



**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>R-23-71</i></b>	<b><i>Staff Report - March 4, 2024</i></b>
<b><i>Application Type:</i></b>	<b>Resubdivision</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 the combination of two lots into one new lot.
<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).  MaSPR-23-08: Renovation of two existing eligible historic structures at 420 E. Genesee St. for 21 dwelling units and 430 E. Genesee St. for 36 dwelling units with site improvements.
<b><i>Scope of Work:</i></b>	Eliminating the property boundary between 420 and 430 East Genesee Street and maintaining the easement between two parcels.
<b><i>Staff Analysis:</i></b>	<p><b><u>Pros:</u></b></p> <ul style="list-style-type: none"> <li>Combining the two subject properties into one property will not create a non-conforming lot and will allow redevelopment of the site to be more financially feasible.</li> <li>Pursuant to ReZone, Art. 2, Sec. 2.17B, future resubdivision back to two separate lots would be possible.</li> <li>There is one principal use of multi-unit residential for both buildings.</li> <li>Combining the lots would allow for development to add population density along the 400 block of E. Genesee Street.</li> </ul> <p><b><u>Cons:</u></b></p> <ul style="list-style-type: none"> <li>Not staff concerns.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	<p>420 East Genesee Street:</p> <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> </ul> <p>430 East Genesee Street:</p> <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>	<p>420 East Genesee Street:</p> <p>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 of the building.</p> <p>430 East Genesee Street:</p> <p>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.</p>
<b><i>Code Enforcement History:</i></b>	No code enforcement history available.

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<b>Zoning Violations:</b>	No Zoning Violation is found in the proposal.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	The subject property is regular in shape with 66 feet of frontage on 430 East Genesee St and a lot depth of 145.76 feet The subject property is regular in shape with 176 feet of frontage on 420 East Genesee St and a lot depth of 145.76 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 §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map: Consolidation Survey lands of Jemal's Fayette Park LLC, East Genesee Street & McCarthy Avenue, City of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: JEFFREY DAVID MOORE; Moore Land Surveying; Scale: 1"= 20'; Dated: 07/28/2022.

**Attachments:**

Short Environmental Assessment Form Part 2 & Part 3      IPS Comments from City Departments  
OCPB Comments

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**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

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



Figure 2 shows satellite imagery the subject property.

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



October 24, 2023

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

**RE: Resubdivision 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 Resubdivision Application for the above referenced property.

**Resubdivision Application**

The purpose of the Resubdivision Application is to combine two (2) existing parcels into one (1) new lot to facilitate the renovation of the existing buildings into new residential apartments.

The following information is submitted for review and approval:

- Resubdivision Application Form
- Short Environmental Assessment Form (EAF)
- Resubdivision Map – “Jemal’s Fayette Park, LLC” 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,

A handwritten signature in black ink that reads "Brian F. Bouchard". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Brian F. Bouchard, PE.  
Senior Engineer V

Enclosures

Cc:


V:\Projects\ANY\K6\078130.000\07\_Permitting\Local\3 - Resub Application-10-17-23\0 - Cover Letter-420 Genesee Resub App-10-24-23.doc



## City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S)** (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Phillip	Gardiner	Owner's Rep.	Jemal's Fayette Park, LLC		
First Name	Last Name	Title	Company		
655 New York Ave NW	Suite 830	Washington	DC	20001	Phone: 202-729-7441
Street Address	Apt / Suite / Other	City	St	Zip	Email: pgardiner@douglasdev.com
* Signature: 			Date: 10/16/2023		

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

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

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

**\* OWNER SIGNATURE DECLARATION**

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

**APPLICANT(S)** (if applicable)

First Name	Last Name	Title	Company		
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:

First Name	Last Name	Title	Company		
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:

**REPRESENTATIVE(S)/CONTACT(S)** (if applicable)

First Name	Last Name	Title	Company		
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:

First Name	Last Name	Title	Company		
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:

08/2023

# 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.

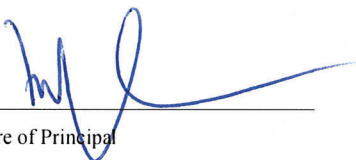
**TERMINATION**

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**

  
Signature of Principal

10.31.23  
Date

Norman D. Jemal  
Name Printed

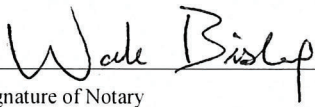
655 New York Avenue, Suite 830, Washington, DC 20001  
Address

202.638.6300  
Telephone Number

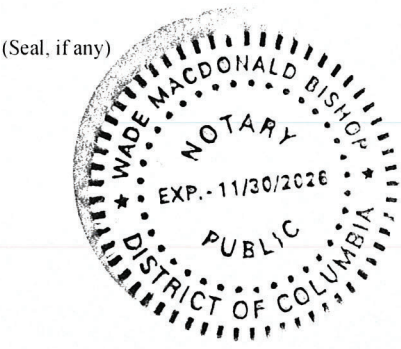
State/Commonwealth of District of Columbia  
County of                     

