

## Gateway Syracuse Apartments Roadmap

The Gateway Syracuse Apartments project was introduced to the Planning Commission during the May 6, 2024 CPC meeting. The Planning Commission closed the public comment period.

The applicant will first present the project and the revisions that were made after consulting with City Department comments and review.

Then the Planning Commission will deliberate on the SEQR review for this Type I action. The Planning Commission is now able to deliberate on SEQR since the statutory 30-day lead agency period elapsed on May 18, 2024.

Below is the order in which the Gateway Syracuse Apartments agenda items appear in the Agenda Packet.

**MaSPR-24-17** – Major Site Plan Review..... Page 16

**R-24-28** – Resubdivision..... Page 60

**SEQR Review**

- FEAF Part 1..... Page 80
- FEAF Part 2..... Page 95
- FEAF Part 3..... Page 105
  - Reasons Supporting Determination of Significance..... Page 107
  - Proposed Negative Declaration Resolution..... Page 114



**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-24-17</i></b>	<b><i>Staff Report – May 6, 2024</i></b>
<b><i>Application Type:</i></b>	Major Site Plan Review
<b><i>Project Address:</i></b>	To be known as 701-705 E. Fayette Street (proposed address) Includes: 701-03 E. Fayette St (parcel: 030.-16-18.0), 715 E. Fayette St (parcel: 030.-16-13.1), 706-08 E. Washington St (parcel: 030.-16-02.0), 712-16 E. Washington St. (parcel: 030.-16-03.0), 705 Fayette St (parcel: 030.-16-17.0), 709 Fayette St. (parcel: 030.-16-16.0).
<b><i>Summary of Proposed Action:</i></b>	Construction of a 7-story mixed-use residential building to be known as the Gateway Syracuse Apartments. The project will include demolishing three existing structures and adding 291 residential dwelling units along with 5,896 SF of retail space and additional amenity space for residents. 300 covered parking spaces are proposed in an indoor parking garage on the first and second floors of the proposed building. As part of the project, a subdivision (R-24-28) is concurrently proposed to combine the 6 existing lots into 1 single lot.
<b><i>Owner/Applicant</i></b>	Christopher Geiger of GW Syracuse (Owner) Ben Harrell, CHA (Applicant)
<b><i>Existing Zone District:</i></b>	Central Business District, MX-5 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, east and west are in MX-5 Zone District, to the south are in OS Open Space Zone District and MX-5 Zone District.
<b><i>Companion Application(s)</i></b>	<b>R-24-28:</b> Resubdivision to combine 6 lots into one new lot.
<b><i>Scope of Work:</i></b>	After the Resubdivision, the applicant intends to demolish three existing buildings respectively on 712-16 E. Washington St., 701-03 E. Fayette St and 705 Fayette St. The proposed Gateway Syracuse Apartments will build a 7-story 291-unit mixed-use residential building. Regarding the residential units, the project proposes to construct (89) 1-bedroom units, (102) 2-bedroom units, (3) 3-bedroom units, (50) 4-bedroom units, and (47) studios. 35 of the dwelling units will be compliant with the ReZone Mixed-Income Development Regulations. The building will provide 5,896 SF for retail space on level 1 with 102 parking spaces on level 1 and 198 spaces on level 2. There will be soil remediation pursuant to NYSDEC regulations and standards and an onsite stormwater management system. New utility connections will be placed and a SWPPP will be submitted before building or site work permits can be issued.
<b><i>Summary of Changes:</i></b>	The changes that have occurred are in response to the Landmark Preservation Board meeting where comments on the massing of the building dwarfed the Zion Church. The developer stepped a portion of the building directly to the west of the Church, from 7 stories to being under the Church steeple. The LPB noted that the material selections, color, and setting the new construction back from the property line along ties together well with the Church's character. Preservation staff has reviewed the revised drawings (dated 5/21/24) and noted the applicant has addressed the SLPB's primary concern regarding the massing of the southeast corner of the property by removing a section of the building above the fourth floor.  The statutory 30-day Lead Agency period has elapsed and the applicant has included Phase I and II Environments Site Assessments detailing soil surveys and possible contaminate information.

MaSPR-24-17

<p><i>Staff Analysis:</i></p>	<p><b>Factors:</b></p> <ul style="list-style-type: none"> <li>- The project proposal is required to provide 35 affordable dwelling units as 12 % of the total proposed 291 units pursuant to ReZone, Art3, Sec.3.3A(4)a.1.</li> <li>- The associated site work will install new sidewalks and replace old, deteriorated sidewalks along the perimeter of the site, granite curbs will be added, and the existing curb cuts will be reduced to one for the entrance of the parking garage.</li> <li>- Based on the proposed landscape plan, new trees will be planted along with the apartment building facing East Fayette Street and East Washington Street.</li> <li>- The site plan conforms to setback regulations, building height, and transparency requirements pursuant to ReZone, Art. 2, Sec. 2.6B.</li> <li>- The project is compliant with the intent of the MX-5 Zone District by virtue of integrating a range of land uses within the building, prioritizes high-density residential uses and includes infrastructure that will offer a range of transit options with the centrality of its location.</li> <li>- The applicant has met with NYSDOT to discuss impacts on traffic to the future Almond Street (no concerns were raised) and coordination of ROW improvements such as street trees. The parking garage entrance on E Fayette Street and curbing the E Washington Street and Almond Street curb-cuts was satisfactory to NYSDOT.</li> </ul>
<p><i>Zoning Procedural History:</i></p>	<p>701-03 E. Fayette St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013 SP-68-01  Special Use Permit, built a gasoline service station(Gulf), common council approved on 7/22/1968</p> <p>715 E. Fayette St: No Zoning history available, vacant land</p> <p>706-08 E. Washington St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013</p> <p>712-16 E. Washington St.: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013 AS-81-025   Sign Wavier, granted a wall sign, approved 7/20/1981</p> <p>705 Fayette St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013</p> <p>709 Fayette St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013</p>
<p><i>Summary of Zoning History:</i></p>	<p>In 1981, the Zoning Administrator approved a wall sign on 712-16 E. Washington with 325 SF in total area and 60 feet of frontage on East Washington Street. The wall sign is no longer on the property according to Google Street View.</p> <p>In 1968, Syracuse Common Council approved the application for Gulf Oil Corporation to install a Gas station on 701-03 E. Fayette St. The proposal had deviations on the specific Special Permit provision relative to location, secondary street frontage, and curb cuts for the gasoline service station; and the City Planning Commission has determined that the proposed deviations are not detrimental to adjoining zoning districts and permitted uses. Prior to Rezone taking effect on July 1, 2023, properties (701-03 E. Fayette St,706-08 Wahington St, 712-16 E. Washington St., 705 Fayette St ,709 Fayette St.) were zoned BA</p>

**MaSPR-24-17**

	due to the Zone Change Z-2757, which was approved on 2013.
<b>Code Enforcement History:</b>	No code enforcement is available among all property
<b>Zoning Violations:</b>	The proposal has no zoning violations
<b>Property Characteristics:</b>	<p>The 706-08 E. Washington St is a rectangle in shape with 51 feet of frontage on East Washington Street and a lot depth of 62 feet.</p> <p>The 712-16 E. Washington St is a rectangle in shape with 157 feet of frontage on East Washington Street and a lot depth of 122.8 feet.</p> <p>The 701-03 E. Fayette St is irregular in shape with 92 feet of frontage on East Fayette Street and a lot depth of 201 feet.</p> <p>The 715 E. Fayette St is irregular in shape with 93 feet of frontage on East Fayette Street and a lot depth of 262 feet.</p> <p>The 709 Fayette St is a rectangle in shape with 34 feet of frontage on East Fayette Street and lot depth of 132 feet.</p> <p>The 705 Fayette St is a rectangle in shape with 72 feet of frontage on East Fayette Street and lot depth of 132 feet.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR § 617.4(b)(5)(iii), the proposal is a Type 1 Action.
<b>Onondaga County Planning Board Referral:</b>	The proposal has been reviewed by the Onondaga County Planning Board pursuant to GML §239-l, m and n with the Board proffering modifications to the proposed action. The applicant has addressed and complied with both modifications suggested (see attachment).

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

- Major Site Plan Review
- Full Environmental Assessment Form Part 1
- Durable Power of Attorney
- Affordable Housing Commitment Letter
- Topographic Survey, Nos. 706-708 & 712-716 East Washington Street And Nos. 701-703, 705 & 709 East Fayette Street Part of Block No.232
- City of Syracuse, Onondaga County, New York; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & Romans Land Surveying, P.C.; Scale 1"=20'; Dated 02/3/22
- Resubdivision Map; Gateway Syracuse Apartments Subdivision, Part of Block No.232, City of Syracuse, Onondaga County, NY; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & Romans, P.C.; Scale 1"=20'; Dated: 04/2/24.
- Demolition Plan, Gateway Syracuse Apartments 701-705 E. Fayette Street, Syracuse 13210, GW Syracuse, LLC ,21 Green Ave Amityville, NY 11701, Sheet C-004, Designed By: BGH, Drawn By: BGH, Issue date: 03/29/24 Scale 1"=40'
- Site Layout Plan, Gateway Syracuse Apartments 701-705 E. Fayette Street, Syracuse 13210, GW Syracuse, LLC ,21 Green Ave Amityville, NY 11701, Sheet C-101, Designed By: BGH, Drawn By: BGH, Issue date: 03/29/24 Scale 1"=40'
- Utility Plan, Gateway Syracuse Apartments 701-705 E. Fayette Street, Syracuse 13210, GW Syracuse, LLC ,21 Green Ave Amityville, NY 11701, Sheet C-301, Designed By: BGH, Drawn By: BGH, Issue date: 03/29/24 Scale 1"=40'



**MaSPR-24-17**

- Landscape Plan, Gateway Syracuse Apartments 701-705 E. Fayette Street, Syracuse 13210, GW Syracuse, LLC ,21 Green Ave Amityville, NY 11701, Sheet C-401, Designed By: BGH, Drawn By: BGH, Issue date: 03/29/24 Scale 1"=40'
- Floor Plans (Level 1-7) and Elevations, Gateway Syracuse Apartments, sheet 01, PASSERO Engineering Architecture, April 22, 2024

**Attachments:**

Major Site Plan Review Application  
 FEAF Part 2 and 3  
 FEAF Part 3 attachment  
 Proposed Determination of Significance Resolution

Environmental Record (link)  
 OCPB Comments  
 IPS Comments from City Departments

**Context Maps:**

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



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

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

MaSPR-24-17

Figure 2: Aerial Imagery of Subject Properties



Description: Figure 2 shows satellite imagery of the subject properties.  
Image Source: Onondaga County Department of Planning, GIS Viewer.

Geiger Property Management, Inc.  
21 Greene Ave.  
Amityville, NY 11701  
(516) 413-6689

May 2, 2024

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

Re: GW Syracuse, LLC Affordability Component

Dear Mr. Toellner,

The purpose of this letter is to inform you that the project located on Almond Street between East Fayette Street and East Washington Street, also known as the "Gateway" intends to comply with the ReZone Syracuse mandate to include 12% of the units as affordable units. Those units will be reserved for households at or below 80% of the area median income, and that the units are not segregated or of different quality. GW Syracuse, LLC will also commit to providing annual income verification to the Department of Neighborhood and Business Development for qualifying households.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Geiger". The signature is fluid and cursive, written in a professional style.

Chris Geiger, President  
CG Management & Consulting Inc.





# DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

May 3, 2024

RE: The Gateway Project

Steve Kulick  
City Planning Commission  
300 S State St., Suite 700  
Syracuse, NY 13202

Dear Mr. Kulick,

It has been determined that the Gateway project at 701-03 Fayette St E & Almond St and adjacent parcels in Syracuse, NY 13202, will conform with affordability requirements pursuant to ReZone Article 3.3 Subsection 4(1)(i).

For the Gateway Project, Geiger Property Management, Inc plans to construct an 8-story mixed-use building with 291 residential units. As the project is in the MX-5 district and the number of units exceed 75, the developer has committed to establishing 12% or 35 units as affordable housing in perpetuity as required. Units will be marketed and rented to individuals earning 80% or less than the area's median income as established by the federal Department of Housing and Urban Development.

The developer will additionally satisfy the Department of Neighborhood and Business Development's requirements to complete an annual income verification for tenants that qualify and rent under these provisions.

Thank you,

Michael Collins  
Commissioner of Neighborhood and Business Development

Cc:  
Michelle Sczpanski, Deputy Commissioner of Neighborhood Development  
Jake Dishaw, Deputy Commissioner of Code Enforcement & Zoning Administration

**Commissioner**  
Michael Collins

**Deputy Commissioner of Neighborhood Development**  
Michelle Sczpanski

**Deputy Commissioner of Business Development**  
Eric Ennis

**Deputy Commissioner of Planning & Sustainability**  
Owen Kerney

**Deputy Commissioner of Code Enforcement**  
Jake Dishaw

**Department of Neighborhood & Business Development**  
300 South State St  
Suite 700  
Syracuse, NY 13202

Site Plan Review Application



For Office Use Only	
Zoning District:	_____
Application Number: S-	_____ - _____
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

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: Gateway Syracuse Apartments		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): See Attached List		
Lot numbers: See attached List	Block number: N/A	Lot size (sq. ft.) See attached list
Current use of property: See attached list		Proposed: Mixed Use
Current number of dwelling units (if applicable): See attached list		Proposed: 291 units
Current onsite parking (if applicable): See attached list		Proposed: 300 spaces
Zoning (base and any overlay) of property: See attached list		
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision Application		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input 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:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Site Plan requested (attach additional pages if necessary): Mixed Use development consisting of first floor retail with residential above.		

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: GW Syracuse LLC	
Signature:	Date: 4/18/24
Mailing address: 21 Greene Ave Amityville, NY 11701	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

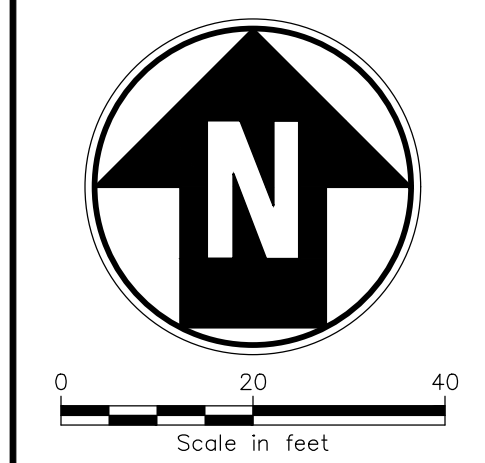


## Lot Numbers for Site Plan

Lot Number	Lot Size	Tax Map	Current Use of Lot	Current Number of Dwelling Units	Current Onsite Parking	Zoning
701-03 E. Fayette St. & Almond St.	0.43 AC	030.-16-18.0	Service Or Gas station	N/A	50 spaces	MX-5
715 Fayette St. E. to Washington St.	0.56 AC	030.-16-13.1	vacant Commercial Land	N/A	N/A	MX-5
706-08 Washington St. & Almond St.	0.07 AC	030.-16-02.0	Parking Lot	N/A	5 Spaces	MX-5
712-16 E. Washington St.	0.47 AC	030.-16-03.0	Office Building	N/A	33 Spaces	MX-5
705 Fayette St.	0.22 AC	030.-16-17.0	Manuel Car Wash	N/A	N/A	MX-5
709 Fayette St.	0.10 AC	030.-16-16.0	Parking Lot	N/A	N/A	MX-5

V:\Projects\ANY\K6\086328.000\07\_Permitting\Local\2 - Site Plan Application-3-21-24\0 - Cover Letter-Gateway Site Plan App-3-21-24.doc





**GW SYRACUSE, LLC**  
21 GREENE AVE  
AMITYVILLE, NY 11701

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER THIS DRAWING IN ANY MANNER. IF ANY ALTERATION TO THIS DRAWING IS MADE, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE WORKING ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

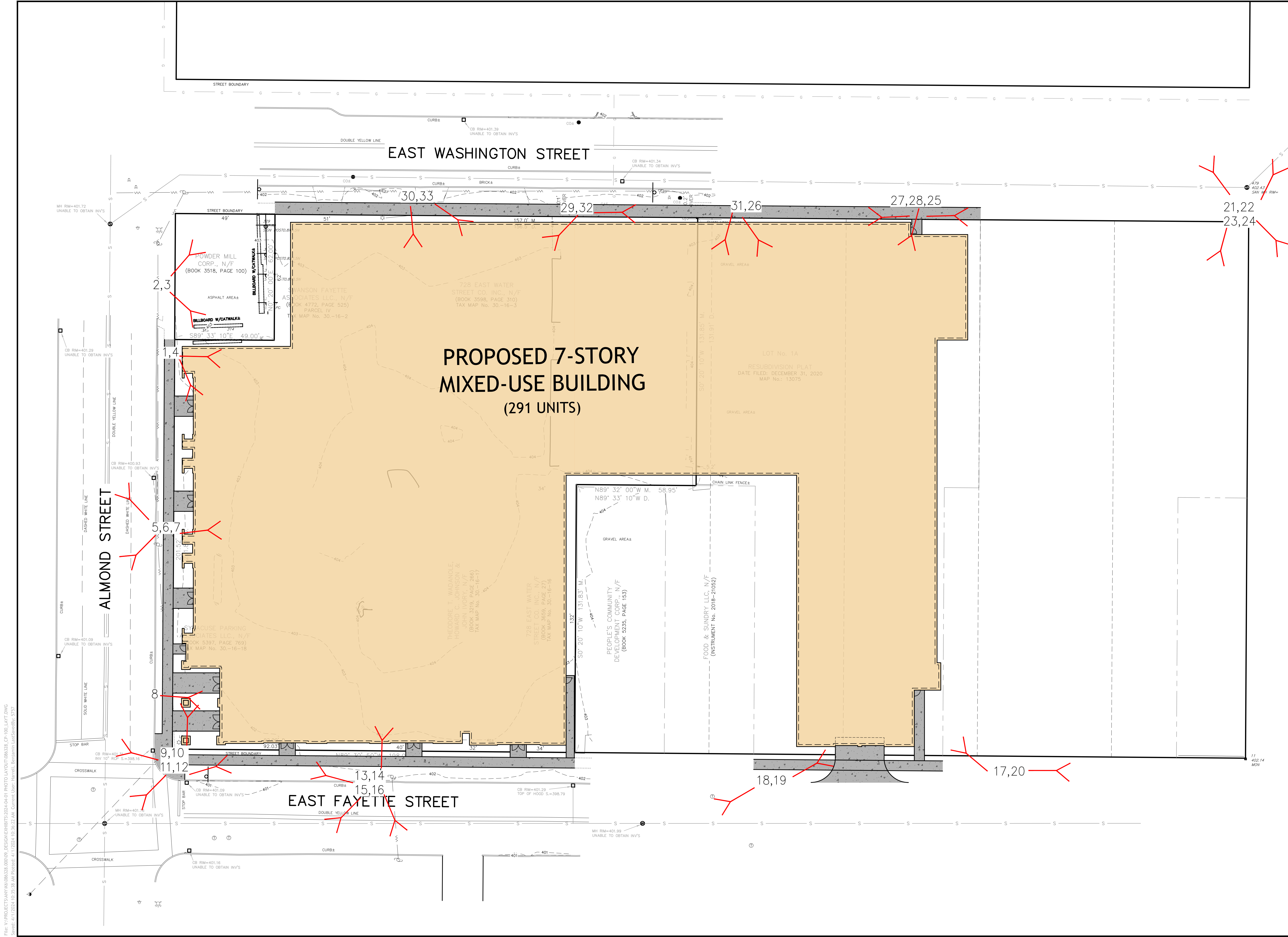
**GATEWAY SYRACUSE APARTMENTS**  
701-705 E. FAYETTE STREET  
SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date

