



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

<u>MaSPR-24-11</u>	<u>Staff Report –May 6, 2024</u>
Application Type:	Major Site Plan Review
Project Address:	701-05 E Genesee St. (Tax Map ID#: 048.-01-11.0)
Summary of Proposed Action:	Adaptive re-use of the Crowne Plaza Hotel into a 287 multi-dwelling unit apartment building with mixed-use commercial/retail/ space and exterior renovations to modernize the façade.
Owner/Applicant	Terrance McCarthy, TJM Syracuse, LLC (owner) Brian Bouchard, CHA Consulting (applicant)
Existing Zone District:	Central Business District (MX-5) Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, and west are Central Business District (MX-5) Zone Districts and to the east is the Urban Core (MX4) Zone District.
Companion Application(s)	N/A
Scope of Work:	The proposed scope of work includes the redevelopment of the Crowne Plaza Hotel into a mixed-use facility and consist of: (a) renovation of existing hotel rooms into 287 studio dwelling units on floors 2-19 with 35 affordable dwelling units; (b) maintain the existing 4,400 SF of restaurant space on the first floor and 2,300 SF on the second floor; (c) renovate conference space into commercial/retail space on floors 1; (d) maintain the existing parking structure; (e) add amenity space on the 20 th floor and a laundry facility in the basement; and (f) commence exterior refinishing and painting of concrete verticals, refinish existing fenestration and paint spandrel panels, and add new architectural trims around windows and on walls. The scope of work also includes site improvements consisting of enhanced streetscape features and repair of sidewalks where applicable.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed project conforms to the intent of the MX-5 Zone District by way of bringing high-density, transit-supportive residential development to a connective corridor with central access to Downtown and University Hill. - All 287 dwelling units will be studio efficiency apartments. - Consultant is aware of the mixed-income development standards and that 35 units will need to meet the affordability criteria of ReZone; however, the property owner has not certified the affordable units with Neighborhood and Business Development nor indicated their intent to do so. - Per the County’s comment, CHA Consulting and City Zoning discussed this project with Scott Butler from NYS DOT to coordinate with the I-81 community grid project. This project will not impact the timeline nor will the current entrance into the parking garage on Almond Street impact the plans for the community grid, nor will the traffic generated by the future residents impact the level of service for the future boulevard. - The restaurant will be maintained and serviced by a third-party tenant and the convention center space will be converted into future commercial/retail space which will further activate this streetscape of Almond and E Genesee. - The hotel is proposed to be converted into a multi-unit residential project and people will lose their jobs. - The existing building has no zoning violations, and the proposed project will not create any zoning violations.

	<p><u>Recommended Conditions:</u></p> <ul style="list-style-type: none">- The applicant shall certify their rent roll and affordable housing units with the Department of Neighborhood and Business Development before applying for building permits.- The applicant shall designate 35 dwelling units (12% of 287) to be the affordable units to be available to income qualified households in perpetuity and shall be subject to a restrictive covenant to be reviewed and approved by the City Corporation Counsel’s Office.- Income qualified households shall be within 80% Area Median Income of the Syracuse Metropolitan Statistical Area.- The affordable units shall not be of any lesser quality or size than the market rate units.- The property owner, management company, or property manager shall verify annually with the Department of Neighborhood and Business Development the incomes of qualified households that occupy the affordable units.
<p><i>Zoning Procedural History:</i></p>	<ul style="list-style-type: none">- 4/27/46 – McMillan Book Co. secured a permit to build a concrete block factory- 8/10/66 – McMillian Book Co. was approved to be demolished- 6/27/67 – Indian Valley Realty Corp. was approved to build a Holiday Inn Hotel- 11/06/75 – A variance approved conversion of a portion of parking garage to have convention center space- 2/7/77 – AS-76-098 granted a waiver of area and number for Holiday Inn signs- 6/23/78 – AS-78-040 granted a waiver of area, number and location of signs- 9/26/85 – AS-85-035 granted a waiver to allow three roof signs for Holiday Inn- 1994 – University Tower Inc. obtained ownership of property- 3/12/96- AS-96-04 – an administrative permit allowed for Best Western to have a roof sign- 12/29/04 – AS-04-37 – two roof signs and one wall sign were permitted for the Radisson Hotel- 10/06/06 – PR-06-43 – approved a Porte Cochere to span between the hotel conference center and the Renaissance Hotel owned by The Marx Syracuse, LLC- 12/05/06 – AS-06-39 – a sign waiver for location and area for Renaissance Hotel signs- 8/06/07 – SR-07-05 – a communication antenna by TCM mobile was approved- 3/11/13 – SR-13-01 – site plan review approved replacing three Sprint antennas with three new antennas- 5/5/14 – SR-13-01M1 – site plan review approving adding Srint panel antennas, cables and RRUs- 5/18/15 – SR-15-03 – Site plan review approves installing 3 Sirius/XM panel antennas
<p><i>Summary of Zoning History:</i></p>	<p>The subject property was a factory for twenty years before it was demolished in 1966 and bought by Indian Valley Realty Corporation to build a 20 story Holiday Inn with a parking garage. Throughout the 70s, 80s, and 90s, the hotel changed ownership several times which were accompanied with sign waivers to allow each Hotel chain to have their brand signs. In 2006 a Porte Cochere was approved to span between the hotel conference center and the parking garage. Since 2007 the structure has had a series of antennas and wireless facility upgrades installed.</p>
<p><i>Code Enforcement History:</i></p>	<p>No open code enforcement violations.</p>
<p><i>Zoning Violations:</i></p>	<p>The proposed lot has no zoning violations.</p>

MaSPR-24-11

Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is a rectangle shape with 148.5' of frontage along East Genesee Street with a drop-off area under the entrance overhang, and 357.36' of frontage along Almond Street with a Porte Cochere spanning over the Almond Street right-hand entrance and connecting the parking garage.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal is a Type 1 Action and lead agency intent letters were sent to involved agencies on 4/19/24. Three of the involved agencies did not respond therefore the Planning Commission cannot deliberate on SEQR until after 5/19/24.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board recommended modifications regarding coordinating right-of-way improvements with NYS DOT which the applicant's consultant has done. They also recommended the incorporation of green infrastructure and landscaping.

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

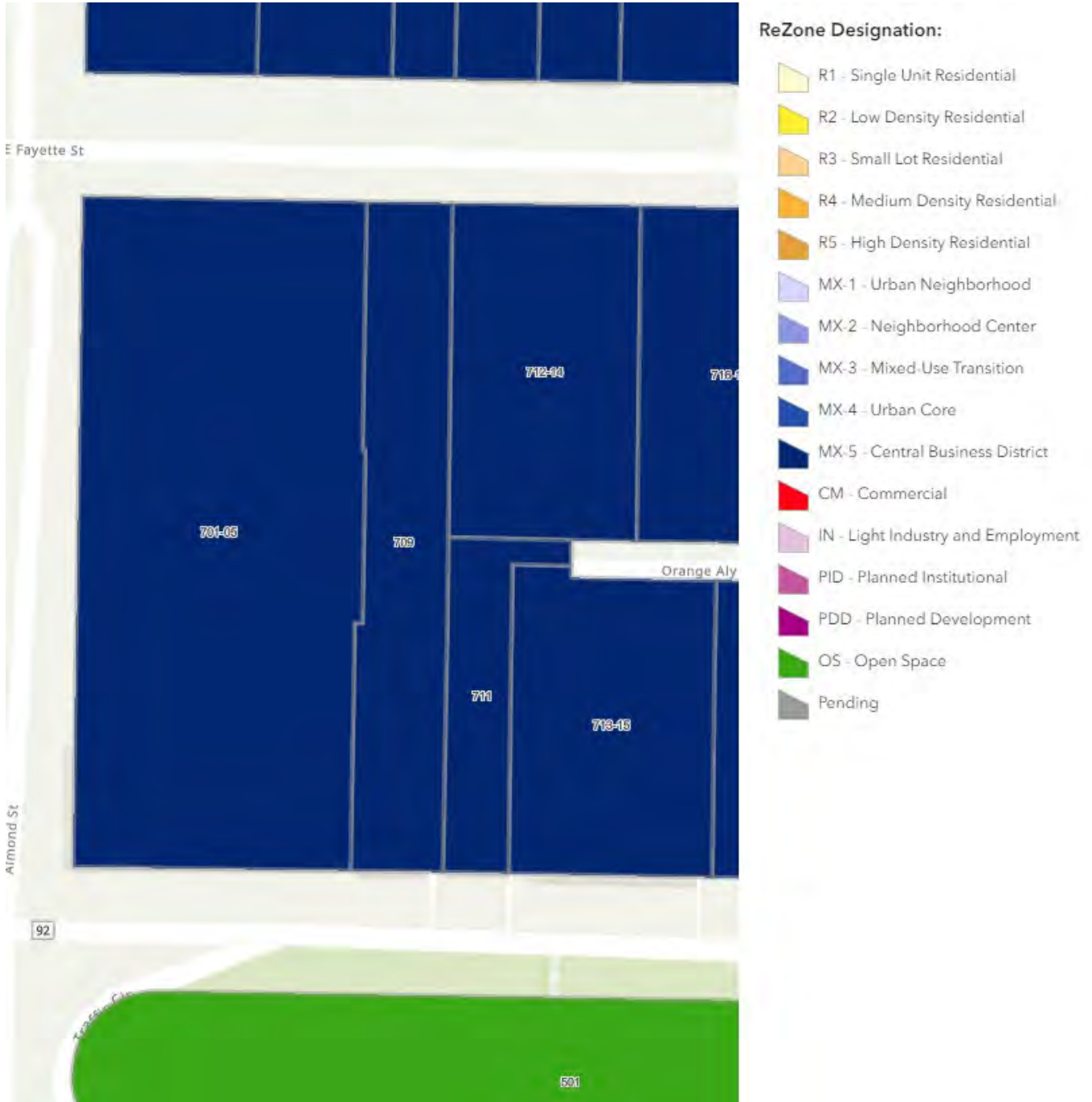
- Major Site Plan Review Application
- Lead Agency Letter and Full Environmental Assessment Form Part 1
- Power of attorney letter
- Survey: Lehr Land Surveyors D.P.C; Location Survey on Lots 7, 8, 17, 18 & Part of Lots 6, 10, & 16 Block 233, City of Syracuse; Known as 701-705 East Genesee Street, City of Syracuse County of Onondaga, New York; Field Date: 12/29/23; Map Date: 01/08/24; Scale: 1"=20'; Drawn by: BAC; Certified by Douglas R. Lehr, Licensed Land Surveyor.
- Site Layout (Sheet C-101): CHA Consulting, Inc.; Buxton Development Group; Crowne Plaza Renovation; 701 E. Genesee St. Syracuse, NY 13210; Drawn and Designed by BGH; Checked by JFT; Dated: 03/08/24; Scale: as shown.
- Floor Plans and elevations (Sheets A-100 to A-104, A-201, A-202, A-900, A-901): QPK Design; Crowne Plaza Renovations 701 E. Genesee St, Syracuse, NY 13210; Project Status Design; Project Num. 223245.00; Date: 2/22/24; Scale = as noted.

Attachments:

Major Site Plan Review Application	Code Enforcement History
Power of Attorney	OCPB Comments
Full Environmental Assessment Form Part 2 & Part 3	IPS Comments from City Departments

Context Maps:

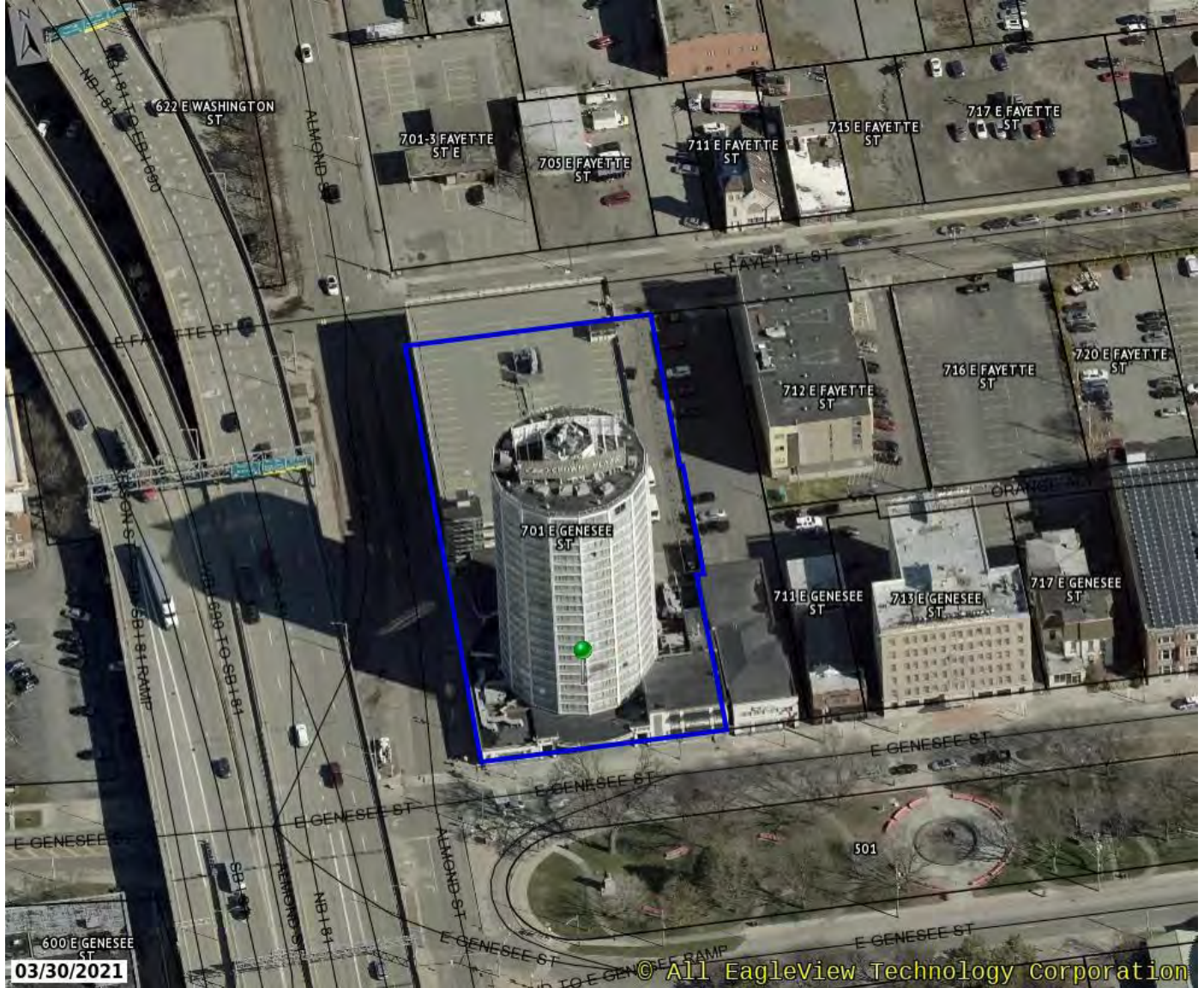
Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Crowne Plaza Hotel.
Image Source: ConnectExplorer™, Eagle View Technology Corporation (eagle view citation)



March 28, 2024

Syracuse Zoning Administration
300 S. State Street, Suite 700
Syracuse NY 13202

**RE: Site Plan Review Application
701-05 E. Genesee Street
CHA Project No. 088327**

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is pleased to submit the enclosed Site Plan Review Application related to the above referenced property.

Project Narrative & Summary

Originally constructed in 1969, the 20-story Crowne Plaza Syracuse has stood as a prominent feature of the Syracuse skyline for 55 years. Uniquely positioned between downtown Syracuse and University Hill, the property provides central access to all facets of the Syracuse central business and University districts. The upcoming I-81 Viaduct Project re-envision the city of Syracuse and reconnects Downtown with University Hill, creating a more accessible and pedestrian friendly city. The monumental I-81 investment and the dynamic growth of the Syracuse economy are clear signals that it is time to invest in the Crowne Plaza and position it be a successful and contributing property for years to come.

A partnership lead by Buxton Development Group, a Charleston, South Carolina based real estate development and investment firm, is endeavoring to repurpose the Crowne Plaza to serve the evolving needs of the city for the next 55 years. With the demand for housing increasing in Syracuse and the potential future growth within the County, the partners explored the adaptive re-use of the hotel to help meet the housing demand by converting the property into studio-style apartments. After a nationwide search to find a precedent for the conversion of a round hotel like the Crowne Plaza into apartments, the team identified Turntable Studios, a round Holiday Inn adjacent to Mile High Stadium in Denver, CO that was converted to apartments in 2015. The development team studied this property and determined that the product type would be desirable to the modern urban renter in Syracuse.

