



**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

<b><i>MaSPR-23-08</i></b>	<b><i>Staff Report – March 4, 2024</i></b>
<b><i>Application Type:</i></b>	<b>Major Site Plan Review</b>
<b><i>Project Address:</i></b>	420 and 430 East Genesee Street, Syracuse, NY 13202 (Tax ID: 102.-08-02.0 & 102.-08-03.0)
<b><i>Summary of Proposed Action:</i></b>	The proposed project includes changing the use of two eligible structures for the National Registry and renovating the two existing buildings into residential dwelling units. These renovations will allow for the preservation of these eligible historic structures and allow for site improvements.
<b><i>Owner/Applicant</i></b>	Phillip Gardiner (Owner’s Representative) Brian Bouchard, Project Engineer, CHA Consulting (Applicant)
<b><i>Existing Zone District:</i></b>	Central Business District, MX-5 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring property to the north is an Open Space, OS Zone District. The neighboring properties to the south, east, and west are located in a Central Business District, MX-5 Zone District.
<b><i>Companion Application(s)</i></b>	V-24-00: Use Variance to allow for Ground Floor Units in an MX-5 Zone District (Approved by Board of Zoning Appeals on 2/22/24).  R-23-71 – A Resubdivision to combine the lots located at 420 and 430 East Genesee Street.
<b><i>Scope of Work:</i></b>	The existing two-story structure, 420 East Genesee Street, will be renovated to include twenty-one proposed residential apartment units. The existing five-story structure, 430 East Genesee Street, will be renovated to include thirty-six proposed residential apartment units. Additional site improvements will be constructed to allow for thirty (30) proposed off-street parking spaces, including a new curb cut onto McCarthy Ave to provide ingress and egress from the parking area for emergency access. The existing alley between the buildings will be closed to vehicular traffic and reconstructed as a pedestrian walkway.
<b><i>Staff Analysis:</i></b>	<b><u>Pros:</u></b> The proposed project would preserve the historic structures. The proposed project would create an additional pedestrian pathway enhancing the pedestrian connectivity of the neighborhood. <b><u>Cons:</u></b> The proposal, although did receive a use variance, deviates from the intent of the MX-5 Zone District which is to have commercial on the ground floor. <b><u>Recommendation:</u></b> All affordable units must be of the same size, quality of fixtures, and quality of furnishings as the market rate dwelling units.
<b><i>Zoning Procedural History:</i></b>	420 East Genesee Street: <ul style="list-style-type: none"> <li>- AS-85-13: A sign waiver to allow for one (1) 3’x 12’ sign on the Western side of the building.</li> <li>- SD-85-18: Encroachment Request to allow window planters to encroach 4’ into city ROW.</li> </ul> 430 East Genesee Street: <ul style="list-style-type: none"> <li>- AS-95-10: A sign waiver to allow for one (1) 4’x 8’ sign along East Genesee Street, and one (1) 6’x 2’ sign along McCarthy Avenue.</li> </ul>
<b><i>Summary of Zoning History:</i></b>	420 East Genesee Street: On April 19 <sup>th</sup> , 1985, a sign waiver, AS-85-13, was approved with conditions via Zoning Administrator Decision. The decision allowed for one (1) 3’x 12’ sign on the Western side

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	of the building. On December 10 <sup>th</sup> , 1985, an encroachment request, SD-85-18, was approved via Zoning Administrator Decision. The decision allowed for the installation of window planters that would encroach four (4) feet into the city ROW. 430 East Genesee Street: On April 25 <sup>th</sup> , 1995, a sign waiver, AS-95-10, was approved with conditions via Zoning Administrator Decision. The decision allowed for one (1) 4'x 8' sign along East Genesee Street, and one (1) 6'x 2' sign along McCarthy Avenue.
<b>Code Enforcement History:</b>	Not applicable.
<b>Zoning Violations:</b>	The involved parcels have no outstanding zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	The subject property located at 420 E. Genesee St is regular in shape with 176 feet of frontage on E. Genesee St. and a lot depth of 147.16 feet. The subject property located at 430 E. Genesee St is regular in shape with 66 feet of frontage on E. Genesee St. and a lot depth of 146.14 feet.
<b>SEQR Determination:</b>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Major Site Plan Review application
- Short Environmental Assessment Form Part 1
- Durable Power of Attorney letter
- Proposed Apartments 420 & 430 E. Genesee St. Syracuse, NY. Existing Conditions, Drawing No. C-003. CHA One Park Place, 300 S. State Street, Suite 600 Syracuse, NY, 13202. Dated: 4/14/2023. Scale as shown.
- Layout & Landscaping Plans (Sheets C-101 & C-401) 420 & 430 E. Genesee St. Syracuse, NY, Drawing No. C-101. CHA One Park Place, 300 S. State Street, Suite 600 Syracuse, NY, 13202. Dated 4/14/2023. Scale as shown.
- Existing Floor Plans, Sheet A-10, A-11, A-12, A-13, A-101, A-102, A-103, A-104, A-105. Proposed Residential 420 E. Genesee Street Syracuse, New York. Macknight Architects, 212 North Franklin Street, Syracuse, New York 13202. Date: 9/14/23. Scale 1/8" = 1'-0".
- Existing & Proposed Elevations, Sheets A-201 & A-202 & A-203 A-202.5 & 203.5. 430 Park Plaza 430 E. Genesee Street Syracuse, New York. Macknight Architects, 212 North Franklin Street, Syracuse, New York 13202. Date: 03/20/23. Scale 1/8" = 1'-0".
- Final Plot. Consolidation Survey Lands of Jemal's Fayette Park L.L.C East Genesee Street and McCarthy Avenue. City of Syracuse Onondaga County – New York. Moore Land Surveying, P.C. Dated: July 28<sup>th</sup>, 2022. Scale 1" = 20'.

