



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

Z-2861	Staff Report – May 28, 2024
Application Type:	Project Plan Review
Project Address:	108-12 Walnut Pl & Adams St E (Tax Map ID: 049.-04-01.0)
Summary of Proposed Action:	The applicant proposes to demolish two existing components of the Catholic Center on the southern end of the project site and construct a new chapel generally at the same location. The new chapel will be a single-story structure with a gross floor area at about 6,436 SF and oriented east toward Walnut Pl.
Owner/Applicant	St. Thomas More Foundation, Inc. (owner) Jennifer Bybee, Assistant Director of Campus Planning (applicant)
Existing Zone District:	Planned Institutional, PID Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, and west are the Planned Institutional, PID Zone District, and to the east of the property is the Open Space, OS Zone District.
Companion Application(s)	None
Scope of Work:	Demolition of two existing components of the Catholic Center on the southern end of the project site. Construction of a new one-story chapel with about 6,436 SF gross floor area at the same location of the two components after demolition. Construction of a 40-foot beacon located at the southeast corner of the new chapel and will be internally illuminated.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed demolition and new construction do not change the primary use of the Catholic Center as an assembly place on the subject property. - The proposal conforms to the District Plan and development standards in ReZone Syracuse Code. - The Syracuse Landmark Preservation Board reviewed the proposal at 4/18/2024 meeting and had no concerns toward the project.
Zoning Procedural History:	<ul style="list-style-type: none"> - R-78-12 Resubdivision to combine 5 lots into 3 new lots, approved on 06/20/1978. - V-78-66 Variance to waive requirements of side yard, rear yard and parking to construct a chapel, approved on 08/23/1978, a time extension on the approval was granted on 10/11/1978. - V-81-44 Variance to modify the building plans of the chapel, approved on 07/02/1981.
Summary of Zoning History:	The subject property was originally resubdivided in 1978 and a variance was issued to waive several design requirements to establish a chapel on the site in the same year. In 1981, a variance was granted to approve the time extension and modification to the variance issued in 1978 regarding the minor changes to the building plans of the chapel.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed scope of work has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is regular in shape with 249 feet of frontage on Walnut Place and 150 feet of frontage on East Adam Street.
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board	Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n.

Z-2861

Referral:

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

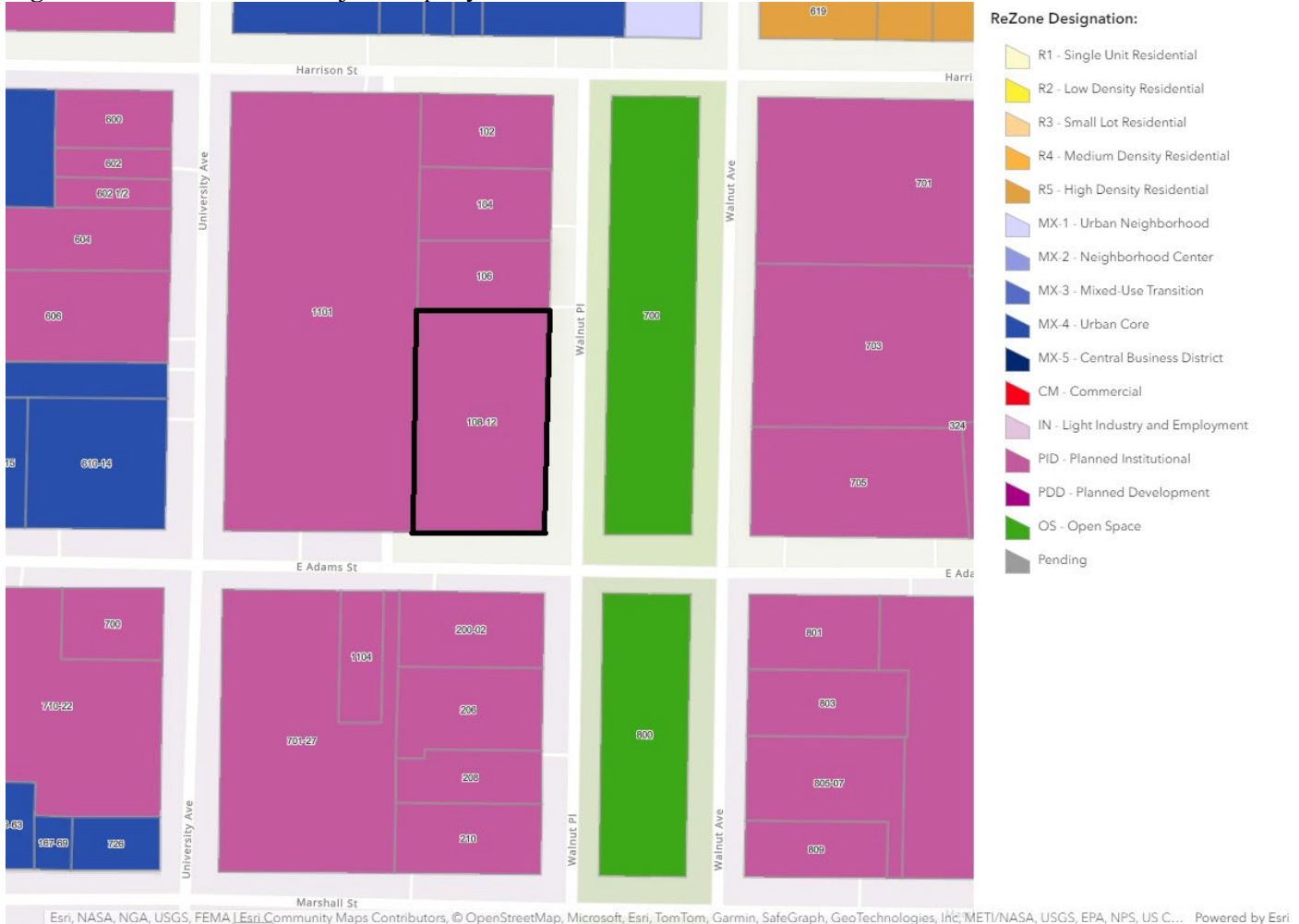
- Project Plan Review application
- Short Environmental Assessment Form Part 1
- Property Survey Map Prepared for Zoning Application, Lands of St. Thomas More Foundation, Inc., 108-12 Walnut Place, City of Syracuse – Onondaga County, State of New York; Licensed Land Surveyor: Thomas A. Parker; Delta Engineers, Architects, & Land Surveyors; Scale: 1"= 20'; Dated: 12/12/2023; Revised: 02/01/2024.
- Elevation Plan (Sheet A201). Prepared by Ashley McGraw Architects, D.P.C.; Scale: 1/8"=1'; Dated: 02/09/2024.