The property will be converted into a modern mixed-use facility. A total of 287 studio apartments will provide an urban living experience for tenants with convenient walkable access to Downtown and University Hill. Each unit will be in the existing footprint of the hotel rooms, and these efficient dwellings will provide well-located, fully-furnished studios with expansive views of the city from every unit. Off-street parking will be provided in the existing parking facility on site. Laundry facilities will be provided on each floor for ease of use while maximizing space in each unit. Although the tenant's living space is designed for efficiency, the property will have abundant amenities including a fitness center, co-working spaces, a communal kitchen, recreation areas, ample bicycle storage, pet amenities and more, all curated to foster community engagement and activity among the tenants.

The existing Redfields restaurant that currently serves the hotel, will remain as a stand-alone restaurant leased and operated by a third-party tenant. The existing conference space adjacent to the parking facility will be re-purposed over time to provide commercial/retail leasing opportunities and additional tenant amenities.

The development team has a long history of developing mixed-use projects in the Southeast. Many of these projects are located in Charleston, South Carolina where great weight is placed on historic preservation and community values. The approach includes mixed-use development centers around a core principle that these projects help activate the cities they serve and become valuable contributors to the fabric of those cities. Additionally, Greystar, one of the largest global multi-family property managers with experience in the Syracuse market, has been selected to manage the property to ensure a high-quality tenant experience.

The team believes this investment will position the property to help address the housing needs of the city, modernize a prominent feature of the Syracuse skyline and assist in activating the dynamic future of the Community Grid.

The following items are included in this submission:

- Site Plan Review Application
- SEQR Form
- Site Photos
- Property Survey
- Site Layout Plan (C-101)
- Architectural Drawings

Should you have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chasolutions.com

Very truly yours,



Brian F. Bouchard, P.E.
Project Engineer V

BFB

Cc: Buxton Development Group





For Office Use Only
Zone District: _____
Application Number: _____ - _____ - _____
Date: _____

Office of Zoning Administration
 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 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: Crowne Plaza Renovation	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 701-05 E. Genesee Street	
Tax Map ID#: 048.-01-11.0	Lot size (sq. ft.): 53,143
Current use of property: Hotel	Proposed: Apartments
Current number of dwelling units (if applicable): 269 hotel rooms	Proposed: 287 apartments
Current onsite parking (if applicable): 299 garage spaces	Proposed: 299 spaces
Zone District (base and any overlay) of property: MX-5	
Companion zoning applications (if applicable, list any related zoning applications): n/a	
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 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: TBD	Type: _____ Location: _____
Size: _____	Type: _____ Location: _____
Nature and extent of Site Plan requested (attach additional pages if necessary): <p>The proposed project includes the renovation of the existing hotel for conversion to residential apartments. The existing restaurant will remain within the project. The first floor will be renovated to accommodate residential amenities including bicycle storage, mail rooms, and leasing office space. Floors 2 through 19 will be renovated for new residential apartment units. Floor 20 will be renovated for additional amenity space, including coworking space, game room, lounge, fitness, and kitchen/dining space. All existing site components will remain, including the existing onsite parking garage.</p>	



Site 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

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: Terence S McCarthy

Signature: [Handwritten Signature] Date: 3/27/24

Mailing address: 5801 Ulmerton Rd STE 20 Clearwater, FL 33760

Print authorized agent's name: Date:

Signature:

Mailing address:

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 site 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



May 2, 2024

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

To Whom It May Concern:

This letter is written to state that TJM Syracuse, LLC located at 701 E Genesee Street in Syracuse, NY intends to comply with the following zoning requirements. TJM Syracuse, LLC will meet the 12% affordable housing requirement. Affordable units will be reserved for qualifying households or individuals and offered at rental rates predicated on 80% AMI; the affordable units will not be segregated or of differing quality in terms of finish and upfit (all 287 units have the same layout). TJM Syracuse, LLC will also commit to providing annual income verification to The Department of Neighborhood and Business Development (NBD) for tenants that qualify and rent under these provisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'TJM' followed by a stylized flourish.

Terence J McCarthy
Manager
TJM Syracuse, LLC

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

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

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

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

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

This form provides for the designation of one agent.

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

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

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

DESIGNATION OF AGENT

I, Terence S
McCarthy of TSM Syracuse, LLC ^{-Manager} [Address], authorize James Trasher of
CHA Consulting Inc, as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

GRANT OF GENERAL AUTHORITY

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

_____ (A) Real property : Zoning Approvals for Proposed Apartments _____

at Address: 701 E. Genesee Street, Syracuse NY _____

LIMITATION ON AGENT'S AUTHORITY

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

EFFECTIVE DATE

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

TERMINATION

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

RELIANCE ON THIS POWER OF ATTORNEY

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

SIGNATURE AND ACKNOWLEDGMENT

[Handwritten Signature]
Signature of Principal

3/27/24
Date

Terence J McCarthy
Name Printed

5801 Umerton Del STE 200 Clearwater, FL 33760
Address

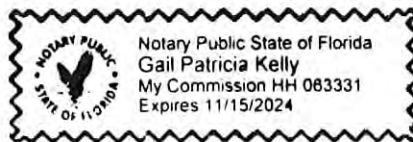
727-683-1200
Telephone Number

State/Commonwealth of Florida
County of Pinellas

On this 27th day of March, 2024, before me, Terence J McCarthy, personally appeared ✓, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Gail Patricia Kelly
Signature of Notary



(Seal, if any)

My commission expires: 11/15/2024

SITE PHOTOS

Crown Plaza Renovation Project

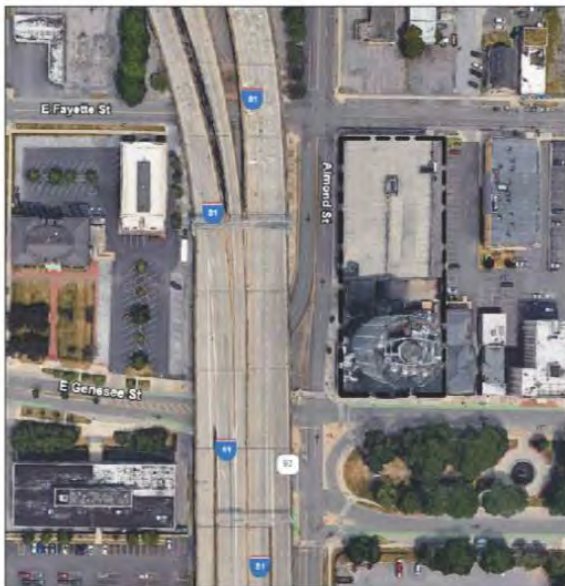
701 E. Genesee Street







FUTURE 1-81 CORRIDOR



EXISTING CONDITION



NYS DOT PRELIMINARY REDESIGN



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

4/19/24

ADDRESS ON EXHIBIT A

Re: **Crown Plaza Renovations**
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 TJM Syracuse, LLC (or another entity to be formed) that consists of: (i) the redevelopment of an existing building on property situated at 701-05 E Genesee Street (tax map no. 048.-01-11.0) into a mixed-use facility and consist of: (a) renovation of existing hotel rooms into 297 studio dwelling units on floors 2-19 with 35 affordable dwelling units; (b) maintain the existing 4,400 SF of restaurant space on the first floor and 2,300 SF on the second floor; (c) renovate conference space into commercial/retail space on floors 1; (d) maintain the existing parking structure; (e) add amenity space on the 20th floor and a laundry facility in the basement; and (f) exterior refinishing and painting of concrete verticals, refinish existing fenestration and paint spandrel panels, and add new architectural trims around windows and on walls (collectively the “**Renovation**”); and (ii) “**Site Improvements**” consisting of enhanced streetscape features and repair of sidewalks where applicable (the Renovation 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.

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.

Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact the Syracuse Office of Zoning Administration at (315) 448-8261.

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 www.syr.gov



Respectfully,

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

EXHIBIT A

ADDRESSES

<p>City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov</p>	<p>City of Syracuse Industrial Development Agency 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Eric Ennis, Executive Director EEnnis@syr.gov</p>
<p>Onondaga County Department of Planning 335 Montgomery Street, 1st Floor Syracuse, NY 13202 Attn: Daniel Kwasnowski, Planning Director Danielkwasnowski@ongov.net</p>	<p>New York State Department of Transportation 333 E. Washington Street Syracuse, NY Attn: David P. Smith, PE, Regional Director David.Smith@dot.ny.gov</p>
<p>New York State Department of Conservation, Region 7 615 Erie Blvd. West Syracuse, NY 13204 Attn: Trendon Choe, Environmental Analyst Trendon.Cho@dec.ny.gov dep.r7@dec.ny.gov</p>	

**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: Crowne Plaza Renovations		
Project Location (describe, and attach a general location map): 701 E. Genesee Street, Syracuse NY		
Brief Description of Proposed Action (include purpose or need): The project is a proposed renovation of the existing building to convert existing hotel rooms into new residential apartments, including building system upgrades, new dwelling unit layouts, and amenity space.		
Name of Applicant/Sponsor: CHA Consulting Inc	Telephone: 315-228-0036	E-Mail: bbouchard@chasolutions.com
Address: 300 S. State Street, Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): TJM Syracuse, LLC	Telephone:	E-Mail:
Address: 5801 Ulmerton Road		
City/PO: Clearwater	State: FL	Zip Code: 33760

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Planning Commission (Site Plan)	March 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIDA	April 2024
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SOCPA	March 2024
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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? YesNo

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

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? YesNo

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?
MX-5 District

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 Dept

c. Which fire protection and emergency medical services serve the project site?
City of Syracuse Fire Dept

d. What parks serve the project site?
City of Syracuse Park Dept

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 Apartments, Restaurant, Commercial

b. a. Total acreage of the site of the proposed action? _____ 1.22 acres
b. Total acreage to be physically disturbed? _____ 0.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.22 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) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 8 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	_____	_____	_____	287 units
At completion of all phases	_____	_____	_____	287 units

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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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: _____ 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: _____
- 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: 31,570 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): residential apartment sanitary sewer

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: METRO WWTP
- Name of district: City of Syracuse
- 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 _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

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)?

 • 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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ 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: * Residential Project
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 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-7pm _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____ ex. restaurant 7-11am / 5-10pm _____
 • Saturday: _____ ex. restaurant 7-11am / 5-10pm _____
 • Sunday: _____ ex. restaurant 7-11am / 5-10pm _____
 • Holidays: _____ - _____

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:

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:
Existing building mounted decorative lighting will remain. Proposed architectural accent lighting will be added to the exterior facade.

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: *Residential project
 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 covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.22	1.22	0.0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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:
Upstate Medical, Onondaga Mental Health, Crouse Hospital, Nappi Institute, _____

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: _____
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):
Project site is within 2000 feet of: V00502 (815 Erie Blvd) cleanup complete, C734148 (500 Erie Blvd) cleanup complete, C734111 (701 E. Water Street) cleanup complete, and B00003 (727 E. Washington Street) cleanup complete.

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? _____ >10 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: Ub (map symbol) = Urban Land _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ >10 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 100 % 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: REID Hall, Eligible property: SpaZend, Eligible property: Peck (Former Syr. Univ Med College)
 iii. Brief description of attributes on which listing is based:
 Reid Hall (architecture), SpaZend (architecture), Peck (historic events and architecture)

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: Erie Canal Trail
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Trail
 iii. Distance between project and resource: 0.1 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

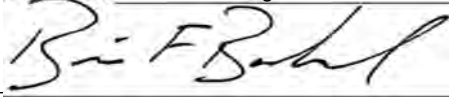
Attach any additional information which may be needed to clarify your project.

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

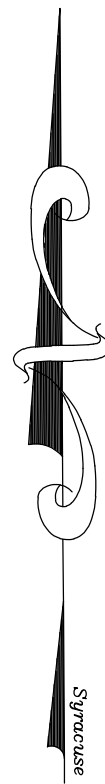
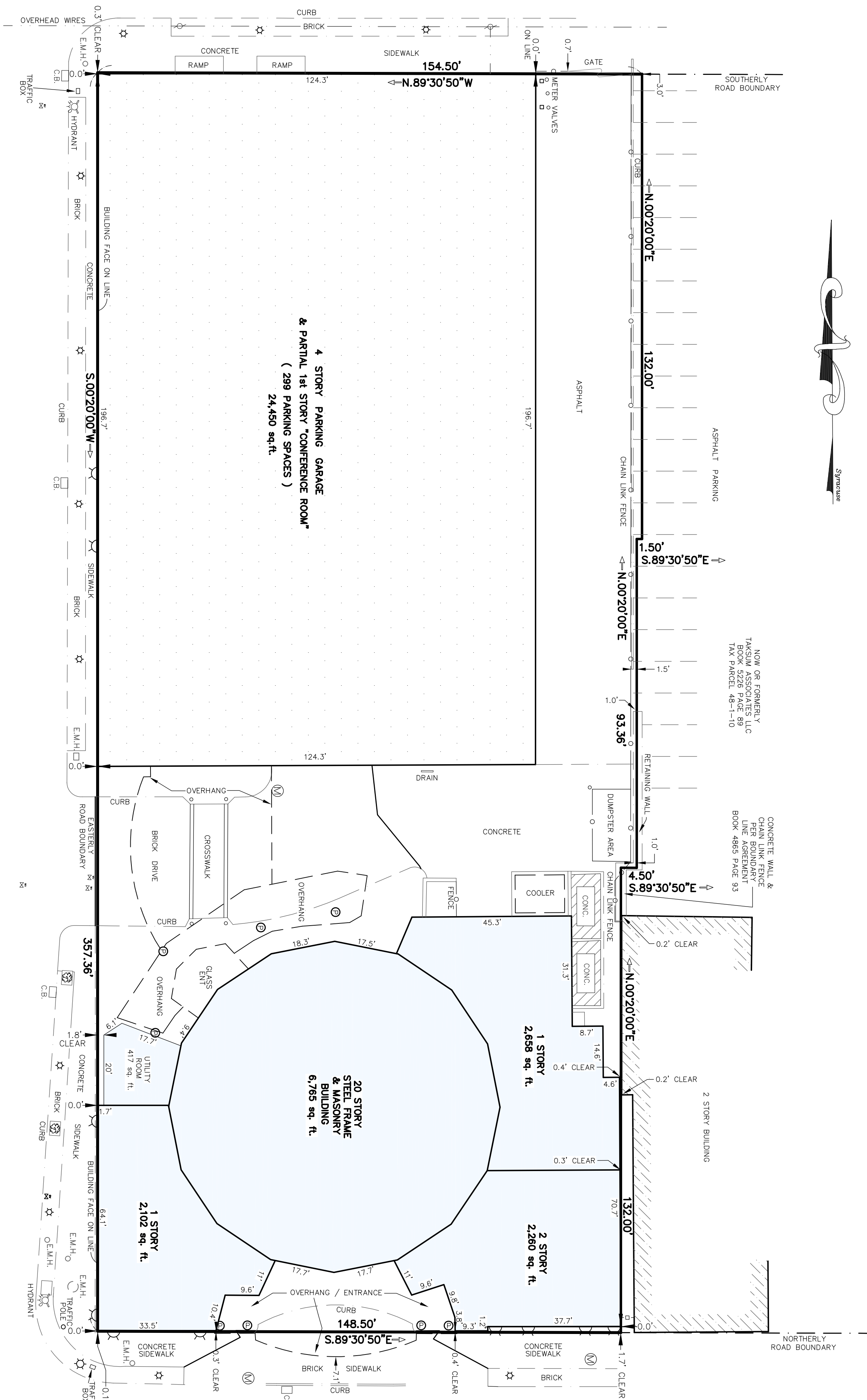
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting, Inc Date 3/28/24

Signature  Title Project Engineer

EAST FAYETTE STREET

PUBLIC RIGHT-OF-WAY (66' WIDE)



NOW OR FORMERLY TAKSIM ASSOCIATES, LLC BOOK 5226 PAGE 89 TAX PARCEL 48-1-10

CONCRETE WALL & CHAIN LINK FENCE PER BOUNDARY LINE AGREEMENT BOOK 4865 PAGE 93

4 STORY PARKING GARAGE & PARTIAL 1st STORY "CONFERENCE ROOM" (299 PARKING SPACES) 24,450 sq.ft.

1 STORY 2,658 sq. ft.

20 STORY STEEL FRAME & MASONRY BUILDING 6,765 sq. ft.

2 STORY 2,260 sq. ft.

1 STORY 2,102 sq. ft.

ALMOND STREET

PUBLIC RIGHT-OF-WAY (66' WIDE)

LEGEND

- List of symbols and their corresponding meanings: Light Pole, Tree, Pillar, Bollard, Wall Light, Water Valve, Manhole, Catch Basin, Utility Pole, etc.