**Attachments:**

Major Site Plan Review Application

Power of Attorney

Short Environmental Assessment Form Part 2 & Part 3

OCPB Comments

IPS Comments from City Departments

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**Context Maps:**

**Figure 1: Zone District of Subject Property**

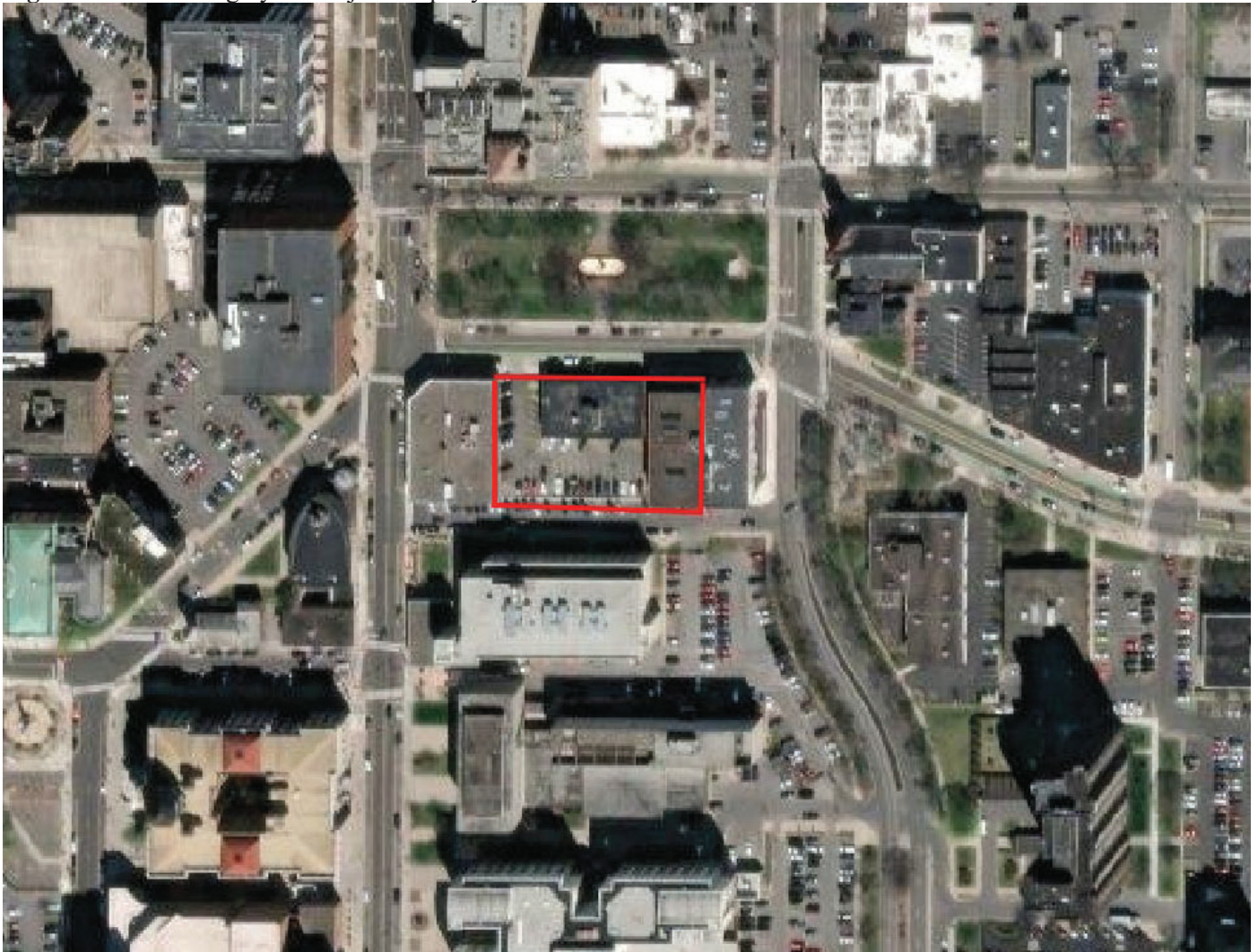


Description: Figure 1 shows the current Zone District of the subject property.

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

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**Figure 2: Aerial Imagery of Subject Property**



Description: Figure 2 shows satellite imagery the subject property.

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



# DOUGLAS DEVELOPMENT CORPORATION

February 29, 2024

Christian Toellner  
Zoning Administration  
300 South State Street, Syracuse, NY 13202

To Whom It May Concern:

This letter is written to state that Jemal's Fayette Park LLC, located at 430 and 420 E Genesee Street in Syracuse, NY intends to comply with the following zoning requirements. Jemal's Fayette Park LLC will meet the 10% affordable housing requirement, those units will be reserved for households at or below 80% AMI, the units are not segregated or of differing quality. Jemal's Fayette Park LLC will also commit to providing annual income verification to NBD for qualifying households.

Sincerely,

Phillip A. Gardiner  
Director of Development



October 24, 2023

Syracuse Zoning Administration  
City Hall Commons  
201 East Washington Street  
Syracuse, New York 13202

**RE: Site Plan Review (SPR) Application  
420 & 430 E. Genesee Street  
CHA Project No. 078130**

Dear Syracuse Zoning Administration:

CHA, on behalf of the owner, is pleased to submit the following Site Plan Review (SPR) Application for the above referenced property.

**Site Plan Review Application**

The proposed project includes the renovation of the two existing buildings into proposed residential apartment units. These renovations will allow for the preservation of these eligible historic structures.

The existing two-story structure (420 E Genesee Street) will be renovated to include twenty-one proposed residential apartment units. The existing five-story structure (430 E. Genesee Street) will be renovated to include thirty-six proposed residential apartment units. Additional site improvements will be constructed to allow for thirty (30) proposal off street parking spaces, including a new curb cut onto McCarthy Ave to provide ingress and egress from the parking area for emergency access. The existing “alley” between the buildings will be closed to vehicular traffic and reconstructed as a pedestrian walkway.

A companion application has been submitted concurrently for the Resubdivision of the two (2) existing parcels into one (1) new lot.

The following information is submitted for review and approval:

- Site Plan Review (SPR) Application
- Short Environmental Assessment Form (EAF)
- Site Plan Drawings
- Architectural Drawings
- Survey Map dated July 28, 2022

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or [bbouchard@chacompanies.com](mailto:bbouchard@chacompanies.com)

Very truly yours,



Brian F. Bouchard, PE.  
Senior Engineer V

Enclosures

Cc:

V:\Projects\ANY\K6\078130.000\07\_Permitting\Local\4 - PSR Application-10-17-23\0 - Cover Letter-420 Genesee SPR Application-10-24-23.doc



## Site Plan Review Application

**For Office Use Only**

Zoning District: **MX-5, Central Business District**  
 Application Number: **MaSPR-23-08**  
 Date: **11/1/23**

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

**Site Plan Review Application**

*This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*


**General Project Information**

Business/project name:	JEMAL'S FAYETTE PARK, LLC REDEVELOPMENT		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):	420 & 430 E.GENESEE STREET		
Lot numbers:	102.-08-02.0 & 03.0	Block number:	Lot size (sq. ft.) 0.82 ac
Current use of property:	VACANT	Proposed:	APARTMENTS
Current number of dwelling units (if applicable):	VACANT	Proposed:	58 units
Current onsite parking (if applicable):	37 SPACES	Proposed:	30 SPACES
Zoning (base and any overlay) of property:	MX-5		
Companion zoning applications (if applicable, list any related zoning applications):	RESUBDIVISION		
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 type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes & RENOVATION		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):	Size: N/A                      Type:                      Location: Size:                              Type:                      Location:		
Nature and extent of Site Plan requested (attach additional pages if necessary):	APPLICATION FOR SITE PLAN REVIEW AND RESUBDIVISION TO RENOVATE THE EXISTING STRUCTURES INTO PROPOSED RESIDENTIAL APARTMENTS, ALONG WITH SITE IMPROVEMENTS TO RECONSTRUCT THE PARKING AREA, SIDEWALKS, AND UTILITY SERVICES		

**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: Phillip Gardiner (Owner's Rep.)

Signature:  Date: 10.19.23

Mailing address: 655 New York Avenue NW, Suite 830 Washington, DC



# DURABLE POWER OF ATTORNEY

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## IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

**If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.**

## DESIGNATION OF AGENT

I, Norman D. Jemal of 430 and 420 E Genesee Street, authorize **Brian Bouchard** of **CHA Consulting Inc**, as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

## GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

\_\_\_\_\_ (A) Real property : Zoning Approvals for **Proposed Apartments**\_\_\_\_\_

at Address: **420 & 430 E. Genesee Street**\_\_\_\_\_

## LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may not use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

**EFFECTIVE DATE**

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

**TERMINATION**

Until Zoning Approval for the above-referenced address/project is final.

