



**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-24-29</i></b>	<b><i>Staff Report – May 28, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	170 Lafayette Rd. (Tax Map ID #: 63.-01-14.2) 202 Lafayette Rd. (Tax Map ID #: 63.-01-16.0)
<b><i>Summary of Proposed Action:</i></b>	Convey a portion of 202 Lafayette Road to 170 Lafayette Road.
<b><i>Owner/Applicant</i></b>	Gary and John Nastasi, Linda English, and Teresa Demmon (owners) Ed Keplinger, Keplinger Freeman Associates (applicant)
<b><i>Existing Zone District:</i></b>	Medium Density Residential, R4 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are the Medium Density Residential (R4) Zone Districts, and to the east of the property is High Density Residential (R5) Zone District.
<b><i>Companion Application(s)</i></b>	Future plans to submit a Major Site Plan Review for a 16-unit apartment building
<b><i>Scope of Work:</i></b>	Convey 0.638-acre of the rear portion of 202 Lafayette Road to 170 Lafayette Road and convey a 0.005-acre portion of 170 Lafayette Road to 202 Lafayette Road. In essence, combining 170 Lafayette Road with the back yard of 202 Lafayette Road while giving a little portion of 170 Lafayette Road to 202 Lafayette Road.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The proposed resubdivision would not create any nonconforming site features, lot coverage, lot minimum area or widths, nor setback requirements pursuant to ReZone, Art. 2, Sec. 2.5B.</li> <li>- The purpose of the resub is to prepare a vacant lot at 170 Lafayette Road for a potential multi-unit apartment building which is a permitted land use in the R4 Zone District.</li> <li>- Development at 170 Lafayette Rd. is difficult because of rocky landscape and steep gradient changes in topography resulting in this lot having always been vacant.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	<p>170 Lafayette Road:</p> <ul style="list-style-type: none"> <li>- No zoning history and has always been a vacant lot.</li> </ul> <p>202 Lafayette Road:</p> <ul style="list-style-type: none"> <li>- No zoning history, has always been a single-unit residential land use.</li> </ul>
<b><i>Summary of Zoning History:</i></b>	N/A
<b><i>Code Enforcement History:</i></b>	N/A
<b><i>Zoning Violations:</i></b>	The proposed lots have no zoning violations.
<b><i>Summary of Changes:</i></b>	This is not a continued application.
<b><i>Property Characteristics:</i></b>	<p>170 Lafayette Road is an irregular shape with 59.51 feet of frontage on Lafayette Road with a depth of 250 feet then opens up to a large area behind three properties that front Lafayette Road and has a lot width of 288.33 feet on the western property line, a lot depth of 421.31 feet on the northernly property line, and 337.22 feet on the southernly property line.</p> <p>202 Lafayette Road is an irregular shape with 96.38' of frontage on Lafayette road , 250</p>

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	feet of lot depth on the northern property line, and the southern property line juts back 608.55 feet.
<b><i>SEQR Determination:</i></b>	Pursuant to 6 NYCRR §617.2(al) the proposed resubdivision is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- Resubdivision Map: Lot line adjustment map for the land of tax parcels 63-01-14.2 & 63-01-16; 170 & 202 Lafayette Road; Part of Lot 121 of the former Town of Onondaga; C.T. Male Associates; DWG. NO: 24-0286; Drafted by: TFS; Stamped and sealed by: David M. Sliski, Licensed Land Surveyor; Dated 04/19/24; Scale: 1" = 40'.

