



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>Z-2867</u>	<i>Staff Report – May 6, 2024</i>
Application Type:	Zoning Map Amendment
Project Address:	139 W. Kennedy Street (parcel: 084.-02-02.0) 119 Landon Avenue (parcel: 084.-02-20.0)
Summary of Proposed Action:	<p>The applicant is proposing to change a portion of a rear lot of 139 W. Kennedy St. from R2 to R3 Zone District. Then it will be merged with adjacent lot 119 Landon Ave. Applicant concurrently propose a lot alteration (R-24-22), pursuant to the Syracuse Resubdivison Regulations as amended, to combine two properties that are presently situated in two different Zone Districts.</p> <p>The companion application is a lot alteration..</p> <p>In this case, a lot alteration will result in a split Zone District will trigger a Zone Change. With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. The CPC’s recommendation will then be heard by the Common Council and make final determination pursuant to ReZone, Art. 5, Sec. 5.6A(3).</p>
Owner/Applicant	Deana Barton (owner of 139 W. Kennedy Street) Artudo & Valton Jones (owners of 119 Landon Ave) Nabil Akl (Attorney & Representative)
Existing Zone District:	139 W. Kennedy is situated within the Low Density Residential, R2 Zone District and 119 Landon Ave is situated within the Small Lot Residential, R3 Zone District.
Surrounding Zone Districts:	The north, south, eastern, and west properties are intertwined between R2 and R3 Zone Districts.
Companion Application(s)	R-24-22: The applicant intends to split a portion of the rear lot of 139 Kennedy St and merge it into 119 Landon Ave to create a new lot. The new space of 119 Landon Ave will provide an extra yard for the owner as a small garden.
Scope of Work:	Change a portion of rear lot of 139 W. Kennedy St. from R2 to R3 Zone District. Then it will be merged with adjacent lot 119 Landon Ave.
Staff Analysis:	<p>Factors :</p> <ul style="list-style-type: none"> • Once a lot alteration takes place combining the extra space with 119 Landon Ave, the combined lot size would not conform to R2 Zone District Standards but would conform to R3 Zone District Standards. • The proposed lot alteration would create a new lot that aligns with the purpose and dimensional requirements of the R3 Zone District. Even though new 119 Landon Ave will become bigger, thereby allowing the new lot to comply with the development standards and enabling valuable features, such as street trees and green space, intended in the small lot residential Zone Districts. • In the current Zoning Map, the R2 and R3 Zone Districts along the 100 block of W. Kennedy Street and Landon Ave are not distributed uniformly and by expanding the R2 Zone District in this block, the traditional single or two-unit housing typology will be preserved. • Statistically, 31% of the vacant lots in the City of Syracuse occur in R2 and R3 Zone Districts, therefore, by combining vacant lots with properties that have existing houses will not only decrease the percentage of vacant lots, but also

	provide greater flexibility in future developments and positive externalities such as greater amount of green space to mitigate stormwater runoff and decreased impervious surfaces.
Zoning Procedural History:	139 W. Kennedy St.: No Zoning history available. 119 Landon Ave.: No Zoning history available.
Summary of Zoning History:	A single-dwelling unit house occupied on 139 W. Kennedy St. A single-dwelling unit house occupied on 119 Landon Ave.
Code Enforcement History:	See the attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	Not a continued Project.
Property Characteristics:	The 139 W. Kennedy St. is a rectangle shape with 66 feet of frontage on W. Kennedy St and a lot depth of 199.5 feet. The 119 Landon Ave is a square shape with 53 feet of frontage on Landon Ave and a lot depth of 53 feet.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(16), the proposal is an Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not meet the reviewing referral criteria for the Onondaga County Planning Board

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

- Short Environmental Assessment Form Part 1

Attachments:

- Short Environmental Assessment Form Part 2 & Part 3
- Supporting maps (x4) articulating the existing zoning map and parcel boundaries, the proposed amendment to the zoning map, and the proposed lot alteration application