Table with columns: No., DATE, DESCRIPTION, BY

Surveyor information: UBER LAND SURVEYORS D.P.C., 116 SALINA STREET - SUITE 6 LIVERPOOL, NEW YORK 13088

1 HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY. LICENSED LAND SURVEYOR NYSLS 48223 DOUGLAS R. LEHR

LOCATION SURVEY ON LOTS 7, 8, 17, 18 & PART OF LOTS 6, 10 & 16 BLOCK 233, CITY OF SYRACUSE KNOWN AS 701-705 EAST GENESEE STREET, CITY OF SYRACUSE COUNTY OF ONONDAGA, NEW YORK

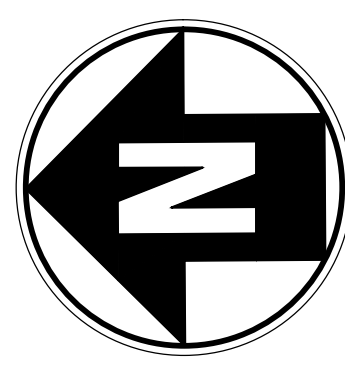
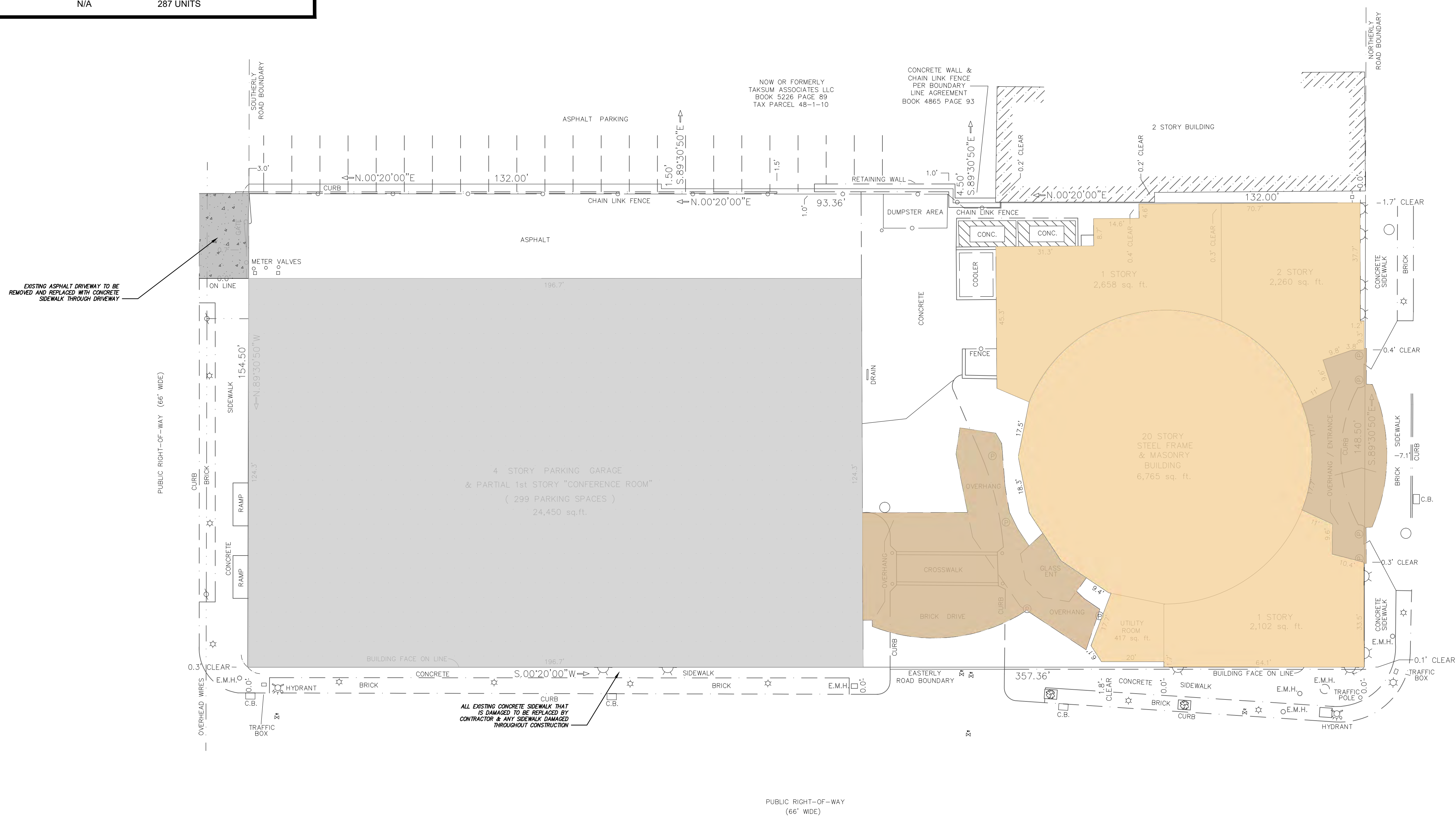
FIELD DATE: 12/29/2023 MAP DATE: 01/08/2024 SCALE: DRAW BY: 1"=20' BAC DRAWING No. 4-1-90

ZONING REGULATIONS FOR DEVELOPMENT

ZONING: CENTRAL BUSINESS DISTRICT (MX-5)

EXISTING LOT INFORMATION: TAX MAP 048-01-11.0 PARCEL SIZE 1.22 ± ACRES ZONING MX-5

LOT COVERAGE:	CODE	PROPOSED
STRUCTURAL (MIN)	75%	EXISTING
IMPERVIOUS (MAX)	100%	EXISTING
BUILDING HEIGHT (MIN.)	30'	EXISTING - 20 STORIES TOWER & 4 STORY PARKING DECK
MINIMUM YARDS (LOT "A"):		
FRONT YARD: (AVG ST SETBACK)	0'	EXISTING
SIDE YARD: (NORTH)	0'	EXISTING
SIDE YARD: (SOUTH)	0'	EXISTING
REAR YARD:	0'	EXISTING
PARKING REQUIREMENTS:	N/A	299 SPACES
DENSITY:	N/A	287 UNITS



BUXTON DEVELOPMENT GROUP
 266 W. COLEMAN BLVD SUITE 101
 MT. PLEASANT, S.C. 29464

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 WAY IF NOT FOR THE SIGNATURE OF A LICENSED PROFESSIONAL AS NOTED. THE ALTERING, REVISION, ALTERATION, REVISION, OR RE-USE OF THIS DRAWING WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. THE DATE OF SUCH ALTERATION SHALL BE DESCRIBED IN THE DESCRIPTION OF THE ALTERATION.

CROWNE PLAZA RENOVATION
 701 E. GENESEE ST.
 SYRACUSE NY 13210

No.	Submittal / Revision	Appr.	By	Date

SITE LAYOUT PLAN

Designed By: BGH	Drawn By: BGH	Checked By: JFT
Issue Date: 03/28/24	Project No.: 088327	Scale: AS SHOWN

Drawing No.:
C-101
 Sheet 01 of 01

File: V:\PROJECTS\NY\088327\000109_DESIGN\DRAWINGS\01_SHEETS\088327_C-101_LAYOUT.DWG
 Saved: 3/28/2024 1:01:55 PM Plotted: 3/28/2024 1:55:34 PM Current User: Harell, Benjamin lastsaveby: 597

NOT FOR CONSTRUCTION

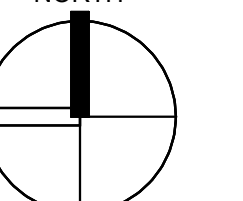
IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE USER ASSUMES FULL RESPONSIBILITY AND THE ORIGINAL ARCHITECT SHALL BE NOTIFIED BY THE USER AND THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN

PROJECT NORTH



REVISIONS

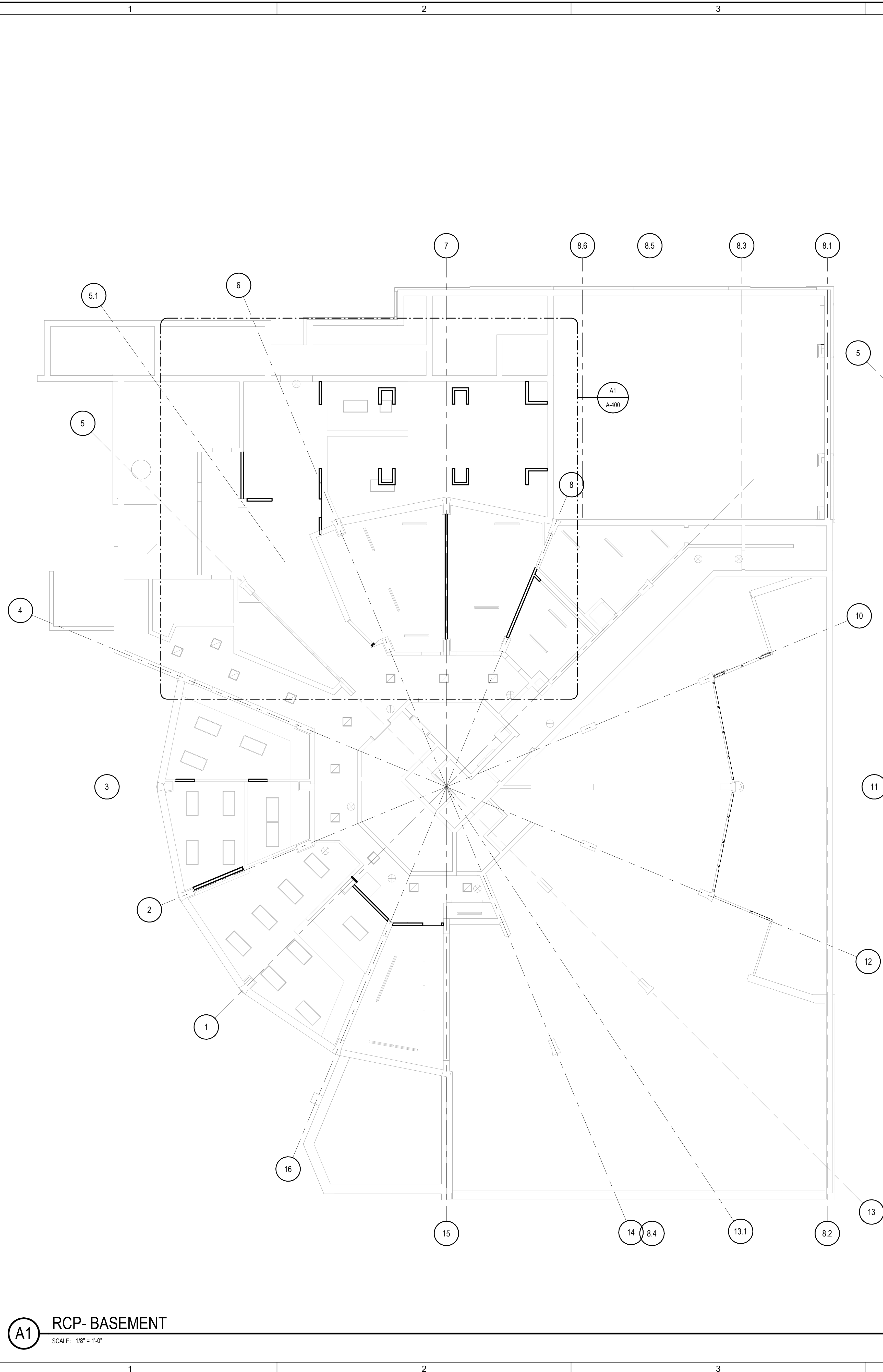
PROJECT NUM
223245.00

D A T E
2/22/2024

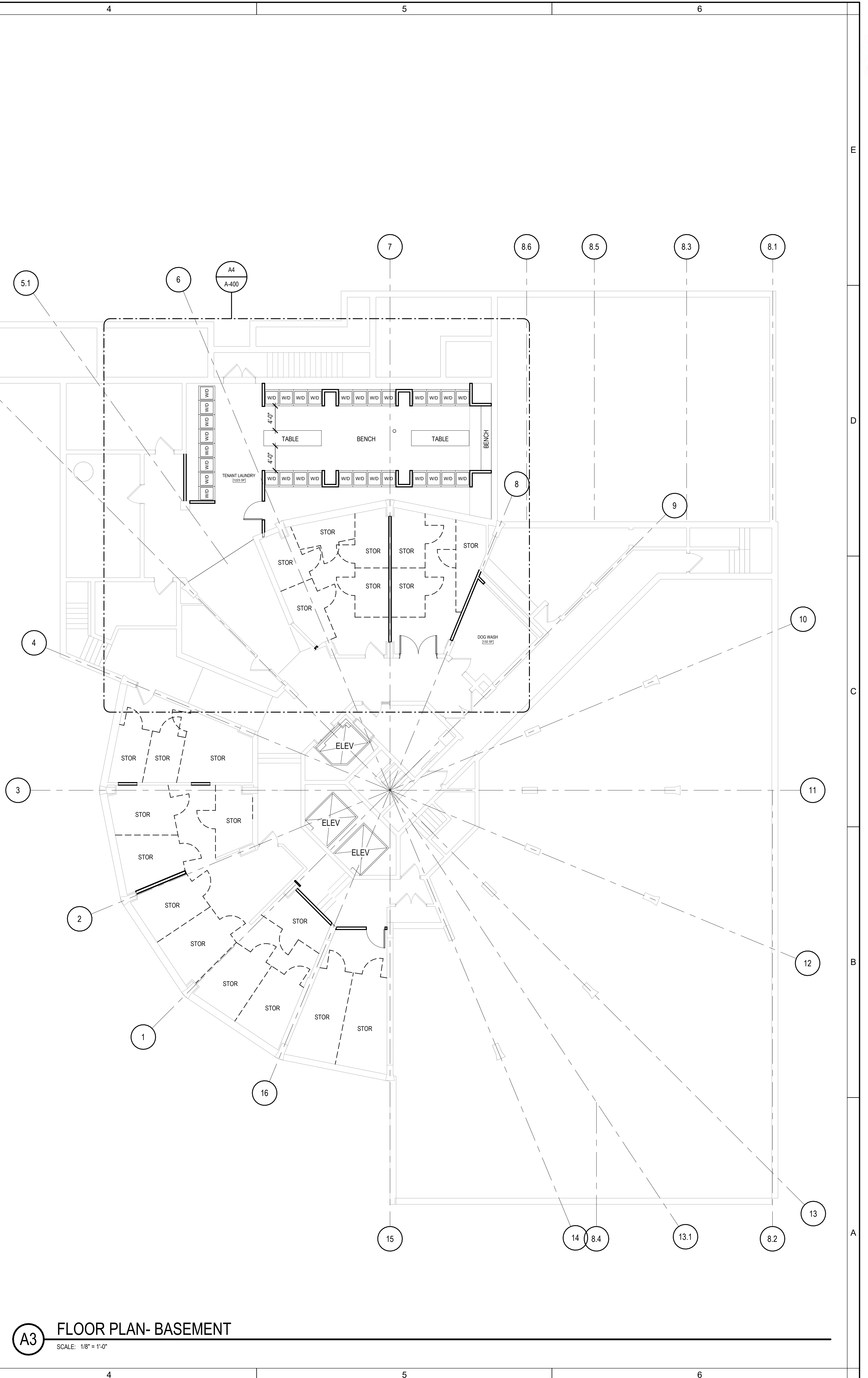
SHEET TITLE

**FLOOR PLAN-
BASEMENT**

A-100



A1 RCP- BASEMENT
SCALE: 1/8" = 1'-0"



A3 FLOOR PLAN- BASEMENT
SCALE: 1/8" = 1'-0"

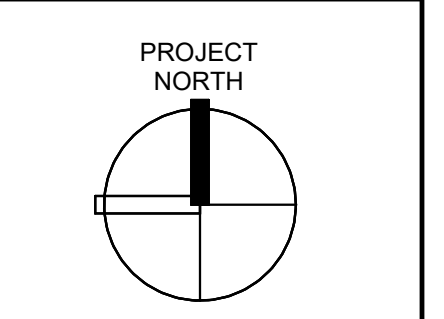
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CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