**Attachments:**

Resubdivision Application

OCPB Comments

Short Environmental Assessment Form Part 2 &amp; Part 3

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**Context Maps:**

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

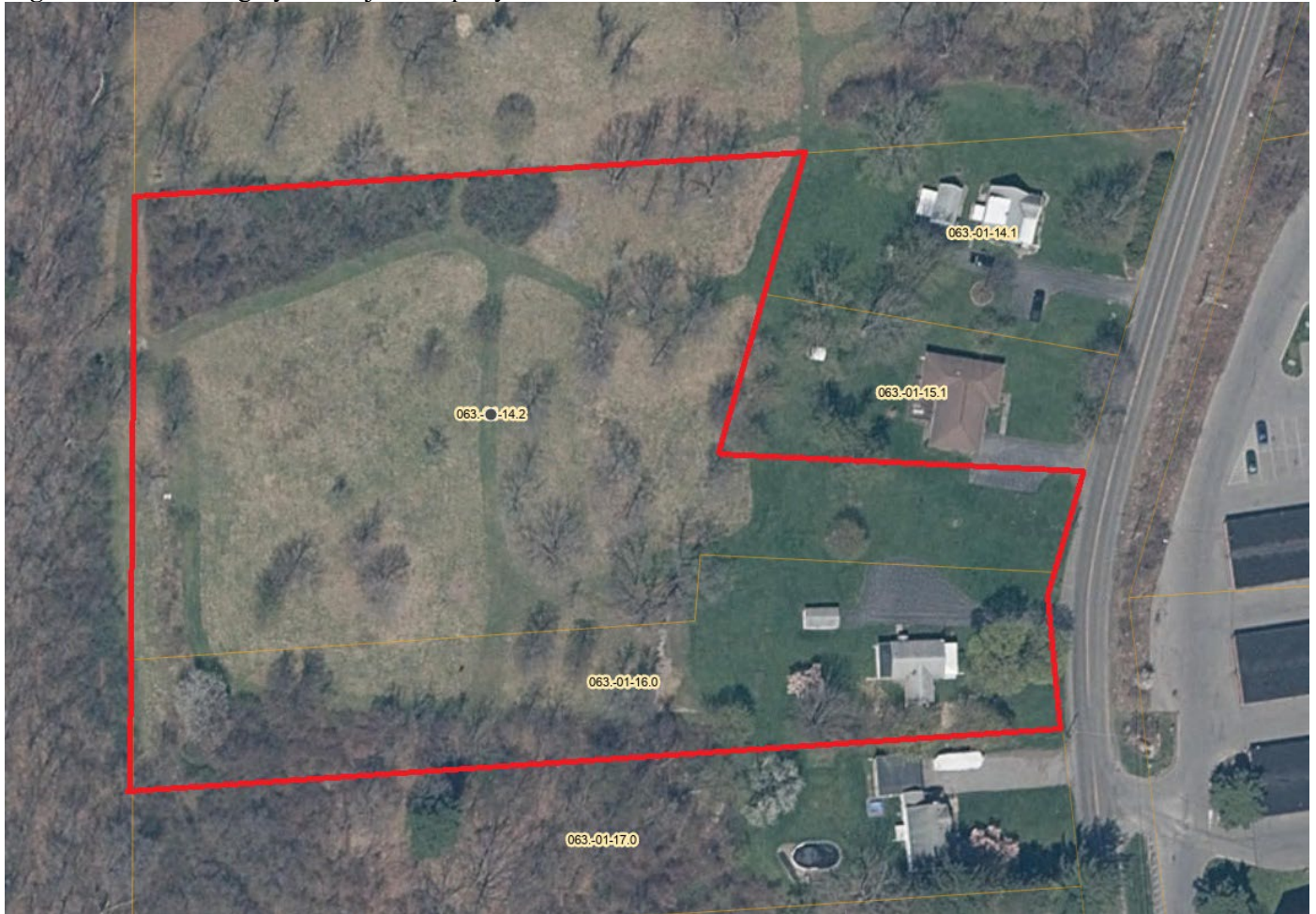


Description: Figure 1 shows the current Zone District of the subject property.

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

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



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.

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

City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

One Park Place, 300 S State St \*Suite 700\* Syracuse, NY 13202

315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \*

\*\*[www.syr.gov/Departments/Zoning-Administration](http://www.syr.gov/Departments/Zoning-Administration)\*\*

Office Use Filing Date: Case: R-24-29 Zoning District: R4

**REQUESTED** (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	Smokey Hollow	2	3.6 acres
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 170 Lafayette Rd	63.-01-14.2		6/22/2006
2) 202 Lafayette Rd	63.-01-16.0		5/24/2002
3)			
4)			

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Façade (Exterior) Alterations: \_\_\_\_\_
- Site Changes: \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: Smokey Hollow Apartments  
 Current Land Use(s): Vacant  
 Proposed Land Use(s): Vacant, possible multi-family that complies with  
 Number of Dwelling Units: N/A  
 Days and Hours of Operation: N/A  
 Number of Onsite Parking Spaces: N/A

**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need, and justification.)

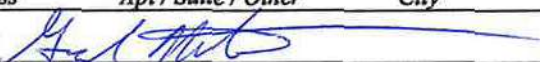
The proposed project consists of a resubdivision of land between properties 063.-01-14.2 and 063.-01-16.0.