Attachments:

- Project Plan Review Application
- Short Environmental Assessment Form Part 2 & Part 3
- Code Enforcement History
- 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

Z-2861

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/> (SOCPA Citation)

ST. THOMAS MORE FOUNDATION, INC.

March 29, 2024

Mr. Jake DiShaw, Zoning Administrator
City of Syracuse
Office of Zoning Administration
300 South State Street
Syracuse, New York 13202

**Re: Renovation of the Syracuse University Catholic Center
(SU Project #17365)
Project Plan Review Modification
108-12 Walnut Place and Adams Street East
Tax Parcel #049.-04-01.0**

Dear Mr. DiShaw:

I am sending this letter on behalf of the St. Thomas More Foundation, Inc. ("Foundation") to request approval by the Zoning Administrator of an amendment to the Project Plan Review Approval for the Syracuse University Catholic Center Complex ("Catholic Center") located in Subdistrict 7 of the Syracuse University Planned Institutional District – Main Campus, consistent with Zoning Law Section 5.6B(4)(b)(1)(ii).

The amendment is renovation of a portion of the Catholic Center, including partial demolition of a southern portion of the complex and construction of a new chapel in that same location ("the Project"). The Project results in a net addition of \pm 850 square feet. The proposal is described more fully in Schedule 1-A of the Project Plan Review Application, attached as Exhibit 1.

SZO Section 5.6B(4)(b)(1)(ii) indicates the Zoning Administrator shall approve an amendment to a Project Plan Review where the application:

- demonstrates that it substantially conforms to the approved Project Plan, e.g., the current project;
- continues to make adequate provisions for:
 - fire and police access;
 - drainage; and
 - utilities; and
- meets the applicable use and development standards.

Catholic Campus Ministry

St. Thomas More Foundation, Inc.

110 Walnut Place, Syracuse, NY 13210

T 315.443.2600 F 315.443.4465

Schedule 1-B of Exhibit 1 demonstrates that each of the above standards are met.

The Project constitutes a Type II action: as a "replacement in kind" pursuant to 6 NYCRR 617.5(c)(2); or as "construction . . . of a . . . nonresidential structure or facility involving less than 4,000 square feet". Notwithstanding the above, in accordance with the City's typical practices, a Short Environmental Assessment Form is attached as Exhibit 2.

We believe this constitutes all of the information required pursuant to the Zoning Law. If you believe something more or different is needed, please contact me at pesala@syr.edu as soon as possible. Thank you for your assistance.

Sincerely,

Pete Sala
President

A handwritten signature in black ink, appearing to read "Pete Sala", written in a cursive style.

Enclosures:

Exhibit 1: PPR Amendment Application

Exhibit 2: Short Environmental Assessment Form

St. Thomas More Foundation, Inc.
Catholic Center
110 Walnut Place
Syracuse, NY 13210

February 20, 2024

Mr. Jake Dishaw, Zoning Administrator
City of Syracuse
Office of Zoning Administration
300 South State Street
Syracuse, New York 13202

Re: Renovation of the Syracuse University Catholic Center

Dear Mr. Dishaw:

The St. Thomas More Foundation, Inc. (“Foundation” or “We”) has submitted an application to the City of Syracuse in connection with its plan to renovate and modernize the Syracuse University Catholic Center (“Center”) located at 108-12 Walnut Place and Adams Street East (Tax Parcel #049.-04-01.0).

This letter is to inform the City that we have authorized Syracuse University (“University”), acting through its representatives and third-party professionals, to act as our agent for purposes of obtaining all needed zoning and related approvals from the City.