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

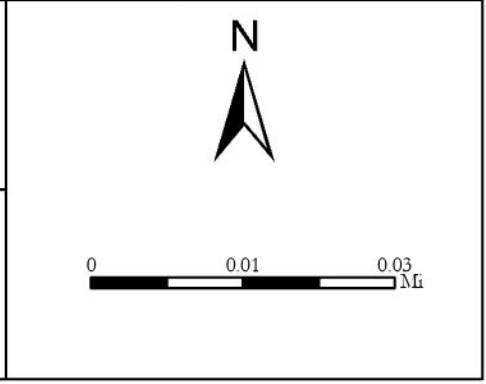
Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Barton Subdivision			
Project Location (describe, and attach a location map): 139 Kennedy Street W, Syracuse, NY 13205			
Brief Description of Proposed Action: Owner's intention is to subdivide her lot and sell the subdivided parcel to her neighbor. Owner's neighbor wishes to purchase the lot to extend her backyard for a garden.			
Name of Applicant or Sponsor: Deana Barton		Telephone:	
		E-Mail:	
Address: 139 Kennedy St W			
City/PO: Syracuse		State: New York	Zip Code: 13205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.05 acres	
b. Total acreage to be physically disturbed?		.252 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.302 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

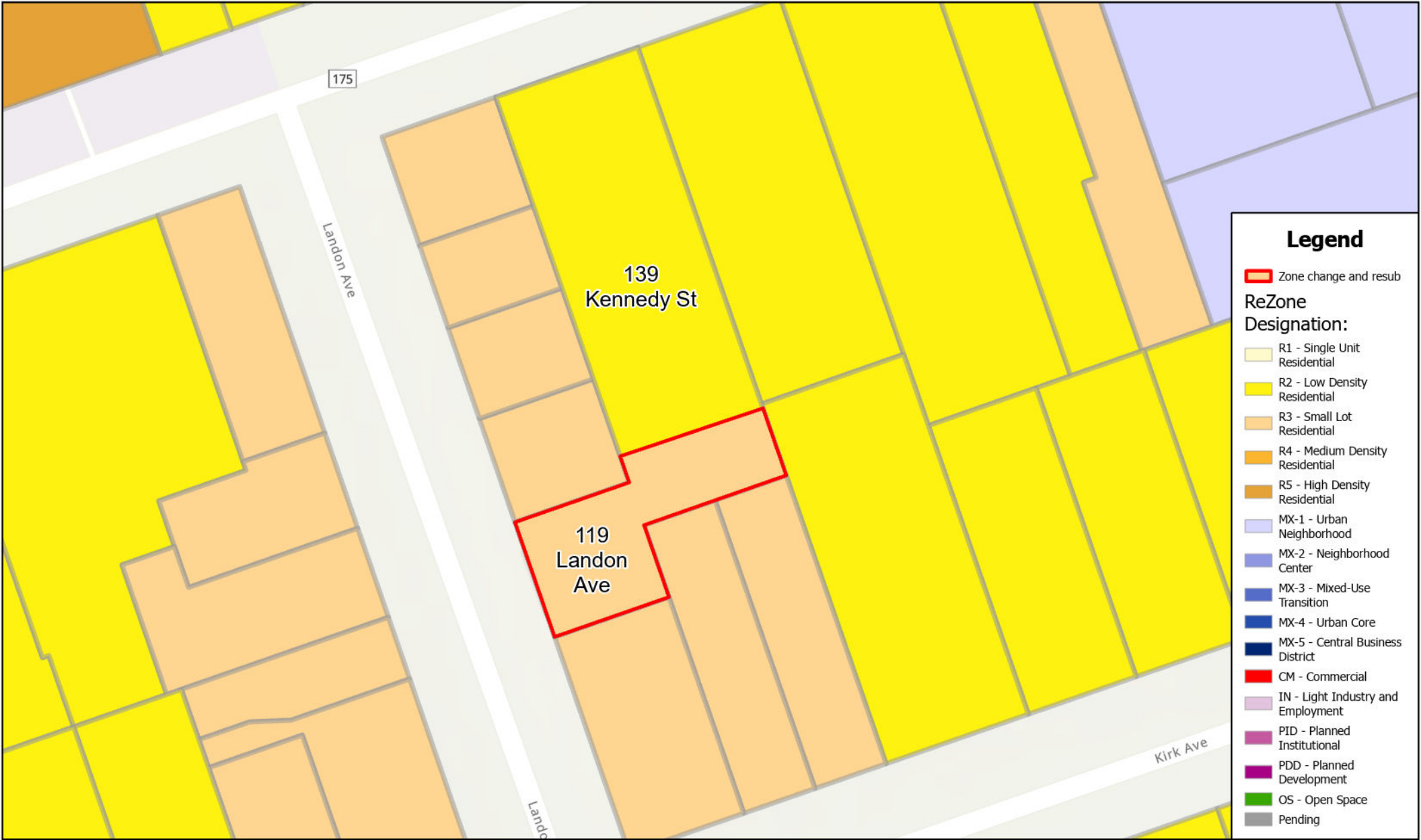
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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