**RELIANCE ON THIS POWER OF ATTORNEY**

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

**SIGNATURE AND ACKNOWLEDGMENT**

[Handwritten Signature]  
\_\_\_\_\_  
Signature of Principal

10.31.23  
\_\_\_\_\_  
Date

Norman D. Jemal  
\_\_\_\_\_  
Name Printed

655 New York Avenue, Suite 830, Washington, DC 20001  
\_\_\_\_\_  
Address

202.638.6300  
\_\_\_\_\_  
Telephone Number

State/Commonwealth of District of Columbia  
County of                     

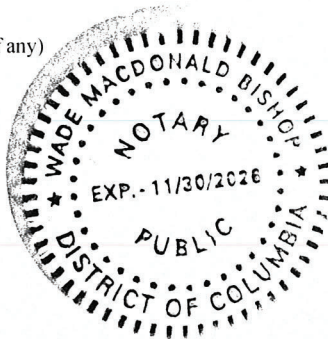
On this 31 day of October, 20 23, before me, Wade MacDonald Bishop personally appeared Norman Jemal personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Wade Bishop  
\_\_\_\_\_  
Signature of Notary

My commission expires: 11/30/2026

(Seal, if any)



## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

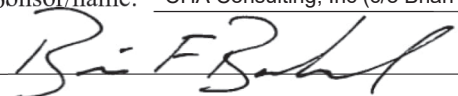
#### Instructions for Completing

**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.

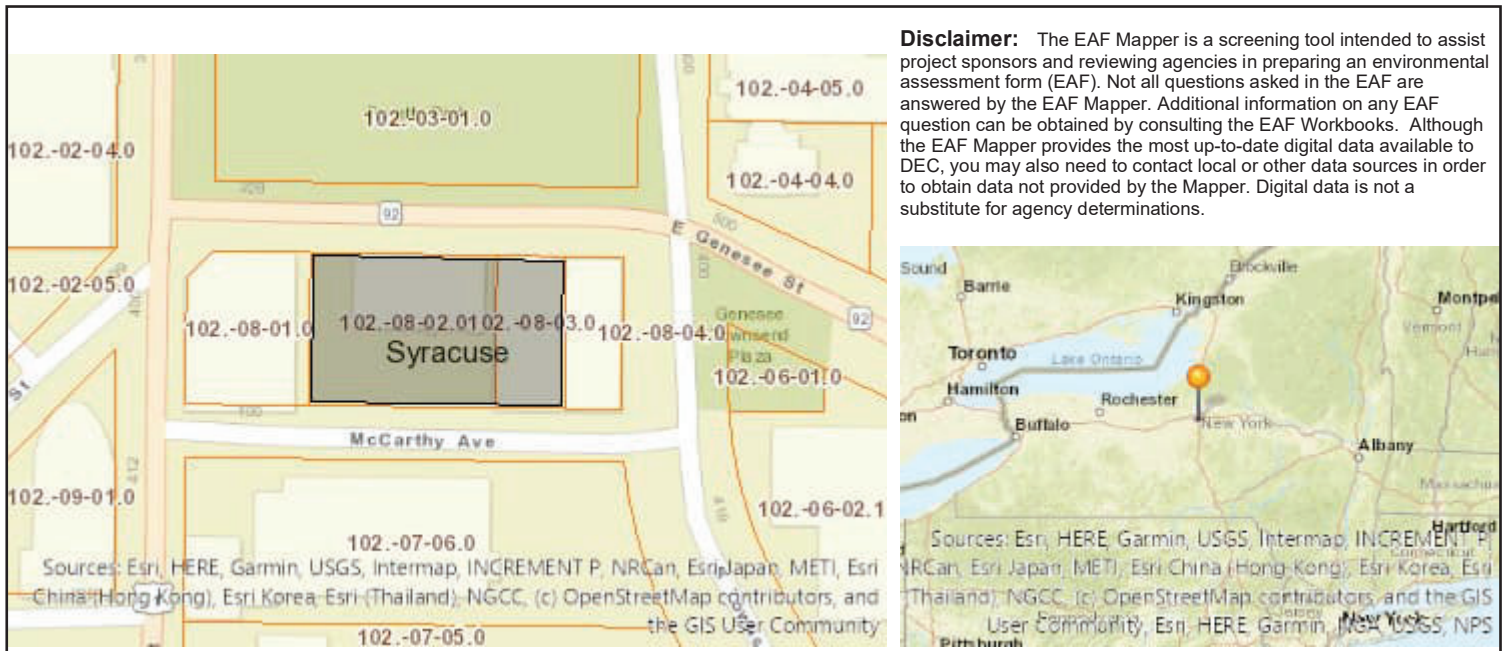
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Jemal's Fayette Park, LLC Redevelopment			
Project Location (describe, and attach a location map): 420 & 430 E. Genesee Street			
Brief Description of Proposed Action: Renovation of existing structures into proposed residential apartments, along with site improvements to reconstruct the parking area, sidewalks, and utility services.			
Name of Applicant or Sponsor: CHA Consulting Inc		Telephone: 315-228-0036	
		E-Mail: bbouchard@chacompanies.com	
Address: 300 S. State Street, Suite 600			
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	YES
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.82 acres			
b. Total acreage to be physically disturbed? _____ 0.4 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.82 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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? Peregrine Falcon	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,	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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Onsite collection and conveyance of surface drainage to proposed stormwater management system. _____		
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: _____ Site within 2000' of 700 E. Water Street (C734111) - Classification "C" - complete Site within 2000' of 500 Erie Blvd E (C734148) -Class "C"-complete	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>CHA Consulting, Inc (c/o Brian Bouchard)</u> Date: <u>10/19/23</u></p> <p>Signature: <u></u> Title: <u>Project Engineer</u></p>		

## EAF Mapper Summary Report

Thursday, October 19, 2023 11:01 AM



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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



JEMAL'S FAYETTE PARK LLC  
655 NEW YORK AVE NW STE 300  
WASHINGTON DC 20001

DESIGNED BY: CHEN BY  
PROJECT NO: 19153  
DATE: 4/14/23  
SCALE: AS SHOWN

PROPOSED APARTMENTS  
420 & 430 E. GENESEE ST.  
SYRACUSE, NY



PHOTO 1  
Monday, October 23, 2023  
43.0475857N 76.1463100W  
301 South State Street  
Syracuse, Onondaga County, New York

PHOTO 2  
Monday, October 23, 2023  
43.0481575N 76.1463100W  
301 South State Street  
Syracuse, Onondaga County, New York

PHOTO 3  
Monday, October 23, 2023  
43.0481575N 76.1463100W  
301 South State Street  
Syracuse, Onondaga County, New York