Please direct all communications to:

Jennifer Champa Bybee
Assistant Director for Campus Planning
Email: jchampa@syr.edu


or

Gregory D. Faucher, Esq.
Whiteman Osterman & Hanna LLP
Phone: 518-487-7673
Email: gfaucher@woh.com

We believe this constitutes sufficient authorization for you to rely upon in connection with our request. It shall remain in effect until either all approvals have been obtained or you have received from us before then, written notice that the University is no longer our agent.

If you have any questions or comments, please contact me with a copy to the University. Thank you in advance for your prompt and professional cooperation.

ST. THOMAS MORE FOUNDATION, INC.



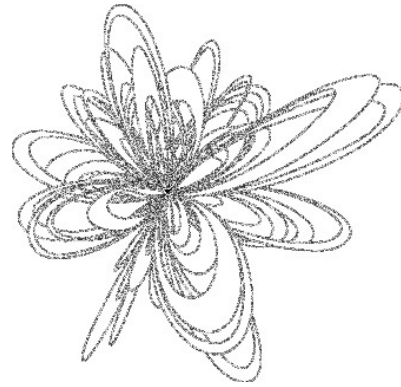
Andrew Frazo

cc: Jennifer Champa Bybee

Catholic Campus Ministry
St. Thomas More Foundation, Inc.
110 Walnut Place, Syracuse, NY 13210

T 315.443.2600 F 315.443.4465

ASHLEY MCGRAW



January 31, 2024

Pete Sala, President
St. Thomas More Foundations, Inc.
110 Walnut Place
Syracuse, NY 13210

RE: St. Thomas More Foundation, Inc.
New Chapel
Utility and Access Requirements

By submission of this letter, we confirm that all site requirements for the property for access by emergency services and utility connections for the new building remain unchanged from their current configuration.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Kyle Gregory, Associate Principal | NCARB, LEED, NAPC
Ashley McGraw Architects, D.P.C.



Klepper, Hahn & Hyatt

STRUCTURAL ENGINEERING · LANDSCAPE ARCHITECTURE · BUILDING ENVELOPE SYSTEMS

7 February 2024

St. Thomas More Foundation, Inc.
110 Walnut Place
Syracuse, NY 13210

Attn: Mr. Pete Sala, President

Re: St. Thomas More Foundation, Inc. – New Chapel
Stormwater Permitting Requirements
KHH Project No: 123003CHA

Dear Mr. Sala:

This letter summarizes stormwater permitting compliance for the proposed St. Thomas More Foundation, Inc. – New Chapel.

Because the project involves disturbance of more than 10,000 square feet of land, a Stormwater Pollution Prevention Plan (SWPPP) in accordance with City of Syracuse Chapter 17 and State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) must be prepared.

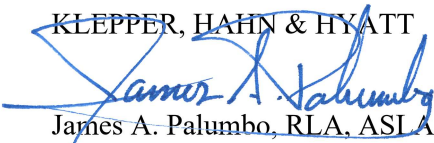
The City will require the installation of stormwater detention facilities to attenuate runoff from the 10-year, 30-minute rainstorm to 0.5 cubic feet per second (cfs) or less. This will be accomplished through the installation of two underground pipe detention systems, one to the west of the building and one to the east. These detention facilities will collect stormwater from rooftops, parking areas, and sidewalks, then slowly discharge it to the municipal combined sanitary and stormwater sewer system.

The project site is tributary to the Metropolitan Syracuse Wastewater Treatment Plant and Onondaga Lake, therefore on-site stormwater quality treatment is not mandatory; however, landscaping elements will be designed to reduce pollutant loading on the public sewer infrastructure. Adjacent properties will be protected from sediment pollution during construction in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.

It is recommended that a preliminary review of the project's SWPPP be requested of the City's Engineering Department prior to the formal submission of building permits to expedite the overall process. Stormwater Maintenance and Access Agreements with the City must be developed and executed prior to the issuance of demolition or building permits. Once-weekly SWPPP inspections by a GP-0-20-001 qualified inspector will be required during construction.

Sincerely,

KLEPPER, HAHN & HYATT


James A. Palumbo, RLA, ASLA
Principal

JP:mab/lt

p:\123003\123003cha\docs\stormwater letter.docx

Exhibit 1

Amended Project Plan Review Application

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



Project Plan Review Application

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

Project Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Renovation of Syracuse University Catholic Center		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 108-12 Walnut Street and Adams Street East		
Lot numbers: 049.-04-01.0	Block number:	Lot size (sq. ft.) +/-0.85 acres
Current use of property: University/Catholic Center		Proposed: same as current
Current number of dwelling units (if applicable): n/a		Proposed: n/a
Current onsite parking (if applicable):		Proposed:
Zoning (base and any overlay) of property: Planned Institutional District - Syracuse University Main Campus, Subdistrict 7		
Companion zoning applications (if applicable, list any related zoning applications): n/a		
Type of Project Plan: <input type="checkbox"/> New Application <input checked="" type="checkbox"/> Amendment		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: ± 28 sf	Type: Existing monument sign to be relocated	Location: Yard Facing East
Size: ±30 sf	Type: Wall	Location: East Building Face
Nature and extent of Project Plan requested (attach additional pages if necessary): See Project Narrative attached as Schedule 1-A.		