**SITE PHOTO KEY**

Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No.:	Scale:
03/29/24	086328	AS SHOWN

Drawing No.:  
**SK-100**  
Sheet 01 of 01



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Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8





Photo 9



Photo 10



Photo 11



Photo 12





Photo 13

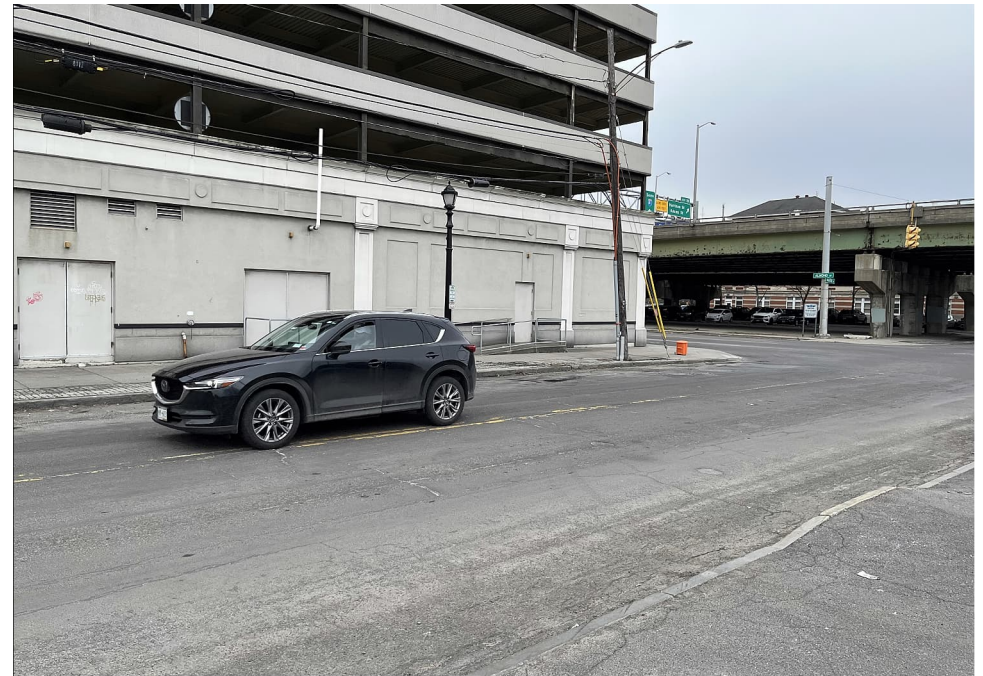


Photo 14



Photo 15



Photo 16





Photo 17



Photo 18



Photo 19



Photo 20





Photo 21



Photo 22



Photo 23



Photo 24





Photo 25



Photo 26



Photo 27



Photo 28





Photo 29



Photo 30



Photo 31



Photo 32





Photo 33



**BENCHMARKS:**

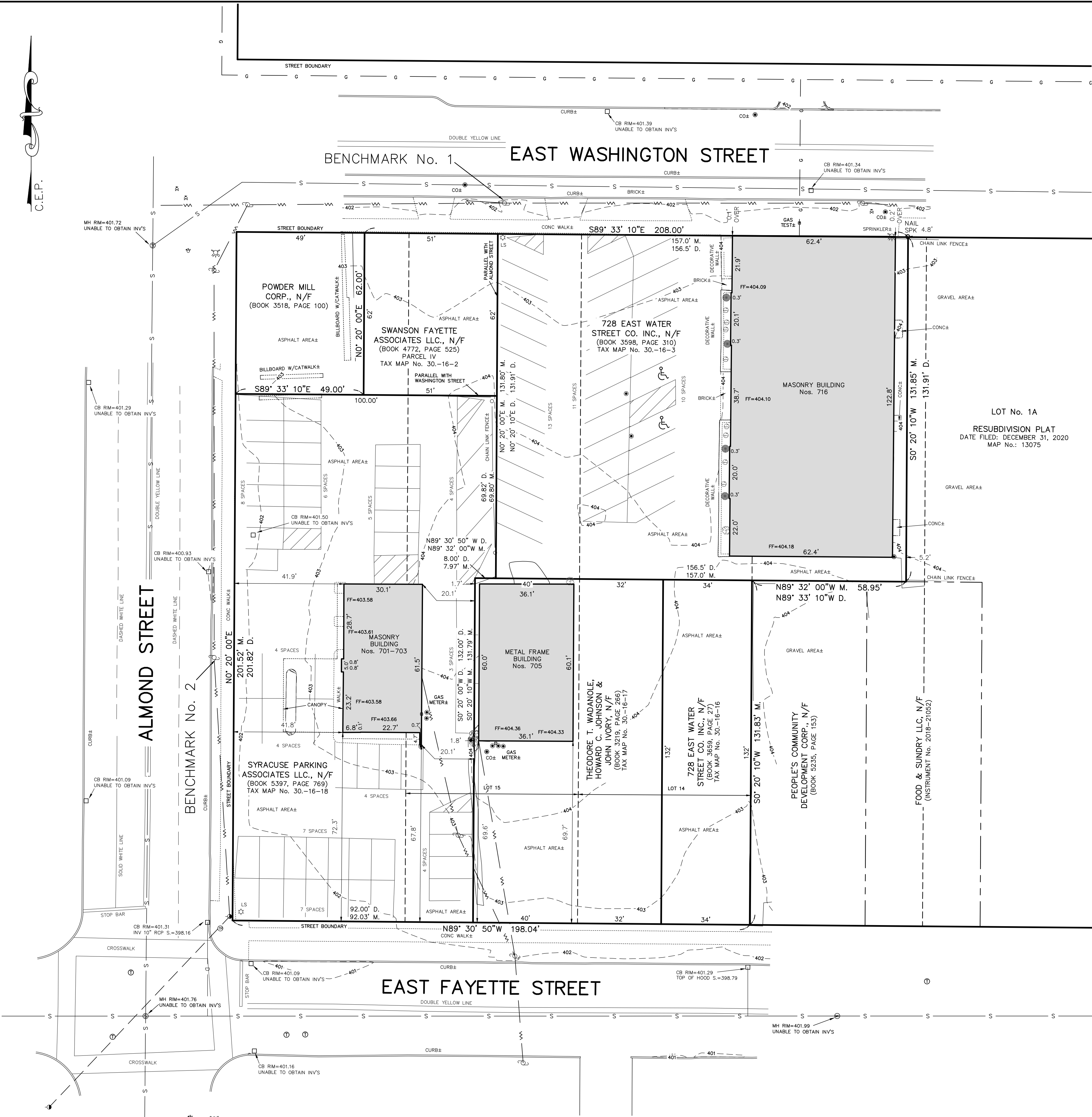
BENCHMARK NO. 1 - MAG NAIL SET IN WEST SIDE UTILITY POLE  
NM 16 NYT 12 2 FEET UP  
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BENCHMARK NO. 2 - MAG NAIL SET IN EAST SIDE UTILITY POLE  
NG 11A 1.3 FEET UP  
ELEV=403.45

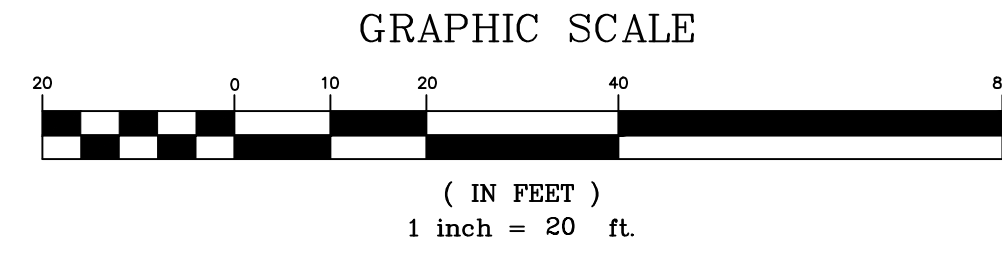
**NOTES:**

Total area: 1.31± acres.  
Total number of lots: 5 existing  
Present Zone: BA Local Business District  
Elevations referred to NAVD 88.  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F.  
Effective date: November 4, 2016.  
Tax Map Nos. 30.-16-2, 3, 16, 17 & 18  
C.E.P. 183

- LEGEND:**
- indicates original grade
  - indicates light stand
  - indicates utility pole, anchor & overhead lines
  - indicates iron pipe and/or monument found
  - indicates bollard
  - indicates deciduous tree
  - indicates evergreen tree
  - indicates shrub
  - indicates sign
  - indicates storm culvert
  - indicates gas main, gas valve & gas line marker
  - indicates water main, water valve & hydrant
  - indicates storm sewer, catch basin & manhole
  - indicates sanitary sewer, sewer vent & manhole
  - indicates underground telephone line, manhole & box
  - indicates underground electric line & manhole
  - indicates underground television cable & box
  - indicates boundary line
  - indicates adjacent parcel line
  - indicates old/original parcel line
  - indicates easement line
  - indicates centerline road



LOT No. 1A  
RESUBDIVISION PLAT  
DATE FILED: DECEMBER 31, 2020  
MAP No.: 13075



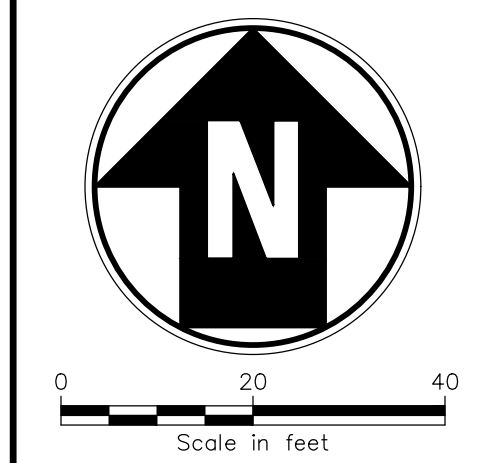
REVISIONS         	Nos. 706-708 & 712-716 EAST WASHINGTON STREET AND Nos. 701-703, 705 & 709 EAST FAYETTE STREET			
	PART OF BLOCK No. 232 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK			
	JANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com			DATE: FEBRUARY 3, 2022 SCALE: 1" = 20' FILE No.: 2286.100
	SHEET No.			F.B. No. 1715

Subject to any statement of facts on accurate and up to date abstract of title will show. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.









**GW SYRACUSE, LLC**  
21 GREENE AVE  
AMITYVILLE, NY 11701

IF A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, THE USER OF ANY PART OF THIS DRAWING OR THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE WORDING: ALTERED BY FOLLOWING NAME, DATE, REASON, THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

**GATEWAY SYRACUSE APARTMENTS**  
701-705 E. FAYETTE STREET  
SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date

CITY COMMENT RESPONSE: JFT BGH 04/23/24

**SITE LAYOUT PLAN**

Designed By: BGH	Drawn By: BGH	Checked By: JFT
Issue Date: 03/29/24	Project No.: 086328	Scale: AS SHOWN

Drawing No.:  
**C-101**  
Sheet 02 of 04

**ZONING REGULATIONS FOR DEVELOPMENT**

ZONING: CENTRAL BUSINESS DISTRICT (MX-5)

EXISTING LOT INFORMATION:	TAX MAP	PARCEL SIZE	ZONING
701-03 E. FAYETTE ST & ALMOND ST	030-16-18.0	0.43 ± ACRES	MX-5
715 FAYETTE ST E TO WASHINGTON ST	030-16-13.1	0.56 ± ACRES	MX-5
706-08 WASHINGTON ST & ALMOND ST	030-16-02.0	0.07 ± ACRES	MX-5
712-16 E. WASHINGTON ST	030-16-03.0	0.47 ± ACRES	MX-5
705 FAYETTE ST.	030-16-17.0	0.22 ± ACRES	MX-5
709 FAYETTE ST.	030-16-16.0	0.10 ± ACRES	MX-5
TOTAL LOT AREA =		(1.85 ACRES)	

LOT COVERAGE	MX-5	PROPOSED
MAXIMUM IMPERVIOUS COVERAGE:	100%	±89.5%
MINIMUM BUILDING COVERAGE:	75%	87.1%

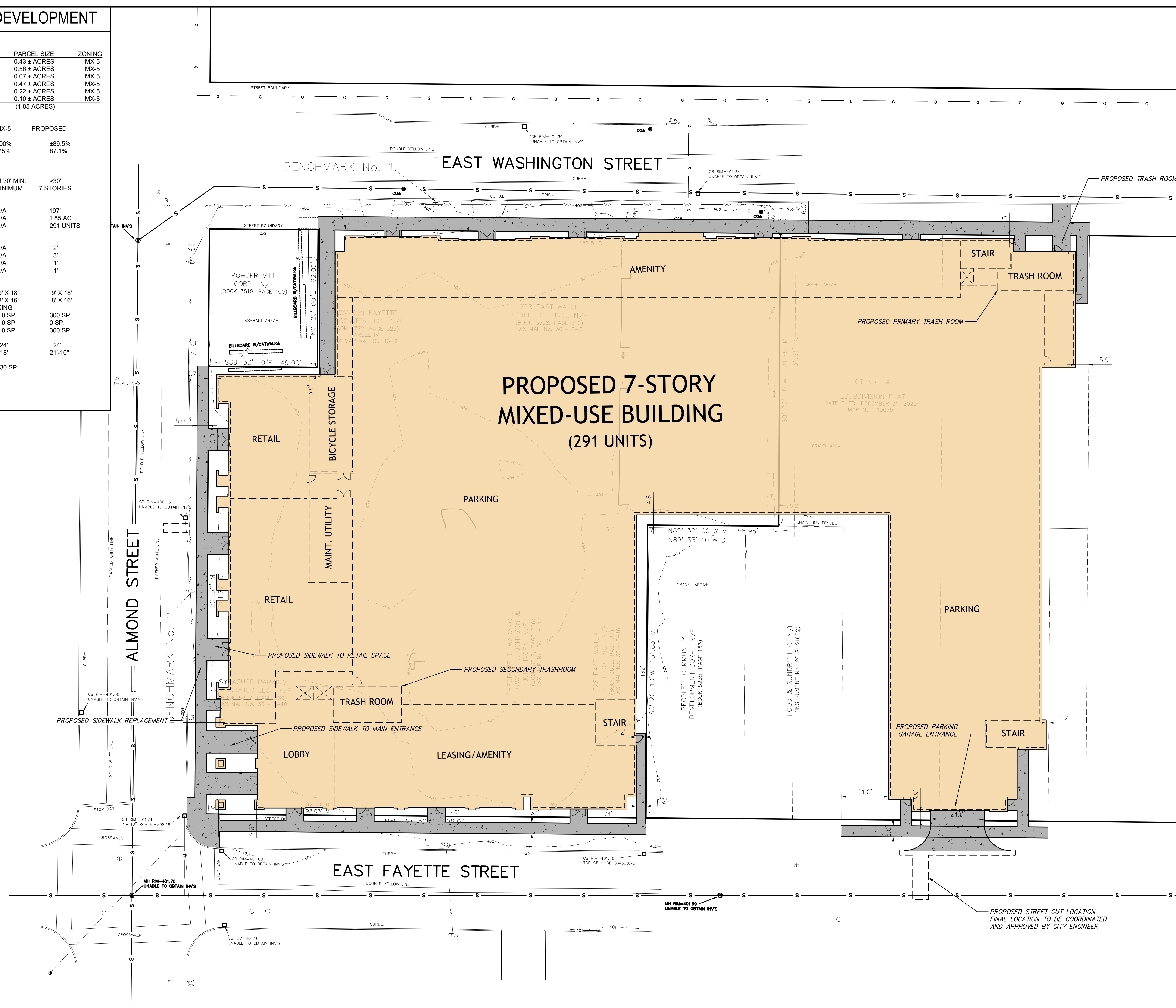
HEIGHT AND NUMBER OF STORIES:	NO MAXIMUM 30' MIN. 3 STORIES MINIMUM	>30' 7 STORIES
BUILDING HEIGHT:		
NUMBER OF STORIES:		

LOT MINIMUM	N/A	197'
WIDTH		
AREA IF MIXED-USE PROJECT		1.85 AC
DENSITY (MIXED USE)		291 UNITS

SETBACKS MINIMUM:	N/A	2'
FRONT (EAST FAYETTE ST)		
SIDE (ALMOND ST)		3'
SIDE (EAST)		1'
REAR (EAST WASHINGTON ST)		1'

PARKING	9' X 18'	9' X 18'
PARKING SPACE SIZE:		
COMPACT PARKING SPACE SIZE:	8' X 16'	8' X 16'
REQUIRED PARKING - MX-5 EXEMPT FROM REQUIRED PARKING		
RESIDENTIAL	0 SP.	300 SP.
RETAIL	0 SP.	0 SP.
TOTAL:	0 SP.	300 SP.

DRIVE AISLE WIDTH	24'	24'
DRIVE AISLE WIDTH (COMPACT SPACES)	18'	21'-10"
BICYCLE PARKING - (1 SPACE PER 6 VEHICLE SPACES)		30 SP.



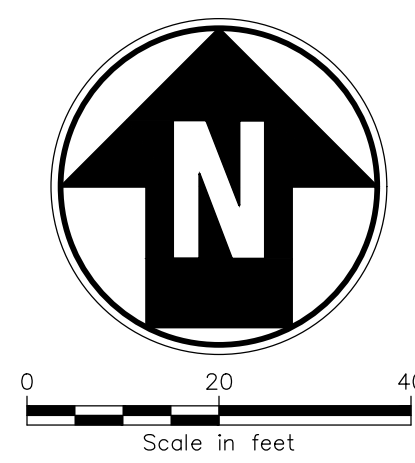
PROPOSED STREET CUT LOCATION  
FINAL LOCATION TO BE COORDINATED  
AND APPROVED BY CITY ENGINEER

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**GW SYRACUSE, LLC**  
21 GREENE AVE  
AMITVILLE, NY 11701

**GATEWAY SYRACUSE APARTMENTS**  
701-705 E. FAYETTE STREET  
SYRACUSE, NY 13210

No.	Submittal / Revision	Appr	By	Date

CITY COMMENT RESPONSE: JFT BGH 04/23/24

**LANDSCAPE PLAN**

Designed By: BGH	Drawn By: BGH	Checked By: JFT
Issue Date: 03/29/24	Project No.: 086328	Scale: AS SHOWN

Drawing No.:  
**C-401**  
Sheet 04 of 04

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>TREES</b>						
	GS	4	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	2" CAL.	B&B
	MJ	4	MALUS X 'JEFLITE'	STARLITE FLOWERING CRABAPPLE	1.5-2" CAL.	B&B
	OV	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1.5-2" CAL.	B&B
<b>GROUND COVERS</b>						
	AU	812	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	CONT. 24" o.c.