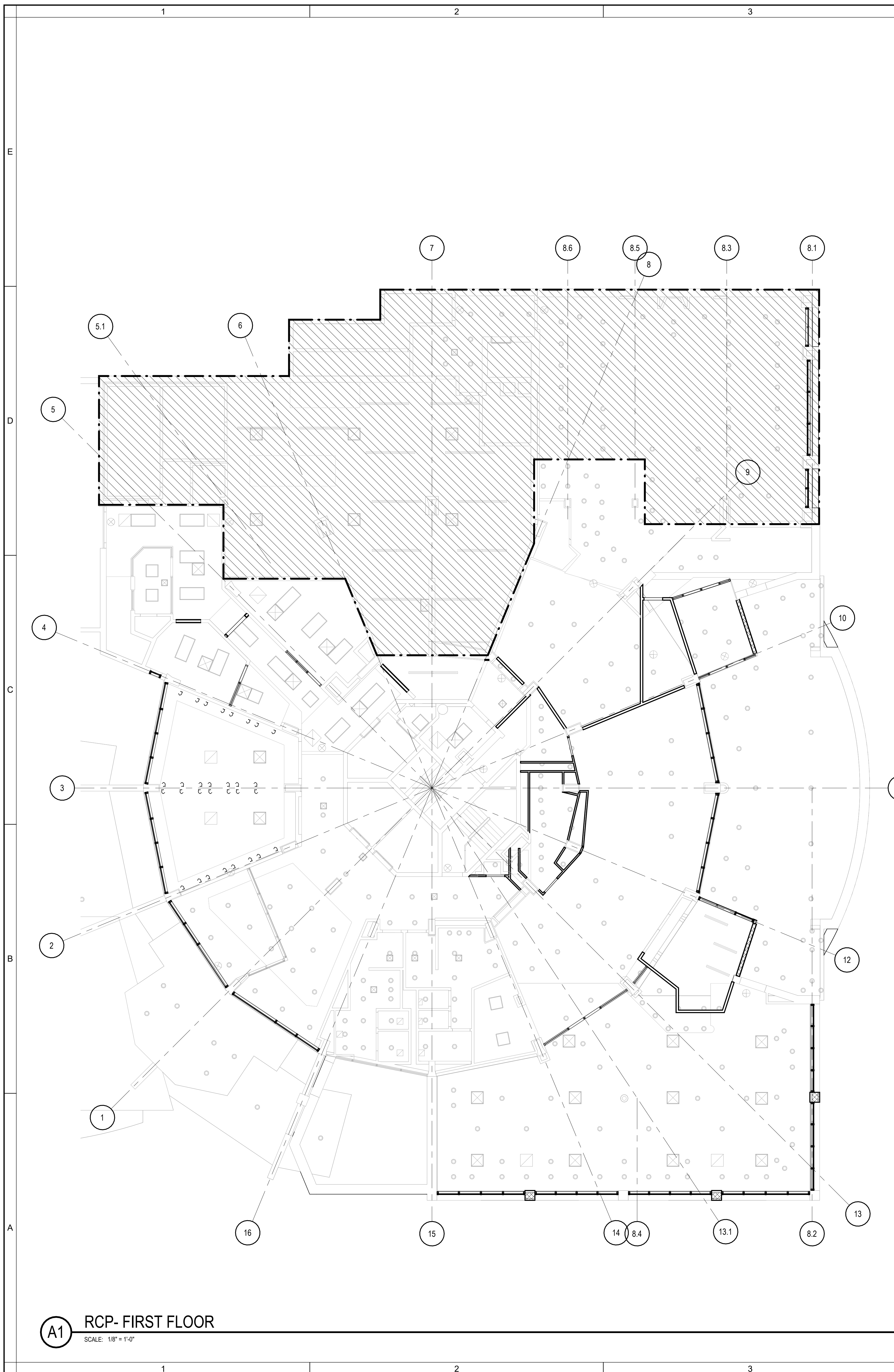
REVISIONS	
NO.	DESCRIPTION

PROJECT NUM
223245.00

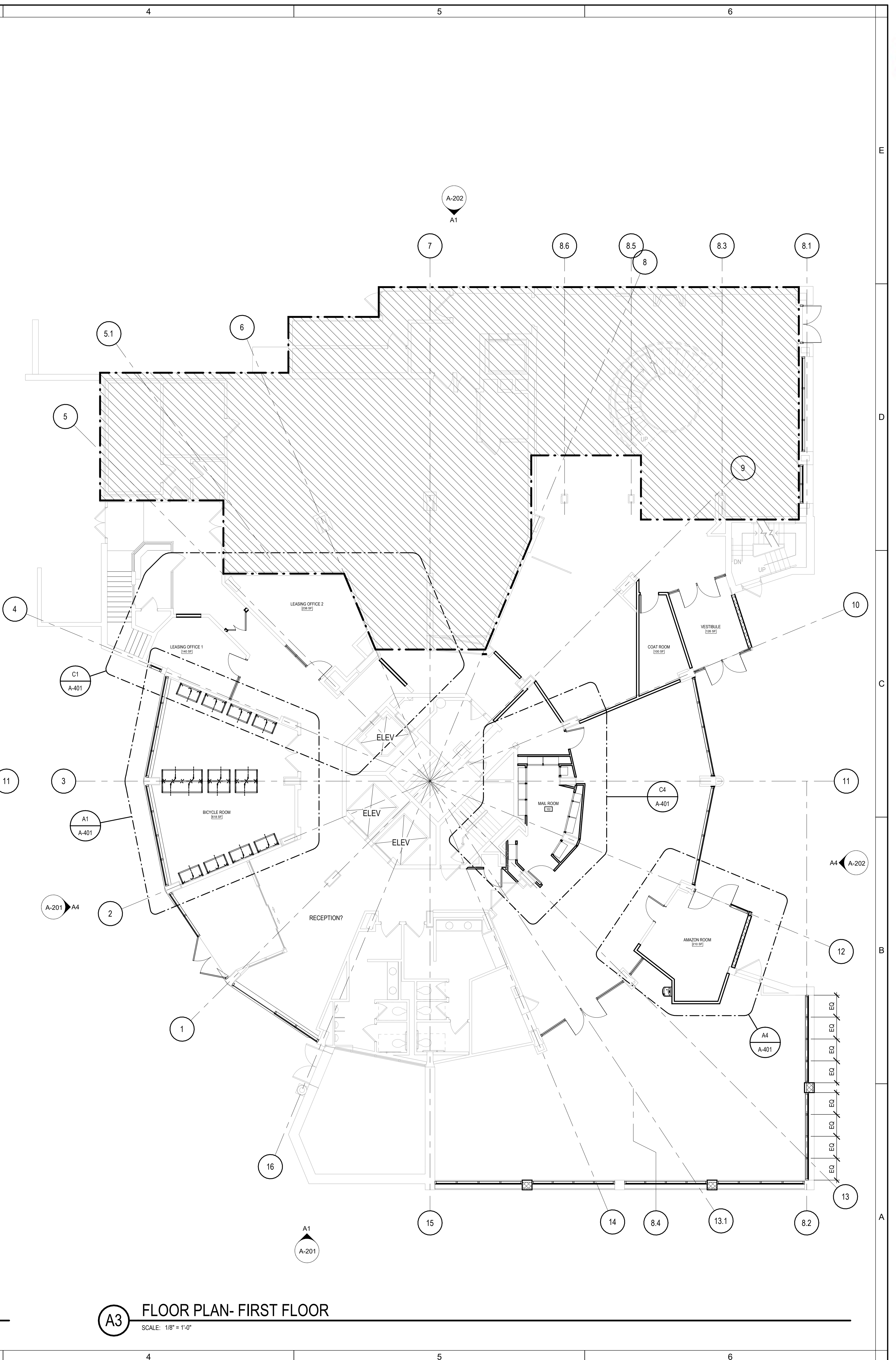
D A T E
XX/XX/XX

SHEET TITLE
FLOOR PLAN- FIRST FLOOR

A-101



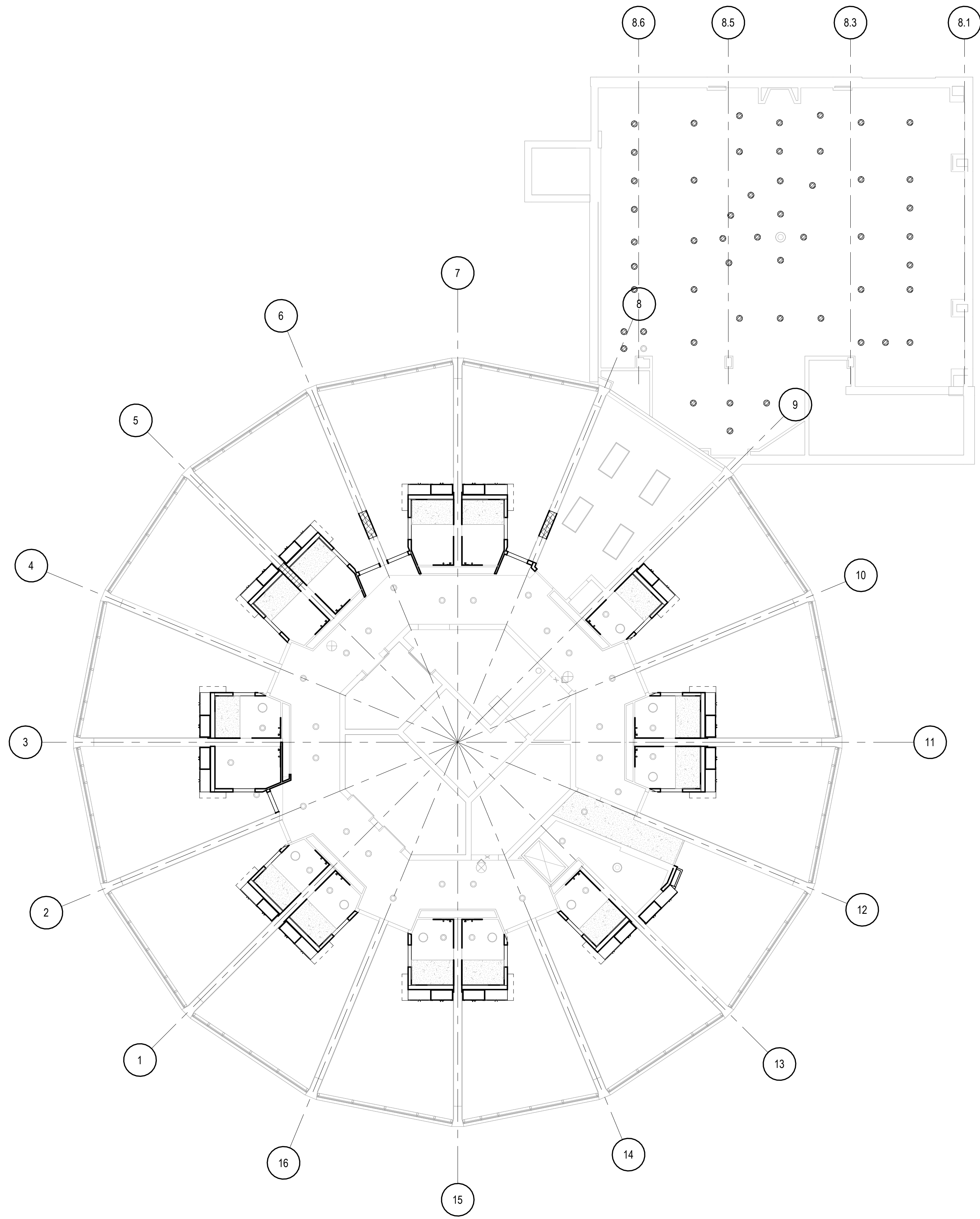
A1 RCP- FIRST FLOOR
SCALE: 1/8" = 1'-0"



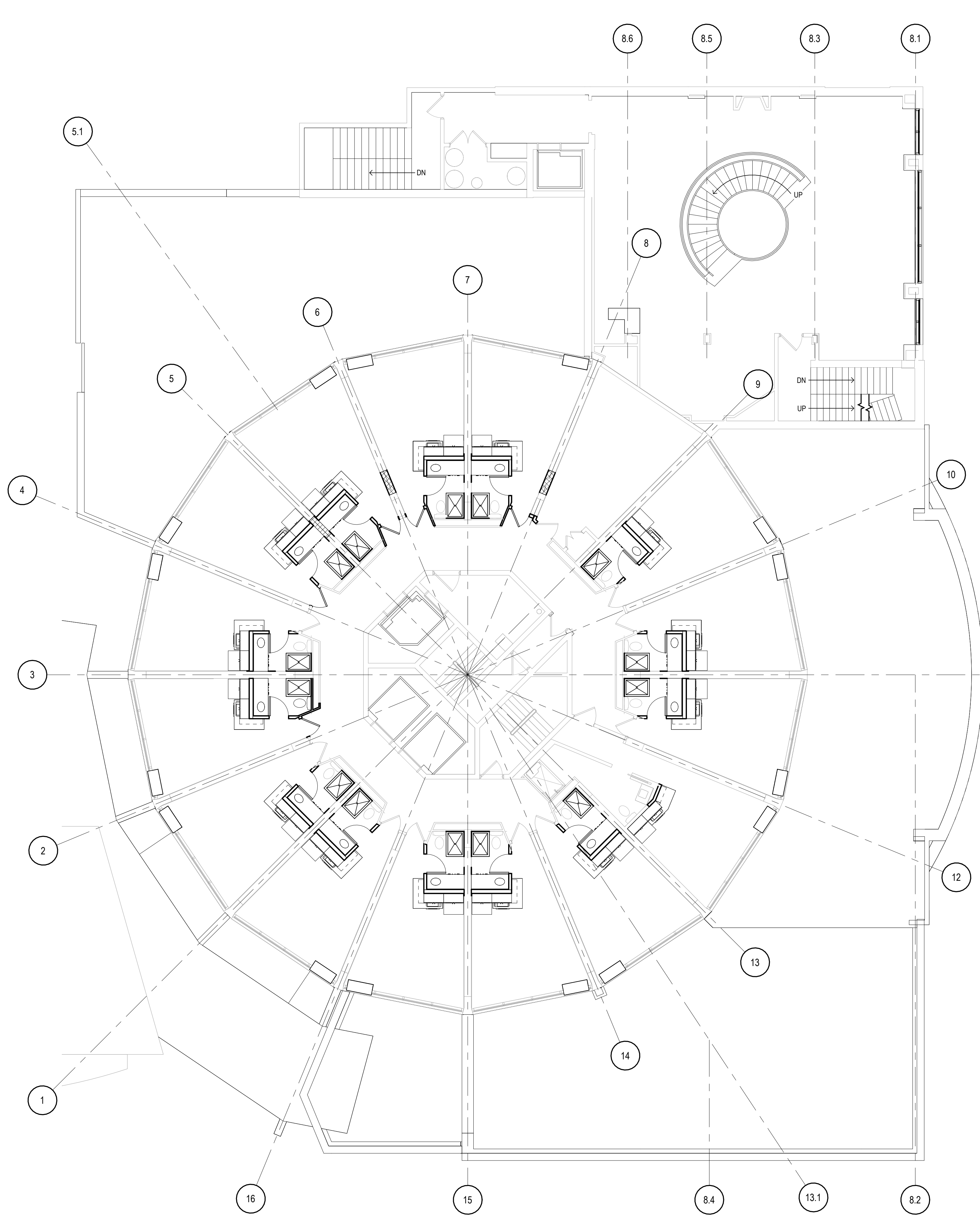
A3 FLOOR PLAN- FIRST FLOOR
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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A1 RCP - SECOND FLOOR
SCALE: 1/8" = 1'-0"

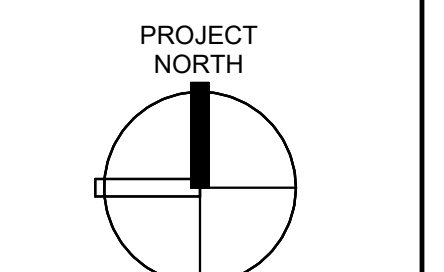


A4 FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
223245.00

DATE
XX/XX/XX

SHEET TITLE

FLOOR PLAN - SECOND FLOOR

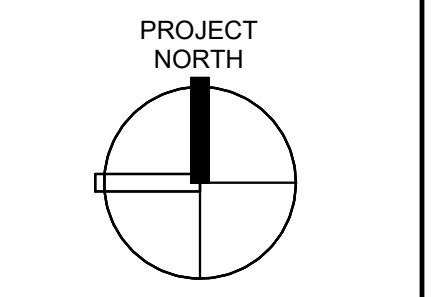
NOT FOR CONSTRUCTION

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CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