Existing Zone District

Map by: Cristian Toellner Created on: 05/02/2024
 Map Credits: New York State, Maxar, Microsoft, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Legend

Zone change and resub

ReZone Designation:

- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending



Zone Change and Resubdivision Map

Map by: Cristian Toellner Created on 5/2/2024

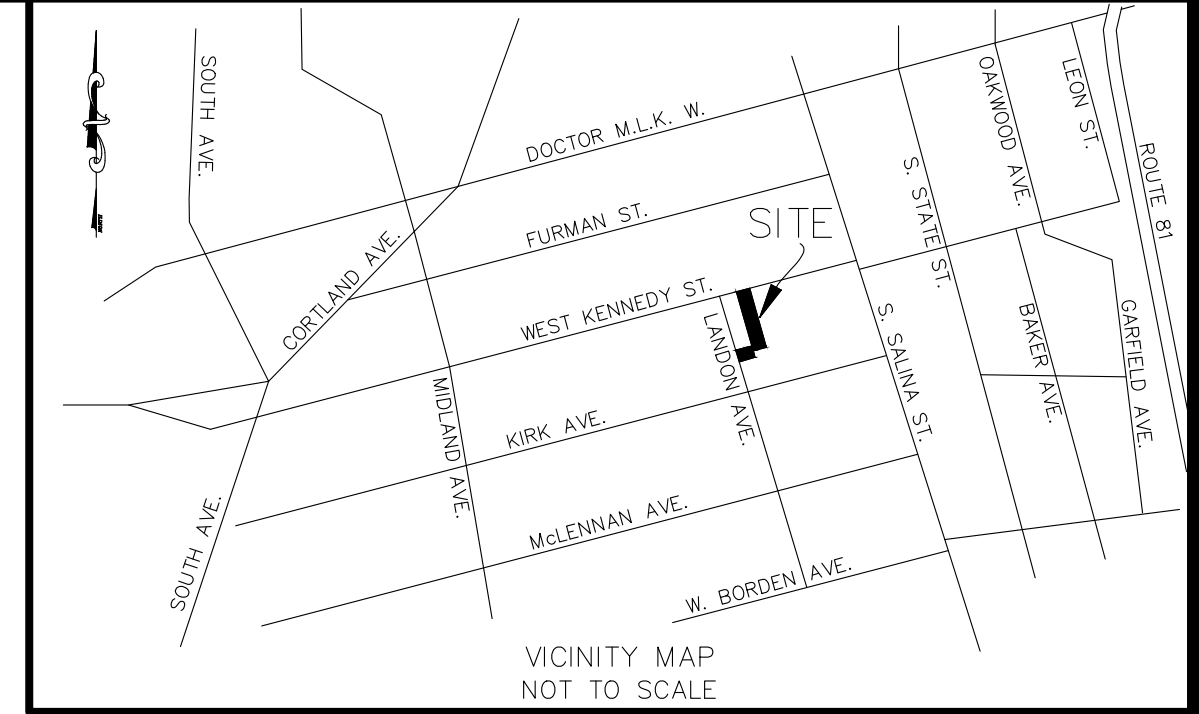
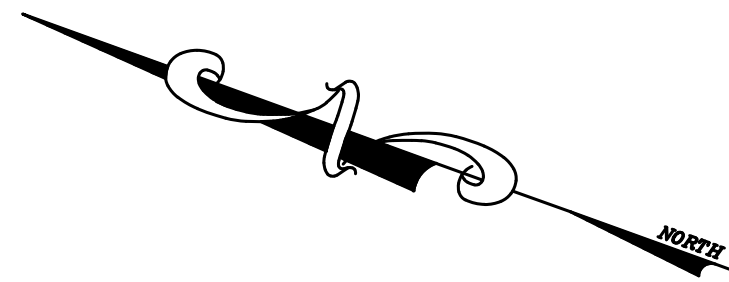
Map Credits: Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