**LANDSCAPE NOTES**

- OWNER AND CONTRACTOR TO ADHERE TO CITY OF SYRACUSE TREE DESIGN STANDARDS MANUAL.
- THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
- THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE OWNER PRIOR TO INSTALLATION.
- ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
- NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
- CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
- GUARANTEE:
  - FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
  - REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
- MULCH: PROVIDE MINIMUM 3" THICK LAYER OF BROWN SHREDDED BARK MULCH. MULCH SHALL BE USED ONLY AS TREE COLLARS AND IN PLANTING BEDS.
- PRE-EMERGENT: 1) APPLY TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO ADDITIONAL COST. 2) PROVIDE A MIXTURE WITH ACTIVE INGREDIENTS CONSISTING OF "A-A-A-TRIFLUORO-2, 6-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.75% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.25% OF TOTAL MIXTURE), MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP. OR EQUAL.
- WEED BARRIER FABRIC: 1) APPLY TO PLANTING BEDS BELOW MULCH. 2) PROVIDE BLACK POLYPROPYLENE SHEET 27 MILS THICK, 4 OZ./SQ. YD., GRAB TENSILE STRENGTH PER ASTM D-4632; 90LB (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION), PROVIDE DEWITT "WEED BARRIER" OR APPROVAL EQUAL.
- WATER ALL PLANTINGS THOROUGHLY IMMEDIATELY AFTER PLANTING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

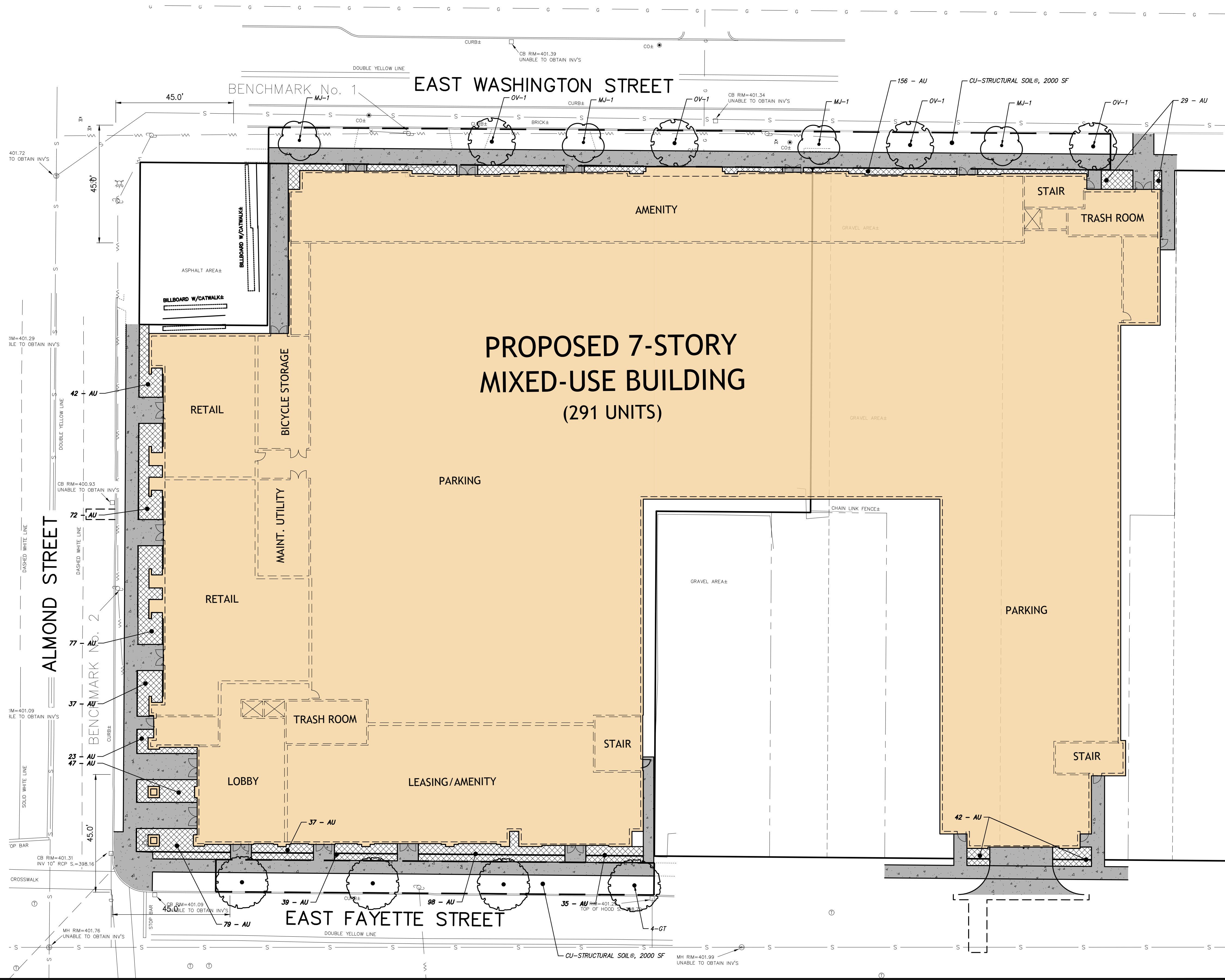
**TOPSOIL NOTES**

- ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEEDED. TOPSOIL TO BE INSTALLED TO A MINIMUM 12" DEPTH IN AREAS OF SEED. PLANTING SOIL TO BE INSTALLED TO A MINIMUM 3" DEPTH IN ALL AREAS OF PLANTINGS (TREES, SHRUBS, PERENNIALS, GROUNDCOVERS).
- PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDLING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.
- TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
- PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.
 

SIEVE	PERCENT PASSING
1/4"	65-100
1"	85-100
NO. 200	20-60
- NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.

**SEEDING NOTES**

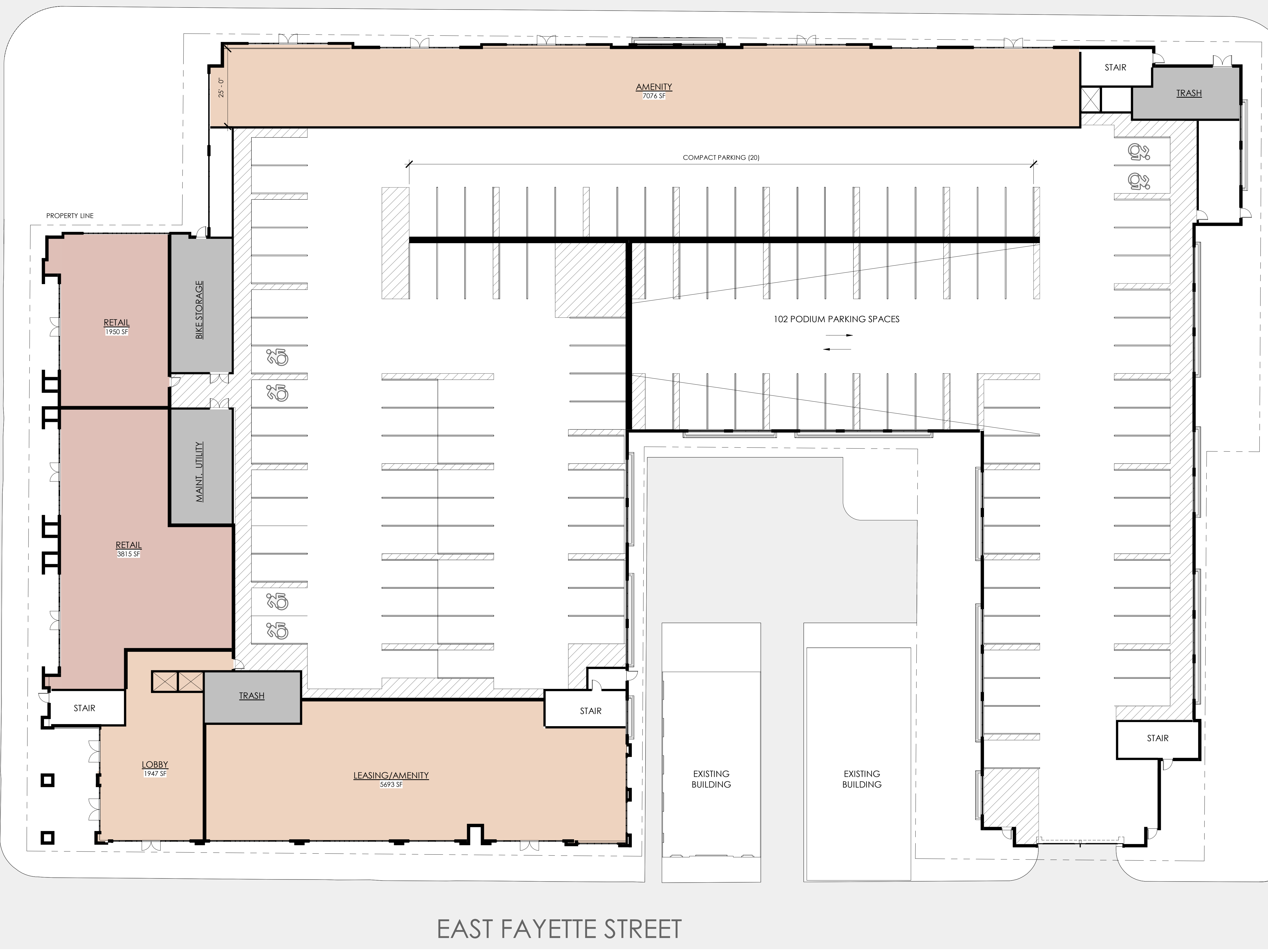
- ALL AREAS TO BE SEEDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:
  - 30% NASSAU KENTUCKY BLUEGRASS
  - 25% BELMONT KENTUCKY BLUEGRASS
  - 25% KENTUCKY BLUEGRASS
  - 20% FINE TEXTURE RYE
- WEED SEED CONTENT SHALL NOT EXCEED 0.25%. SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED MIXED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS.
- THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
- THE FERTILIZER SHALL BE 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
- SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.
- WATER THOROUGHLY IMMEDIATELY AFTER SEEDING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.



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ALMOND STREET



EAST FAYETTE STREET

Area Schedule	
<b>LEVEL 1</b>	
AMENITY	7134 SF
LEASING/ AMENITY	7539 SF
PARKING	54058 SF
RETAIL	5896 SF
	74628 SF

<b>LEVEL 2</b>	
AMENITY	2522 SF
PARKING	73554 SF
	76076 SF

<b>LEVEL 3</b>	
AMENITY	698 SF
RESIDENTIAL	60088 SF
	60786 SF

<b>LEVEL 4</b>	
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RESIDENTIAL	60079 SF
	60511 SF

<b>LEVEL 5</b>	
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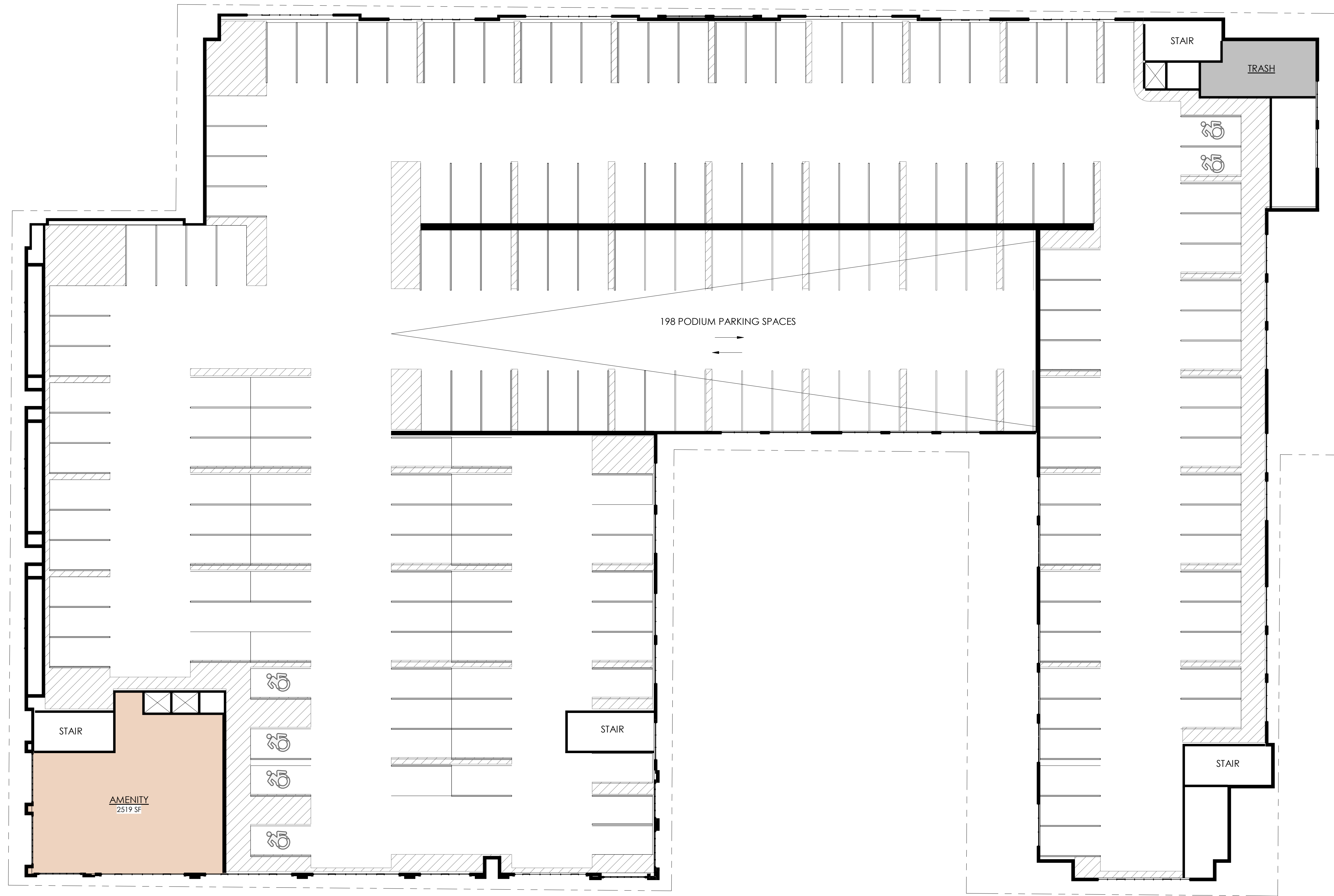
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AMENITY	432 SF
RESIDENTIAL	60079 SF
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<b>LEVEL 7</b>	
AMENITY	1121 SF
RESIDENTIAL	51924 SF
	53045 SF

Grand total 446068 SF

UNIT MATRIX			
UNIT TYPE	UNIT COUNT	UNIT SF	BED COUNT
<b>1-BED</b>			
UNIT A1	89	594 SF	89
	89		89
<b>2-BED</b>			
UNIT B1	67	864 SF	134
UNIT B2	35	908 SF	70
	102		204
<b>3-BED</b>			
UNIT C1	3	1294 SF	9
	3		9
<b>4-BED</b>			
UNIT D1	49	1376 SF	196
UNIT D2	1	1402 SF	4
	50		200
<b>STUDIO</b>			
UNIT S1	47	486 SF	47
	47		47
TOTAL: 291	291		549