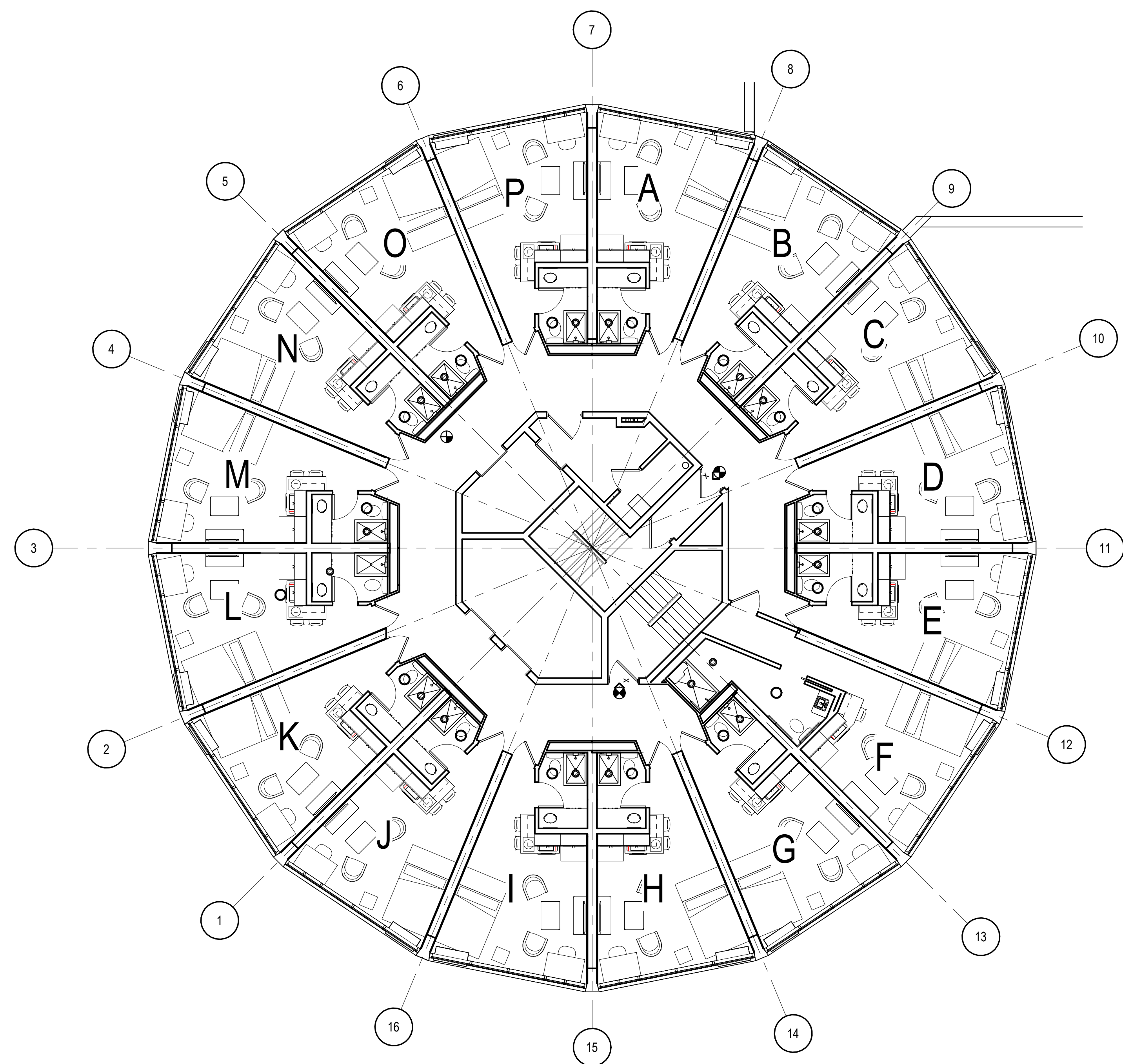
NO.	DATE	DESCRIPTION

PROJECT NUM
223245.00

D A T E
XX/XX/XX

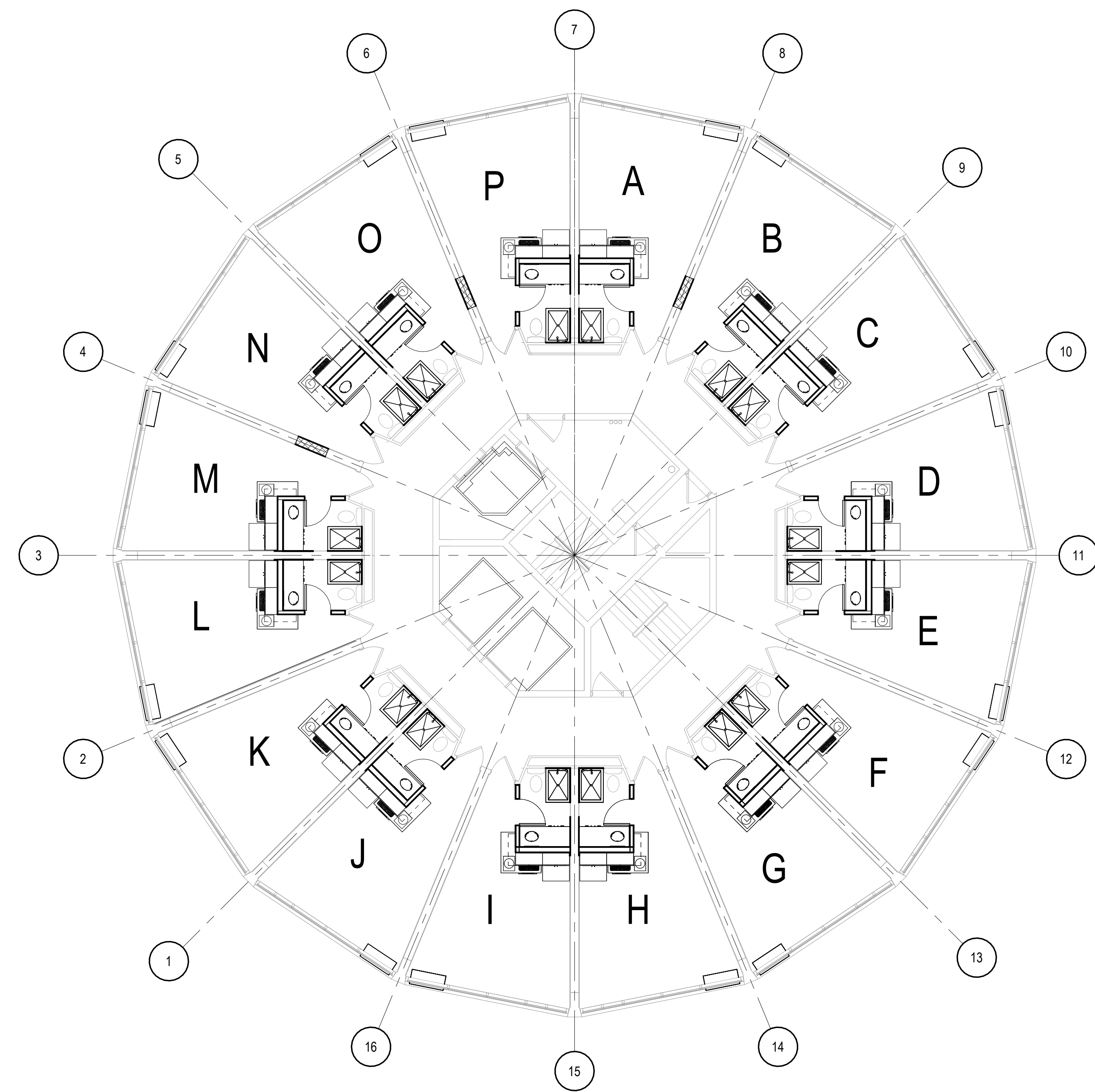
SHEET TITLE
FLOOR PLAN- THIRD FLOOR - NINETENTH FLOOR

A-103



REFER TO SHEET A-410, A-411 AND A-412 FOR SPECIFIC UNIT LAYOUTS

1 FLOOR PLAN- 3RD - 8TH / 15TH - 18TH (TYPICAL)
SCALE: 1/8" = 1'-0"



REFER TO SHEET A-410, A-411 AND A-412 FOR SPECIFIC UNIT LAYOUTS

A4 FLOOR PLAN- 5TH & 9TH -14TH & 19TH FLOOR (TYPICAL)
SCALE: 1/8" = 1'-0"

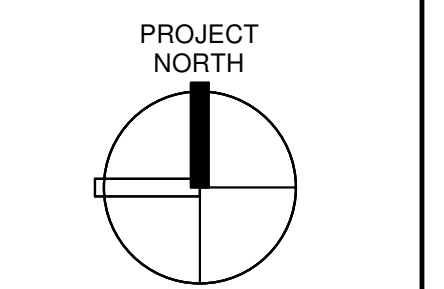
NOT FOR CONSTRUCTION

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY, IF ALTERED, THE TERMS AND CONDITIONS, AFTER THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, ARE A SPECIFIC DESCRIPTION OF THE ALTERATION.

CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

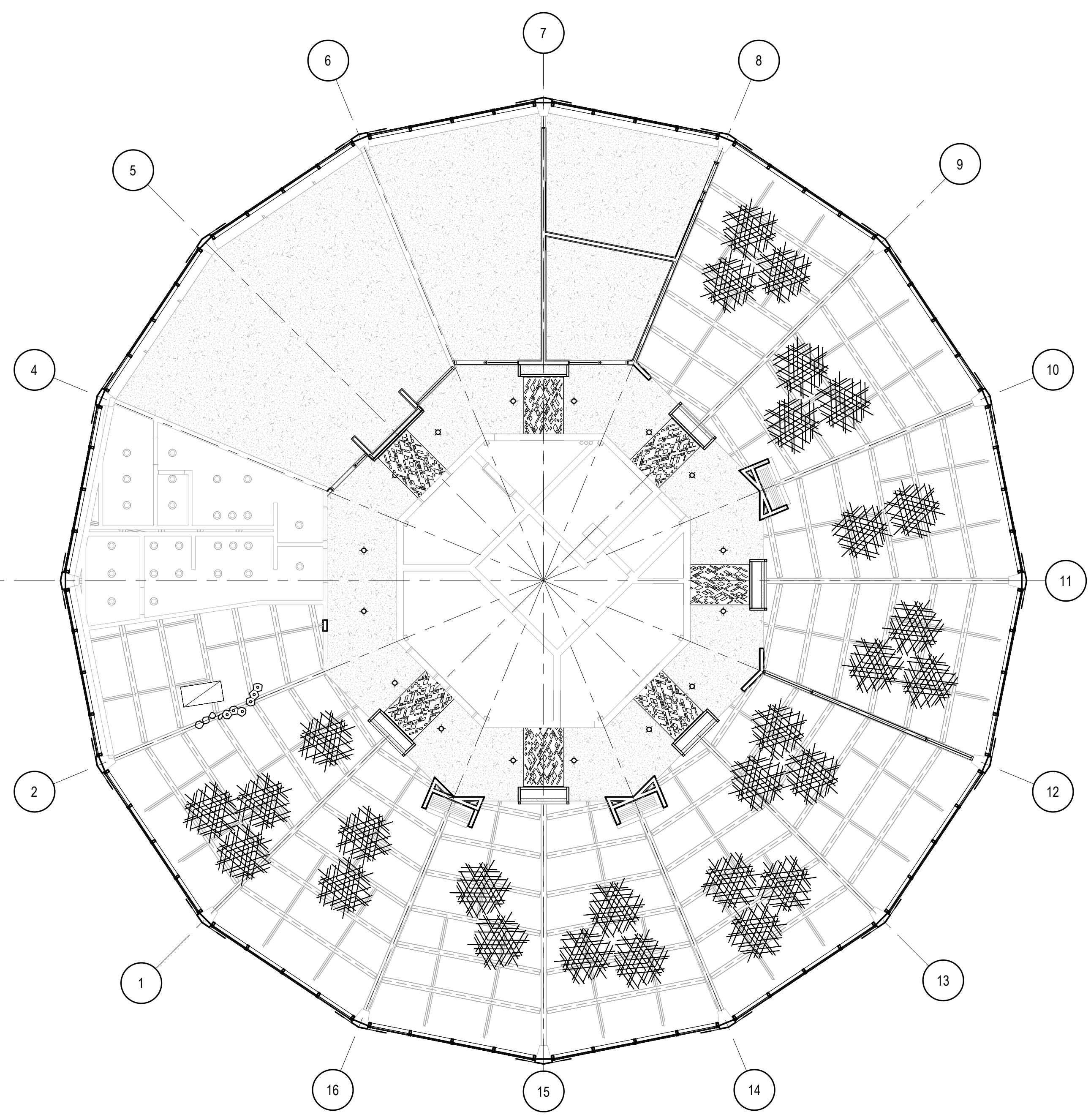
NO.	DATE	DESCRIPTION

PROJECT NUMBER
223245.00

DATE
XX/XX/XX

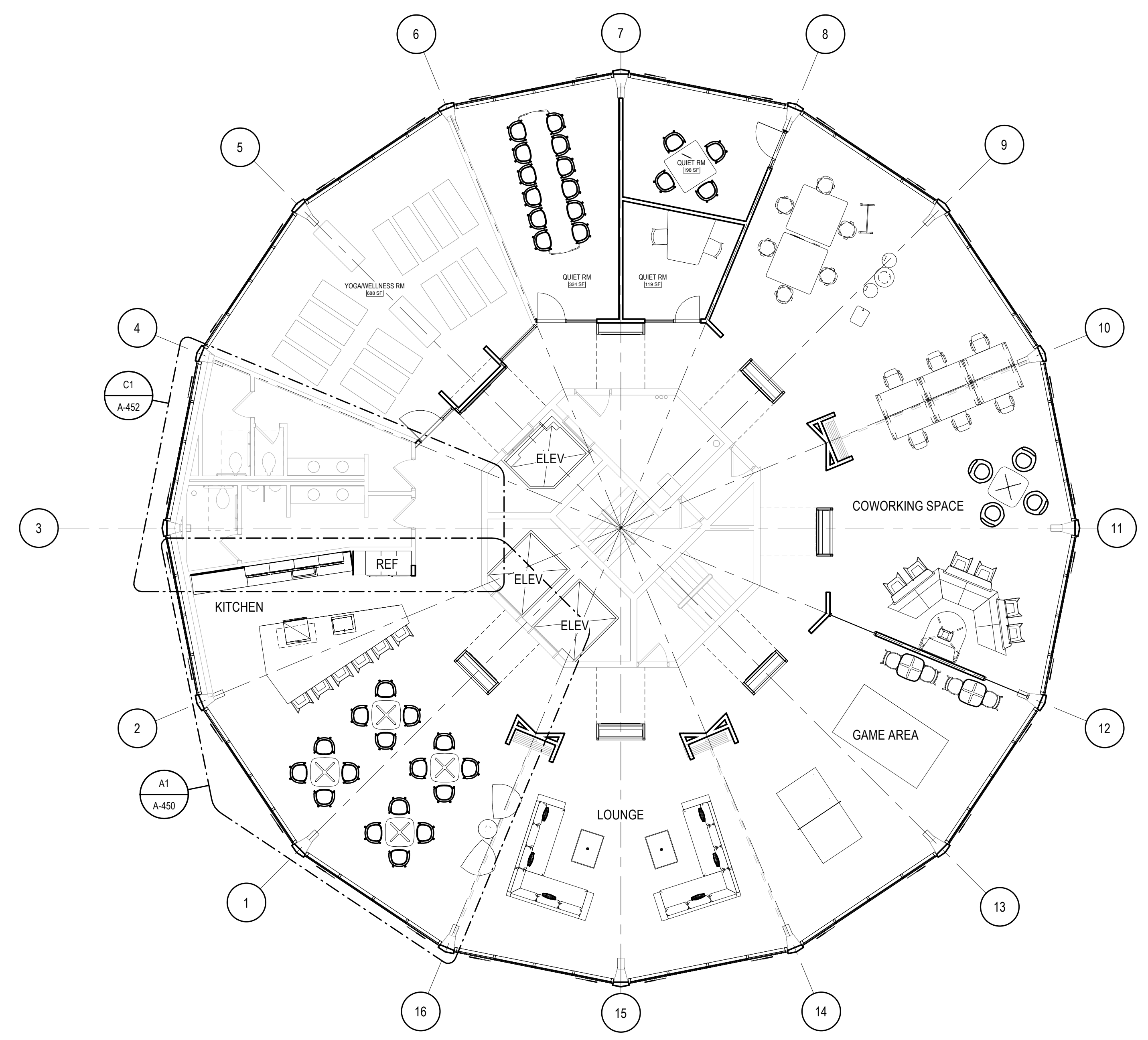
SHEET TITLE
FLOOR PLAN- TWENTIETH FLOOR

A-104



A1 RCP- TWENTIETH FLOOR

SCALE: 1/8" = 1'-0"