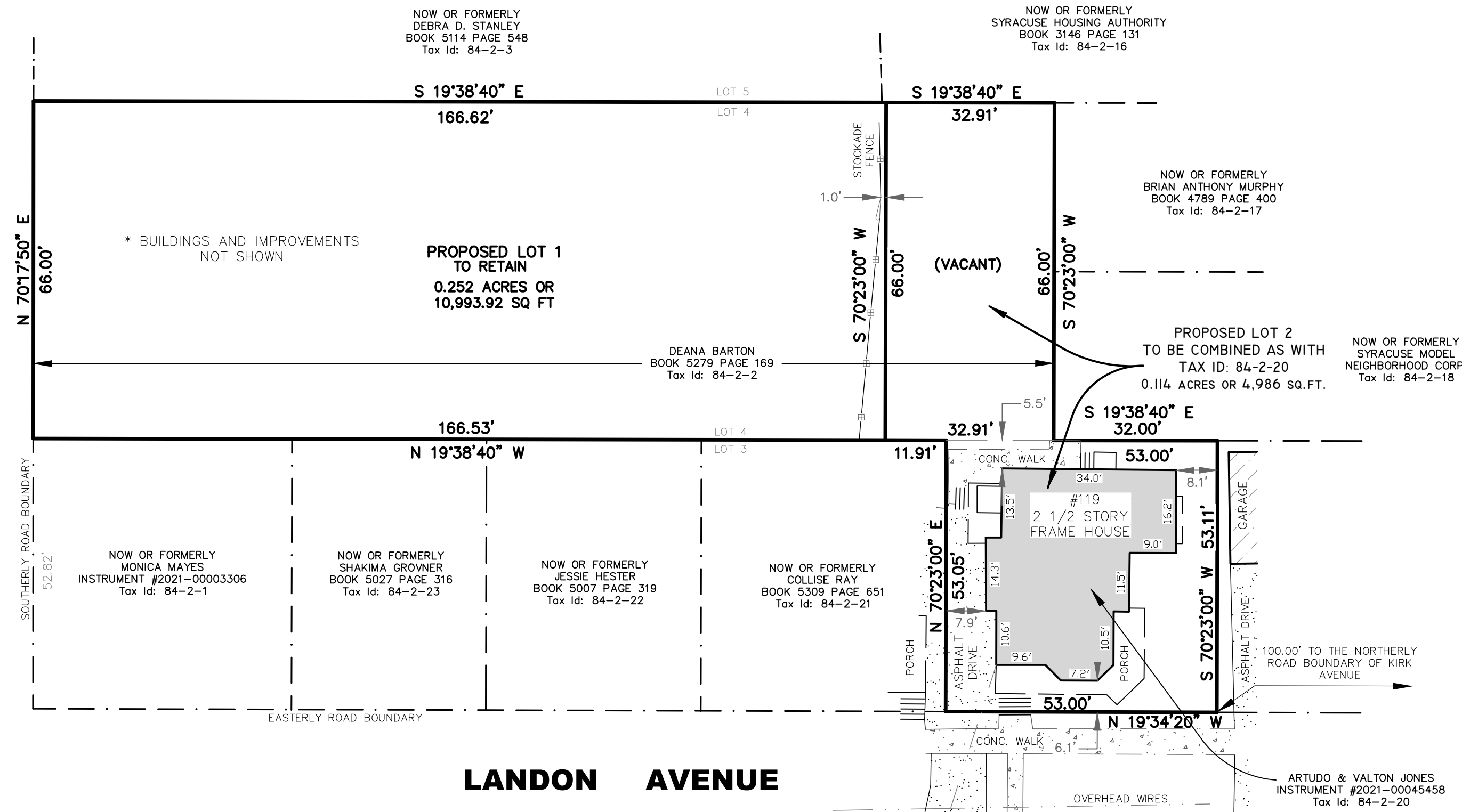
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APPROVALS