TOTAL PARKING SPOTS: 300



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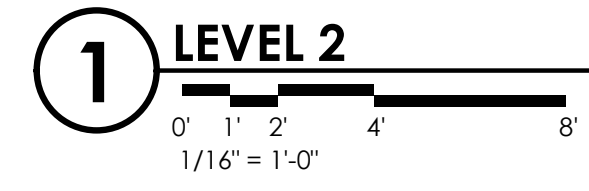
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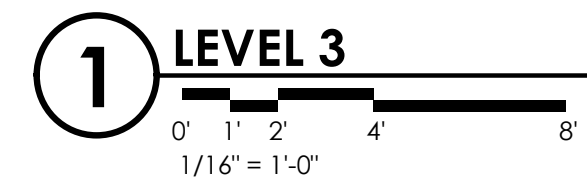
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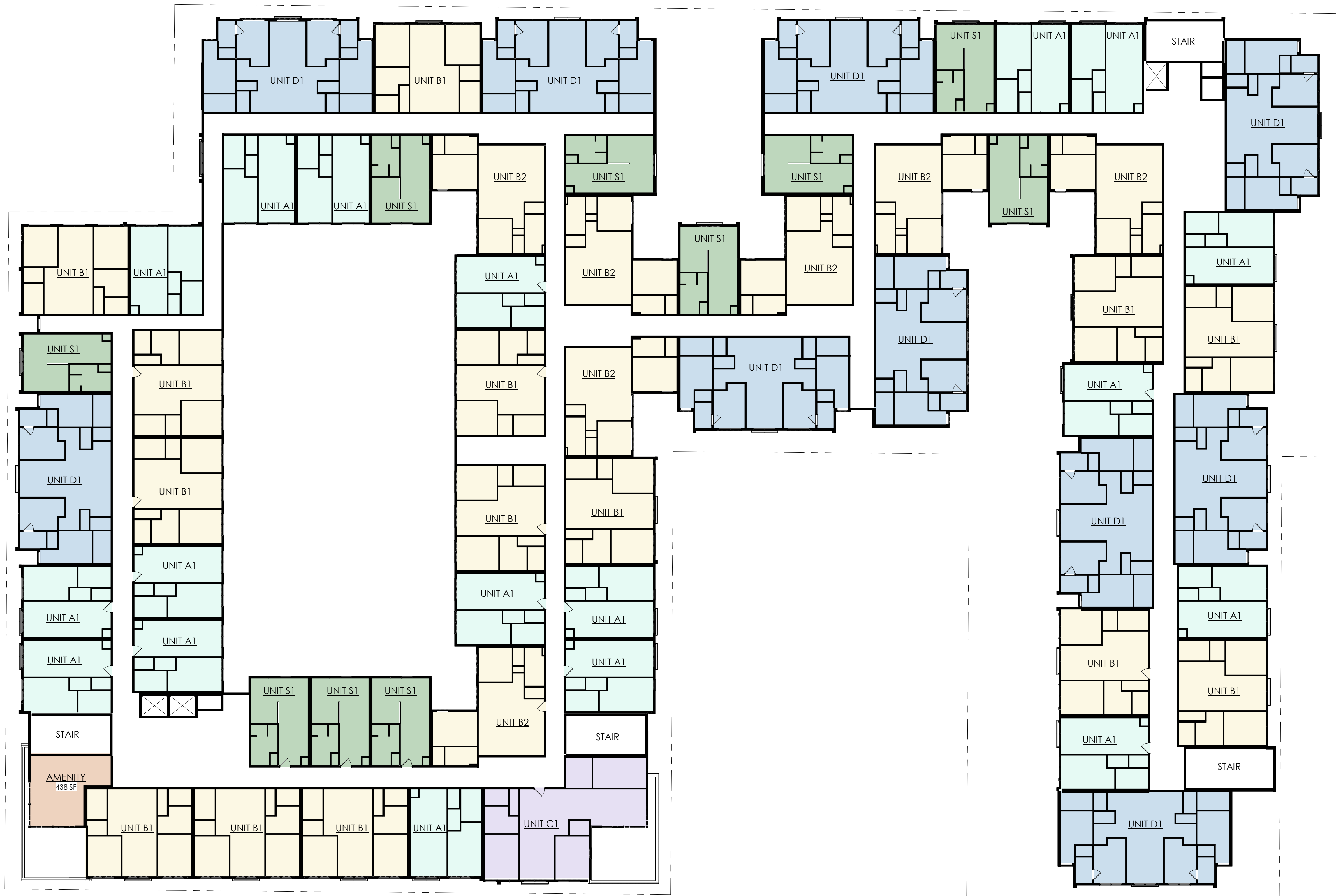
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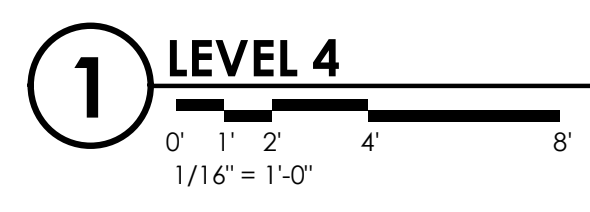
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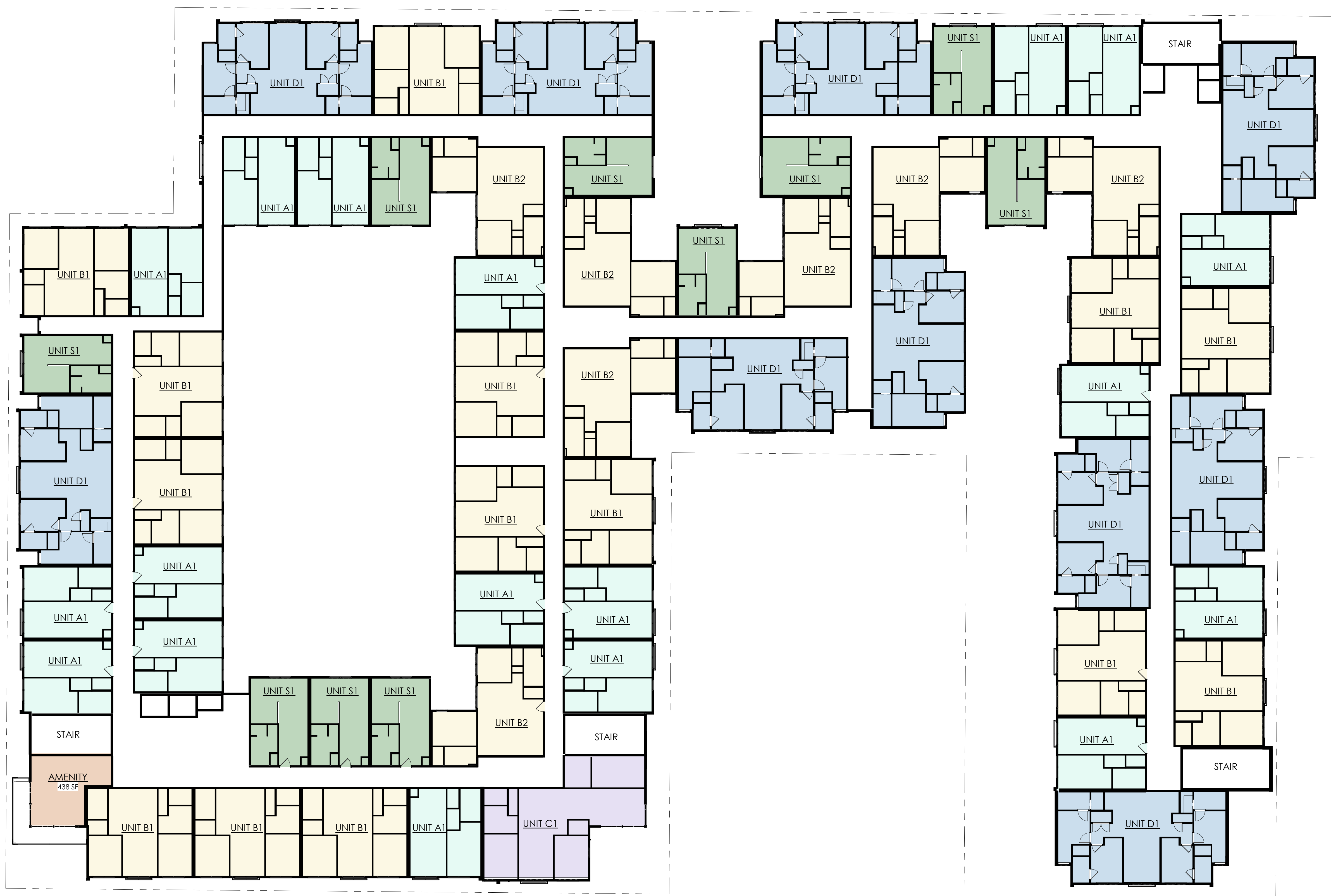
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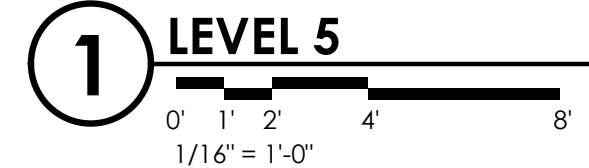
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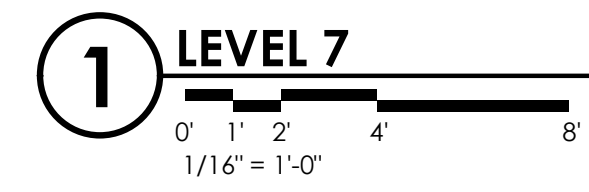
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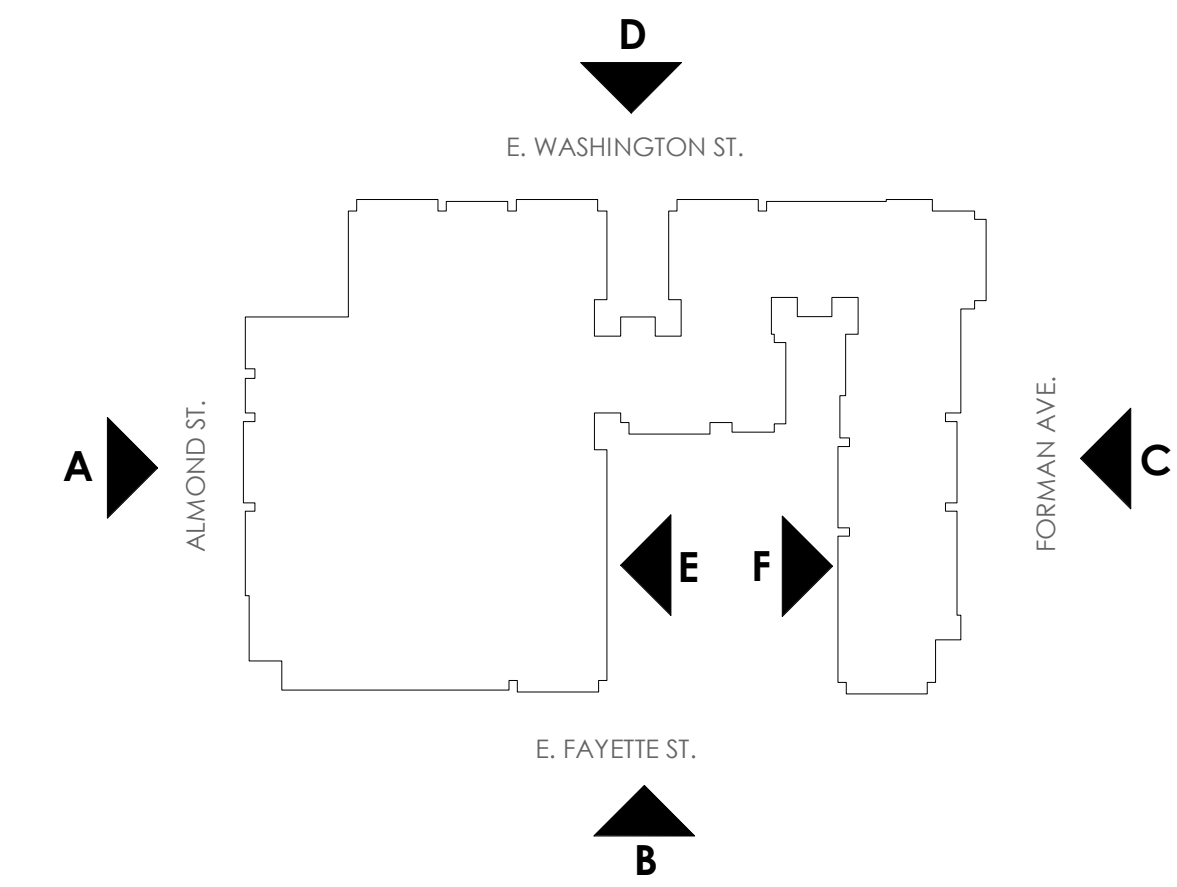


EXTERIOR FINISH LEGEND

	BR-1 BRICK - LIGHT ARCTIC CLEAR		FC-1 FIBER CEMENT - LIGHT RUSTIC ROAD		FC-3 FIBER CEMENT - WHITE ARCTIC WHITE		PT-1 PAINT - LIGHT SW 9585		PT-3 PAINT - WHITE SW 9541		
	BR-2 BRICK - DARK BELCREST BLACK		FC-2 FIBER CEMENT - DARK IRON GRAY		FC-4 FIBER CEMENT - ACCENT COPPER PENNY		PT-2 PAINT - DARK SW 6994		PT-4 PAINT - ACCENT SW 7709		MP-1 METAL PANEL - COPPER



A - WEST ELEVATION - ALMOND STREET



B - SOUTH ELEVATION - EAST FAYETTE STREET

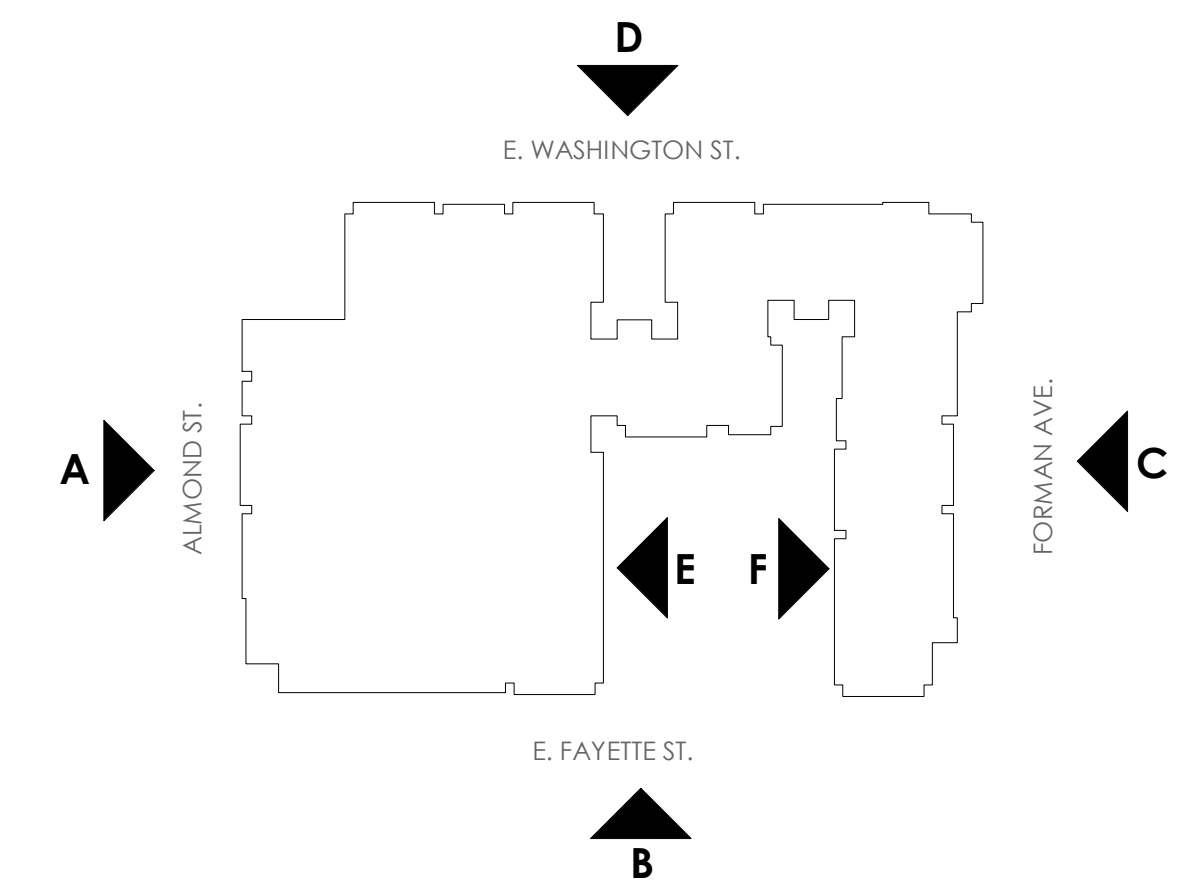


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**C - EAST ELEVATION - FACING FORMAN AVENUE**



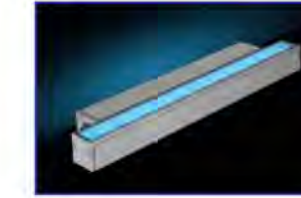
**D - NORTH ELEVATION - EAST WASHINGTON STREET**



**DECORATIVE LIGHTING LEGEND**



CONT. LINEAR LED COLOR CHANGING  
BASIS OF DESIGN: LLI DOME EXTRUSION + LED TAPELIGHT



LED COLOR CHANGING WALL WASH  
BASIS OF DESIGN: LUMENPULSE LUMENFACADE MAX



WALL SCONCE  
BASIS OF DESIGN: ALVA TESSIE



**WEST ELEVATION - ALMOND ST**  
NTS



**SOUTH ELEVATION - EAST FAYETTE**  
NTS



**EAST ELEVATION - FACING FORMAN AVENUE**  
NTS



**NORTH ELEVATION - EAST WASHINGTON**  
NTS

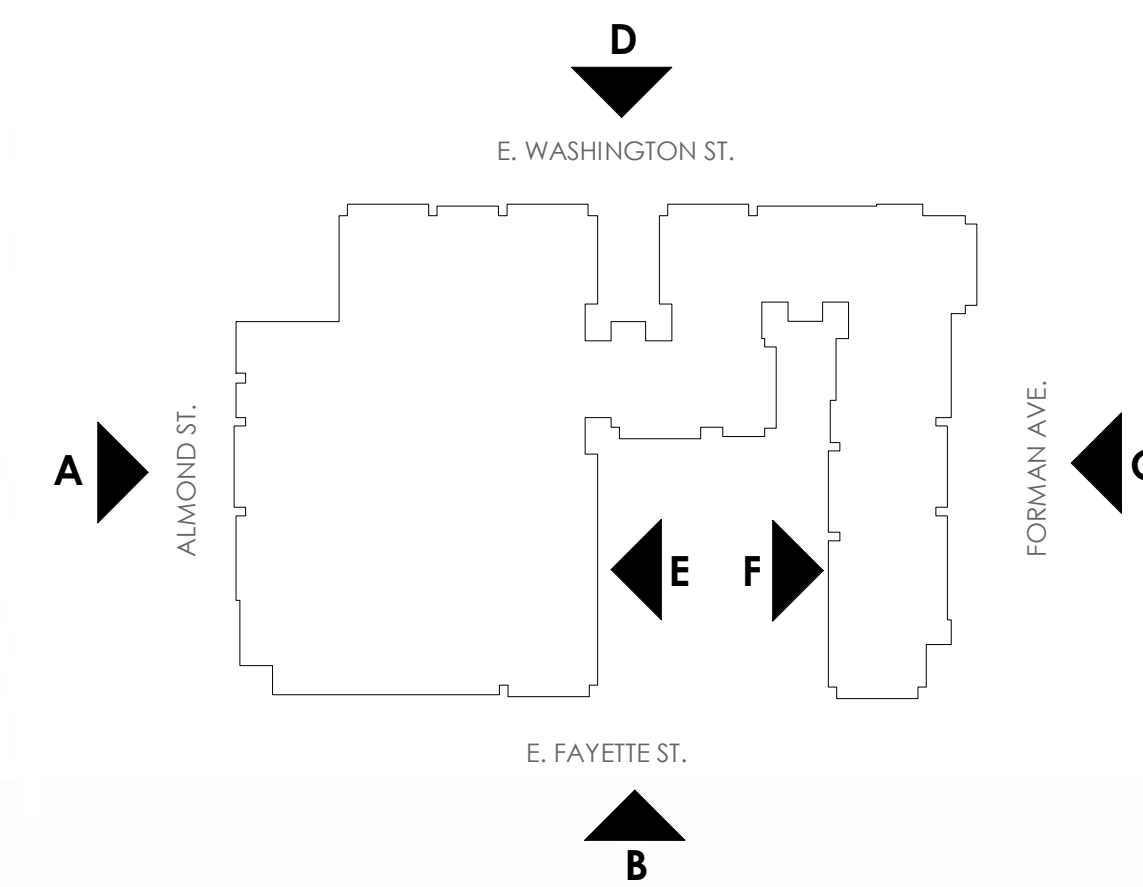


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E - WEST ELEVATION (INNER)- ADJACENT TO ZION CHURCH

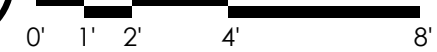


F - EAST ELEVATION (INNER)- ADJACENT TO XO TACO





1 AXON - ALMOND ST. / FAYETTE ST.







1 AXON - ALMOND ST. / WASHINGTON ST.







1 AXON - E. FAYETTE & FORMAN AVE.















J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024  
OCPB Case # Z-24-119

- 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 GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette 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 Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to demolish several existing structures and construct a seven-story mixed-use building with 291 dwelling units and a two-story parking structure on 2.01 acres in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-17) to combine the six parcels comprising the site into one new lot; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the “storm sewer”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/community grid; 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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must coordinate all right-of-way improvements and driveway access with the New York State Department of Transportation (NYSDOT), prior to City plan approval. NYSDOT will require the applicant to provide final design plans for any sidewalks along Almond Street in order to coordinate work with the NYSDOT I-81 Community Grid project’s proposed sidewalk work and installation of bicycle paths along Almond Street. NYSDOT further advises when work on this section of Interstate 81 commences, access to the site will be available, but material and equipment delivery may be hindered.

The Board offers the following comment:

Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.