PHOTO 4  
Monday, October 23, 2023  
43.0481181N 76.1463077W  
420 East Genesee Street  
Syracuse, Onondaga County, New York

PHOTO 5  
Monday, October 23, 2023  
43.0475857N 76.1463099W  
430 East Genesee Street  
Syracuse, Onondaga County, New York

PHOTO 6  
Monday, October 23, 2023  
43.0475857N 76.1463099W  
430 East Genesee Street  
Syracuse, Onondaga County, New York

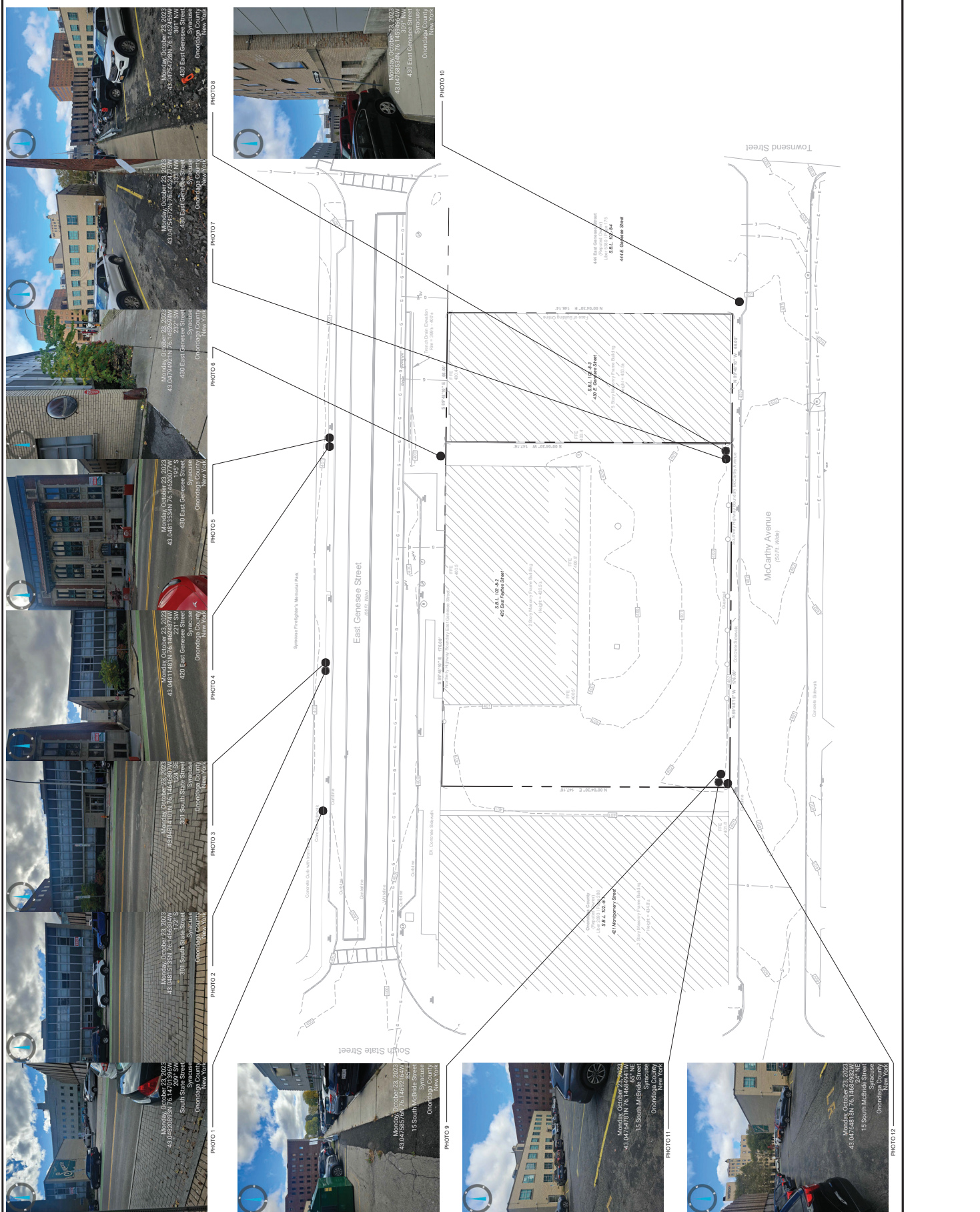


PHOTO 7  
Monday, October 23, 2023  
43.0475857N 76.1463099W  
430 East Genesee Street  
Syracuse, Onondaga County, New York

PHOTO 8  
Monday, October 23, 2023  
43.0475857N 76.1463099W  
430 East Genesee Street  
Syracuse, Onondaga County, New York

PHOTO 9  
Monday, October 23, 2023  
43.0476718N 76.1463051W  
18 South McBride Street  
Syracuse, Onondaga County, New York

PHOTO 10  
Monday, October 23, 2023  
43.0475857N 76.1463099W  
430 East Genesee Street  
Syracuse, Onondaga County, New York

PHOTO 11  
Monday, October 23, 2023  
43.0475857N 76.1463099W  
430 East Genesee Street  
Syracuse, Onondaga County, New York

C-003  
Drawing No.

EXISTING CONDITIONS

10/26/2023 3:08:11 PM PHOTOS 19/27/2023 10:01:13 AM C:\P\1\078120-C-003-CAS1.DWG









**macknight architects**  
 212 north franklin street  
 syracuse, ny, ny 13202  
 t. 315-472-3756  
 macknigharchitects.com

IS A VIOLATION OF THE  
 PROFESSIONAL DESIGNER  
 EDUCATION LAW FOR ANY  
 PROFESSIONAL DESIGNER  
 LICENSED REGISTERED  
 ARCHITECT OR ARCHITECT  
 ITEM ON THIS DOCUMENT IN  
 ANY MANNER.

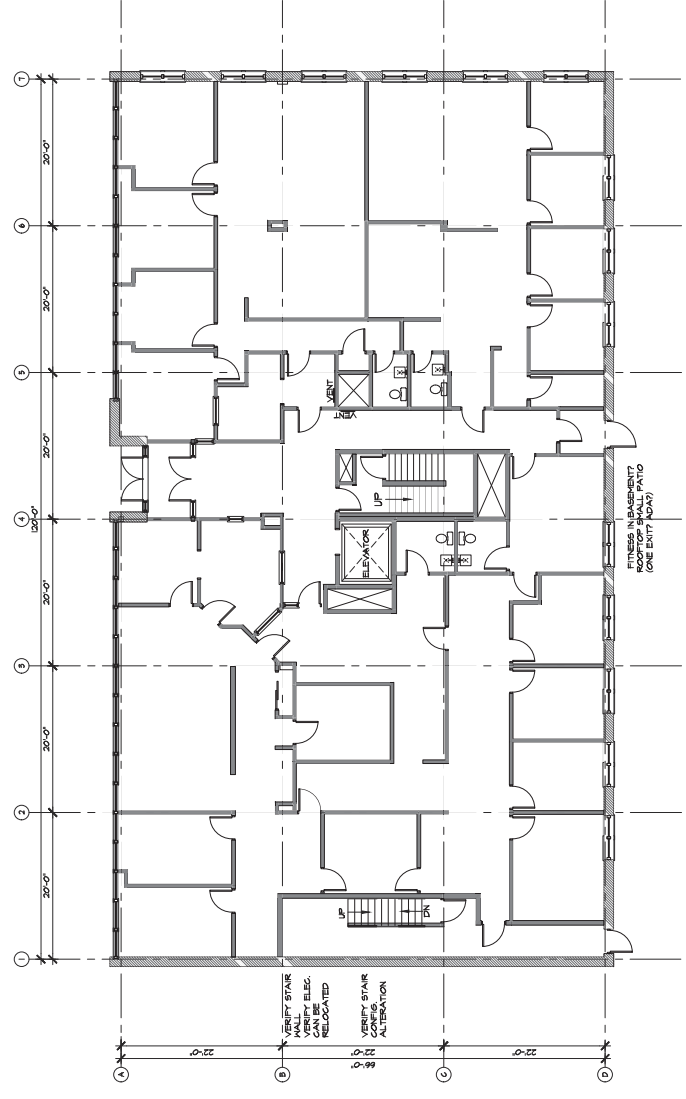
420 E. Genesee Street  
 Syracuse, New York