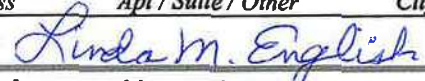


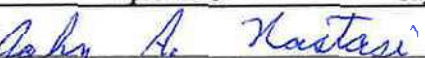
## City of Syracuse Office of Zoning Administration


**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>Gary S. Nastasi</b>	<i>Owner + POA for Rosemary Nastasi 162 Lafayette Rd</i>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	<i>SYRACUSE, N.Y. 13205</i>
<b>154 Lafayette Rd</b>		<b>Syracuse</b>	<b>NY 13205</b>	<b>315-469-5995</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: garynasty@gmail.com</i>
<i>* Signature:</i>				<i>Date:</i>	<b>4/9/24</b>

<b>Linda M. English</b>					
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<b>3194 Howlett Hill Rd</b>		<b>Camillus</b>	<b>NY 13031</b>	<b>315-673-4277</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>				<i>Date:</i>	<b>4/9/24</b>

<b>John A. Nastasi</b>					
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<b>3308 Lafayette Rd</b>		<b>Lafayette</b>	<b>NY 13078</b>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>				<i>Date:</i>	<b>4/9/24</b>

<b>Teresa M. Demmon</b>					
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<b>6414 Hedgerow Lane</b>		<b>Jamesville</b>	<b>NY 13078</b>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>				<i>Date:</i>	<b>4/9/24</b>

**\* 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>Trish Albanese</b>			<b>Smokey Hollow Community</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<b>17 Ronway Drive</b>		<b>Baldwinsville</b>	<b>NY 13027</b>	<b>315-599-8133</b>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: jimhartman@coopfed.org</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>Edward Keplinger</b>			<b>Keplinger Freeman Associates</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<b>6320 Fly Road Suite 109</b>		<b>East Syracuse</b>	<b>NY 13057</b>	<b>315-445-7980</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>

## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

#### Instructions for Completing

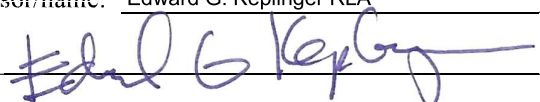
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Smokey Hollow Apartments			
Project Location (describe, and attach a location map): 154 Lafayette Rd, Syracuse, NY			
Brief Description of Proposed Action: The proposed project consists of the resubdivision of land between properties 063.-01-14.2 and 063.-01-16.0.			
Name of Applicant or Sponsor: Trish Albanese		Telephone: 315-559-8133 E-Mail: talbanese9257@gmail.com	
Address: 17 Ronway Drive			
City/PO: Baldwinsville		State: New York	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: New York State Department of Housing and Community Renewal			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.156 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.156 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long...	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Edward G. Keplinger RLA</u> Date: <u>4/2/2024</u> Signature: <u></u> Title: <u>Landscape Architect</u>		