Martin E. Voss, Chairman  
Onondaga County Planning Board



Jake Dishaw  
Zoning Administrator

300 South State St, Suite 700  
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: GW Syracuse, LLC  
From: Cristian Toellner, Zoning Planner  
Date: 5/23/2024 11:38:36 AM  
Re: Major Site Plan Review MaSPR-24-17  
701-03 Fayette St E & Almond St, Syracuse, 13210

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.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	04/23/2024	Vinny Esposito	A FULL SWPPP must be submitted to and approved by the City Engineer. A sewer study of the local sewer system will be required to determine capacity issues.
DPW - Transportation Planner	Conditionally Approved	05/09/2024	Neil Milcarek-Burke	5/22/24 Previous comments not addressed 5/9/24 Updated plan required  - A building of this size represents an increase in the intensity of use and will require wide sidewalks of 8' (10' preferred) along all frontages - Driveway to conform to NYSDOT type3 opening 24' max width - Tree pit/snow storage area to be hardscape porous material (brick patterned flexi pave, etc.), while also meeting requirements of Forestry Dept. - Almond Street items to be coordinated with NYSDSOT & COS due to pending 81 project. - Short-term bicycle parking is required, 2x staple-style racks (no wave racks) near each store front and the main lobby, in conspicuous and well-lit areas on private property. - Applicant is encourage to vary the planting plan to incorporate multiple perennial plants in the foundation planters
Zoning Planner	Pending	04/23/2024		
Parks - Forestry	Approved	05/02/2024	Jeff Romano	Forestry requires; Plant Schedule - remove gleditsia, replace with; Quercus bicolor, Celtis 'Magnifica', Ulmus



x (disease resistant variety(ies). Larger shade trees to be planted along E Fayette St (no overhead wires). Place 2 additional trees along frontage of E Fayette at garage entrance along with CU soils. CU Soils should be measured in cubic ft, not square ft. Along E Washington St, group trees in 2 or 3's, approximately 10 total trees (current species are fine). Review placement of trees to accentuate building. Arctostaphylos may not perform well due to soil conditions/ requirements (acid loving). Plans do not indicate landscape intent along the west facade of the garage (facing 713 E Fayette St). Please contact Forestry with any questions or clarifications.

Planning Commission	Pending	04/23/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	04/26/2024	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>• Applicant shall coordinate the construction with NYSDOT I-81 team to make sure there are no conflicts during construction.</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 grading 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>
City Engineer - Zoning	Pending	04/23/2024		
Eng. Mapping - Zoning	Approved	04/23/2024	Ray Wills	Work should have no impact on Mapping Division assets in the area. resbp182
Water Engineering - Zoning	Pending	04/23/2024		
Fire Prevention - Zoning	Conditionally Approved	05/15/2024	Elton Davis	<p>Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS.</p> <p>Locations of all fire hydrants. Distances from each building to the nearest hydrant shall be shown (FCNYS §507.5.1). Any buildings that will require standpipe systems shall have a hydrant located within 100 feet of the Fire Department Connection serving the system (FCNYS §507.5.1.1).</p>
DPW Traffic Control- Zoning	Pending	04/23/2024		
Landmark Preservation Board	Internal Review Complete	05/22/2024	Kate Auwaerter	<p>The Syracuse Landmark Preservation Board reviewed the application at its 5/9/24 meeting. The board was generally appreciative of the ways in which the designers have sought to mitigate the impact of the new construction on the National Register-listed/locally designated AME Zion Church (711 E Fayette Street), including material selections, color, and setting the new construction back from the property line along E. Fayette Street so that the front facade of the former church will be slightly forward of the new building. The SLPB requested the following:</p> <p>1) Revision of the elevations and perspective drawings</p>



to accurately depict the distance between the new construction and the former church and the depth of the setback of the new construction. (Note: The elevations and perspective drawings showed more generous dimensions than were indicated on the field-measured site plan.)

2) Consideration of design alternatives to reduce the massing of the new construction closest to the former church; specifically, the southeast corner of the new building immediately west of the church. The board suggested treating the corner in a way similar to the southwest corner of the new building facing Almond Street, which features balconies on the upper stories that are set back from the main block of the building.

5/22/24: Preservation staff has reviewed the revised drawings (dated 5/21/24). The applicants have addressed the SLPB's primary concern regarding the massing of the southeast corner of the property by removing a section of the building above the fourth floor. No further preservation review is required. Please note: Drawing 01 has been revised to depict the former church as built to the property line. However, the neighboring building (restaurant) is depicted as located significantly over the property line, which is inaccurate. Drawing 7, elevation B appears to depict an inaccurate distance between the church and the new construction. This distance is no more than 14.5' according to the site plan dimensions. Drawing 14, the perspective inaccurately depicts the new construction's setback from the historic church. According to the site plan, the setback is only 3.5' from the property line/church's build line. The perspective drawing suggests that the entire tower of the former church will be forward of the new construction, which is inaccurate.





**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-24-28</i></b>	<b><i>Staff Report – May 28, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	701-03 E. Fayette St (parcel: 030.-16-18.0), 715 E. Fayette St (parcel: 030.-16-13.1), 706-08 E. Washington St (parcel: 030.-16-02.0), 712-16 E. Washington St. (parcel: 030.-16-03.0), 705 Fayette St ( parcel: 030.-16-17.0), 709 Fayette St. (parcel: 030.-16-16.0).
<b><i>Summary of Proposed Action:</i></b>	The applicant proposes to combine 6 lots (701-03 E. Fayette St., 715 E. Fayette St., 706-08 E. Washington St., 712-16 E. Washington St., 705 Fayette St., 709 Fayette St.) into one new lot. A new Mixed-use Mutli-unit dwelling apartment is proposed on the new lot.  New Lot 100: 2.01 Acres/ 87,553 SF
<b><i>Owner/Applicant</i></b>	Christopher Geiger of GW Syracuse (Owner) Ben Harrell, CHA (Representative)
<b><i>Existing Zone District:</i></b>	Central Business District, MX-5 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, east and west are in MX-5 Zone District, to the south are in OS Open Space Zone District and MX-5 Zone District.
<b><i>Companion Application(s)</i></b>	<b>MaSPR-24-17:</b> Construct a 7 story Mix-use apartment building
<b><i>Scope of Work:</i></b>	After the Resubdivision, the applicant intends to eliminate the properties boundaries between the subject 6 lots and merge them into one new lot.
<b><i>Staff Analysis:</i></b>	<b>Factors:</b> <ul style="list-style-type: none"> <li>- The properties 706-08 E. Washington St. and 709 Fayette St. are small lots and undesirable to develop in alignment with the district character of Central Business District without enlargement through resubdivision,</li> <li>- The subject project is adjacent to the property on 711 E. Fayette Street, which is both a local Protected Site and listed in the National Register of Historic Places, so the project requires further review from the Syracuse Landmark Preservation Board.</li> <li>- The site plan conforms to setback regulations, building height, and transparency requirements pursuant to ReZone, Art. 2, Sec. 2.6B.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	701-03 E. Fayette St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013 SP-68-01  Special Use Permit, built a gasoline service station (Gulf), common council approved on 7/22/1968  715 E. Fayette St: No Zoning history available, vacant land  706-08 E. Washington St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013  712-16 E. Washington St.: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013



**R-24-28**

	<p>AS-81-025   Sign Wavier, granted a wall sign, approved 7/20/1981</p> <p>705 Fayette St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013</p> <p>709 Fayette St: Z-2757  Zone change, convert RB, CA, IA Zone to BA, approved on 2/19/2013</p>
<b>Summary of Zoning History:</b>	<p>In 1981, the Zoning Administrator approved a wall sign on 712-16 E. Washington with 325 SF in total area and 60 feet of frontage on East Washington Street. The wall sign is no longer on the property according to the Google Street View</p> <p>In 1968, Syracuse Common Council approved the application for Gulf Oil Corporation to install a Gas station on 701-03 E. Fayette St. The proposal had deviations on the specific Special Permit provision relative to location, secondary street frontage, and curb cuts for the gasoline service station; and the City Planning Commission has determined that the proposed deviations are not detrimental to adjoining zoning districts and permitted uses. Prior to Rezone taking effect on July 1, 2023, properties (701-03 E. Fayette St,706-08 Wahington St, 712-16 E. Washington St., 705 Fayette St ,709 Fayette St.) were zoned BA due to the Zone Change Z-2757, which was approve on 2013.</p>
<b>Code Enforcement History:</b>	No code enforcement is available among all property
<b>Zoning Violations:</b>	The proposal has no zoning violations;
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p>The 706-08 E. Washington St is a rectangle in shape with 51 feet of frontage on East Washinton Street and a lot depth of 62 feet.</p> <p>The 712-16 E. Washington St is a rectangle in shape with 157 feet of frontage on East Washinton Street and a lot depth of 122.8 feet.</p> <p>The 701-03 E. Fayette St is irregular in shape with 92 feet of frontage on East Fayette Street and a lot depth of 201 feet.</p> <p>The 715 E. Fayette St is irregular in shape with 93 feet of frontage on East Fayette Street and a lot depth of 262 feet.</p> <p>The 709 Fayette St is a rectangle in shape with 34 feet of frontage on East Fayette Street and lot depth of 132 feet.</p> <p>The 705 Fayette St is a rectangle in shape with 72 feet of frontage on East Fayette Street and lot depth of 132 feet.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR § 617.2(al), the proposal is a Unlisted Action
<b>Onondaga County Planning Board Referral:</b>	The proposal was review by the Onondaga County Planning Board pursuant to GML §239-l, m and n with no position.



**R-24-28**

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

- Major Site Plan Review
- Full Environmental Assessment Form Part 1
- Durable Power of Attorney
- Topographic Survey, Nos. 706-708 & 712-716 East Washington Street And Nos. 701-703. 705 & 709 East Fayette Street Part of Block No.232
- City of Syracuse, Onondaga County, New York; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & romans Land Surveying, P.C.; Scale 1"=20'; Dated 02/3/22
- Resubdivison Map; Gateway Syracuse Apartments Subdivision, Part of Block No.232, City of Syraucse, Onondaga County, NY; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & Romans, P.C.; Scale 1"=20'; Dated: 04/2/24.
- Site Layout Plan, Gateway Syracuse Apartments 701-705 E. Fayette Street, Syracuse 13210, GW Syracuse, LLC ,21 Green Ave Amityville, NY 11701, Sheet C-101, Designed By: BGH, Drawn By: BGH, Issue date: 03/29/24 Scale 1"=40'

**Attachments:**

Resubdivison Application  
OCPB Comments

IPS Comments from City Departments



R-24-28

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



R-24-28

Figure 2: Aerial Imagery of Subject Properties



Description: Figure 2 shows satellite imagery of the subject properties.  
Image Source: Onondaga County Department of Planning, GIS Viewer.







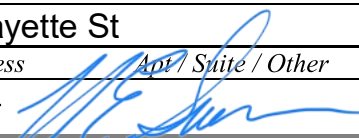
**PROPERTY OWNER(S) (required)**

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.**

**Syracuse Parking Assoc LLC**

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2 Clinton Sq		Syracuse	NY	13202	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

728 East Water St Co Inc & Swanson Fayette Assoc LLC

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
505 E Fayette St		Syracuse	NY	13202	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 3-25-24		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
Theodore	Wadanole		Howard Civo Johnson & John Ivory		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
323 Nottingham Rd		Syracuse	NY	13210	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

**715 EFSU, LLC**

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1 Saddle Ln		Roslyn Heights	NY	11577	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* 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)**

**GW Syracuse LLC**

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
21 Greene Ave		Amityville	NY	11701	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
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**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
James	Trasher	Market Segment Leader	CHA		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
300 S. State St	Suite 600	Syracuse	NY	13202	315-257-7220
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
			Jtrasher@chasolutions.com		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
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## City of Syracuse Office of Zoning Administration

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2 Clinton Sq		Syracuse	St	Zip	Email:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
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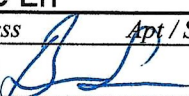
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505 E Fayette St		Syracuse	St	Zip	Email:
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**Howard Civo Johnson & John Ivory**

First Name	Last Name	Title	Company		Phone:
			NY	13210	
323 Nottingham Rd		Syracuse	St	Zip	Email:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		

**715 EFSU, LLC**

First Name	Last Name	Title	Company		Phone:
BRIAN	SIVIN	MEMBER	NY	11577	
1 Saddle Ln		Roslyn Heights	St	Zip	Email:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature: 			Date: 3/22/24		

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**APPLICANT(S) (if applicable)****GW Syracuse LLC**

First Name	Last Name	Title	Company		Phone:
			NY	11701	
21 Greene Ave		Amityville	St	Zip	Email:
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)**

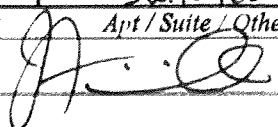
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James	Trasher	Market Segment Leader	CHA		
300 S. State St Suite 600		Syracuse	NY	13202	315-257-7220
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First Name	Last Name	Title	Company		Phone:
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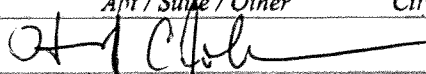
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<b>John</b>	<b>Furciello</b>	<b>Member</b>	<b>Syracuse Parking Assoc LLC</b>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
<b>2 Clinton Sq</b>	<b>Suite 120</b>	<b>Syracuse</b>	<b>NY 13202</b> Phone: 315-472-2020
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip Email: johnf@jfrrealstate.com</i>
* Signature: 			Date: 03/22/2024
728 East Water St Co Inc & Swanson Fayette Assoc LLC			

<b>505 E Fayette St</b>		<b>Syracuse</b>	<b>NY 13202</b> Phone:
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* Signature:			Date:

<b>Theodore</b>	<b>Wadanole</b>		<b>Howard C Johnson &amp; John Ivory</b>
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip Email: hcj 915 @ yahoo.com</i>
* Signature: 			Date: 3/23/2024

<b>hcj 915 @ yahoo.com</b>	<b>940-367-2890</b>		<b>715 EFSU, LLC</b>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip Email:</i>

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

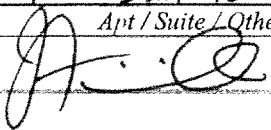
<b>James</b>	<b>Trasher</b>	<b>Market Segment Leader</b>	<b>CHA</b>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
<b>300 S. State St Suite 600</b>		<b>Syracuse</b>	<b>NY 13202</b> Phone: 315-257-7220
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip Email: jtrasher@chasolutions.com</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip Email:</i>



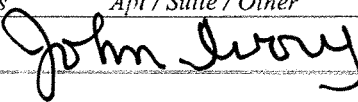
City of Syracuse Office of Zoning Administration

**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.**

<b>John</b>	<b>Furciello</b>	<b>Member</b>	<b>Syracuse Parking Assoc LLC</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<b>2 Clinton Sq</b>	<b>Suite 120</b>	<b>Syracuse</b>	<b>NY 13202</b>	<b>Phone: 315-472-2020</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: johaf@jfr realestate.com</i>
* Signature: 			Date: <b>03/22/2024</b>		
			728 East Water St Co Inc & Swanson Fayette Assoc LLC		

<b>505 E Fayette St</b>		<b>Syracuse</b>	<b>NY 13202</b>	<b>Phone:</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<b>Theodore</b>	<b>Wadanole</b>		<b>Howard Civo Johnson &amp; John Ivory</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<b>323 Nottingham Rd</b>		<b>Syracuse</b>	<b>NY 13210</b>	<b>Phone: 315-491-8391</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: macconstruction@msn.com</i>
* Signature: 			Date: <b>3/22/2024</b>		
			715 EFSU, LLC		

<b>1 Saddle Ln</b>		<b>Roslyn Heights</b>	<b>NY 11577</b>	<b>Phone:</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* 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)**

<b>GW Syracuse LLC</b>					
<b>21 Greene Ave</b>		<b>Amityville</b>	<b>NY 11701</b>	<b>Phone:</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
			<i>Phone:</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

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

<b>James</b>	<b>Trasher</b>	<b>Market Segment Leader</b>	<b>CHA</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<b>300 S. State St</b>	<b>Suite 600</b>	<b>Syracuse</b>	<b>NY 13202</b>	<b>Phone: 315-257-7220</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: jtrasher@chasolutions.com</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
			<i>Phone:</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>



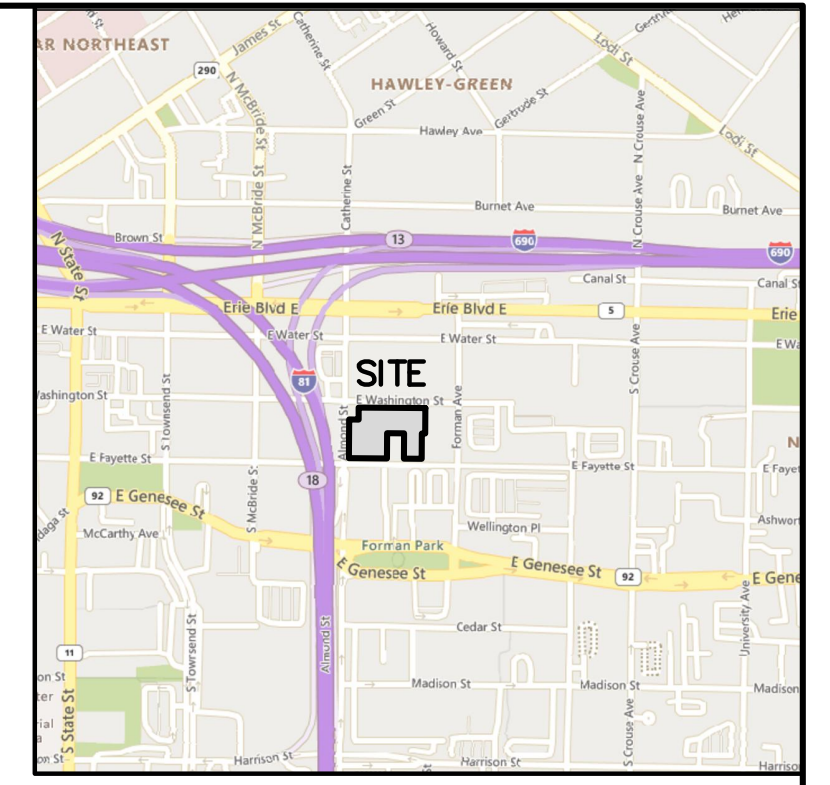
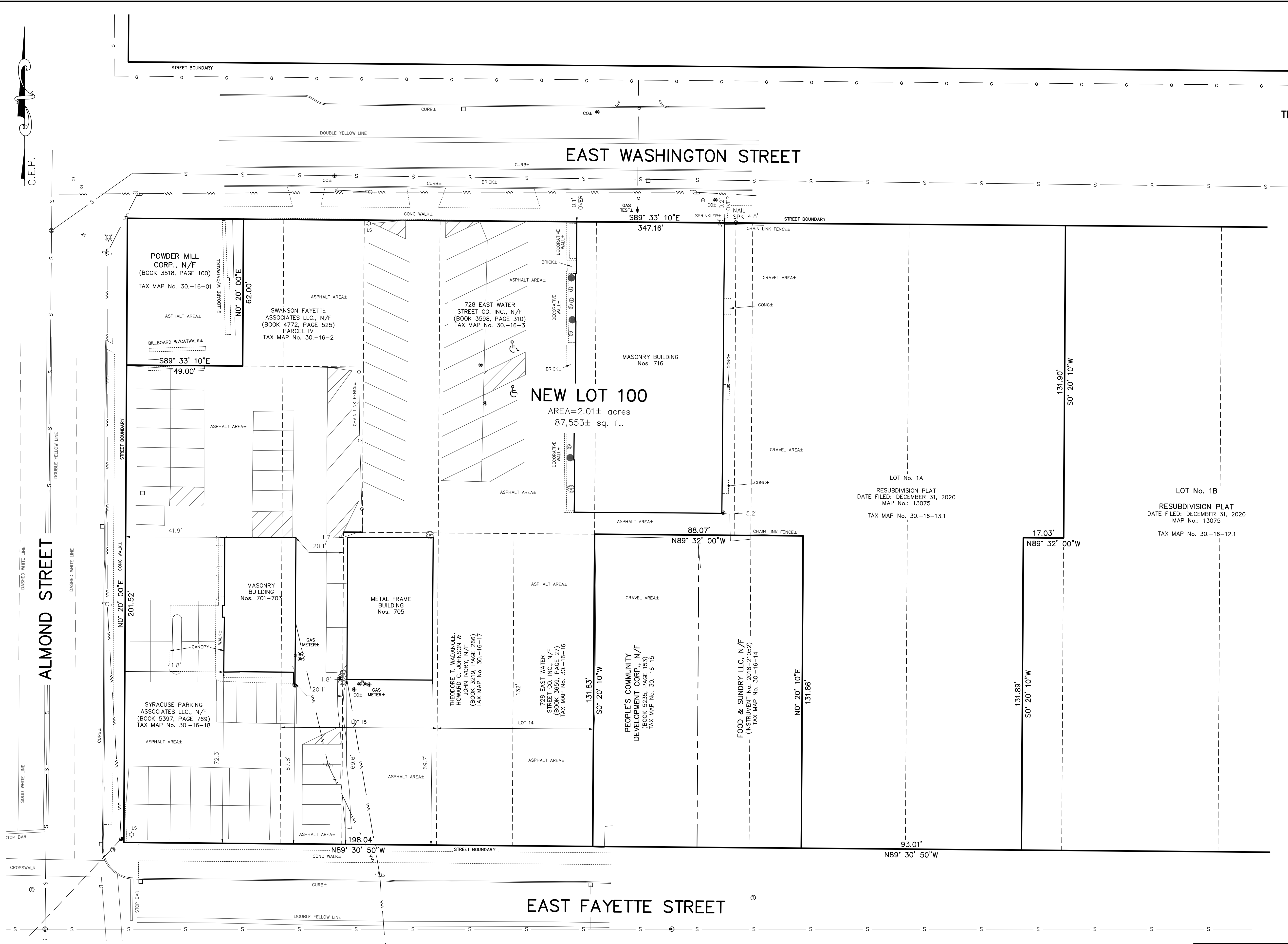