A4 FLOOR PLAN- TWENTIETH FLOOR

SCALE: 1/8" = 1'-0"

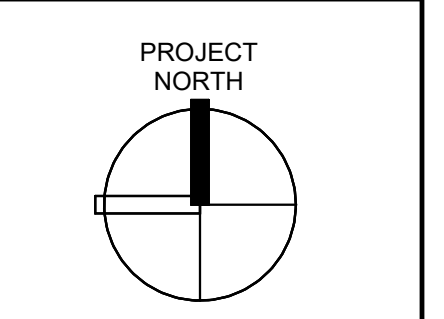
NOT FOR CONSTRUCTION

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CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

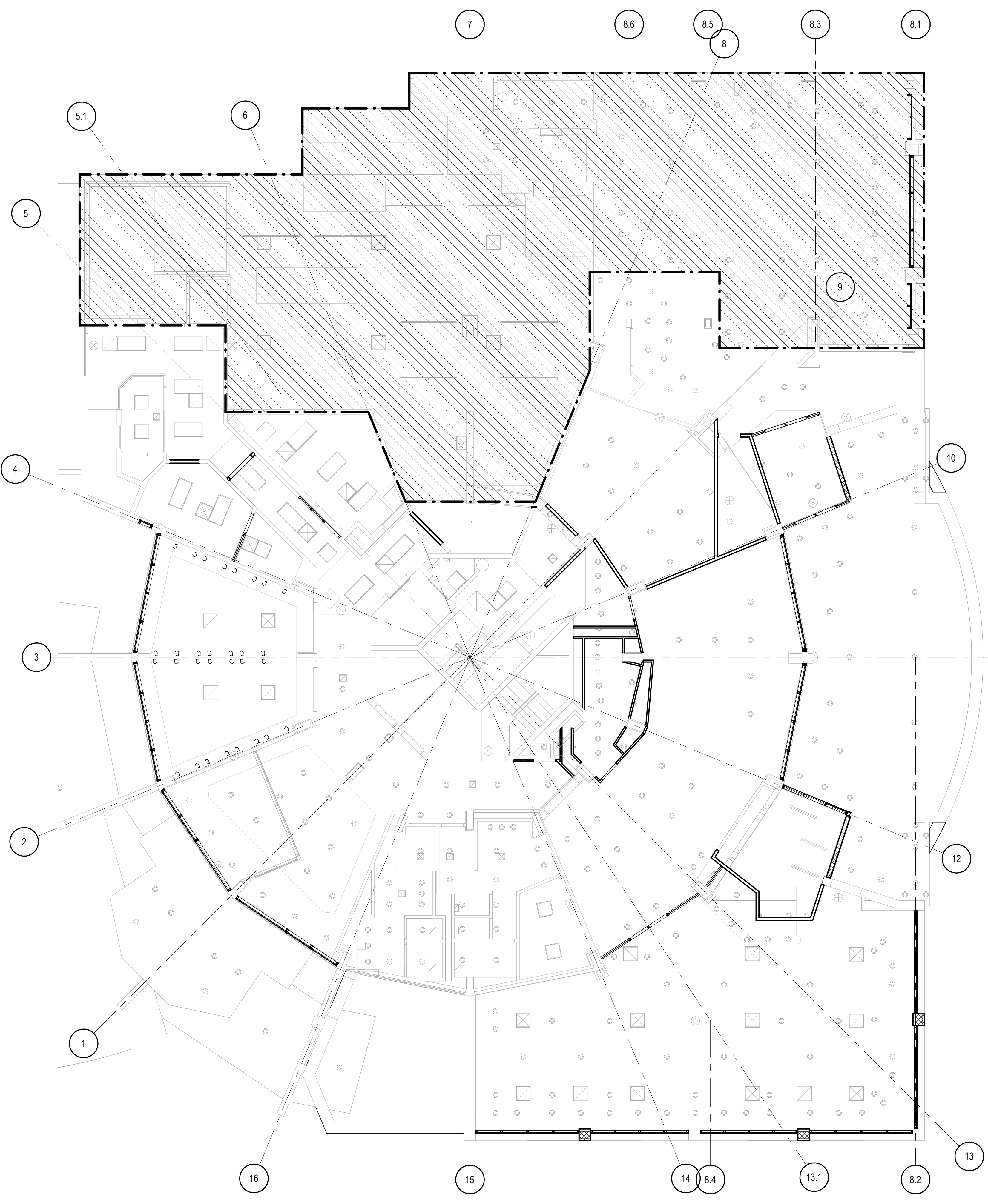
PROJECT NUM
223245.00

D A T E
XX/XX/XX

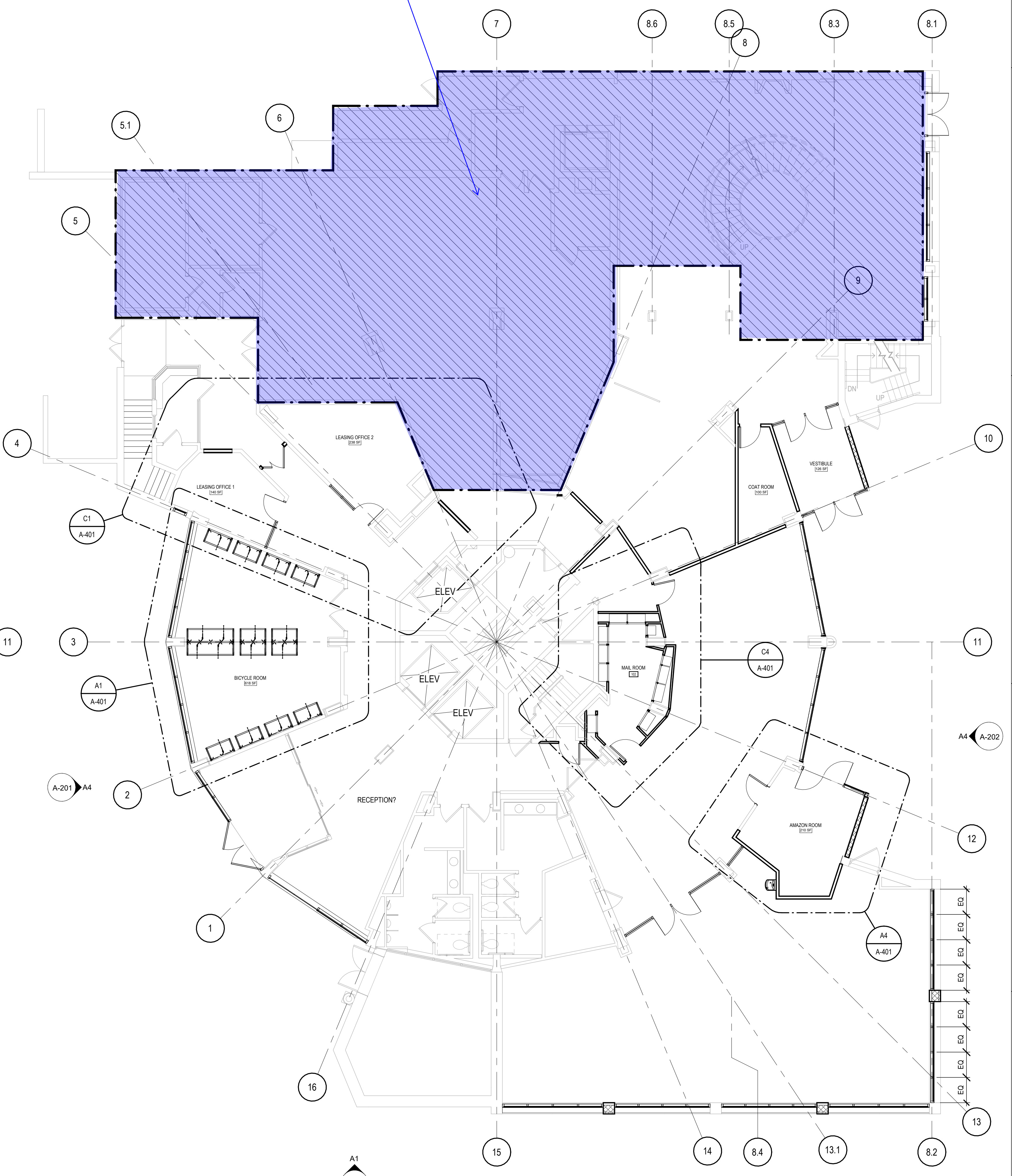
SHEET TITLE
FLOOR PLAN- FIRST FLOOR

A-101

EXISTING RESTAURANT TO REMAIN = 4,400 SF



A1 RCP- FIRST FLOOR
SCALE: 1/8" = 1'-0"



A3 FLOOR PLAN- FIRST FLOOR
SCALE: 1/8" = 1'-0"

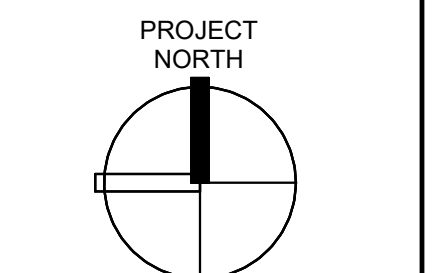
NOT FOR CONSTRUCTION

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CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

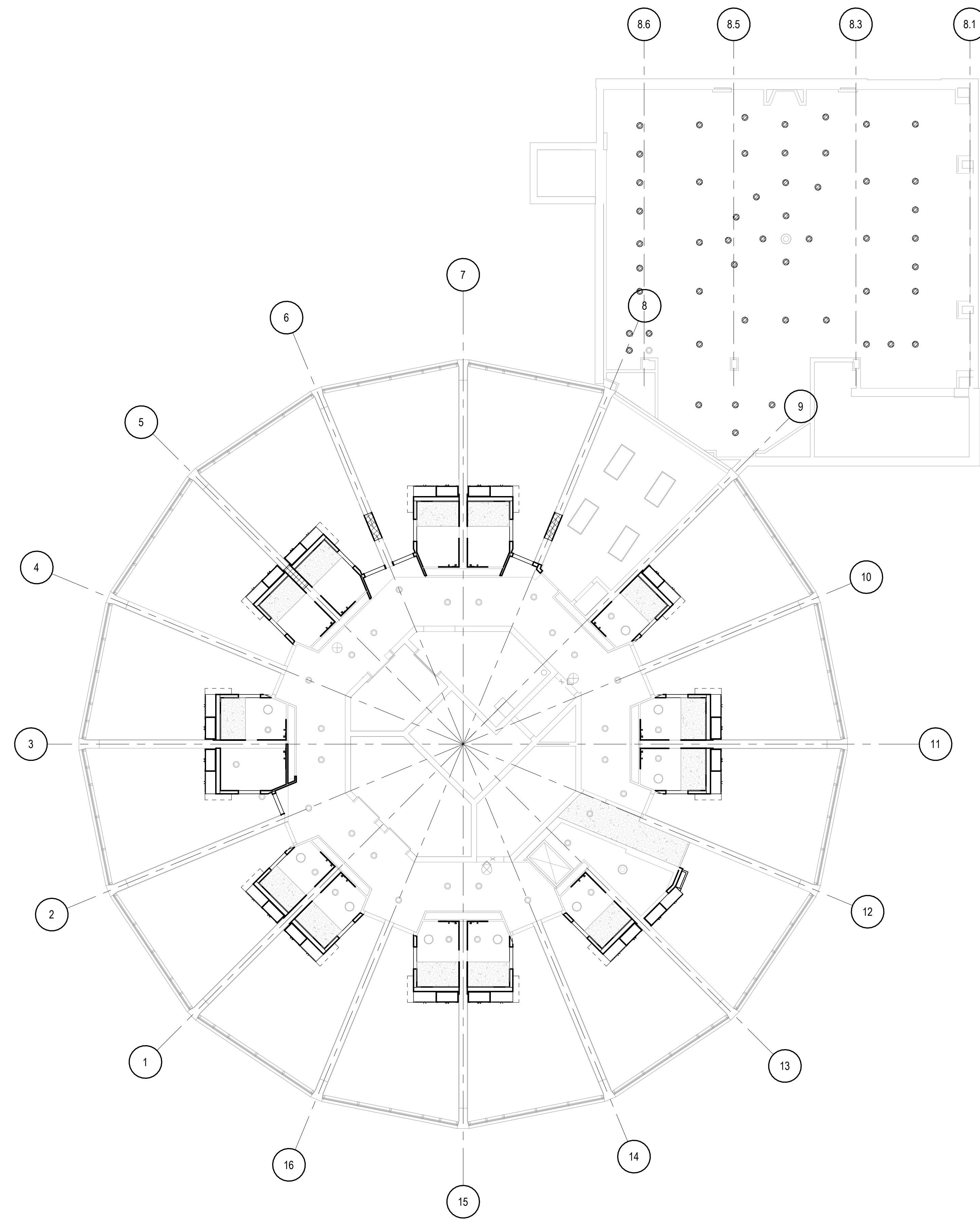
PROJECT NUM
223245.00

D A T E
XX/XX/XX

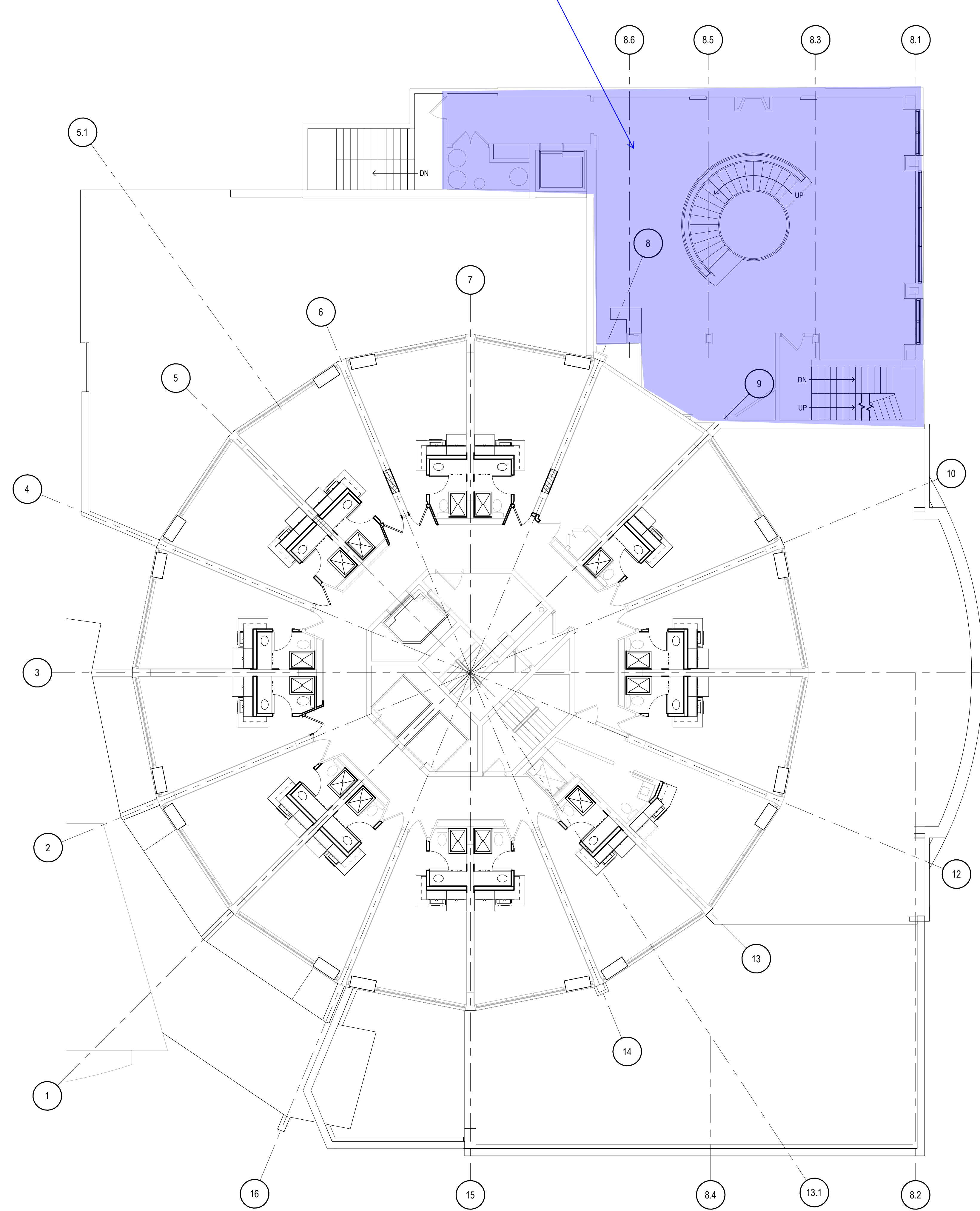
SHEET TITLE
FLOOR PLAN - SECOND FLOOR

A-102

**EXISTING RESTAURANT TO
REMAIN = 2,300 SF**



A1 RCP - SECOND FLOOR
SCALE: 1/8" = 1'-0"



A4 FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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100 - ARCHITECTURAL CONCRETE / MASONRY

101 BORAL PRGSTONE - ESTATE VINTAGE WINE ROUGH LEDGE

200 - EXTERIOR FINISH

201 NICHIIHA CLADDING: 6" HORIZ. CLAP - VINTAGE WOOD 'CEDAR'
202 JAMES HARDIE SIDING PRODUCT: 8" HORIZ. CLAP (6" EXPOSURE) COLOR: "MOUNTAIN SAGE"
203 JAMES HARDIE - PANEL VERTICAL SIDING: PANEL SIZE: 312"X48"X12"
204 JAMES HARDIE TRIM BOARDS - 5/4" - ACTUAL (1X3.5) X 144" LONG SMOOTH
205 LUMBEROCK SYNTHIC 1X10 TRIM BOARDS. COLOR: CEDAR

300 - PRE-FINISHED METAL

301 ATAS INTERNATIONAL - VERSA - LOK 12" 240" ALUMINUM FINISH: PANEL SIZE: 12"X36" TEXTURE: SMOOTH, COLOR: SILVERSMITH - SEE REVISION NOTE
302 METAL TRIM - COLOR TO MATCH MOUNTAIN SAGE
306 ATAS INTERNATIONAL - VERSA - LOK 12" 240" ALUMINUM FINISH: PANEL SIZE: 12"X36" TEXTURE: SMOOTH, COLOR: SLATE GREY - SEE REVISION NOTE
307 240" BREAK METAL BY WDW MFR. COLOR/FINISH TO MATCH STOREFRONT.