REVISIONS

NO.	DATE	BY

DATE 9/14/23  
 SCALE 1/8"=1'-0"  
 DRAWN JS  
 TITLE  
 PROJECT  
 EXISTING FIRST FLOOR PLAN

A-11



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



**macknight architects**  
212 north franklin street  
syracuse, new york 13202  
t. 315.472.3756  
macknightarchitects.com

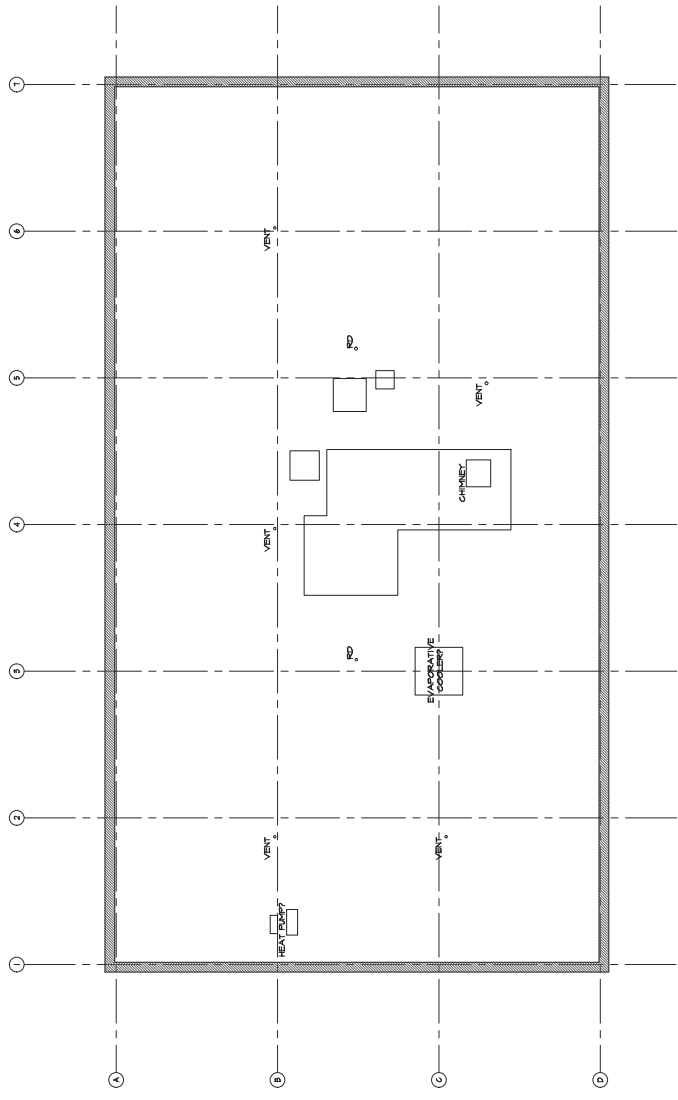
IS A VIOLATION OF THE  
PROFESSIONAL SEAL AND  
EDUCATION LAW FOR ANY  
REGISTERED ARCHITECT  
TO REPRODUCE OR  
LICENSED REGISTERED  
ITEMS ON THIS DOCUMENT IN  
ANY MANNER.

**Proposed Residential**  
420 E. Genesee Street  
Syracuse, New York

REVISIONS	
NO.	DATE BY

DATE 9/14/23  
SCALE 1/8"=1'-0"  
DRAWN JS  
PROJ. TITLE  
EXISTING ROOF PLAN

A-13



10 EXISTING ROOF PLAN  
SCALE 1/8"=1'-0"

**macknight architects**

212 north franklin street  
 syracuse, ny 13202  
 t. 315.472.3756  
 macknightarchitects.com

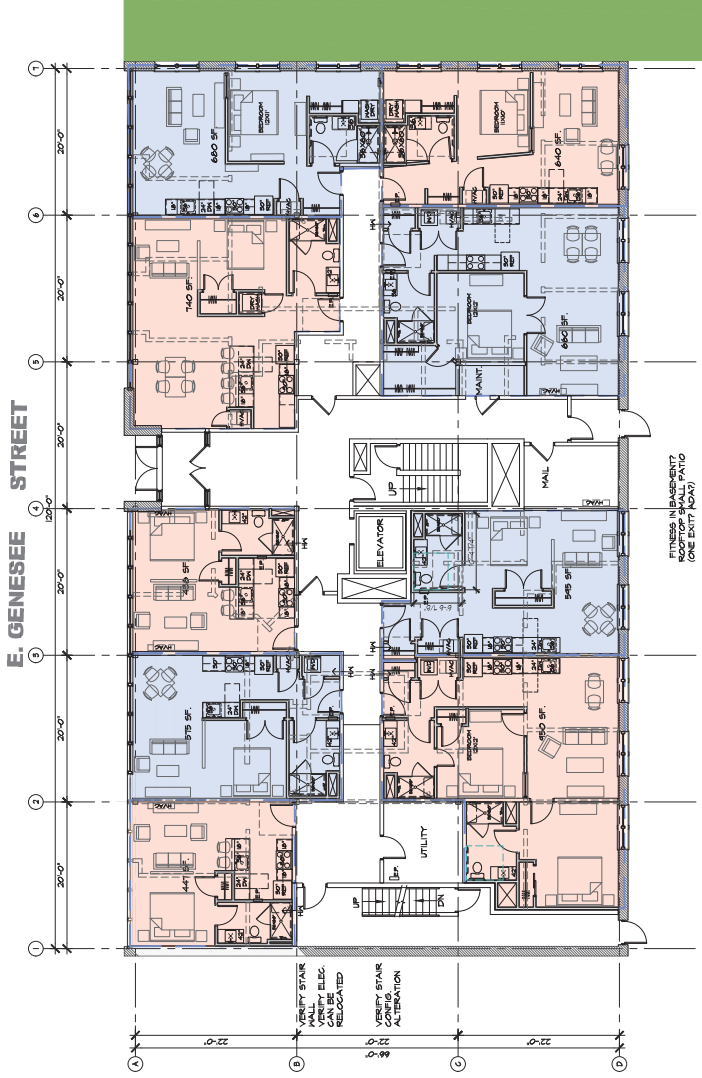
IS A VIOLATION OF THE  
 PROFESSIONAL DESIGN  
 EDUCATION LAW FOR ANY  
 PROFESSIONAL DESIGNER  
 TO REPRODUCE OR  
 MAKE THE REPRODUCTION OF A  
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 ARCHITECTURAL OR  
 ENGINEERING DRAWING OR  
 ITEM ON THIS DOCUMENT IN  
 ANY MANNER.