## Lots for Resubdivision

Lot Addresses	Tax Map	Owners	Date Acquired
701-03 E. Fayette St. & Almond St.	030.-16-18.0	Syracuse Parking Assoc LLC	10/25/2016
715 Fayette St. E. to Washington St.	030.-16-13.1	715 EFSU, LLC	N/A
706-08 Washington St. & Almond St.	030.-16-02.0	Swanson Fayette Assoc LLC	3/18/2003
712-16 E. Washington St.	030.-16-03.0	728 East Water St. Co. Inc.	2/6/1990
705 Fayette St.	030.-16-17.0	Theodore T Wandanole/ Howard Civo Johnson	N/A
709 Fayette St.	030.-16-16.0	728 East Water St. Co. Inc.	11/6/1990

V:\Projects\ANY\K6\086328.000\07\_Permitting\Local\2 - Site Plan Application-3-21-24\0 - Cover Letter-Gateway Site Plan App-3-21-24.doc





**LOCATION PLAN**  
Scale: 1" = 2000'

**TRACT MAPS:**  
RE-SUBDIVISION PLAT  
BY: C.T. MALE ASSOCIATES  
DATE FILED: DECEMBER 31, 2020  
Map No. 13075

**NOTES:**  
Total area: 2.01± acres or 87,553± sq. ft..  
Total number of lots: Six (6) existing; One (1) existing.  
Present Zone: BA Local Business District  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F. Effective date: November 4, 2016.  
Tax Map Nos. 30.-16-2, 3, 13.1, 16, 17 & 18  
C.E.P. 183

- LEGEND:**
- LS indicates light stand
  - indicates utility pole, anchor & overhead lines
  - I.P.F. indicates iron pipe and/or monument found
  - indicates bollard
  - indicates deciduous tree
  - indicates evergreen tree
  - indicates shrub
  - indicates sign
  - indicates storm culvert
  - indicates gas main, gas valve & gas line marker
  - indicates water main, water valve & hydrant
  - indicates storm sewer, catch basin & manhole
  - indicates sanitary sewer, sewer vent & manhole
  - indicates underground telephone line, manhole & box
  - indicates underground electric line & manhole
  - indicates underground television cable & box
  - indicates boundary line
  - indicates adjacent parcel line
  - indicates old/original parcel line
  - indicates easement line
  - indicates centerline road

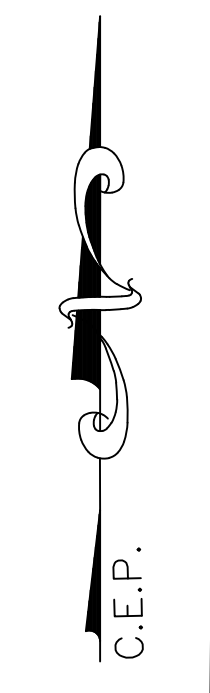
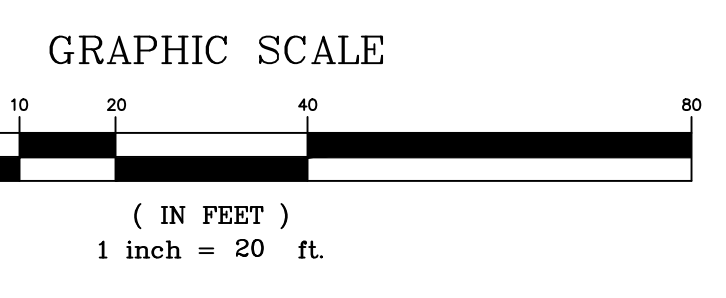
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

<p>REVISIONS</p>		<p>FINAL PLAN</p>	
<p><b>GATEWAY SYRACUSE APARTMENTS SUBDIVISION</b></p>			
<p>PART OF BLOCK No. 232 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK</p>			
<p>IANUZI &amp; ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com</p>		<p>DATE: APRIL 2, 2024</p> <p>SCALE: 1" = 20'</p> <p>FILE No.: 2286.100</p>	<p>SHEET No.</p> <p>F.B. No. 1715</p>

CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE ASSESSMENT	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPT.
---------------------------------------	--------------------------------	-----------------------------	--------------------------------------	------------------------------



ALMOND STREET

EAST FAYETTE STREET

EAST WASHINGTON STREET

**NEW LOT 100**  
AREA=2.01± acres  
87,553± sq. ft.

LOT No. 1A  
RESUBDIVISION PLAT  
DATE FILED: DECEMBER 31, 2020  
MAP No.: 13075  
TAX MAP No. 30.-16-13.1

LOT No. 1B  
RESUBDIVISION PLAT  
DATE FILED: DECEMBER 31, 2020  
MAP No.: 13075  
TAX MAP No. 30.-16-12.1



C.E.P.

**BENCHMARKS:**

BENCHMARK NO. 1 - MAG NAIL SET IN WEST SIDE UTILITY POLE  
NM 16 NYT 12 2 FEET UP  
ELEV=403.71

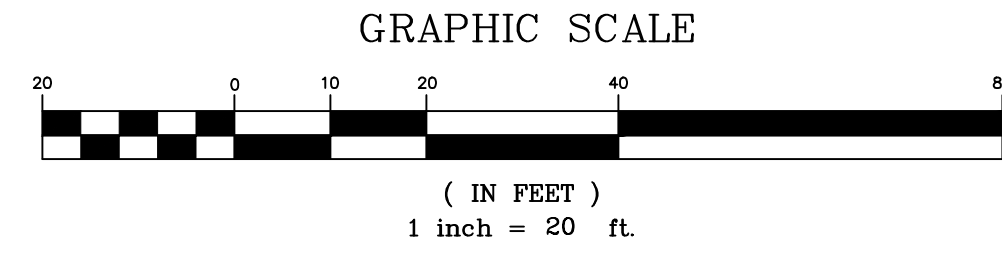
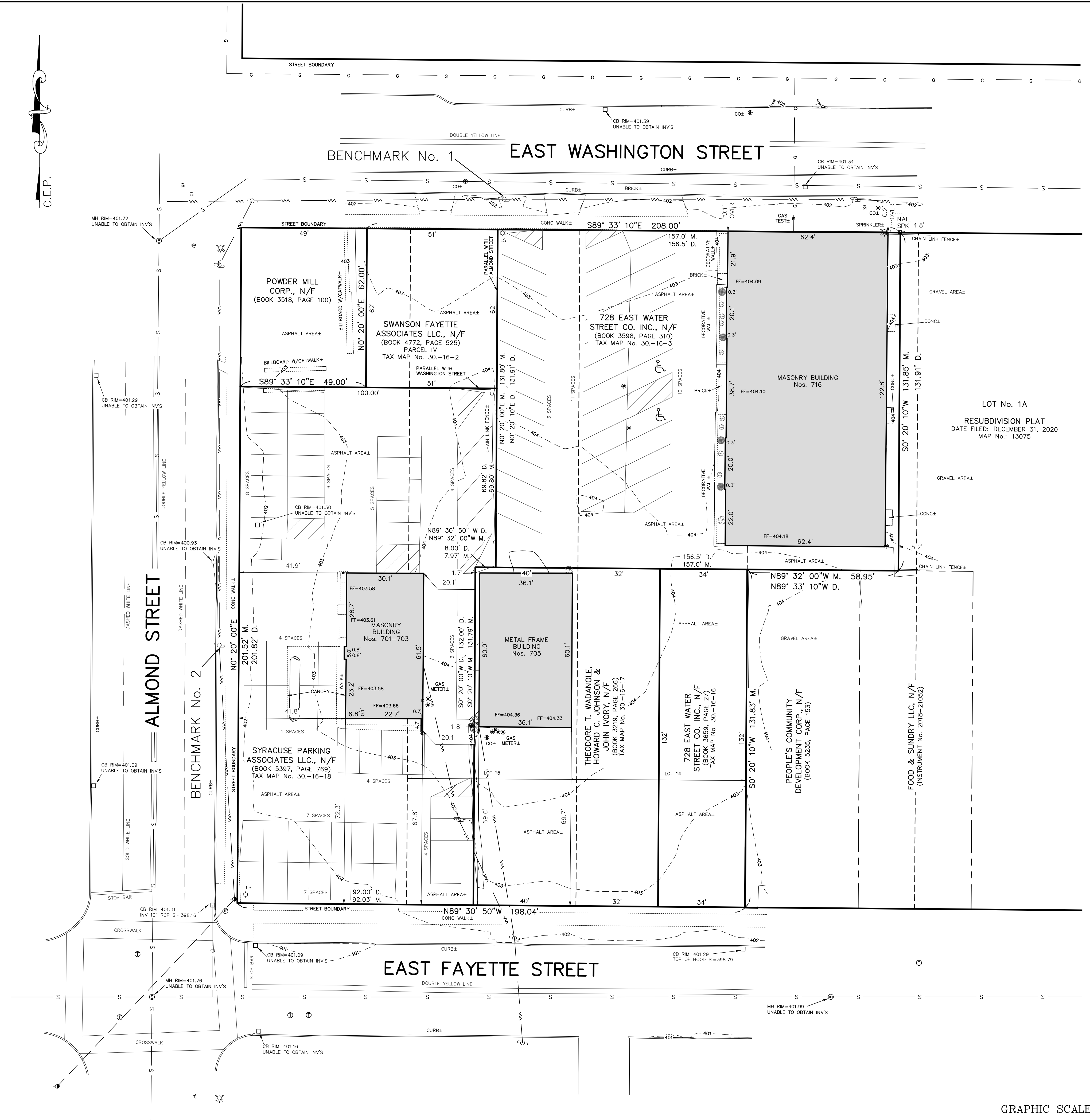
BENCHMARK NO. 2 - MAG NAIL SET IN EAST SIDE UTILITY POLE  
NG 11A 1.3 FEET UP  
ELEV=403.45

**NOTES:**

Total area: 1.31± acres.  
Total number of lots: 5 existing  
Present Zone: BA Local Business District  
Elevations referred to NAVD 88.  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F.  
Effective date: November 4, 2016.  
Tax Map Nos. 30.-16-2, 3, 16, 17 & 18  
C.E.P. 183

**LEGEND:**

- - - - - indicates original grade
- ☆ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- I.P.F. □ MON. FND. indicates iron pipe and/or monument found
- indicates bollard
- ⊙ indicates deciduous tree
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- ⊙ indicates shrub
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
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- - - - - indicates easement line
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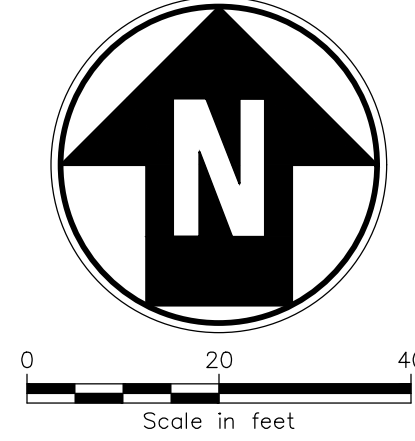


REVISIONS	Nos. 706-708 & 712-716 EAST WASHINGTON STREET AND Nos. 701-703, 705 & 709 EAST FAYETTE STREET			
	PART OF BLOCK No. 232 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK			
	DATE: FEBRUARY 3, 2022	SHEET No.		
	SCALE: 1" = 20'	FILE No.: 2286.100		

**IANUZI & ROMANS**  
**LAND SURVEYING, P.C.**  
 5251 WITZ DRIVE  
 NORTH SYRACUSE, NY 13212  
 PHONE: (315) 457-7200  
 FAX: (315) 457-9251  
 EMAIL: mail@romanspc.com

Subject to any statement of facts on accurate and up to date abstract of title will show.  
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.





**GW SYRACUSE, LLC**  
21 GREENE AVE  
AMITYVILLE, NY 11701

**GATEWAY SYRACUSE APARTMENTS**  
701-705 E. FAYETTE STREET  
SYRACUSE, NY 13210

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER, REPRODUCE OR MAKE ANY COPY OF ANY DRAWING OR PLAN OF A LICENSED PROFESSIONAL, UNLESS THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE LICENSE NUMBER AND SIGNATURE OF THE PROFESSIONAL, THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	Appr	By	Date

**SITE LAYOUT PLAN**

Designed By: BGH	Drawn By: BGH	Checked By: JFT
Issue Date: 03/29/24	Project No.: 086328	Scale: AS SHOWN

Drawing No.:  
**C-101**  
Sheet 01 of 01

**ZONING REGULATIONS FOR DEVELOPMENT**

ZONING: CENTRAL BUSINESS DISTRICT (MX-5)

EXISTING LOT INFORMATION:	TAX MAP	PARCEL SIZE	ZONING
701-03 E. FAYETTE ST & ALMOND ST	030-16-18.0	0.43 ± ACRES	MX-5
715 FAYETTE ST E TO WASHINGTON ST	030-16-13.1	0.56 ± ACRES	MX-5
706-08 WASHINGTON ST & ALMOND ST	030-16-02.0	0.07 ± ACRES	MX-5
712-16 E. WASHINGTON ST	030-16-03.0	0.47 ± ACRES	MX-5
705 FAYETTE ST.	030-16-17.0	0.22 ± ACRES	MX-5
709 FAYETTE ST.	030-16-16.0	0.10 ± ACRES	MX-5
<b>TOTAL LOT AREA =</b>		<b>(1.85 ACRES)</b>	

LOT COVERAGE	MX-5	PROPOSED
MAXIMUM IMPERVIOUS COVERAGE:	100%	±89.5%
MINIMUM BUILDING COVERAGE:	75%	87.1%

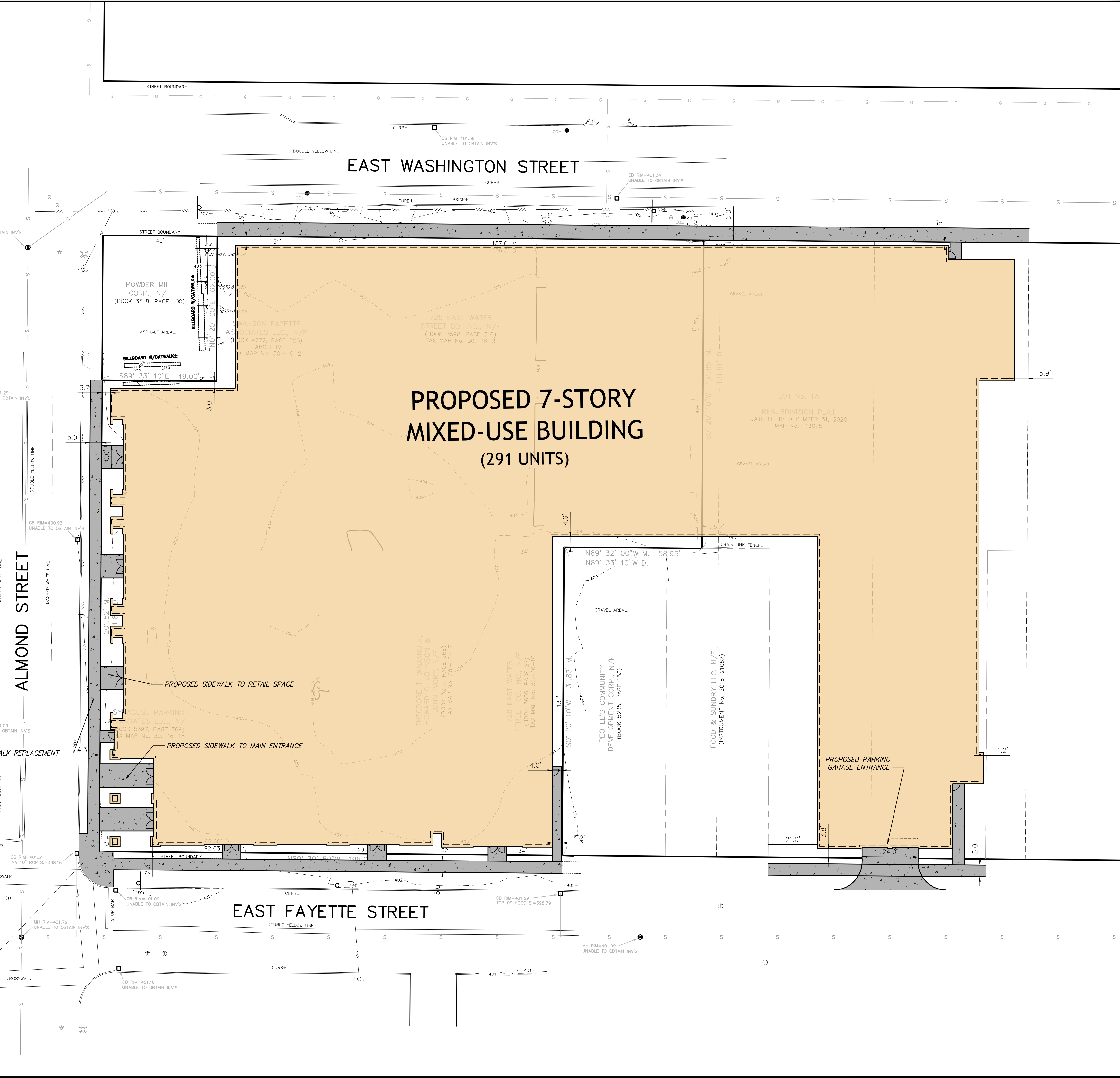
HEIGHT AND NUMBER OF STORIES:	NO MAXIMUM 30' MIN.	>30'
BUILDING HEIGHT:	3 STORIES MINIMUM	7 STORIES

LOT MINIMUM	N/A	197'
WIDTH	N/A	1.85 AC
AREA IF MIXED-USE PROJECT DENSITY (MIXED USE)	N/A	291 UNITS

SETBACKS MINIMUM:	N/A	2'
FRONT (EAST FAYETTE ST)	N/A	3'
SIDE (ALMOND ST)	N/A	1'
REAR (EAST WASHINGTON ST)	N/A	1'

PARKING	9' X 18'	9' X 18'
PARKING SPACE SIZE:	8' X 16'	8' X 16'
COMPACT PARKING SPACE SIZE:	0 SP.	323 SP.
REQUIRED PARKING - MX-5 EXEMPT FROM REQUIRED PARKING	0 SP.	0 SP.
RESIDENTIAL	0 SP.	323 SP.
RETAIL	0 SP.	0 SP.
<b>TOTAL :</b>	<b>0 SP.</b>	<b>323 SP.</b>

DRIVE AISLE WIDTH	24'	24'
DRIVE AISLE WIDTH (COMPACT SPACES)	18'	21'-10"
BICYCLE PARKING - (1 SPACE PER 6 VEHICLE SPACES)		30 SP.