500 - STOREFRONT - WINDOW FRAME

501 ALUMINUM STOREFRONT - DARK BRONZE TO MATCH WINDOWS.

600 - GLASS

601 GL-1: CLEAR FULLY TEMPERED GLASS
602 GL-2: CERAMIC-COATED VISION GLASS
603 GL-3: CLEAR LAMINATED GLASS WITH TWO PILES OF ANNEALED OR HEAT-STRENGTHENED FLOAT GLASS
604 GL-4: CERAMIC-COATED LAMINATED VISION GLASS WITH TWO PILES OF ANNEALED OR HEAT-STRENGTHENED FLOAT GLASS
605 GL-5: LOW-E COATED CLEAR INSULATING GLASS
606 GL-6: LOW-E COATED, CLEAR IMPACT-RESISTANT INSULATING GLASS

700 - PAINT

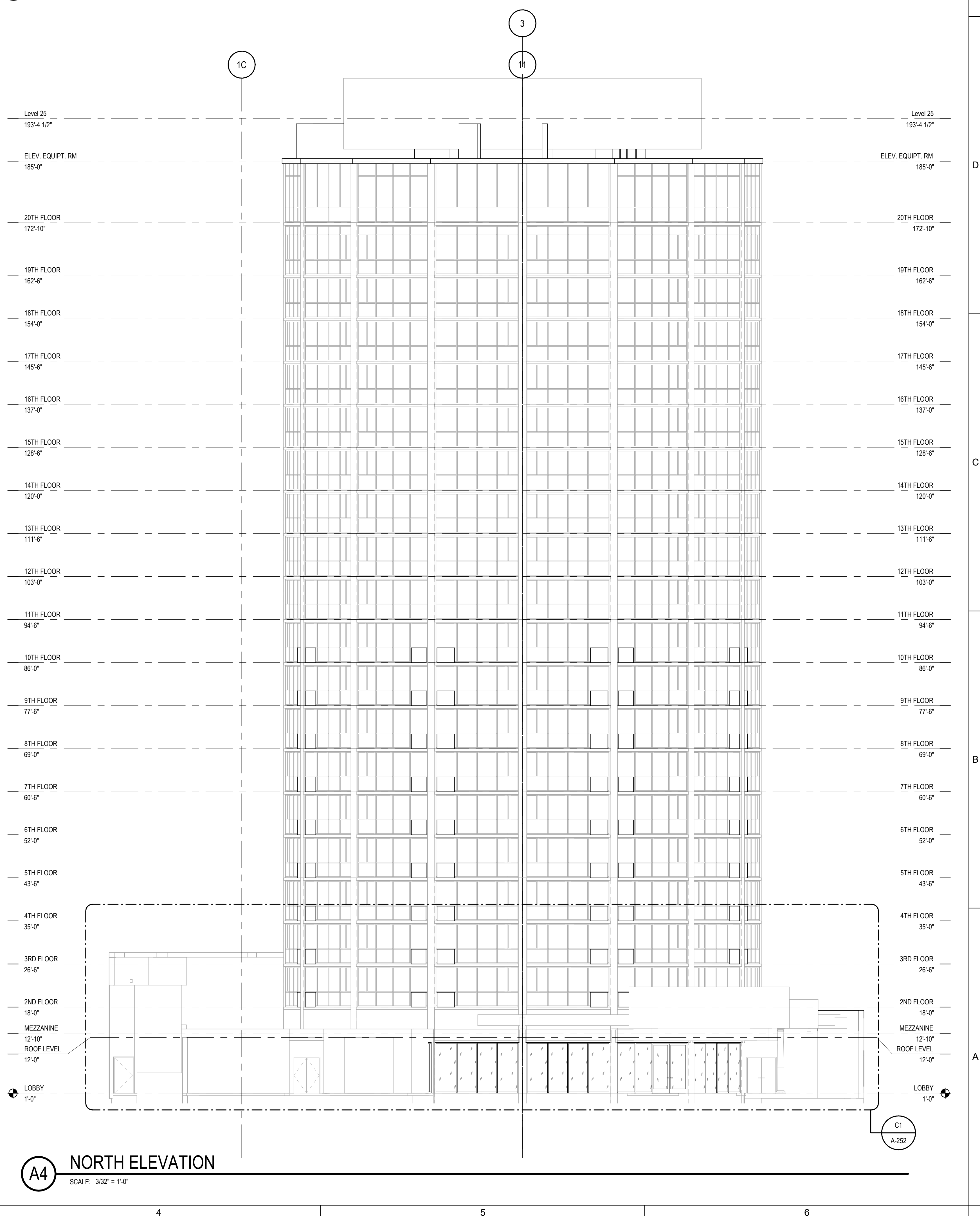
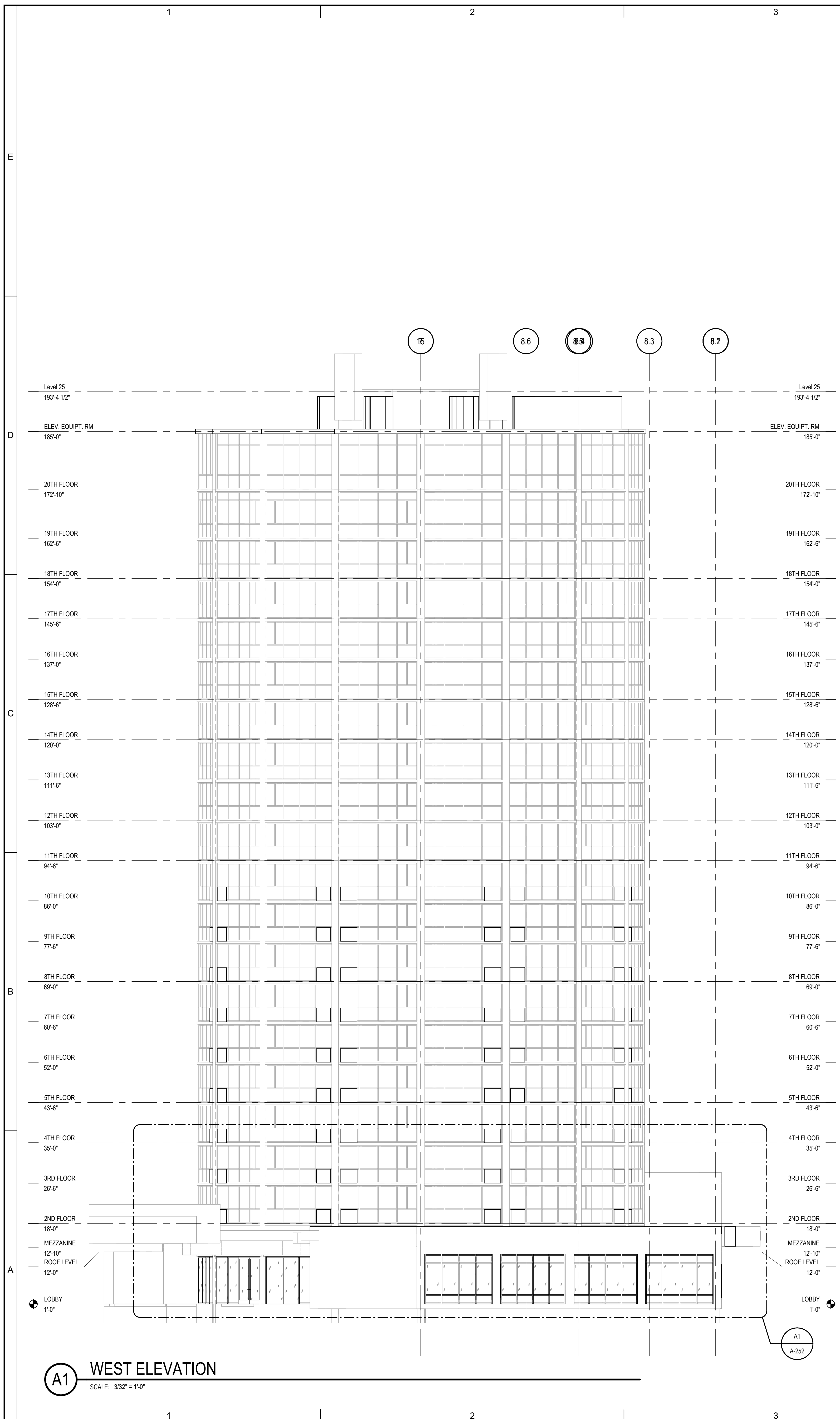
701 - DOOR PAINT - MATCH 201
702 - DOOR PAINT - MATCH 301

800 - TILE

NOT USED

E4 EXTERIOR MATERIALS

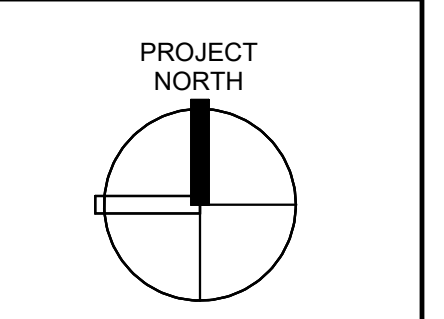
SCALE: NO SCALE



CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

PROJECT NUMBER
223245.00

DATE
XX/XX/XX

SHEET TITLE
ELEVATIONS- EXTERIOR

A-201

NOT FOR CONSTRUCTION

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100 - ARCHITECTURAL CONCRETE / MASONRY

101 BORAL PROSTONE - ESTATE VINTAGE WINE ROUGH LEDGE

200 - EXTERIOR FINISH

201 NICHIIA CLADDING: 6" HORIZ. CLAP - VINTAGE WOOD 'CEDAR'
202 JAMES HARDIE SIDING PRODUCT: 8" HORIZ. CLAP (6" EXPOSURE) COLOR: "MOUNTAIN SAGE"
203 JAMES HARDIE - PANEL VERTICAL SIDING: PANEL SIZE: 312" x 48" x 1/2"
204 JAMES HARDIE TRIM BOARDS - 5/4" - ACTUAL (1x3.5) x 144" LONG SMOOTH
205 LUMBEROCK SYNTHIC 1x10 TRIM BOARDS. COLOR: CEDAR

300 - PRE-FINISHED METAL

301 ATAS INTERNATIONAL - VERSA - LOK 12" x 24" ALUMINUM FINISH: PANEL SIZE: 12"x36" TEXTURE: SMOOTH, COLOR: SILVERSMITH - SEE REVISION NOTE
302 METAL TRIM - COLOR TO MATCH MOUNTAIN SAGE
306 ATAS INTERNATIONAL - VERSA - LOK 12" x 24" ALUMINUM FINISH: PANEL SIZE: 12"x36" TEXTURE: SMOOTH, COLOR: SLATE GREY - SEE REVISION NOTE
307 040" BREAK METAL BY WDW MFR. COLOR/FINISH TO MATCH STOREFRONT.

500 - STOREFRONT - WINDOW FRAME

501 ALUMINUM STOREFRONT - DARK BRONZE TO MATCH WINDOWS.

600 - GLASS

601 GL-1: CLEAR FULLY TEMPERED GLASS
602 GL-2: CERAMIC-COATED VISION GLASS
603 GL-3: CLEAR LAMINATED GLASS WITH TWO PLYS OF ANNEALED OR HEAT-STRENGTHENED FLOAT GLASS
604 GL-4: CERAMIC-COATED LAMINATED VISION GLASS WITH TWO PLYS OF ANNEALED OR HEAT-STRENGTHENED FLOAT GLASS
605 GL-5: LOW-E COATED CLEAR INSULATING GLASS
606 GL-6: LOW-E COATED, CLEAR IMPACT-RESISTANT INSULATING GLASS