WEST KENNEDY STREET



PROPOSED BARTON SUBDIVISION
PRELIMINARY PLAN

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

No building construction and/or improvements can be performed until the correct applications have been submitted for approval.

No.	DATE	DESCRIPTION	BY
1	3/26/24	CLIENT REVISIONS	WJH

LEHR
LAND SURVEYORS D.P.C.

10665
116 SALINA STREET- SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@ehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLs 49223

SUBDIVISION SURVEY ON PART OF LOTS 3 & 4 OF FURMAN TRACT FILED JUNE 4, 1851 AS MAP No. 43

KNOWN AS 139 WEST KENNEDY STREET & 119 LONDON AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE:	11/22/2023	MAP DATE:	11/28/2023	SCALE:	1"=20'	DRAWN BY:	BAC
REVISIONS:		DRAWING No.	23-H-148	*C*			

Project:

Z-2867

Date:

5/6/24

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:	Z-2867
Date:	5/6/24

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Syracuse City Planning Commission	5/6/24
Name of Lead Agency	Date
Steve Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse

Parcel History

01/01/1900 - 04/30/2024

Tax Map #: 084.-02-20.0

Owners: Artudo Jones, Valton Jones

Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
119 Landon Ave	04/04/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Open	
119 Landon Ave	08/29/12	Inspection	Complaint Inspection	Fail	
119 Landon Ave	08/29/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
119 Landon Ave	09/24/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-08713 trash and debris
119 Landon Ave	09/24/12	Inspection	Complaint Re-Inspection	Pass	
119 Landon Ave	04/30/14	Completed Complaint	Bulk Household Items	Completed	2014-08873 couch
119 Landon Ave	04/09/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-06932 code violation
119 Landon Ave	02/11/18	Completed Complaint	Sewer Back Up	Completed	2018-03478 sewer backup- earline
119 Landon Ave	02/12/18	Completed Complaint	Sewer Back Up	Completed	2018-03462 sewer backup- 422-4992 earline
119 Landon Ave	02/20/18	Completed Complaint	Sewer Back Up	Completed	2018-04202 bu
119 Landon Ave	02/20/18	Completed Complaint	Sewer Back Up	Completed	2018-04204 bu
119 Landon Ave	08/27/21	Permit Application	Misc.(deck, fence,ramp)	Issued	44711 Driveway
119 Landon Ave	08/30/21	Inspection	Inspector Notification	In Progress	
119 Landon Ave	09/30/21	Inspection	Final Inspection	In Progress	
119 Landon Ave	08/10/22	Inspection	Final Inspection	Pass	
119 Landon Ave	08/12/22	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	44711 Driveway Certificate of Completion #44711

