 - 02/29/2024
 Tax Map #: 105.-13-11.0
 Owners: Erie Place Assoc II, LLC
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
613-17 Erie Blvd W	12/10/12	Completed Complaint	Catch Basin: Clean	Completed	2012-27203 clean c/b
613-17 Erie Blvd W	06/03/14	Completed Complaint	Pot Holes in Road	Completed	2014-11521 There is a pot hole (several actually) on Erie Blvd West – one in front of 615 Erie Blvd. West in the eastbound lane - and the other down near the bridge – near the school district offices – also eastbound lane (near the County Board of Elections Office).
613-17 Erie Blvd W	06/28/22	Complaint	Sprinkler System	Open	2022-06051 Failure to correct deficiencies noted during recent sprinkler inspection
613-17 Erie Blvd W	06/28/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Open	
613-17 Erie Blvd W	06/28/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Open	
613-17 Erie Blvd W	06/28/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Open	
613-17 Erie Blvd W	02/09/24	Complaint	Fire Safety	Needs Review	2024-00695 Stop work order
613-17 Erie Blvd W	02/09/24	Violation	2020 FCNYS- - 105.4 - Stop work orders	Open	
613-17 Erie Blvd W	02/09/24	Violation	Section 105.2 Building Permits	Open	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Erie Place Associates, LLC
From: Pat Voorheis, Zoning Planner
Date: 2/29/2024 4:16:22 PM
Re: Major Site Plan Review MaSPR-24-05
613-17 Erie Blvd W, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	02/21/2024	Vinny Esposito	Plumbing permits may be required through OCWEP. Any exterior site work will require separate permits. Sewer lateral must be video inspected to assess condition and any capacity issues. Any deficiencies must be corrected by the owner/developer.