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Source: 3/29/2024 12:45:09 PM, PlotDate: 3/29/2024 12:51:12 PM, Current User: HERRILL, Benjamin, Lantieri, 3727





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # S-24-17

- 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 SUBDIVISION from the City of Syracuse Planning Commission at the request of GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette 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 Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels into one new lot, New Lot 100 (2.01 acres), in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-119) to construct a 7-story mixed use building containing 291 residential units; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing to combine six parcels into one New Lot 100 to allow construction of the concurrently proposed mixed-use building; the new lot is comprised of 2.01 acres and has frontage on Almond, East Fayette, and East Washington Streets; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in



order to connect into the public sewer system; additionally, 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>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the "storm sewer";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/Community Grid; 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

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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed subdivision, but offers the following requirements for the proposed development of the site:

1. The applicant must coordinate all right-of-way improvements and driveway access with the New York State Department of Transportation (NYSDOT), prior to City plan approval. NYSDOT will require the applicant to provide final design plans for any sidewalks along Almond Street in order to coordinate work with the NYSDOT I-81 Community Grid project's proposed sidewalk work and installation of bicycle paths along Almond Street. NYSDOT further advises when work on this section of Interstate 81 commences, access to the site will be available, but material and equipment delivery may be hindered.

2. Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.



Martin E. Voss, Chairman  
Onondaga County Planning Board



Jake Dishaw  
Zoning Administrator



300 South State St, Suite 700  
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: GW Syracuse, LLC  
From: Haohui Pan, Zoning Planner  
Date: 5/23/2024 11:38:07 AM  
Re: Resubdivision R-24-28  
701-03 Fayette St E & Almond St, Syracuse, 13210

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	04/24/2024		The proposed lot complies with the lot width and size standard pursuant to Rezone, Art2, Sec.2.6B
Eng. Mapping - Zoning	Approved	04/25/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 182
Finance - Zoning	Internal Review Complete	04/25/2024	Veronica Voss	701-03 E Fayette owes April for CS & CO. 715 E Fayette also owes April for both; 706-08 Washington owes January AND April for both; 712-16 Washington owes April County only; 705 E Fayette owes January and April and has a lien for 22-23 City/School taxes; 709 E Fayette owes January & April CS&CO.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	04/26/2024	Mirza Malkoc	<ul style="list-style-type: none"> <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 grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> </ul>
Eng Sewers- Zoning	Internal Review Complete	04/26/2024	Mirza Malkoc	<ul style="list-style-type: none"> <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</li> </ul>



Approval.

- Onondaga County Plumbing Control shall review and approve the plans as well.

Eng. Design & Cons. - Zoning	Conditionally Approved	04/26/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>• No objection to re-subdivision.</li> <li>• Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.</li> <li>• Applicant shall coordinate proposed construction with NYSDOT I-81 construction team to avoid any conflicts between these two projects.</li> </ul>
Planning Commission	Pending	04/24/2024		





# Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

4/19/24

## ADDRESS ON EXHIBIT A

Re: **Gateway Syracuse Apartments**  
 City of Syracuse City Planning Commission  
 Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“**CPC**”) has before it a proposed project to be owned by GW Syracuse, LLC (or another entity to be formed) that consists of: (i) the acquisition of an interest in 2.01 acres of real property to be known as **Lot 100** after a separate action occurs where the GW Syracuse, LLC will resubdivide six (6) separate lots (701-03 E Fayette St., tax map no. 030.-16-18.0; 715 E Fayette St., tax map no. 030.16.13.1; 706-08 Washington St., tax map no. 030.16.02.0; 712-16 E Washington St., tax map no. 030.-16-03.0; 705 Fayette St., tax map no. 030.-16-17.0; and 709 Fayette St, tax map no. 030.-16-16.0) into one new lot and consists of three (3) vacant lots and three (3) lots with existing structures; (ii) the complete demolition of the three (3) existing structures (“**Demolition**”), (iii) the redevelopment and construction of: (a) 292,250 gross square feet (GSF) of mixed-income residential space consisting of 291 dwelling units comprised of 47 Studio, 89 1-Bed, 102 2-Bed, and 53 4-Bed dwelling units; (b) 5,715 GSF of retail space; (c) 5,998 GSF of leasing/amenity space; (d) 12,616 GSF of amenity space; and (e) 127,614 GSF of parking space on floors 1-2 for 300 parking spots; all within a mixed-use, seven (7) story building (“**Building**”); and (iv) “**Site Improvements**” that will include 0.2 acres of created green space within the property, added landscaping and green space within the right-of-way, new sidewalks, new utility connections and an on-site stormwater management system (the Demolition, the Building and the Site Improvements, collectively the “**Proposed Facility**”).

Based on a preliminary review of the Full Environmental Assessment Form Part 1 (enclosed), the CPC has determined that the Project Facility constitutes a Type 1 action as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

The CPC declares its intent to act as “Lead Agency” for the environmental review of the Project Facility on this date of 4/19/24. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding the CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Cristian Toellner at [CToellner@syr.gov](mailto:CToellner@syr.gov).

While the Lead Agency designation process is underway, the CPC will begin its environmental review of the Project Facility. Assuming that a consensus is reached on the CPC’s role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

**GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.**

Office of Zoning Administration  
 One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202  
 Office 315 448 8640 [zoning@syr.gov](mailto:zoning@syr.gov) [www.syr.gov](http://www.syr.gov)





Respectfully,

Steven Kulick, Chairperson  
 300 S State St, Suite 700  
 Syracuse, NY 13202

**EXHIBIT A**

**ADDRESSES**

City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson <a href="mailto:Zoning@syr.gov">Zoning@syr.gov</a>	City of Syracuse Industrial Development Agency 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Kathleen Murphy <a href="mailto:KMurphy@syr.gov">KMurphy@syr.gov</a>
City of Syracuse Landmark Preservation Board 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Julia Hafftka-Marshall, Chairperson <a href="mailto:SLPB@syr.gov">SLPB@syr.gov</a>	New York State Department of Transportation 333 E. Washington Street Syracuse, NY Attn: David P. Smith, PE, Regional Director <a href="mailto:David.Smith@dot.ny.gov">David.Smith@dot.ny.gov</a>
New York State Department of Conservation, Region 7 615 Erie Blvd. West Syracuse, NY 13204 Attn: Trendon Choe, Environmental Analyst <a href="mailto:Trendon.Cho@dec.ny.gov">Trendon.Cho@dec.ny.gov</a> <a href="mailto:dep.r7@dec.ny.gov">dep.r7@dec.ny.gov</a>	Onondaga County Department of Planning 335 Montgomery Street, 1 <sup>st</sup> Floor Syracuse, NY 13202 Attn: Daniel Kwasnowski, Planning Director <a href="mailto:Danielkwasnowski@ongov.net">Danielkwasnowski@ongov.net</a>



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

### Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

#### A. Project and Applicant/Sponsor Information.

Name of Action or Project: Gateway Syracuse Apartments		
Project Location (describe, and attach a general location map): Corner of E. Fayette Street & Almond Street TMP (030.-16-02.0, 03.0, 13.1, 16.0, 17.0, & 18.0)		
Brief Description of Proposed Action (include purpose or need): Construction of a 7-story mixed use residential building to be known as the Gateway Syracuse Apartments. The project will include 291 residential dwelling units along with 5,715 SF of retail/commercial space and additional amenity space for residents. As part of the project a subdivision will be required to combine the 6 existing lots into 1 single lot.		
Name of Applicant/Sponsor: GW Syracuse, LLC	Telephone:	E-Mail:
Address: 21 Greene Ave		
City/PO: Amityville	State: NY	Zip Code: 11701
Project Contact (if not same as sponsor; give name and title/role): CHA	Telephone: 315-257-7220	E-Mail: JTrasher@chasolutions.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:



**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Common Council (1:1 Offset Mitigation)	April 15th
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Planning Commission (Site Plan Review & Subdivision)	April 1st
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIDA(funding), Landmark Pres. Board (review)	May 6th
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County Planning Board (GML 239)	April 19th
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (brownfield prog.) & NYSDOT (traffic)	May 6th
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	



**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
Central Business District (MX-5)
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

- a. In what school district is the project site located? City of Syracuse School District
- b. What police or other public protection forces serve the project site?  
City of Syracuse Police
- c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse Fire Department
- d. What parks serve the project site?  
Forman Park, Ormand Spencer Park

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and Commerical mixed use building (Commercial first floor residential above)
- b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 2.0 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 2.0 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 2.0 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential to combine 6 existing lots to construct new building on single lot  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 1  
 iv. Minimum and maximum proposed lot sizes? Minimum 2.0 Ac Maximum 2.0 Ac
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 24 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



f. Does the project include new residential uses?

Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____ 291 _____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?

Yes  No

If Yes,

- i. Total number of structures \_\_\_\_\_
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes  No

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres
- vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres
- vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_



ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:  
 • acres of aquatic vegetation proposed to be removed: \_\_\_\_\_  
 • expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_  
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
 \_\_\_\_\_  
 • proposed method of plant removal: \_\_\_\_\_  
 • if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
 \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:  
 i. Total anticipated water usage/demand per day: \_\_\_\_\_ 61,290 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:  
 • Name of district or service area: City of Syracuse Water District  
 • Does the existing public water supply have capacity to serve the proposal?  Yes  No  
 • Is the project site in the existing district?  Yes  No  
 • Is expansion of the district needed?  Yes  No  
 • Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 • Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
 \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:  
 i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 61290 gallons/day  
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:  
 • Name of wastewater treatment plant to be used: Metropolitan Syracuse  
 • Name of district: Onondaga County Sanitary District  
 • Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No  
 • Is the project site in the existing district?  Yes  No  
 • Is expansion of the district needed?  Yes  No



- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 1.8 acres (impervious surface)

\_\_\_\_\_ Square feet or 2.0 acres (parcel size)

ii. Describe types of new point sources. Storm connections to storm sewer \_\_\_\_\_  
 \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Onsite stormwater management areas and then discharge to the storm sewer \_\_\_\_\_  
 \_\_\_\_\_

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

- i. Estimate methane generation in tons/year (metric): \_\_\_\_\_
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

\_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

- i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

\_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 721.6 MWh per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Via grid/ local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am to 5pm
- Saturday: 7am to 5 pm
- Sunday: Not anticipated
- Holidays: Not anticipated

ii. During Operations:

- Monday - Friday: 24/7 (Residential)
- Saturday: 24/7 (Residential)
- Sunday: 24/7 (Residential)
- Holidays: 24/7 (Residential)



m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

Typical construction noise from heavy equipment 7am-5pm \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building mounted safety and security lighting \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_

- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_

- Operation: \_\_\_\_\_



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
- Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.0	1.8	-0.2
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Grass/landscaping area</u>	0	0.2	+0.2



c. Is the project site presently used by members of the community for public recreation?  Yes  No

i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No

If Yes,

i. Identify Facilities:

McMahon Ryan Child Advocacy Center \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_

iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:

i. Has the facility been formally closed?  Yes  No

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No

Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_

Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_

Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_

Protective cover system placed over demarcation layer of entire site. Provisions for evaluation of the potential for soil vapor intrusion for future buildings developed on site in the site management plan.

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No

If yes, provide DEC ID number(s): V00502, C734148, C734111, B00003

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

V00502 Voluntary Cleanup of greyhound bus terminal is complete, C734148, C734111 & B00003 were all brownfield cleanup projects which have been completed (offsite).



v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >18 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Urban Land \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 7 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: 100 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:

i. Name of aquifer: \_\_\_\_\_





m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 None \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 Peregrine Falcon  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_



e. 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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Eligible property: U-Haul, Eligible property: REID HALL, Eligible property: SpaZend, Eligible property: PECK HALL (FORMER...)

iii. Brief description of attributes on which listing is based:

f. 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?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: \_\_\_\_\_ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

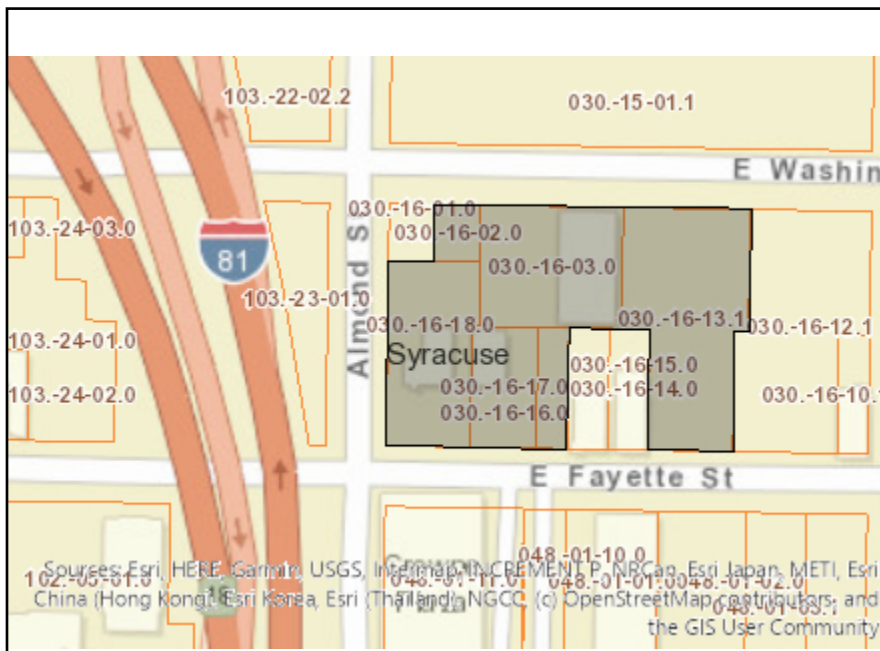
**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA (c/o James Trasher) Date 4-18-2024

Signature  Title Market Segment Leader





**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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00502, C734148, C734111, B00003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes



E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:U-Haul, Eligible property:REID HALL, Eligible property:SpaZend, Eligible property:PECK HALL (FORMER SYR. UNIV. MED. COLLEGE), Eligible property:Parkview Hotel, Peoples' African Methodist Episcopal Zion Church
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

 NO YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

 NO YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>



l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>



g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**8. Impact on Agricultural Resources**

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

 NO YES

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If “Yes”, answer questions a - e. If “No”, go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If “Yes”, answer questions a - c. If “No”, go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
If "Yes", answer questions a - m. If "No", go to Section 17.

 NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**17. Consistency with Community Plans**  
 The proposed action is not consistent with adopted land use plans.  NO  YES  
 (See Part 1. C.1, C.2. and C.3.)  
*If "Yes", answer questions a - h. If "No", go to Section 18.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**  
 The proposed project is inconsistent with the existing community character.  NO  YES  
 (See Part 1. C.2, C.3, D.2, E.3)  
*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



Project : MaSPR-24-17 &amp; R-24-28

Date : 5/28/24

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Reasons Supporting Determination of Significance

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

Identify portions of EAF completed for this Project:  Part 1  Part 2  Part 3



Upon review of the information recorded on this EAF, as noted, plus this additional support information  
 Phase 1 and Phas 2 Environmental Site Assessment, Major Site Plan Review Agenda Item MaSPR-24-17 and Resubdivision R-24-28.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
 City of Syracuse City Planning Commission \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Gateway Syracuse Apartments Determination of Significance

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Cristian Toellner

Address: 300 S State St., suite 700 Syracuse, NY 13202

Telephone Number: 315-448-8261

E-mail: CToellner@syr.gov

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**REASONS SUPPORTING DETERMINATION OF SIGNIFICANCE**  
**ATTACHMENT TO FULL ENVIRONMENTAL ASSESSMENT FORM - PART 3**

**Summary of Proposed Action**

Christopher Geiger of GW Syracuse, LLC. (“*Applicant*”) proposes to develop a property to be known as 701-705 E Fayette Street for seven-story, 291 dwelling units, mixed-use building. The proposed Gateway Syracuse Apartments project (the “*Project*”) would be completed within 24 months.

The *Project* scope of work includes: (i) the acquisition of an interest in 2.01 acres of real property to be known as *Lot 100* after a separate action occurs where the GW Syracuse, LLC will resubdivide six (6) separate lots (701-03 E Fayette St.), tax map no. 030.-16-18.0; 715 E Fayette St., tax map no. 030.16.13.1; 706-08 Washington St., tax map no. 030.16.02.0; 712-16 E Washington St., tax map no. 030.-16-03.0; 705 E Fayette St., tax map no. 030.-16-17.0; and 709 E Fayette St, tax map no. 030.-16-16.0) (collectively the “*Property*”) into one (1) new lot and consists of three (3) vacant lots and three (3) lots with existing structures; (ii) the complete demolition of the three (3) existing structures located at 712-16 E Washington St., 701-03 E Fayette St., and 705 E Fayette St. (“*Demolition*”), (iii) the redevelopment and construction of: (a) 446,068 gross square feet (GSF) of mixed-income residential space consisting of 291 dwelling units comprised of 47 Studio, 89 1-Bed, 102 2-Bed, 3 3-Bed, and 50 4-Bed dwelling units; (b) 5,896 GSF of retail space; (c) 7,539 GSF of leasing/amenity space; (d) 12,771 GSF of amenity space; and (e) 127,612 GSF of parking space on floors 1-2 for 300 parking spots; all within a mixed-use, seven (7) story building (“*Building*”); and (iv) “*Site Improvements*” that will include 0.2 acres of created green space within the property, added landscaping and green space within the right-of-way, new sidewalks, new utility connections and an on-site stormwater management system.

The Project will support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, the City of Syracuse Consolidated Plan 2040, and the I-81 Community Grid Plan.