420 E. Genesee Street  
 Syracuse, New York  
**Proposed Residential**

NO.	DATE	BY

DATE 9/14/23  
 SCALE 1/8"=1'-0"  
 DRAWN JFA  
 PROJ. TITLE FIRST FLOOR PLAN

**A-101**



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



VERIFY STAIR  
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 RELOCATION

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**macknight architects**  
 212 north franklin street  
 syracuse, new york 13202  
 T. 315.472.3756  
 macknightarchitects.com

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 ANY WAY.

**Proposed Residential**  
 420 E. Genesee Street  
 Syracuse, New York

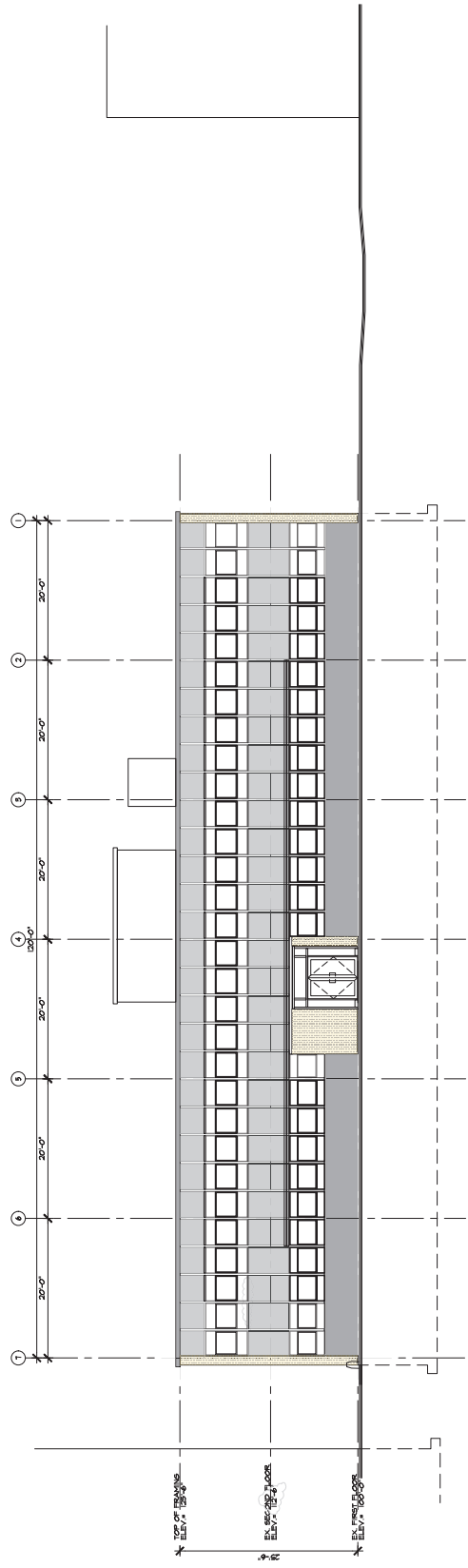
REVISIONS

NO.	DATE	BY

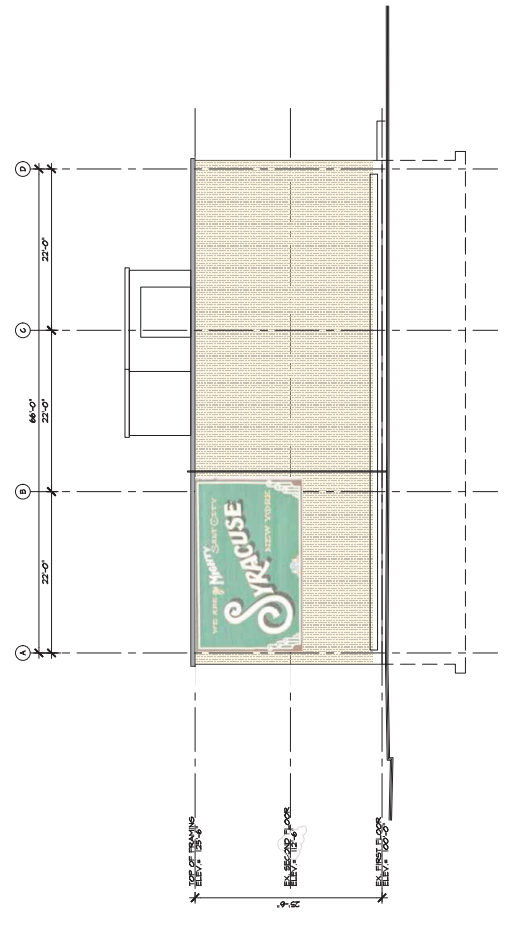
DATE 3/20/23  
 SCALE 1/8"=1'-0"  
 DRAWN JFA