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

  
Signature of Notary

My commission expires: 11/30/2026



## *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.

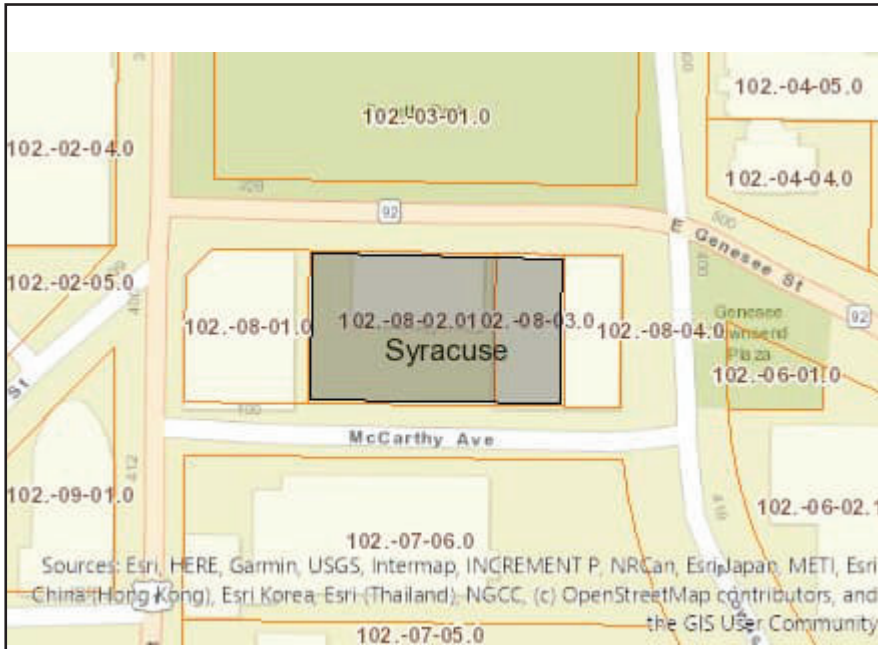
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Jemal's Fayette Park, LLC Redevelopment			
Project Location (describe, and attach a location map): 420 & 430 E. Genesee Street			
Brief Description of Proposed Action: Renovation of existing structures into proposed residential 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Onsite collection and conveyance of surface drainage to proposed stormwater management system. _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>CHA Consulting, Inc (c/o Brian Bouchard)</u> Date: <u>10/19/23</u> Signature: <u></u> Title: <u>Project Engineer</u>		

## EAF Mapper Summary Report

Thursday, October 19, 2023 11:01 AM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	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



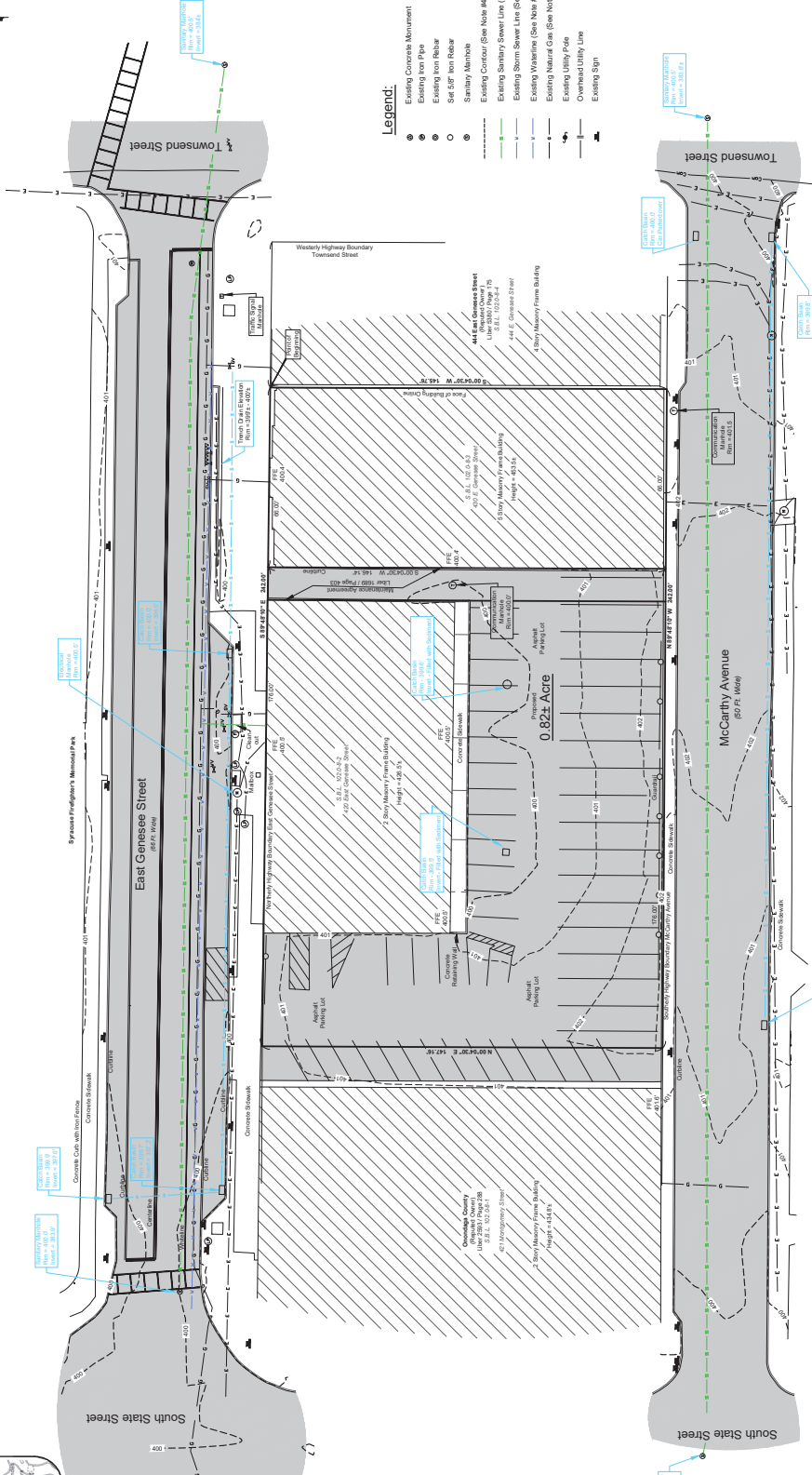
Location Map  
(Not to Scale)