The City of Syracuse Planning Commission (the “*Commission*”) determined that the *Project* is an action (the “*Action*”) subject to review under the State Environmental Quality Review Act (“SEQRA”) set forth at Article 8 of the New York State Environmental Conservation Law and adopted a resolution preliminarily classifying the Action as a Type 1 Action under SEQRA and declaring its intention to serve as “Lead Agency” for the purpose of conducting a coordinated environmental review of the Project pursuant to SEQRA. The Commission has identified the City of Syracuse, the *Commission*, City of Syracuse Central Permit Office, Onondaga County Planning Board, New York State Historic Preservation Office, City of Syracuse Landmark Preservation Board, City of Syracuse Industrial Development Agency, New York State Department of Environmental Conservation, and New York State Department of Transportation. All involved agencies have consented to the Commission acting as Lead Agency for purposes of SEQRA. On April 19, 2024, the Commission declared itself Lead Agency for purposes of undertaking a SEQRA review of the Action.



In making its determination of significance, the Commission has considered the Application, Part 1 of the Full Environmental Assessment Form (“FEAF”), and the Phase I and Phase II Environmental Site Assessments, dated February 22, 2024 (collectively the “ESA”).

The Commission has thoroughly analyzed the Action and its environmental setting, utilizing the criteria specified in 6 N.Y.C.R.R. § 617 of the SEQRA regulations for determining the environmental significance of the Action. The Commission has evaluated the potential environmental impacts identified on Part 2 of the Full EAF for the Action, including examining comments received from involved and interested agencies, and the public. For the reasons set forth below, the Commission has determined that the Action will result in no significant adverse impacts on the environment. Accordingly, an environmental impact statement need not be prepared, and the Commission issues a Negative Declaration for the Action.

### **Analysis of Potential Impacts**

#### **1. Impact on Land**

The *Action* will involve construction and the physical alteration of the land surface of the Property. However, the Action will not result in any moderate or large impacts on land. The Commission considered the following information when making this determination:

- a. Part 1, E2d, states the depth of the water table is seven feet. Thus, the *Project* is highly unlikely to involve construction on land where the depth to the water table is less than three feet. In addition, the *Project* will not involve the use of groundwater or a septic system.
- b. Part 1, E2f, states that the *Project* does not contain slopes of more than 10%.
- c. Part 1, E2a, states that the average depth of bedrock on the project site is greater than 18 feet. Thus, the *Project* is highly unlikely to encounter bedrock during construction.
- d. Part 1, D2a, states that the *Project* will not include the removal of natural material from the *Property*. This question is intended to explore whether any mining is proposed to take place. The *Project* does not involve mining.
- e. Part 1, D1e, states that construction is anticipated to last for approximately 2 years. The anticipated construction is expected to result in an overall level of activity that is consistent with typical commercial construction.
- f. The *Project* will require a Storm Water Pollution Prevention Plan (“SWPPP”).
- g. The *Project* is not located within a coastal erosion hazard area.

#### **2. Impact on Geological Features**

There are no unique geological features on the *Property*, nor are there any designated National Natural Landmarks according to the database maintained by the NYSDEC. Therefore, the *Action* will not result in the modification, destruction, or inhibition of access to any unique or unusual landforms on the *Property*. Accordingly, the *Action* will have no impact on geological features.

#### **3. Impacts on Surface Water**

The *Action* will not affect any wetland or surface water body. The *Project* is not located in proximity to any wetland or surface water body and the *Applicant* will be required to develop and abide by a SWPPP.

#### **4. Impact on Groundwater**

The *Action* will not result in any new or additional use of groundwater. The *Property* has access to public water. The use of the *Property* for residential development will not introduce contaminants to ground water or an aquifer.

#### **5. Impact on Flooding**

The *Action* will not result in development on lands subject to flooding and will not have an impact on flooding. The *Property* is not located in a designated floodway or 100-year or 500-year floodplain. The *Project* will not change existing drainage patterns and will have a stormwater management system.

#### **6. Impacts on Air**

The *Action* will not include a state regulated air emission source and will not require federal or state air emission permits. The *Action* will have no impacts on air during the operation of the *Project*. Reciprocating Internal Combustion Engine (RICE) generators that require an air permit or registration from any government agency will not be used during construction. Small portable generators that do not require a permit or registration may be used intermittently during construction. The *Applicant* intends on using a temporary electric hookup as soon as possible to reduce or eliminate the need for generators. Best management practices such as spraying water or temporarily stopping work will be used to reduce dust on and around the construction site.

#### **7. Impact on Plants and Animals**

The *Action* will not result in a loss of flora or fauna. No threatened or endangered species or species of special concern or conservation need will be impacted by the *Action*, nor will the habitats of any such species be impacted by the *Action*. There are no registered National Natural Landmarks on the *Property*, and the *Action* will not require conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Accordingly, the *Action* will not adversely impact plants and animals.

#### **8. Impact on Agricultural Resources**

The *Action* will have no impact on agricultural resources because the *Property* is located in an urban area. The *Property* is not located in an agricultural district, nor does it contain prime soils.

#### **9. Impact on Aesthetic Resources**

The *Action* will have no impact on aesthetic resources because the proposed use is similar to current land use patterns and is not located in close proximity to any scenic or aesthetic resources.



## 10. Impact on Historic and Archeological Resources

The *Action* is unlikely to have a potentially significant negative impact on historic or archaeological resources. The *Project* is near historic buildings that are eligible to be listed on the National or State Register of Historic Places including: the U-Haul building (740 Erie Blvd. E), Reid Hall – Former Syracuse University Medical College (601 E Genesee St.), SpaZend (719 E Genesee St.), Parkview Hotel (713 E Genesee St.), and immediately adjacent to the Peoples’ African Methodist Episcopal Zion Church (711 E Fayette St.).

Due to the historic nature of the Peoples’ African Methodist Episcopal Zion Church, the *Applicant* had several discussions to mitigate the massing of the *Project* so as to not negatively impact the historic character of the Church. The *Project* was originally proposed to be a 14-story high-rise but due to other factors the massing of the *Project* was changed to occupy a greater footprint and reduced to a 7-story maximum. The second iteration of the proposal had a 6-story rise immediately adjacent to the western façade of the Church. However, after consultation with the City of Syracuse Landmark Preservation Board, the massing of the *Project* immediately adjacent to the building was reduced to be below the height of the Church’s steeple and will allow ample light and airspace around the Church. The *Project* is proposed to be built in a long developed urban area. Thus, to the maximum extent practicable, the *Project* has mitigated potentially significant negative impacts to the historic Church.

## 11. Impact on Open Space and Recreation

The Action will not result in a loss of recreational opportunities, or a reduction of an open space resource as designated in any adopted municipal open space plan. There are no designated open spaces or recreational resources displaced by this *Project*. Open space is considered under SEQRA to be land that is left in a natural, undeveloped state for conservation, recreation, scenic, or even agricultural purposes devoted to preserving unique sites. Additionally, recreational resources are those that provide opportunities for hunting, fishing, hiking, bird watching, and similar nature themed activities. Open space and recreational resources are typically publicly owned or operated. The *Property* is not undeveloped land and is not used for conservation, scenic or other similar purposes and therefore does not qualify as a recreational resource or open space as contemplated under SEQRA.

## 12. Impact on Critical Environmental Areas

The *Property* does not contain a Critical Environmental Area (“CEA”). The Action will not be located within or adjacent to a CEA. *The Action* will have no impact on any CEA.

## 13. Impact on Transportation

The *Project* may result in a change to existing transportation systems. To ensure any potentially significant negative impacts would be addressed, the *Applicant* has met with the New York State Department of Transportation (NYSDOT) to discuss potential impacts to the I-81 viaduct removal and Community Grid plans, and to coordinate right-of-way improvements when NYSDOT begins enlarging Almond Street. Almond Street is proposed to be a large boulevard with a high Level of Capacity, and to the maximum extent practicable, the *Project* mitigates congestion on Almond Street by locating the entrance of the indoor parking structure mid-block on E Fayette

Street and is highly unlikely to negatively impact the Level of Service or Level of Capacity of the future Almond Street. The **Project** is also centrally located to many bus stops, bicycle lanes, and the Connective Corridor which offers other transit options, and is within the Central Business District, MX-5 Zone District, which does not have any parking minimums and prioritizes pedestrianization of streetscapes. Thus, the **Project** is unlikely to result in a significant adverse impact on existing/future transportation systems or traffic patterns.

#### 14. Impact on Energy

The **Project** will be under the 2,500 MWhrs per year threshold and will connect to the local utility grid. The **Action** does not require a new substation or upgrades to an existing substation, nor does the **Action** require the creation or extension of transmission lines. Thus, the **Action** is unlikely to have any potentially significant negative impacts on energy.

#### 15. Impact on Noise, Odor, and Light

The **Project** will not result in a significantly negative impact on the environment due to increases in noise, odor, or light.

The construction phase of the **Project** will generate noise for a limited period of time that may have some impact on a relatively small number of residential receptors. However, the noise generated by construction will be relatively short in duration and will not result in significant impacts on neighboring residential uses due to time limitations placed on construction activities. Impacts related to construction noise will be similar to typical multiple-family residential construction projects in urban environments. The project plan includes the following measures intended to minimize impacts:

- Generally, construction will take place Monday through Friday from 7 am to 5 pm. With prior permission from the City of Syracuse Central Permitting Office, construction activities may take place on Saturdays between 7 am and 5pm, but only when done in accordance with approved permits issued by the City of Syracuse.
- Trucks will be prohibited from idling outside of the construction sites.

#### 16. Impact on Human Health

The **Project** is unlikely to have a significantly adverse impact on human health with respect to exposure to new or existing sources of contaminants. The Phase I and II Environmental Site Assessment (ESA) indicates that the **Property** includes Recognized Environmental Conditions (RECs) that will be removed and properly disposed of as part of the **Action**. The **Project** will result in a reduction of contaminants on the **Property** and will improve environmental conditions to permitted and habitable levels.

The ESA notes that 701-03 E Fayette St. (Parcel number 030.-16-18.0) of the **Property** was historically an auto repair shop from the 1930s to the 1960s and a gasoline fueling station from the 1970s to mid-1980s. Various portions of the **Property** were historically used as a livery/carriage house, an auto repair shop/auto wash, an upholstering company, a Church, a recreation hall, and



auto parking. The ESA evaluated the subsurface of the *Property* for potential environmental impacts which revealed the following RECs:

- An unknown quantity of oil was observed in the floor sump inside the abandoned gas station (701-03 E Fayette St.). The accumulated oil within the sump indicates previous releases on the Subject Property. The quantity of oil and discharge point of the floor sump is unknown.
- Petroleum impacted soil was observed at the abandoned gas station during a Phase II Subsurface Investigation conducted by LCS, Inc. Environmental and Real Estate Consultants (September 22, 2016). A spill was reported to the NYSDEC and the site was assigned Spill Number 1605568 on August 31, 2016. LCS, Inc. recommended that a copy of the Phase II report be forward to the NYSDEC for review and comment. After receiving the Phase II report, the NYSDEC closed the spill on September 29, 2016 not meeting cleanup standards. NYSDEC remarks state “No cleanup is necessary if the use is to remain a parking lot. If the changes and excavation takes place it may require removal of impacted soil, if encountered”.

The ESA analytical testing resulted with localized presence, mainly in the former gas station, of soil impacted by petroleum contamination and found Volatiles Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) in two of the ten soil borings, and accordingly qualifies the *Project* with the NYSDEC Brownfield Cleanup Program. Analytical testing did not identify other impacts associated with the other former uses of the *Property*.

The Applicant will complete additional investigation pursuant to NYSDEC regulations and the Brownfield Cleanup Program to determine the nature and extent of contamination at the *Property* and a Remedial Action Work Plan (RAWP) will be prepared outlining how cleanup at the site will be achieved. The *Applicant* shall comply with the RAWP protocols for the removal of contaminated soil. The *Action* will improve environmental conditions and will remove environmental contaminants pursuant to NYSDEC standards, thus potentially adverse impacts on human health will be eliminated after final site management plans have been reviewed and approved by NYSDEC.

### **17. Consistency with Community Plans**

The *Action* will support the vision set forth in numerous strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, the City of Syracuse Consolidated Plan 2040, and I-81 Community Grid Plan. The *Action* is consistent with adopted land use and City-wide plans.

### **18. Consistency with Community Character**

The *Property* is currently mostly underutilized vacant buildings with a parking lot and an office building. The *Action* will result in an aesthetically appropriate, mixed-use, high-residential density Building with streetscape improvements indicative of the intent of the Central Business District, MX-5 Zone District. The scale and massing of the building is consistent with the Syracuse

University Center of Excellence to the North and Crowne Plaza Hotel to the South and will include 35 affordable dwelling units and won't displace any housing stock. The *Action* will also remediate environmental contaminants and improve the dilapidated streetscape on the *Property*. Thus, the *Action* will not have a significant adverse impact on community character

### **Conclusion**

The Commission, as lead agency in this coordinated review under SEQRA, has thoroughly reviewed all relevant materials and analyzed all aspects of the Action. For all the reasons set forth above, the Commission determines that the Action will not have any significant adverse impacts on the environment. Consequently, a negative declaration will be filed and notice of the negative declaration will be provided pursuant to all applicable laws and regulations.



## RESOLUTION OF THE CITY OF SYRACUSE PLANNING COMMISSION

May 28, 2024

**WHEREAS**, Christopher Geiger of GW Syracuse, LLC. (“**Applicant**”) has submitted a Major Site Plan Review application (the “**Application**”) to the City of Syracuse Planning Commission (the “**Commission**”) in connection with a proposed project entitled Gateway Syracuse Apartments (the “**Project**”) to build a 7-story mixed-use building with 291 dwelling units and includes a companion Resubdivision application to combine 6 lots into 1 lot, on properties located at 701-03 E Fayette St. (Tax Map # 030.-16-18.0), 705 E Fayette St. (Tax Map # 030.-16-17.0), 709 E Fayette St. (Tax Map # 030.-16-16.0), 715 E Fayette St. (Tax Map # 030.-16-13.1), 706-08 E Washington St. (Tax Map # 030.-16-02.0), 712-16 E Washington St. (Tax Map # 030.-16-03.0); and

**WHEREAS**, the Application seeks project site plan review approval from the Commission; and

**WHEREAS**, the work to be performed associated with the **Project** includes: (i) the acquisition of an interest in 2.01 acres of real property to be known as **Lot 100** after a separate action occurs where the GW Syracuse, LLC will resubdivide six (6) separate lots (701-03 E Fayette St., tax map no. 030.-16-18.0; 715 E Fayette St., tax map no. 030.16.13.1; 706-08 Washington St., tax map no. 030.16.02.0; 712-16 E Washington St., tax map no. 030.-16-03.0; 705 E Fayette St., tax map no. 030.-16-17.0; and 709 E Fayette St, tax map no. 030.-16-16.0) into one (1) new lot and consists of three (3) vacant lots and three (3) lots with existing structures; (ii) the complete demolition of the three (3) existing structures located at 712-16 E Washington St., 701-03 E Fayette St., and 705 E Fayette St. (“**Demolition**”), (iii) the redevelopment and construction of: (a) 446,068 gross square feet (GSF) of mixed-income residential space consisting of 291 dwelling units comprised of 47 Studio, 89 1-Bed, 102 2-Bed, 3 3-Bed, and 50 4-Bed dwelling units; (b) 5,896 GSF of retail space; (c) 7,539 GSF of leasing/amenity space; (d) 12,771 GSF of amenity space; and (e) 127,612 GSF of parking space on floors 1-2 for 300 parking spots; all within a mixed-use, seven (7) story building (“**Building**”); and (iv) “**Site Improvements**” that will include 0.2 acres of created green space within the property, added landscaping and green space within the right-of-way, new sidewalks, new utility connections and an on-site stormwater management system (the Demolition, the Building and the Site Improvements, collectively the “**Proposed Facility**”); and

**WHEREAS**, the **Project** will require permits, approvals, and/or review from several agencies, including: the **Commission**, City of Syracuse, City of Syracuse Central Permit Office, Onondaga County Planning Board, New York State Historic Preservation Office, City of Syracuse Landmark Preservation Board, City of Syracuse Industrial Development Agency, New York State Department of Environmental Conservation, and New York State Department of Transportation; and

**WHEREAS**, the Project is an action (the “**Action**”) subject to review under the State Environmental Quality Review Act (“**SEQRA**”) set forth at Article 8 of the New York State Environmental Conservation Law; and

**WHEREAS**, the Commission preliminarily classified the Action as a Type 1 Action under

SEQRA and declared its intention to serve as “Lead Agency” for the purpose of conducting a coordinated environmental review of the Action pursuant to SEQRA; and

**WHEREAS**, the Commission distributed notice of its intent to act as Lead Agency (the “*Notice of Intent*”) along with materials related to the Action to all identified involved and interested agencies; and

**WHEREAS**, the *Notice of Intent* instructed all recipients to direct any comments or questions concerning the Action to the Commission; and

**WHEREAS**, none of the involved agencies objected to the Commission’s designation as Lead Agency within the statutory 30-day period under SEQRA; and

**WHEREAS**, the Commission has thoroughly reviewed all information provided in Part 1 of the Full Environmental Assessment Form (“FEAF”) and the additional materials submitted by the Applicant regarding the activities proposed in connection with the *Project* and the potential effects of the Action; and

**WHEREAS**, pursuant to the Regulations, the Commission has considered the significance of the potential environmental impacts of the Action by (1) using the criteria specified in Section 617.7(c) of the Regulations, and (2) examining the FEAF for the Action, including the information in Parts 1 of the FEAF and completing the analyses for Parts 2 and 3 of the FEAF, together with examining other available supporting information relevant to the Action, to identify the relevant areas of environmental concern, and (3) thoroughly analyzing the identified areas of relevant environmental concern;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Commission confirms and adopts the following conclusions with respect to SEQRA:

1. The Action is subject to SEQRA.
2. The Action is a Type 1 Action under SEQRA and the Commission hereby declares itself “Lead Agency” (as said quoted term is defined in SEQRA) for purposes of the coordinated SEQRA review of this Action.
3. The Commission has compared the impacts that that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.
4. The Commission has not identified any significant adverse environmental impacts associated with the Action and none are known to the Commission. Based upon its review, and for the reasons set forth more fully in the FEAF and its supporting written elaboration, the Commission hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

(A) The *Action* will not result in (i) substantial adverse change in existing air



quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;

- (B) The *Action* will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
  - (C) The *Action* will not conflict with the community's current plans or goals as officially approved or adopted;
  - (D) The *Action* will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
  - (E) The *Action* will not result in a major change in the use of either the quantity or type of energy;
  - (F) The *Action* will not result in the creation of a hazard to human health;
  - (G) The *Action* will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
  - (H) The *Action* will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
  - (I) The *Action* will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
  - (J) The *Action* will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
  - (K) The *Action* will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).
5. The information available concerning the Action was sufficient for the Commission to make its determination.
  6. The Commission hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3) with its supporting written elaboration, issues a Negative Declaration, and will not

- require the preparation of an environmental impact statement for the Action.
7. The Commission hereby directs Zoning Staff to execute the FEAF and arrange for execution by its preparer, and to make any filing(s) and publication required by law of the Negative Declaration, including publishing notice of the Negative Declaration in the Environmental Notice Bulletin.
  8. The Commission hereby authorizes Zoning Staff to take such other steps as may be necessary to carry out this Resolution.
  9. This Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly put to vote, which resulted as follows:

The resolution was thereupon declared duly adopted. Dated:

May 28, 2024