PROJ.  
 TITLE

INTERIOR  
 ELEVATIONS  
**A-201**



10 FRONT ELEVATION - NORTH  
 SCALE 1/8"=1'-0"



20 SIDE ELEVATION - WEST  
 SCALE 1/8"=1'-0"

















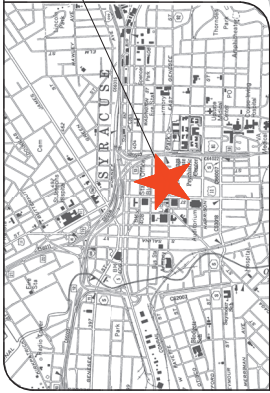












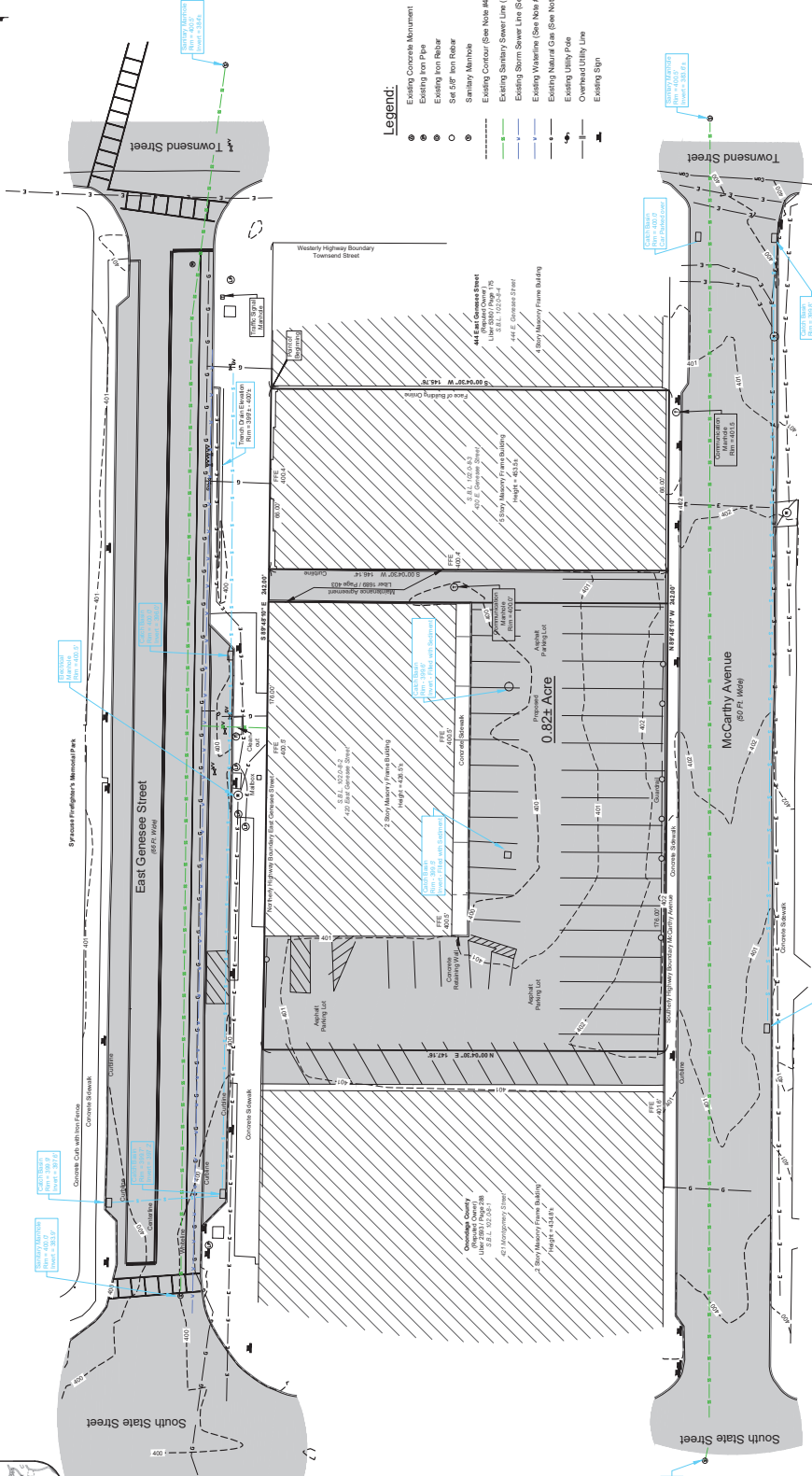
Location Map  
(Not to Scale)

This Project

Approved: \_\_\_\_\_ Dated: \_\_\_\_\_  
 Commissioner of Planning  
 City of Syracuse Engineer Dated: \_\_\_\_\_  
 Onondaga County Health Dept. (if Required) Dated: \_\_\_\_\_

Approved: \_\_\_\_\_ Dated: \_\_\_\_\_  
 Commissioner of Assessment

Approved: \_\_\_\_\_ Dated: \_\_\_\_\_  
 Commissioner of Finance



- Legend:**
- Existing Concrete Monument
  - Existing Iron Pipe
  - Existing Iron Rebar
  - Set 3/8" Iron Rebar
  - Similarly Annotated
  - Existing Contour (See Note #4)
  - Existing Storm Sewer Line (See Note #4)
  - Existing Wastewater (See Note #4)
  - Existing Natural Gas (See Note #4)
  - Existing Utility Pole
  - Overhead Utility Line
  - Existing Sign

**Vertical Datum Conversion**  
 NAVD88  
 - C/o Syracuse Datum  
 Δ of 361.2'

- Survey Notes:**
1. DATUM: Vertical: Asevic  
 Vertical: NAVD88
  2. Elevation shown are based on field measurements. Contours are merely an interpolation and should only be considered as such.
  3. Underground facilities, structures and utilities have been plotted from a combination of field measurements, available maps and information from utility companies. The location of any underground utility line, structure or utility, the existence of which is presently unknown.
  4. By graphic plotting only, this project (SNOT) located in a Federal regulated Freshwater Wetland as delineated on official freshwater wetland maps on U.S. Fish and Wildlife Service National Wetlands Inventory.
  5. This project (SNOT) located within a 100' Year Flood Zone as delineated on official flood plain maps on file with the City of Syracuse Engineers Office.
  6. Always call Digital New York (1-800-962-7862) 2-(1)working days when within 2 feet of any marked line. If a marked, computed or disturbance of any underground utility line occurs, immediately stop work and notify the City of Syracuse, Onondaga County, New York - 311. LHM Land Surveyors, Inc. shall be responsible for any damage along with deeds on record with Onondaga County Clerk's Office.
  7. The property lines shown on this plot have been plotted from a survey conducted on 04/11/2022. The survey was conducted by LHM Land Surveyors, Inc. along with deeds on record with Onondaga County Clerk's Office.
  8. The purpose of this plot is to combine the 2 lot parcels which are 102.84-2.8 & 102.74-3. The tax parcels are 33.L.
  9. This Survey is subject to any status of fees a current sublot of file may show.

FINAL PLOT File No. 22-160



Consultation Survey LHM of  
**Jemals Fayette Park L.L.C**  
 East Genesee Street & McCarthy Avenue  
 City of Syracuse  
 Onondaga County - New York  
**Moore Land Surveying, P.C.**  
 1721 Black River Boulevard  
 Office: 315-338-9480  
 Fax: 315-628-6239  
 Checked By: JM

**Deed Reference**  
 ANPA, LLC  
 Jemals Fayette Park, LLC  
 Bargain and Sale Deed - Dated: April 11, 2022  
 S.B.L. 102.8-2.8 & 3.B.L. 102.2-3

In the County of Onondaga, State of New York  
 I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me.

Agency Use Only [If applicable]

Project:

MaSPR-23-09

Date:

3/4/24

## *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"/>

<b>PRINT FORM</b>
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Project: MaSPR-23-08

Date: 3/4/24

### *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	3/4/24
_____ 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: November 21, 2023