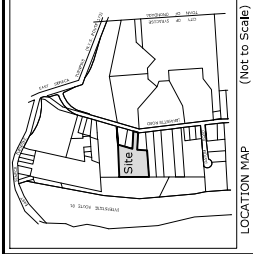
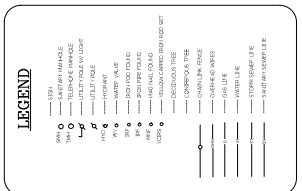
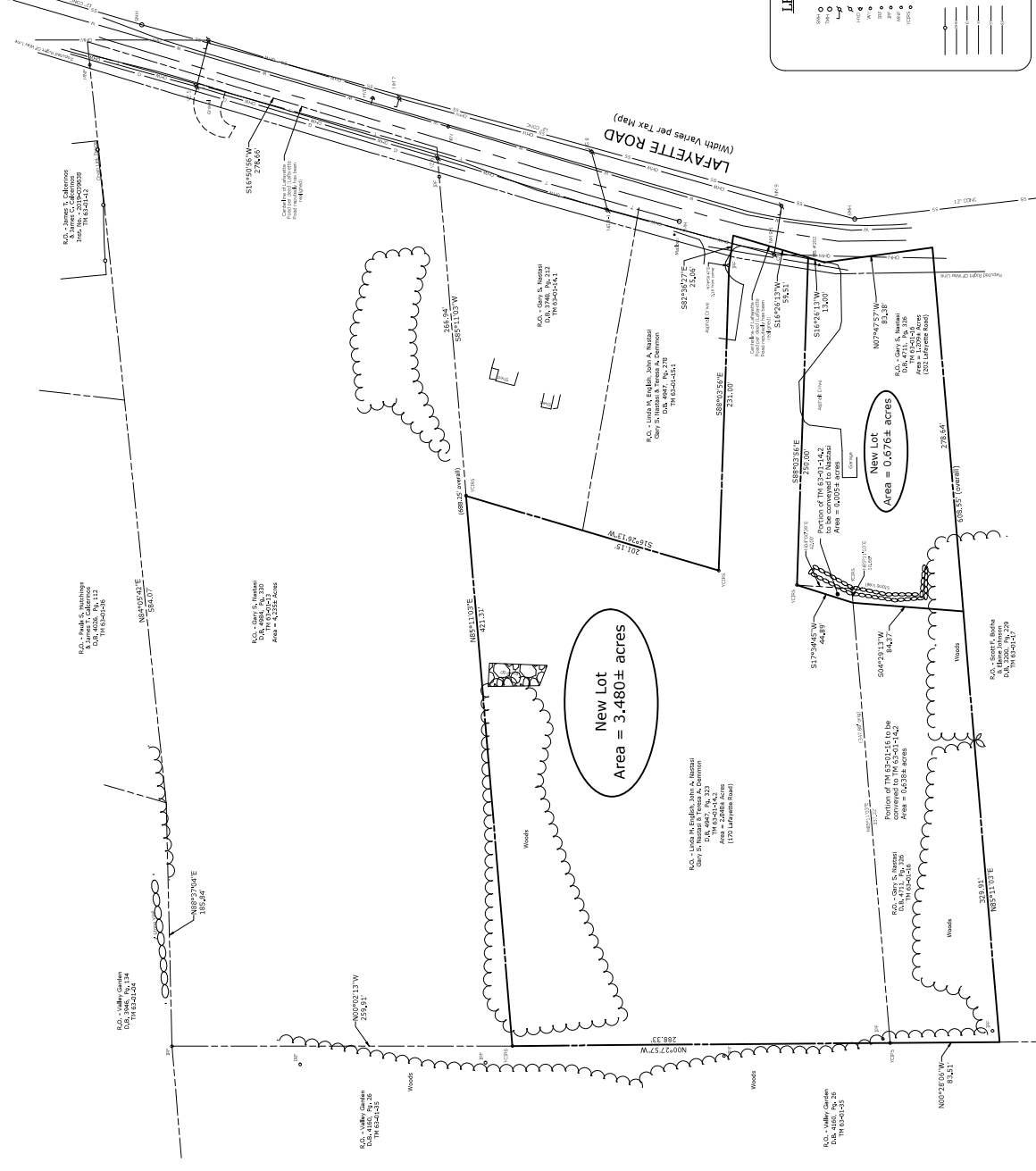


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

PROJECT NUMBER: 23-1060



- 1.) NORTH OBSERVATION IS BASED ON GRID NORTH FROM RTIC GPS OBSERVATIONS.
- 2.) VERTICAL DATUM IS BASED ON NAD83 DATUM FROM RTIC GPS OBSERVATIONS.
- 3.) THE DATA IS BASED ON FIELD MEASUREMENTS AND INFORMATION OBTAINED UP TO THE DATE THIS REPORT AND IT IS SUBJECT TO ANY CHANGES IN DOCUMENTS OR RECORDS.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM THE OFFICIAL RECORDS OF THE STATE OF NEW YORK. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THESE FACILITIES ARE NOT GUARANTEED TO BE ACCURATE AND ARE NOT PROVIDED TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND FACILITIES MUST BE DETERMINED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED ON MARCH 28 & 29, 2024, ADJUT LOCATION ON 6/10/22, PER 2024-2-UB-4947-P, 2022'S SUBJECT TO THE LIFE ESTATE OF GRANTORS.

**LOT LINE ADJUSTMENT MAP**  
 TAX PARCELS 63-01-142 & 63-01-16  
 PART OF LOT 121 OF THE CORNER TOWN OF ONONDAGA COUNTY, NEW YORK  
 1708 & 202 LAFAYETTE ROAD

DATE	REVISIONS RECORD/DESCRIPTION	DRAWN/CHECK/APPRA.	SCALE
			SCALE: 1" = 40 FT.

APPROVED: **DAVID M. SISKOL, P.E. #40109**

CITY OF SYRACUSE  
 CITY ENGINEER  
 APPROVED: \_\_\_\_\_ DATE: APRIL 19, 2024

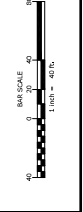
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

I HEREBY CERTIFY THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED BY US ON MARCH 30, 2024.

*David M. Siskol*  
**DAVID M. SISKOL, P.E. #40109**

DATE: APRIL 19, 2024

DATE: \_\_\_\_\_



<b>Project:</b>	R-24-29
<b>Date:</b>	5/28/24

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Project:	R-24-29
Date:	5/28/24

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Syracuse City Planning Commission	5/28/24
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**