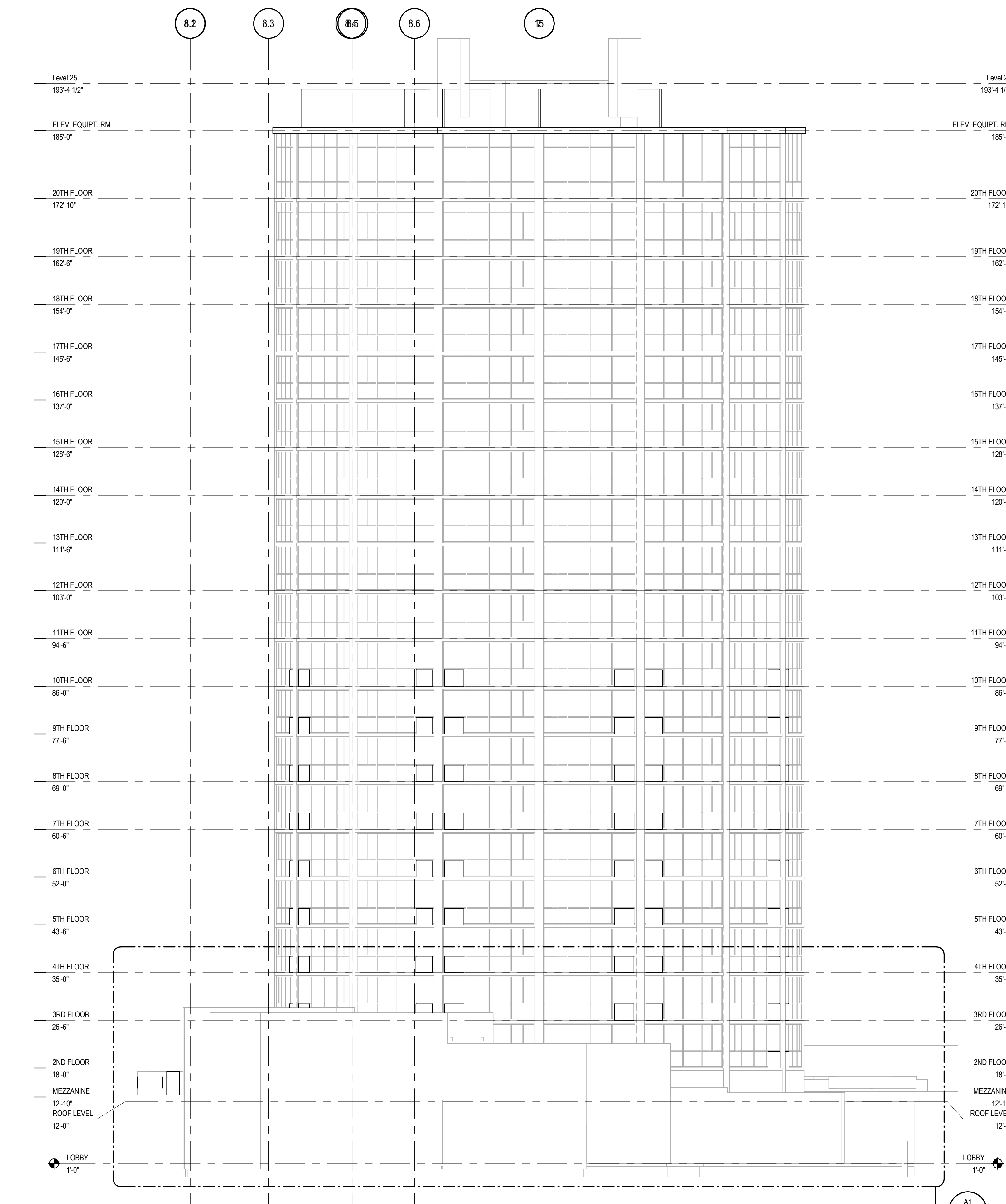
700 - PAINT

701 - DOOR PAINT - MATCH 201
702 - DOOR PAINT - MATCH 301

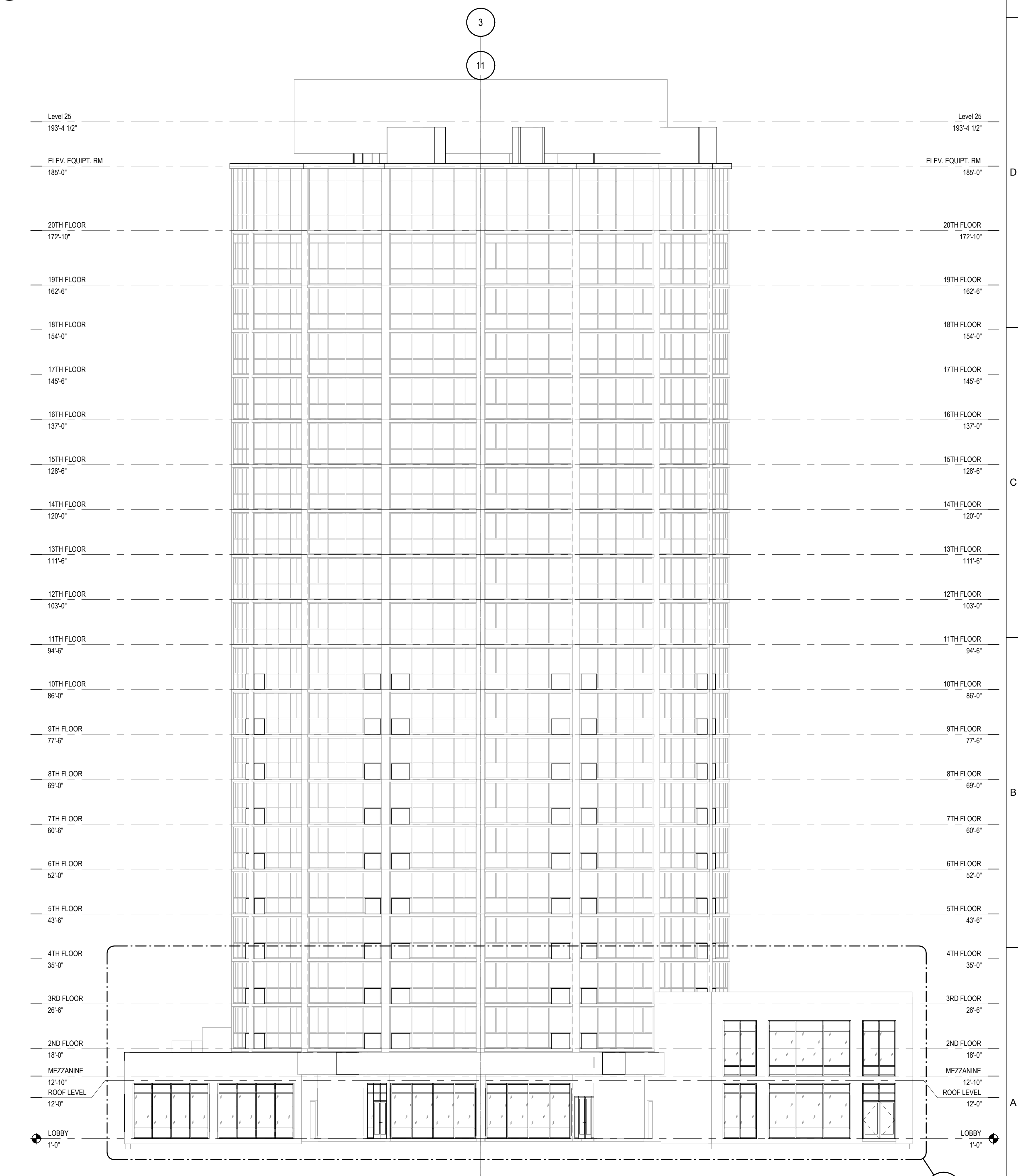
800 - TILE

NOT USED

E4 EXTERIOR MATERIALS
SCALE: NO SCALE



A1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

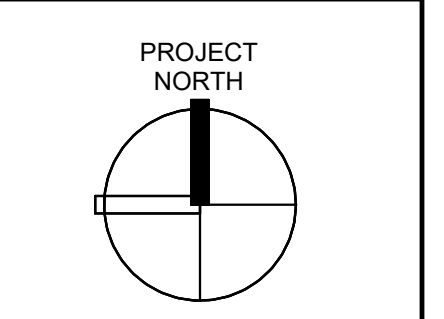


A4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

PROJECT NUM
223245.00

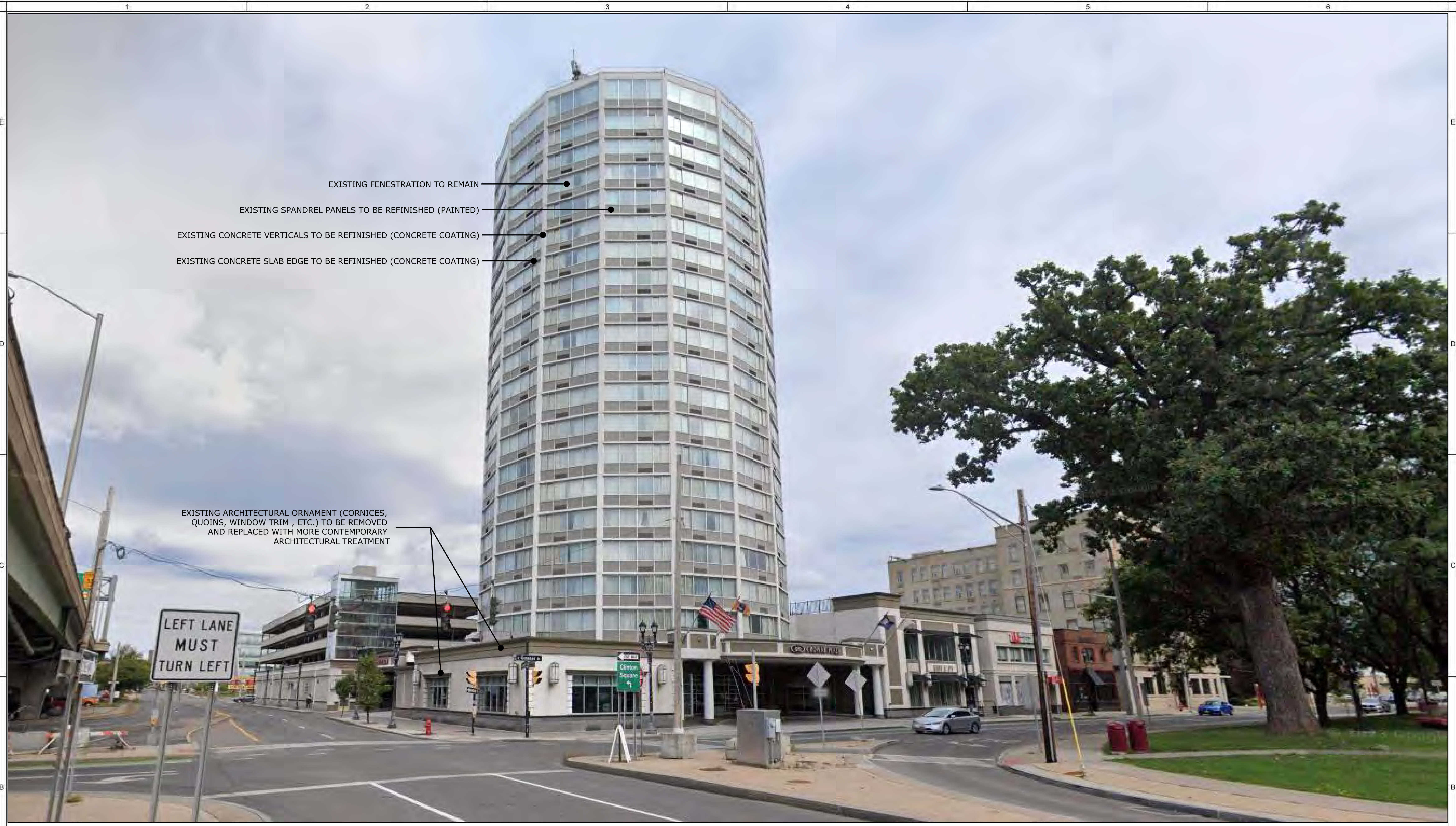
D A T E
XX/XX/XX

SHEET TITLE
ELEVATIONS-EXTERIOR

A-202

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EXISTING FENESTRATION TO REMAIN

EXISTING SPANDREL PANELS TO BE REFINISHED (PAINTED)

EXISTING CONCRETE VERTICALS TO BE REFINISHED (CONCRETE COATING)

EXISTING CONCRETE SLAB EDGE TO BE REFINISHED (CONCRETE COATING)

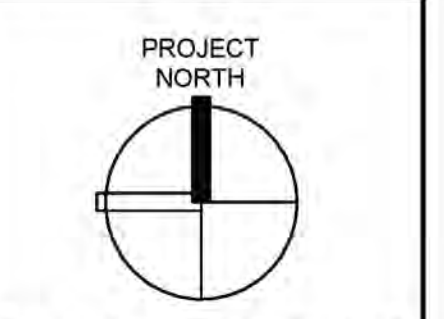
EXISTING ARCHITECTURAL ORNAMENT (CORNICES, QUINS, WINDOW TRIM, ETC.) TO BE REMOVED AND REPLACED WITH MORE CONTEMPORARY ARCHITECTURAL TREATMENT

VIEW OF EXISTING CROWN PLAZA BUILDING

CROWNE PLAZA RENOVATION

701 E GENESEE ST. SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
223245.00

DATE
03/26/2024

SHEET TITLE

PROPOSED EXTERIOR TREATMENT

A-900



RENDERED VIEW OF PROPOSED MODIFICATIONS TO EXTERIOR FACADE



450 SOUTH SALINA STREET
SUITE 600 PO BOX 29
SYRACUSE, NY 13201-0029

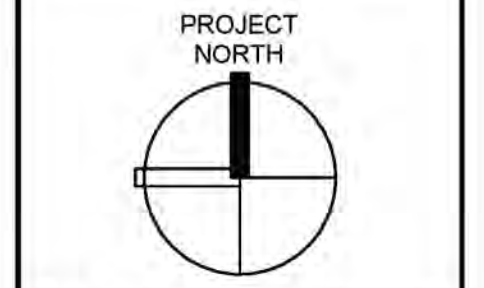
NOT FOR CONSTRUCTION

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CROWNE PLAZA RENOVATION

701 E GENESEE ST, SYRACUSE, NY 13210

PROJECT STATUS
DESIGN



NO.	DATE	DESCRIPTION

PROJECT NUMBER
223245.00

DATE
03/26/2024

SHEET TITLE

PROPOSED EXTERIOR TREATMENT

A-901

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

Agency Use Only [If applicable]
Project : MaSPR-24-11
Date : 5/6/2024

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.

1. Impact on Land 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 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. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input 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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4. Impact on groundwater
 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. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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 ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) NO YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</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. 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"/>

9. Impact on Aesthetic Resources 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.	<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.	<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	<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	<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.	<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	<input type="checkbox"/>	<input type="checkbox"/>
g.	Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources 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 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.	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.	<input 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.	<input 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: _____	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input 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"/>

11. Impact on Open Space and Recreation			
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.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</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. 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"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</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. 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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input 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 type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input 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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</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. 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</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. 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. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</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. 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"/>		

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.

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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: Crowne Plaza Renovation

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: Jake Dishaw

Address: One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

Telephone Number: 315-448-8640

E-mail: zoning@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>

ONONDAGA COUNTY DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don Jordan Jr.
Acting Director

TO: Members, Syracuse City Planning Commission
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 4/10/2024
RE: Administrative Review – Crowne Plaza Conversion
RECOMMENDATION: Modification

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-24-96
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 3/29/2024
TYPE OF ACTION: Site Plan
APPLICANT: Terence J. McCarthy
LOCATION: 701-705 East Genesee Street
WITHIN 500' OF: Interstate 81
TAX ID(s): 048.-01-11.0

Project Summary:

The Crowne Plaza hotel is located on East Genesee Street with frontage on East Genesee, Almond, and East Fayette Streets, and adjacent to Interstate 81. The site is located near Syracuse University and downtown Syracuse. The applicant is proposing to convert the hotel constructed in 1969 into 287 fully-furnished studio apartments, a fitness center, co-working spaces, a communal kitchen, and recreation area. The proposed work includes façade updates to the central tower and the street level portions of the building. No other site work or changes to the on-site parking garage are proposed.

This site is adjacent to an elevated section of Interstate 81 which will be converted to a Community Grid.

Advisory Note:

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and

approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

Recommendation: Modification

Modification:

Applicant must coordinate all right-of-way improvements and driveway access with 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 and East Genesee Streets 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 and East Genesee 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.

Comment:

With the changes and improvements to be made to the area with the construction of the Community Grid, the applicant is encourage to incorporate high quality urban design elements which consider and compliment the planned pedestrian, bicycle, and transit environment. Incorporation of green infrastructure and landscape elements where possible is also encouraged.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: TJM Syracuse, LLC c/o Terrance McCarthy
 From: Cristian Toellner, Zoning Planner
 Date: 5/1/2024 2:33:17 PM
 Re: Major Site Plan Review MaSPR-24-11
 701-05 Genesee 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	04/01/2024	Vinny Esposito	All sewer laterals must be video inspected to the main sewer, main building and parking garage. Any structural or operational issues must be corrected by the owner/ developer. Street cut permits will be required for any work within the City ROW. Drainage structures must be protected.
DPW - Transportation Planner	Internal Review Complete	04/03/2024	Neil Milcarek-Burke	Updated plans required. No major concern with renovation, however, there are elements of the project and site plan that require revision: - Hotel drop-off has presented a regular hazard to pedestrians, with the conversion to dwelling units the hotel drop-off is no longer necessary. Item is to be removed in full, curb-cuts restored to full-reveal granite. Deliveries, drop-offs, etc. can be made using the covered drop-off area off of Almond Street. - Interior long-term bike parking to be included, a typical rack provides 2 spaces. Interior bike parking should be accessible without stairs and via an entrance separate from motor vehicles. Short-term bike parking can be addressed via staple rack(s) at conspicuous and well-lit areas near main entrance(s)
Water Engineering	Conditionally Approved	04/01/2024	Kim Kelchner	04/01/2024 conditionally approved: The property already has existing Domestic and Fire services. Contact SWD Kim Kelchner at Kkelchner@syr.gov for water related issues.
Zoning Planner	Pending	03/29/2024		
Onondaga Co Planning Board	Conditionally	04/12/2024	Cristian Toellner	Modification:

Approved

Applicant must coordinate all right-of-way improvements and driveway access with 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 and East Genesee Streets 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 and East Genesee 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.

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Zoning Planner	Pending	03/29/2024		
Planning Commission	Pending	03/29/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	04/25/2024	Mirza Malkoc	<ul style="list-style-type: none"> • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. • This is just a reminder that any construction in the R.O.W. will require a permit. Also, any construction in the R.O.W. shall be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • Onondaga County Plumbing Control shall review and approve the plans as well.
City Planning - Zoning	Pending	03/29/2024		
City Engineer - Zoning	Pending	04/01/2024		
Eng. Mapping - Zoning	Internal Review Complete	04/04/2024	Ray Wills	<p>The conversion should have no impact on Mapping Division, however, should excavation be required at any step of the process, specifically at the NE corner of Genesee and Almond or the SE corner of Almond and Fayette, this office is to be notified in advance of any excavation. The City of Syracuse had ROW markers at these locations that were directly impacted as a result of the construction of this building and its associated parking structure. It is the City's desire to re-established the access to these markers, both of which will be of dire need and great importance with the pending I-81 viaduct plans.</p> <p>Otherwise, provided there are waivers of encroachment on record for the portions of the project that are into the ROW, no objection.</p> <p>The associated resubdivision plans agree with City ROW records for the area, confirmed via Plat 182</p>