OCPB Case # Z-23-290

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Brian Bouchard for the property located at 420 & 430 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Carnegie Building, the County Courthouse, the County Office Building, the Civic Center, the Sheriff's Headquarters, the Criminal Courthouse, the Public Safety Building and the Justice Center, all county-owned facilities; and
- WHEREAS, the applicant is proposing to renovate two existing buildings into residential apartments on a proposed 0.82-acre parcel in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-33) to combine two lots into one parcel; and
- WHEREAS, the site consists of two parcels on the eastern side of Downtown Syracuse; the Onondaga County Sheriff's Office and the Corbett Corner building are on either side of the site, Firefighter's Memorial Park is across East Genesee Street, a City street, and the Onondaga County Criminal Courthouse, Public Safety Building, and the Justice Center and located immediately south of the site; and
- WHEREAS, the site contains two buildings along the East Genesee Street sidewalk and frontage; a driveway from East Genesee Street enters the site at the west, leading to a rear parking lot; the rear parking lot abuts McCarthy Avenue, a local road, and appears to have connection to McCarthy Avenue, but current egress from the parking lot is prevented by parking along McCarthy Avenue; and
- WHEREAS, per the referral materials, the proposal is to renovate two existing, adjacent buildings into apartments; the western building (420 East Genesee Street) will be renovated to have 21 apartments and the eastern building (430 East Genesee Street) will be renovated to contain 36 apartments; the existing alley between buildings will be converted to a brick pedestrian walkway; per the Landscaping Plan dated 4/14/23, landscape strips will be added next to the driveway entrance from East Genesee Street, along the new pedestrian walkway, and between the parking lot and McCarthy Avenue; and
- WHEREAS, the driveway and parking lot will be restriped to have 30 parking spaces, the curb cut on East Genesee Street will be converted to entrance-only, and a curb cut at the western side of the parking lot will add full access to McCarthy Avenue; and
- WHEREAS, per the referral notice, two buildings have access to existing public drinking water infrastructure; the buildings are currently vacant; and
- WHEREAS, per the referral notice, the two buildings have access to existing public sewers



and the site is located in the Metropolitan Wastewater Treatment Plant service area; the buildings are currently vacant;

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, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located near the Park Central Presbyterian Church, the New York Telephone Building, 420 East Genesee Street, the Montgomery Street-Columbus Circle Historic District, and the White Hamilton House which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the project will need to be reviewed by the Syracuse Landmark Preservation Board; one of the buildings is eligible to be listed on the State or National Register of Historic Places and the site is located near the Park Central Presbyterian Church, the New York Telephone Building, 420 East Genesee Street, the Montgomery Street-Columbus Circle Historic District, and the White Hamilton House which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Martin E. Voss, Chairman  
Onondaga County Planning Board



October 24, 2023

Syracuse Zoning Administration  
 City Hall Commons  
 201 East Washington Street  
 Syracuse, New York 13202

**RE: Site Plan Review (SPR) Application – City Comments  
 420 & 430 E. Genesee Street  
 CHA Project No. 078130**

Dear Syracuse Zoning Administration:

CHA, on behalf of the owner, is pleased to submit the following responses to Department comments has provided by your office in the summary dated 11/28/23.

- DPW (sewers)
  - Drainage Plan Required
    - ***Acknowledged. A SWPPP will be provided in accordance with City and State requirements for stormwater collection and management.***
  - Sewer Laterals must be inspected and any deficiencies repaired by owner.
    - ***Acknowledged.***
  
- DPW (transportation)
  - Bollards at edge of driveway
    - ***This will be provided.***
  - McCarthy Ave to be reduce as “exit-only”
    - ***Driveway width will be reduced and signage provided for “exit-only”***
  - Guard rail to be re-installed along edge of parking lot buffer
    - ***Guard rail will be provided.***
  - Nose-in parking to incorporate bollard or expanded sidewalk.
    - ***Bollards will be provided.***
  - Bike parking with staple style near building entrance.
    - ***Bike Rack will be provided.***
  
- Landmark Preservation Board
  - 420 E. Genesee – Minor alterations to secondary façade. No further preservation review.
  - 430 E. Genesee – Not listed on historic properties. No preservation review required.
  - “Salt City” Mural – encourage repair of paint deterioration
    - ***Owner will review the repair of painted mural.***
  
- Parks – Forestry
  - Provide 4 large shade trees to be planted in the buffer, along with shrubs. Excavate for new planting soil.
    - ***Four (4) shade trees will be provided.***

- Engineering
  - ROW permit required
    - ***Acknowledged.***
  - Construction details for permit review.
    - ***Acknowledged.***
  - SWPPP required
    - ***Will be provided.***
  - Maintenance Agreements required
    - ***Will be provided.***
  - County 1:1 offset required
    - ***Will be provided.***

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or [bbouchard@chacompanies.com](mailto:bbouchard@chacompanies.com)

Very truly yours,



Brian F. Bouchard, PE.  
Senior Engineer V

Enclosures

Cc:

V:\Projects\ANY\K6\078130.000\07\_Permitting\Local\5 - PSR Application-11-29-23\0 - Cover Letter-420 Genesee SPR Application-11-29-23.doc



Jake Dishaw  
Zoning Administrator



300 South State St, Suite 700  
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Jemal's Fayette Park LLC

From: Cristian Toellner, Zoning Planner

Date: 2/29/2024 3:38:39 PM

Re: Major Site Plan Review MaSPR-23-08  
420 Genesee St E To Mc Carthy, Syracuse, 13202

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	On Hold	11/01/2023	Vinny Esposito	Please submit drainage plan. Sewer laterals must be video inspected to the main sewer. Any deficiencies must be corrected by the developer/owner.
DPW - Transportation Planner	Internal Review Complete	11/20/2023	Neil Milcarek-Burke	Bollards required along eastern edge of Genesee street driveway opening to prevent errant parking/loading between building face and sidewalk. McCarthy Ave opening to be reduced in plans and operate as exit-only, signed and striped accordingly on plans. Guard rail to be reinstalled along edge of parking lot buffer area. Nose-in parking stalls to incorporate bollards or sidewalk expanded to 7' or greater to account for vehicle overhang, ensuring usable width of walk is not reduced to less than 5'. Bike parking required, through the use of staple-style (no wave racks) racks located in a conspicuous and well-lit area near building entrance(s.) See Zoning Ord. Article 4.4 H for further guidance.
Landmark Preservation Board	Internal Review Complete	11/16/2023	Kate Auwaerter	430 E. Genesee Street: The proposed work involves minor alterations to secondary facades of the property, which is listed as architecturally significant in the city's Historic Properties List. No further preservation review is required. 420 E. Genesee Street: The property is not identified in the city's Historic Properties List. No preservation

review is required.

420 E. Genesee Street Mural. The "Mighty Salt City" mural on the west wall of 420 E. Genesee was painted in 2016 by Cayetano Valenzuela. There are small areas of the mural that are showing signs deterioration. This office encourages the property owners to repair the mural as part of the property's redevelopment. For more information about the artist and city's public art program, please contact Kate Auwaerter, [kauwaerter@syr.gov](mailto:kauwaerter@syr.gov).

Parks - Forestry	Approved	11/08/2023	Jeff Romano	Forestry requires 4 large shade trees to be planted in the vegetated buffer between sidewalk and parking lot along with the proposed shrubs. The dimension shows it is 10' x 110' with no overhead utility restrictions. Excavate existing soils to the depth of 3' and provide new soil per City Specification. Trees in this location will provide shading to the parking lot to help ameliorate higher temperatures.
Eng. Design & Cons. - Zoning	Internal Review Complete	11/02/2023	Mirza Malkoc	<ul style="list-style-type: none"> <li>• All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>• Stormwater Access &amp; Maintenance Agreements shall be submitted for review.</li> <li>• Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; 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.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Finance - Zoning	Internal Review Complete	11/02/2023	Veronica Voss	420 Genesee St E to McCarthy is current, no taxes due. 430 E Genesee to McCarthy is current, also has an overpayment of \$1900 on account.