Project Plan Review Application

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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: St. Thomas More Foundation, Inc.

Signature: By: Pete Sala, President

Date: March 29, 2024

Mailing address: c/o Pete Sala, 1320 Jamesville Ave., Syracuse, New York 13244

Print authorized agent's name:

Date:

Signature: *Pete Sala*

Mailing address: c/o Campus Planning Design & Construction, 1320 Jamesville Avenue, Syracuse, New York 13244

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- APPLICATION FEE** – \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate project plan review applications must be submitted for each project site. Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage

Schedule 1-A
Project Narrative

Description

The Catholic Center is comprised of different building components, built at different times, that are connected and serve as one complex.

The Project includes:

- Demolition of two existing components on the southern end of the Project site; and
- Construction of a new chapel generally at the same location.

The two components to be demolished total $\pm 5,605$ square feet. They consist of a two-story component and a one-story component. The balance of the existing Catholic Center complex ($\pm 10,674$ sf) will remain intact.

The new chapel will be a single-story structure, oriented east towards Walnut Place and totaling $\pm 6,436$ square feet. It includes a narthex, sanctuary, a smaller interior chapel, and a new connector to the existing Catholic Center complex, infilling the existing courtyard. Total net new square footage is ± 850 square feet. See the attached drawings.

The exterior of the new chapel will be clad in terra cotta shingles, emulating the color blend of the existing red brick complex with a simple, standing-seam metal shed roof sloping to the west, and a gabled east front. All fenestration will be aluminum glazing systems in a warm, brown color. A low, canted canopy will extend east towards Walnut Place to provide cover where the paver walk connects to the building from the street. An approximately 40-foot beacon, clad in polycarbonate and topped with a bronze cross, will be illuminated internally and located at the southeast corner of the building. Lighting levels will be tuned to create visibility without glare spilling over onto other properties.

Zoning Considerations

The Project is located on a ± 0.85 acre site bordered generally as follows: to the south by East Adams Street, to the east by Walnut Place, and to the west and north by other University controlled lands. The Project site is part of the University Main Campus Planned Institutional District - Subdistrict 7.

Use. The Project seeks to modernize a portion of the existing Catholic Center and provide a new chapel almost entirely within the existing complex area. The current use is the same as that which existed in 1991 when the District Plan was adopted. The same reasons that supported inclusion of the Catholic Center in the Subdistrict 7 District Plan continue to exist: the use continues and is permitted. Moreover, it is encompassed

within the scope of permitted Planned Institutional District uses under ReZone Syracuse. Approval of such use as part of the Project Plan Amendment Approval reinforces this conclusion.

Dimensional/Development Standard. Pursuant to the recently adopted ReZone Syracuse Zoning Ordinance (“ReZone”), the Dimensional and Development Standards are set forth in ReZone Table 2.15. The attached Schedule 1-B demonstrates that the Project complies with same.

Zoning Administrator Review. As discussed more fully below, the Project is one which the Zoning Administrator shall approve pursuant to ReZone 5.6(B)(4)(b)(1)(ii):

The University does not have any records of any previously approved project plans for the Catholic Center. This is not surprising given the age of the existing buildings. Pursuant to ReZone 5.6(B)(2)(f)(2)(i), the Catholic Center complex is to be treated as though it has received Project Plan Approval.¹ Accordingly, this proposal is to be treated as an “Amendment of Project Plan” pursuant to ReZone 5.6(B)(4)(b).

Substantially Conforms to Current Project. The Project substantially conforms to the current Catholic Center facility. It occupies the same lands, adds only ±850 square feet, and continues to function as the Catholic Center complex.

Adequate Fire and Police Access. As set forth in the attached Ashley McGraw letter dated January 31, 2024 (“AMA Letter”), fire and police access will remain unchanged. The complex will continue to be readily accessible from all four sides, and the intensity and nature of the use remains unchanged.

Adequate Drainage. The AMA Letter and the Project plans demonstrate that drainage will be adequate. The Project is designed to meet applicable Stormwater Management requirements. See Klepper, Hahn & Hyatt February 7, 2024 letter (“KHH Letter”).

Adequate Utilities. The existing Catholic Center complex is currently serviced by utilities. The AMA Letter also concludes that the demand for, and continued reliance on those utilities, or more modern iterations of same, will be adequate.

In sum, the requirements of ReZone 5.6 (B)(4)(b)(1)(ii) are met, indicating that the Zoning Administrator shall approve the proposed Project Plan Amendment.

Historic

The Catholic Center complex is a non-contributing building in the Walnut Park National Register District. It was noted in the National Register nomination that “the placement of the small chapel and the setback of the main chapel continue the overall façade rhythm of the park.” The current project, with new construction on approximately the

¹ That section states in part, that . . . “All facilities existing within a [PID] as of the date of the most recent District Plan approval shall be deemed to have Project Plan approval”

same footprint as that portion of the existing it is replacing, does the same to continue the precedent of setback and siting on the land to be equally appropriate to the streetscape of the buildings along Walnut Park.