City of Syracuse
Parcel History
 01/01/1900 - 04/30/2024
 Tax Map #: 084.-02-02.0
 Owners: Deana Barton
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
139 Kennedy St W	04/10/13	Permit Application	Res. New 1-2 Family	Issued	10679 Construction of a 1 family 2 story home of type vb construction per attached plans. All work shall comply with attached approvals, and site shall be maintained during construction so as to not disturb any adjacent parcels. Separate permits required for all elec, hvac, and plumbing. Contractor responsible for obtaining all permits in city ROW. Sidewalks, curb cuts etc. Amendment-Walls to be constructed with structural insulated panels per plans on file. ***12/3/2015-C OF O ISSUED
139 Kennedy St W	04/23/13	Permit Application	Curb Cut	Application Expired	PC-0165-13
139 Kennedy St W	04/30/13	Inspection	Inspector Notification	In Progress	
139 Kennedy St W	05/02/13	Inspection	Footing Before Pouring Concrete	Pass	
139 Kennedy St W	05/02/13	Inspection	Footer Inspection	Pass	
139 Kennedy St W	05/06/13	Inspection	Foundation Before Backfill	Pass	
139 Kennedy St W	05/30/13	Permit Application	Road Cut	Issued	PC-0271-13 139-141 W. Kennedy St., Install new 1" plastic Gas Service
139 Kennedy St W	06/07/13	Permit Application	Electric	Issued	11448 Electric
139 Kennedy St W	06/07/13	Completed Permit	Electric	Certificate Issued	11448 Electric Certificate of Completion #11448
139 Kennedy St W	06/10/13	Inspection	Inspector Notification	In Progress	
139 Kennedy St W	06/10/13	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	06/12/13	Inspection	Progress Inspection	N/A	
139 Kennedy St W	06/13/13	Inspection	Rough-In Wiring Before Enclosing	Pass	
139 Kennedy St W	06/17/13	Inspection	Framing Before Enclosing	Pass	
139 Kennedy St W	06/18/13	Inspection	Footing Before Pouring Concrete	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
139 Kennedy St W	06/18/13	Inspection	Footing Before Pouring Concrete	Pass	
139 Kennedy St W	06/28/13	Permit Application	HVAC/Mechanical	Issued	11712 HVAC
139 Kennedy St W	06/28/13	Completed Permit	HVAC/Mechanical	Certificate Issued	11712 HVAC Certificate of Completion #11712
139 Kennedy St W	07/01/13	Permit	Road Cut	Open	PC-0271-13 139-141 W. Kennedy St., Install new 1" plastic Gas Service Expires 12/31/9990
139 Kennedy St W	08/09/13	Inspection	Inspector Notification	Pass	
139 Kennedy St W	09/11/13	Permit Application	Road Cut	Issued	PC-0500-13 Connect sewer to new House
139 Kennedy St W	09/19/13	Inspection	Progress Inspection	Fail	
139 Kennedy St W	10/23/13	Inspection	Progress Inspection	No Progress	
139 Kennedy St W	10/23/13	Inspection	Progress Inspection	No Progress	
139 Kennedy St W	11/06/13	Permit	Road Cut	Open	PC-0500-13 Connect sewer to new House Expires 12/31/9990
139 Kennedy St W	11/22/13	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	11/22/13	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	12/20/13	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	12/20/13	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	01/08/14	Inspection	Progress Inspection	Pass	
139 Kennedy St W	01/08/14	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	03/27/14	Completed Complaint	Blue Bin: request new BB	Completed	2014-03455 2 blue bins
139 Kennedy St W	04/08/14	Inspection	Progress Inspection	No Progress	
139 Kennedy St W	05/28/14	Inspection	Progress Inspection	No Progress	
139 Kennedy St W	06/12/14	Inspection	Progress Inspection	In Progress	
139 Kennedy St W	08/07/14	Permit Application	Res. Remodel/Chg Occ	Issued	16254 fence
139 Kennedy St W	08/07/14	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	16254 fence Certificate of Completion #16254
139 Kennedy St W	09/19/14	Inspection	Final Inspection	Pass	
139 Kennedy St W	09/19/14	Inspection	Progress Inspection	Pass	
139 Kennedy St W	10/22/14	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
139 Kennedy St W	01/26/15	Completed Complaint	Tree/Limb/Stump Removal	Completed	2014-11785 would like tree removed- keeps losing branches
139 Kennedy St W	12/01/15	Inspection	Progress Inspection	Pass	
139 Kennedy St W	12/03/15	Completed Permit	Res. New 1-2 Family	Certificate Issued	<p>10679 Construction of a 1 family 2 story home of type vb construction per attached plans. All work shall comply with attached approvals, and site shall be maintained during construction so as to not disturb any adjacent parcels. Separate permits required for all elec, hvac, and plumbing. Contractor responsible for obtaining all permits in city ROW. Sidewalks, curb cuts etc.</p> <p>Amendment-Walls to be constructed with structural insulated panels per plans on file.</p> <p>***12/3/2015-C OF O ISSUED Certificate of Occupancy #10679</p>