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



**Vertical Datum Conversion**  
 NAVD88  
 - Cto Syracuse Datum  
 Δ of 361.2'

- Survey Notes:**
1. DATUM:  
Vertical: Abridged Vertical NAVD88
  2. Elevations 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 facility should be considered approximate only. There also may be other structures or utilities, 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) 24 hours a day 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 - 911. Lateral Land Surveyors will be notified along with details on how to proceed with the City of Syracuse.
  7. The property lines shown on this plot have been plotted from a survey conducted on 04/11/2022. The survey was conducted by Moore Land Surveying, P.C. along with details on how to proceed with the City of Syracuse.
  8. Take this as an estimate of the 2022 of the site. No plotted, care should be made to determine exact location prior to development.
  9. The purpose of this plot is to combine the 2 lot parcel which are 102.84-2.8 & 102.74-3.
  10. This Survey is subject to any states of facts a current subdivision file may show.

FINAL PLOT File No. 22-160



**Deed Reference**  
 ANPA, LLC  
 to Park, LLC  
 Bargain and Sale Deed - Dated: April 11, 2022  
 S.B.L. 102-8-2.8, 2.8.1, 102-2-3

**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: 315-629-6239  
 Checked By: JM

In the County of Onondaga, State of New York, I, the undersigned, Surveyor General, do hereby certify that the above mentioned map is a true and correct copy of the original map on file in my office.



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # S-23-33

- 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 PRELIMINARY SUBDIVISION 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-n allows the County Planning Board to review the approval of subdivisions 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 combine two parcels into one new 0.82-acre lot to facilitate the renovation of two existing buildings into residential apartments in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-290) to renovate two existing buildings into apartments; 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, the proposed resubdivision would combine two parcels into a 0.82-acre lot; per GIS mapping, the western parcel is 0.58 acres and contains 420 East Genesee Street and the eastern parcel is 0.22 acres and contains 430 East Genesee Street; per the Consolidation Survey Lands of Jemal's Fayette Park L.L.C. dated 7/28/22, there is an approximately 13'-wide (GIS mapping) Maintenance Agreement area along the shared parcel boundary containing the alley between buildings and the eastern edge of the rear parking lot; 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 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 or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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



Agency Use Only [If applicable]

Project:

R-23-71

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: R-23-71

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.

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.

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**

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: Haohui Pan, Zoning Planner  
Date: 2/26/2024 11:28:22 AM  
Re: Resubdivision R-23-71  
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
Zoning Planner	Pending	11/01/2023		
Eng. Mapping - Zoning	Internal Review Complete	12/07/2023	Ray Wills	<p>ON HOLD</p> <p>The drawings uploaded to IPS on 11/28/23, do not agree with City records, a message has been left with the surveyor of record Jeff Moore 12/4/2023 1:38pm</p> <p>The drawing provided has a 20 min. disagreement for E. Genesee St. to the City Plats #181. In addition, The map doesn't show what is being combined, new proposed lot numbering, title box information: (ie: Resubdivision part of Block #XXX, Lots #X &amp; X, into new Lot #X, to be known as #XXX E. Genesee St. City of Syracuse, County of Onondaga, State of New York)</p> <p>Also, the parking spaces to the West, are they involved in this resubdivision, are they to remain, is there an easement?</p> <p>Final Drawings of this cannot be signed by the City Engineer until these concerns are resolved.</p>
Finance - Zoning	Internal Review Complete	11/27/2023	Veronica Voss	420 E Genesee Street is paid through October; will be due for January quarterly installments. 430 E Genesee Street is also paid for October, will be due in January.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	11/30/2023	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways

and other similar impervious surfaces from impacting adjacent properties or the City R.O.W.  
 A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.

Eng Sewers- Zoning	Internal Review Complete	11/30/2023	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Internal Review Complete	11/30/2023	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.