SEQRA

Based on its assessment of the State Environmental Quality Review Act (“SEQRA”), the University believes that the Project is properly classified as a Type II action pursuant to 6 NYCRR 617.5(c)(2) “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site; or 6 NYCRR 617.5(c)(10) routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area”

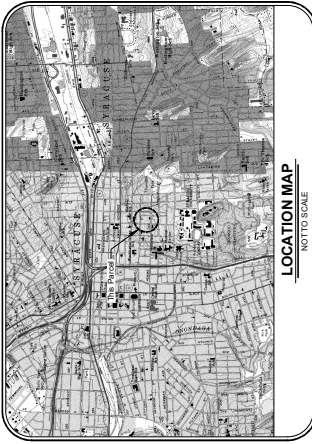
Accordingly, the University believes that no SEQRA review or procedures are required. Nevertheless, consistent with the City’s historic practices and requests, the University has prepared a short Environmental Assessment Form, which is attached as Exhibit 2. It reinforces the regulatory conclusion associated with Type II status: that the Project will not have any significant adverse environmental impact.

**Schedule 1-B - Table 2.15
ReZone Syracuse
Dimensional/Development Standards**

	<i>Required²</i>	<i>Provided</i>
-Setbacks (minimum) <ul style="list-style-type: none"> • Front • Side • Rear 	0 ft. 0 ft. 0 ft.	>10' >10' <5'
-Building Height (maximum)	None	49'
-Lot Minimum <ul style="list-style-type: none"> • Width • Area 	No Minimum N/A (already in PID)	No changes to existing size/configuration
-Coverage Maximum	90%	±46%
-Development Standards <ul style="list-style-type: none"> • Off-Street Loading 	0 Required [see ReZone 4.4(a)(1)(a)(2)]	0
-Landscaping, Buffering, Screening	Consistent with the character of any abutting non-institutional use	Fronting on Walnut Place: maintain existing trees, add ground cover and low shrubs. Fronting on Adams Street: 8'tall beech hedge-enclosed garden.
-Exterior Lighting	Lighting Directed Downward Without Glare Spilling Over Onto Non-institutional Properties	All lighting will be 0 lumens at lot line.
-Off-Street Parking (1/2000 SF or as otherwise approved)	9	10

² As set forth in ReZone, Table 2.15

<p>-Signs</p>	<p>Monument: 6 ft height; ≤ 100 sq. feet/250 linear feet frontage (±100 sq. feet along Walnut Place)</p>	<p>Maintain existing previously approved ±28 sq. feet monument sign at east frontage along Walnut Place.</p>
	<p>Building: ≤100 sq. feet/250 linear feet frontage (±100 sq. feet along Walnut Place)</p>	<p>Building-mounted sign at east elevation of chapel (facing Walnut Place) with an area of ±35 SF.</p>



SURVEYOR'S DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a concrete monument standing on the normal westerly highway boundary of East Adams Street, with the normal westerly highway boundary of Walnut Place; thence **N89°54'00" W 150.00 feet** along the normal westerly highway boundary of East Adams Street to the concrete monument standing on the normal westerly highway boundary of East Adams Street; thence **N00°32'00" E 249.19 feet** along the easterly boundary of Syracuse University to concrete nail standing on the southerly boundary of other lands of Syracuse University (Now or Formerly); thence **S89°49'40" E 150.00 feet** along the northerly boundary of other lands of Syracuse University to a concrete monument standing on the normal westerly highway boundary of Walnut Place; thence **S00°32'00" W 249.00 feet** along the normal westerly highway boundary of Walnut Place to the point and place of **beginning**.

The above described parcel containing **0.8883 acre** (37,263.44 sq. ft.) land. Together with an easement to be read in common with others for ingress and egress of pedestrians and vehicles from Syracuse University to St. Thomas More Foundation, Inc. in a southerly direction along the normal westerly highway boundary of East Adams Street, as shown on L.L. 2657 of Deeds of Onondaga County, New York, to which deed reference is made for certainty of terms and conditions.

Subject to any statements, covenants or restrictions of record.

TOTAL ACRES THIS SURVEY IS "0.8883 ACRES"
(37,263.44 Sq. Ft.)

Property Survey Map P Prepared
For Zoning Application

Lands Of
St. Thomas More Foundation, Inc.
108-12 Walnut Place
City of Syracuse - Onondaga County
State of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
4873 NYS Route 5, Vernon, NY 13476
Tel: 315.953.4200
Fax: 315.953.4202
Website: www.deltaingners.com



L.L. 2657 of Deeds of Onondaga County, New York
Date of Issue: December 12, 2023
Date of Renewal: December 12, 2024
Professional Engineer: 2023.089.001

SHEET 1 OF 1



LEGEND:

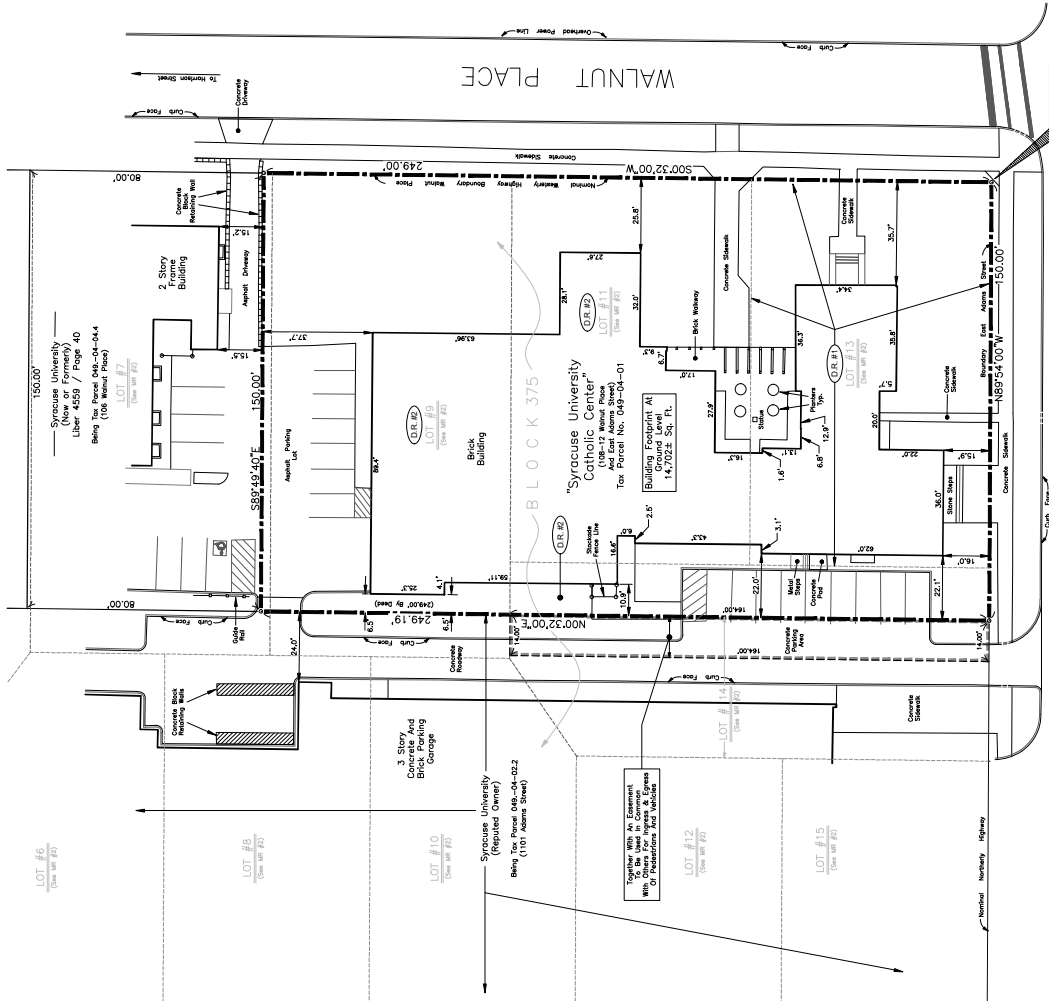
- Delineate Owner's Property Line
- - - - - Delineate Lot Lines (See Map Reference #2)
- - - - - Delineate Easement Area

DEED REFERENCES:

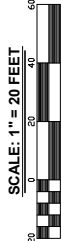
- D.E. #1**
The Merchants National Bank and Trust Company of Syracuse
St. Thomas More Foundation, Inc.
Liber 1807 of Deeds of Onondaga County, New York
Part of Parcel No. 049-04-01
- D.E. #2**
St. Thomas More Foundation, Inc.
Deed, Dated March 8, 1973
Liber 147 of Deeds of Onondaga County, New York
Part of Parcel No. 049-04-01

MAP REFERENCES:

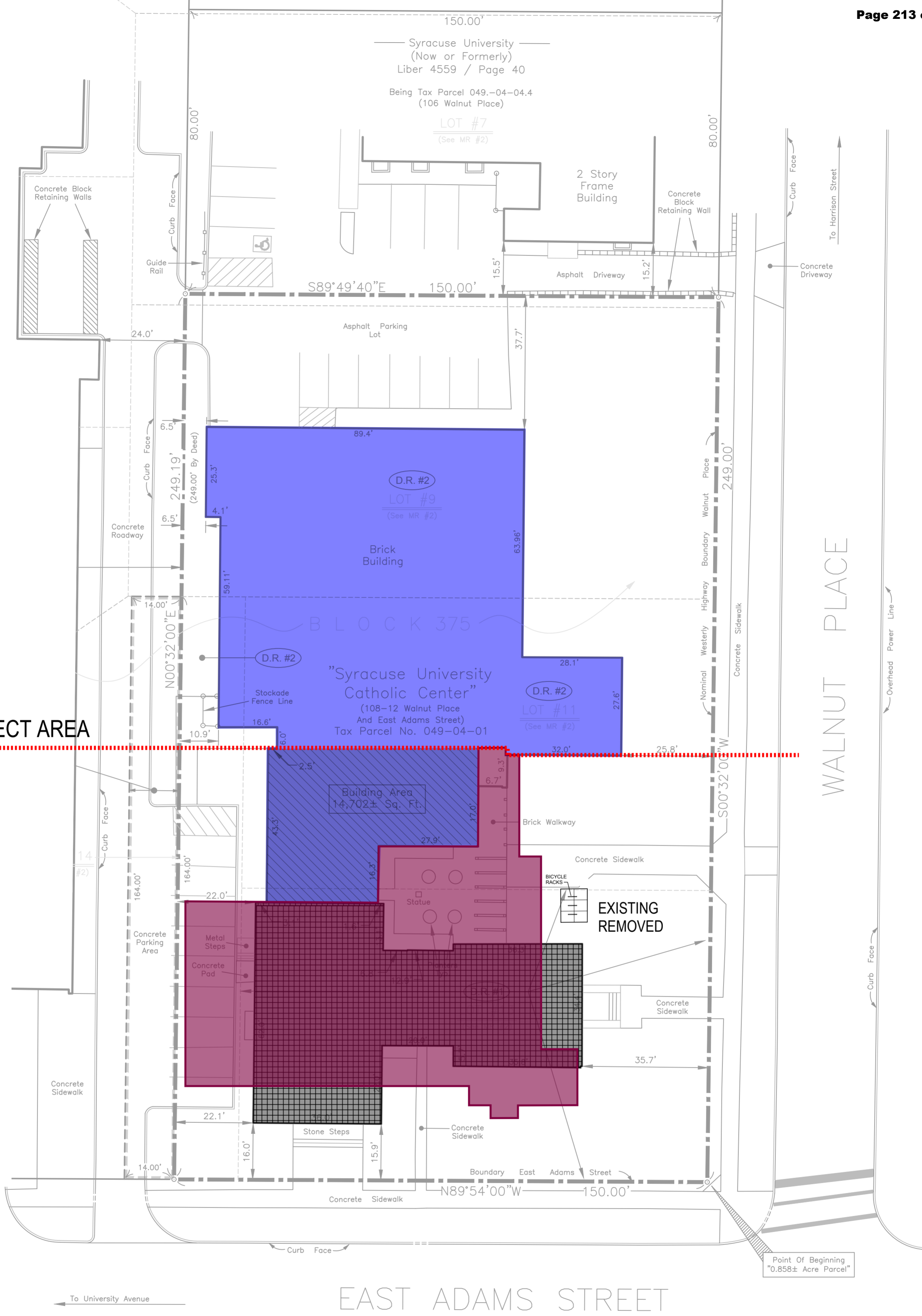
- M.R. #1**
Reambrook of Lots 1, 6, 10 and Part of Lots 7, 8, 9, 14 & 16
Filed with the Onondaga County Clerk's Office
on August 1, 1991 as Map No. 7309
By: H.W. Gates, Dated October 1, 1893
and filed in the Onondaga County Clerk's Office
on August 1, 1991 as Map No. 7309
- M.R. #2**
The New Map of The Highways City of Syracuse
Filed with the Onondaga County Clerk's Office
on October 23, 1898 as Map No. 589.



EAST ADAMS STREET



Disclaimer: Attention is called to the fact that this Survey Map is prepared by a Licensed Land Surveyor in accordance with the provisions of the Surveying Law of the State of New York. It is not intended to be used for any purpose other than that for which it was prepared. The Surveyor is not responsible for any errors or omissions in this Survey Map or for any consequences that may result therefrom. The Surveyor is not responsible for any errors or omissions in this Survey Map or for any consequences that may result therefrom.

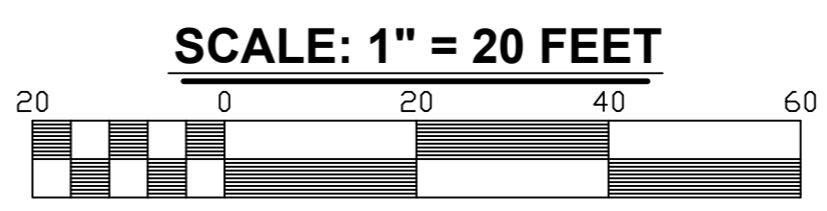


OUTSIDE PROJECT AREA
 PROJECT AREA

KEY

- EXISTING TO REMAIN
- EXISTING RENOVATED
- NEW CONSTRUCTION
- REMOVED

EAST ADAMS STREET



Point Of Beginning
 "0.858± Acre Parcel"

Existing
Conditions
Photo





EXISTING: View looking northwest



PROPOSED: View looking northwest





EXISTING: View looking southwest



PROPOSED: View looking southwest





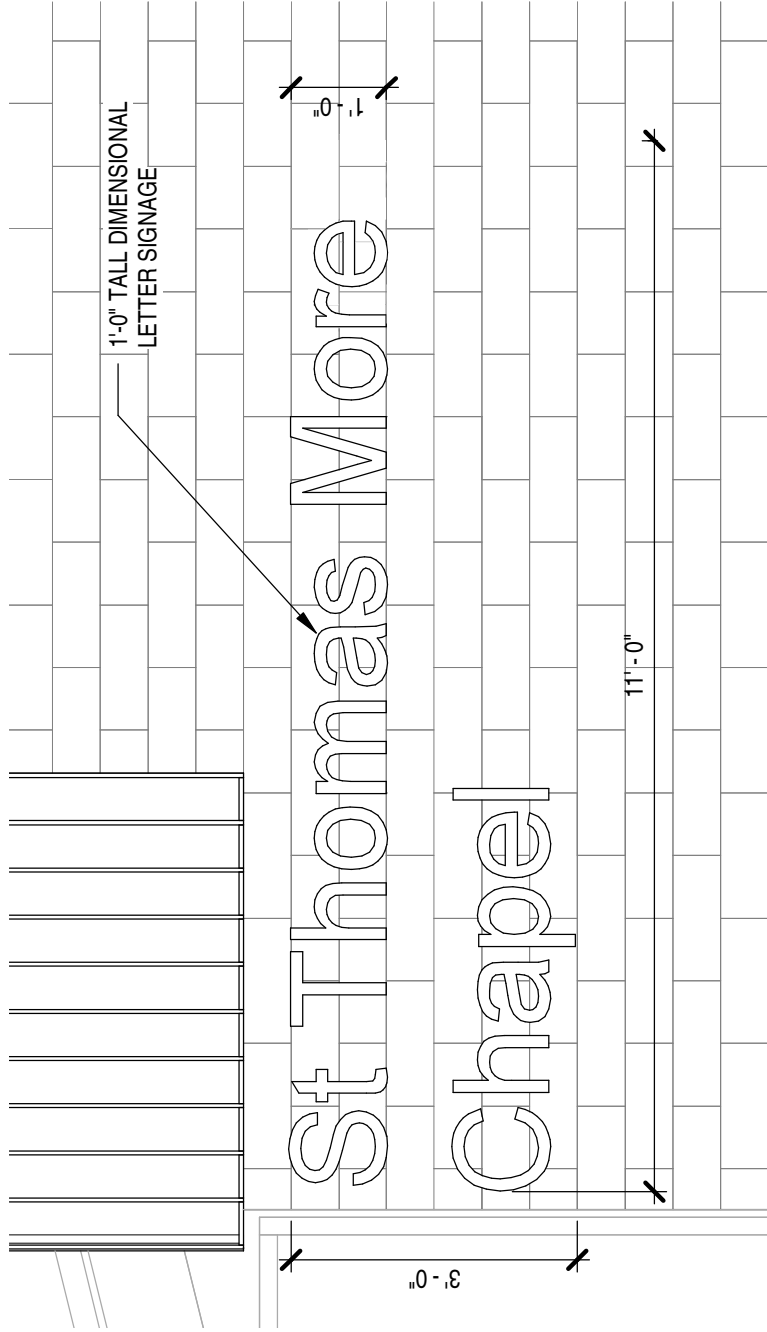
ASHLEY MCGRAW

CATHOLIC CENTER BUILDING RENOVATION
110 WALNUT PLACE, SYRACUSE, NY 13210
SYRACUSE UNIVERSITY

SYRACUSE UNIVERSITY

PROJECT:

AM JOB NO.	22104
DRAWN BY:	Author
DATE:	02/06/24
SHEET NO:	SIGN



ELEVATION - EAST -SIGNAGE

Exhibit 2

Short Environmental Assessment Form

This EAF has been completed and submitted at the request of the City. The Applicant asserts that the Project described herein constitutes a Type II action pursuant to 6 NYCRR Part 617. This EAF buttresses the conclusion that the Project is Type II.

617.20

*Appendix B**Short Environmental Assessment Form***Instructions for Completing**

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

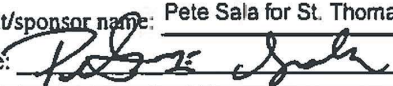
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Renovation of Catholic Center Complex				
Project Location (describe, and attach a location map): 108-12 Walnut Place and Adams Street East (Tax Parcel 049.-04-01.0) (southwest corner of Walnut Place and East Adams Street)				
Brief Description of Proposed Action: Demolition of a portion of the Catholic Center complex and construction of a new chapel on the same portion of the site; net new +/- 850 square feet.				
Name of Applicant or Sponsor: St. Thomas More Foundation, Inc.		Telephone: see email below		
		E-Mail: pesala@syr.edu		
Address: 110 Walnut Place				
City/PO: Syracuse		State: New York	Zip Code: 13210	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ <1 acres		
b. Total acreage to be physically disturbed?		_____ <1 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ >200 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Syracuse University</u> <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Pete Sala for St. Thomas More Foundation, Inc. Date: March 29, 2024

Signature: 

This Part 2 includes the Applicant's position on the Part 2 questions. It is understood that the agency must answer these questions based on its own review and judgment and is not bound by the Applicant's responses.

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

	No, or small impact may occur	Moderate to large impact may occur
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"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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 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.
_____	_____
Name of Lead Agency	Date
_____	_____
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

Project: Z-2861

Date: 05/28/2024

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

Part 2 is to be completed by the Lead Agency.

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

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

PRINT FORM

Project:	Z-2861
Date:	05/28/2024

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission <hr/> Name of Lead Agency	05/28/2024 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM