

Syracuse University Residence Hall

The applicant will introduce the project and present the Project Plan Review application and the Resubdivision application.

This project involves demolishing the fraternity house located at 727 Comstock Ave; while the designation of 727 Comstock Ave as a protected site (PS-24-01) is still pending decision from the City Planning Commission and the Common Council, the designation may have a large impact on this project.

Moreover, the decision on the designation will determine whether the Syracuse Landmark Preservation Board becomes an involved agency of the coordinated SEQR review.

Therefore, the Planning Commission will not deliberate on the SEQR review for this Type I action.

Below is the order in which the Syracuse University Residence Hall agenda items appear in the Agenda Packet.

Z-2870 – Project Plan Review

R-24-43– Resubdvision

SEQR Review

- SEAF Part 1



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-2870</u>	<i>Staff Report – July 29, 2024</i>
<i>Application Type:</i>	Project Plan Review
<i>Project Address:</i>	727 Comstock Ave (Tax Map ID: 046.-17-19.0)
<i>Summary of Proposed Action:</i>	Syracuse University proposes to construct a 4- to 6-story dormitory on the subject property for Syracuse University students. The proposed dormitory will have 703 bedrooms and 8 on-site parking spaces (includes 3 ADA parking spaces).
<i>Owner/Applicant</i>	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director of Campus Planning (Applicant)
<i>Existing Zone District:</i>	Planned Institutional, PID Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, and west are located in Planned Institutional, PID Zone District. The neighboring properties to the east are located in Open Space, OS Zone District, Single Unit Residential, R1 Zone District, and Low Density Residential, R2 Zone District.
<i>Companion Application(s)</i>	R-24-43 Resubdivision to combine 14 properties into 1 new lot.
<i>Scope of Work:</i>	1) Demolition of existing fraternity house situated at 727 Comstock Ave; 2) Demolition of a parking lot named Ostrom lot located at the corner of University Pl. and Ostrom Ave.; 3) Site grading and foundation excavation to prepare the site for construction; 4) Construction of a 4- to 6-story dormitory building including 703 bedrooms; 5) Improvement of the site including installation of retaining wall along western property boundary and construction of parking lot, fire lanes and a loading area.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed dormitory use is in compliance with the District Plan of Syracuse University PID Sub-district 8. - The project will convert 2.0 acres of the subject property (3.053 acres in total) from meadows and grasslands into impervious surfaces. - The average depth to water table for the project site is 10 feet, while the maximum depth of the proposed site excavation is 25 feet. - The project will excavate the whole site to level the hilly topography. - The applicant proposes to install a subsurface stormwater pipe detention system to mitigate the stormwater runoff. - There are residential housing and residential Zone Districts located at the opposite side of Ostrom Avenue. - There will be potential noise concerns because the site is adjacent to residential properties, construction will last around 22 months, and heavy construction machinery and diesel generators will be used during construction. - The project will provide 8 on-site parking spaces. The ReZone Syracuse Zoning Ordinance requires the project to have a minimum of 70 off-street parking spaces (1 parking space per 10 bedrooms). - The applicant will provide a comprehensive transportation system to accommodate the needs for commuting. - The applicant states that sufficient off-site parking spaces will be provided in nearby campus parking facilities. - Since the project involves demolishing the structure at 727 Comstock Ave., it will be potentially impacted by the City Planning Commission and Common Council's

- decisions on Designating the property at 727 Comstock Ave. to be a protected site.
- The proposed structure will be 4- to 6- story in height while the adjacent residential houses are 2 to 3 stories in height.
 - The project is adjacent to E.M. Mills Rose Garden, which is a property listed on the National Register of Historic Places and is a local aesthetic resource.

Recommend Conditions:

- The applicant shall address all current concerns from city departments as shown in the attached IPS comments sheet and address any concerns the City departments may have before obtaining the building permit.
- The applicant shall comply with the general conditions for approval on Project Plan Review application. (See the attached sheet “General Conditions for Project Plan Review Approval)

760 Ostrom Avenue is currently vacant land and there is no zoning history available. A single-story academic building was demolished in 2020.

754 Ostrom Avenue is currently vacant land and a Special Use Permit (SP-86-18) established educational offices at this property in 1986. The two-story building was demolished in 2019.

750 Ostrom Avenue is currently vacant land and no zoning history is available. There was a two-story building that was demolished in 2019.

744 Ostrom Avenue is currently vacant land and there was a Project Plan Review (Z-2666) to establish the Daily Orange. Moreover, there was a Special Use Permit (SP-86-37) approved in 1985 to establish educational offices. The building was demolished in 2020.

740 Ostrom Avenue is currently vacant land and no zoning history is available. The two-dwelling unit building was demolished in 2020.

736 Ostrom Avenue is currently vacant land and no zoning history is available. The two-dwelling unit building was demolished in 2020.

732 Ostrom Avenue is currently vacant land and no zoning history is available. The two-story residential building was demolished in 2020.

726 Ostrom Avenue is currently vacant land and no zoning history is available. The two-story rooming house was demolished in 2019.

718 Ostrom Avenue is currently vacant land and no zoning history is available. The 6 room apartment building was demolished in 2019.

712-14 Ostrom Avenue has no zoning history available and is currently an accessory parking lot for residents at 718 Ostrom Avenue.

508 University Place & Ostrom Avenue is currently a parking lot and no zoning history is available.

Zoning Procedural History:

	<p><u>506 University Place</u> is currently a parking lot and no zoning history is available.</p> <p><u>727 Comstock Avenue</u> is currently a vacant fraternity house. Before that, there was a special use permit that established a care home in 1973 (SP-73-17). Then in 1982 a Site Plan Review approved an expansion to the building and established a 45-bed fraternity house. A subsequent use variance to maintain unscreened parking was approved in 1982 as well (V-82-67).</p> <p><u>201 Euclid & Comstock Avenue</u> is currently a dormitory. In 1987 the BZA approved an addition to Shaw Hall (V-87-107). In 1993, the CPC approved a Project Plan Review (Z-2498) to approve a dining hall in Shaw Hall. In 2014, a modification to construct a two-story vestibule was approved by the CPC (Z-2489M1) and in 2015 a subsequent modification (Z-2489M2) was approved to allow the installation of an on-site emergency generator. Lastly, in 2022 a Site Plan Review (SR-22-08) was approved to install one CBRS antenna on the roof of Shaw Hall.</p>
<p>Summary of Zoning History:</p>	<p>All involved 14 parcels is owned by the Syracuse University. Multiple buildings (760, 754, 750, 744, 740, 736, 732, 726, 718, 712-14 Ostrom Ave.) were demolished in 2019 and 2020, and the properties are maintained as grassland. 606 and 508 University Place is currently utilized as the Syracuse campus parking lot (Ostrom Ave. lot). 201 Euclid Ave. is an existing student dormitory (Shaw Hall). 727 Comstock Ave. serves as an old fraternity house until it became vacant in 3/17/2023.</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Zoning Violations:</p>	<ul style="list-style-type: none">- There is a 1-story structure near to "B wing" facing Ostrom Ave that encroaches into the required 25-foot front setback line.- Per ReZone, Art. 2, Sec. 2.15B(3)b.J.(Table 2.15), Where a use abuts a non-institutional residential use or district, a dense evergreen shrub or opaque fencing at least four feet in height shall be installed. The proposed project is located adjacent to the R1 and R2 Zone District.- Per ReZone, Art. 2, Sec. 2.15B(3)b.L.(Table 2.15), the off-street parking requirement for the project is: 1 space per 10 bedrooms of any college or university residential use.
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p>Existing property characteristics: The subject property is irregular in shape with 44 feet of frontage on 760 Ostrom Avenue and a southern lot depth of 132 feet, and rear lot width of 48 feet. The north property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with inward distance separately to 2 feet and 6 feet.</p> <p>The subject property is irregular in shape with 52 feet of frontage on 754 Ostrom Avenue and a northern lot depth of 132 feet, and rear lot width of 48 feet. The southern property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with outward distance separately to 2 feet and 6 feet.</p> <p>The subject property is rectangle in shape with 50 feet of frontage on 750 Ostrom Avenue</p>

and a lot depth of 132 feet.

The subject property is rectangle in shape with 74 feet of frontage on 744 Ostrom Avenue and a lot depth of 160 feet.

The subject property is rectangle in shape with 50 feet of frontage on 740 Ostrom Avenue and a lot depth of 140 feet.

The subject property is rectangle in shape with 50 feet of frontage on 736 Ostrom Avenue and a lot depth of 140 feet.

The subject property is rectangle in shape with 52 feet of frontage on 732 Ostrom Avenue and a lot depth of 140 feet.

The subject property is rectangle in shape with 53 feet of frontage on 726 Ostrom Avenue and a lot depth of 140 feet.

The subject property is rectangle in shape with 50 feet of frontage on 718 Ostrom Avenue and a lot depth of 160 feet.

The subject property is rectangle in shape with 50 feet of frontage on 712-14 Ostrom Avenue and a lot depth of 160 feet.

The subject property is trapezoid in shape with 70 feet of frontage on 508 University Place, 125.06 feet of frontage on Ostrom Avenue, and lot width of 69.79 feet, and a rear lot depth of 130.45 feet.

The subject property is trapezoid in shape with 60 feet of frontage on 506 University Place, the longest depth of 135.07 feet, and short lot depth of 130.45 feet, and a rear lot width of 59.82feet.

The subject property is rectangle in shape with 100 feet of frontage on 727 Comstock Avenue and a lot depth of 200 feet.

The subject property is irregular in shape with 360 feet of frontage on 201 Euclid and 249 feet of frontage on Comstock Avenue, 284.5 feet of frontage on Ostrom Avenue 328.5 lot depth of 132 feet, and rear lot width of 48 feet. The north property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with inward distance separately to 2 feet and 6 feet.

Proposed property characteristics:

New lot 5A

The proposed subject property to be known as 727 Comstock Ave. will be irregularly shaped and will be 3.053 Acres/ 132,988.68 SF. Starting from the corner of University Place and Ostrom Avenue, the length and street frontage along Ostrom Avenue will be 734.56 feet, then will span west 130.05 feet, then south for 35.49 feet, then north for 339.99 feet, west again for 200 feet, then north 100 feet as the street frontage facing Comstock Ave, then east 200 feet, then north 105 feet, then 20 feet to west, then 100 feet to north, then east again for 30.39



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<i>R-24-43</i>	<i>Staff Report – July 29, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	14 lots involved, please see the attached list for parcel address and tax ID
<i>Summary of Proposed Action:</i>	<p>Syracuse University Intends to combine 13 lots (see attached address list) and a portion of 201 Euclid Avenue into 1 new lot. The new lot will be the future site for a 703-bed (4-6 story) dormitory for on-campus housing between Comstock Avenue and Ostrom Avenue.</p> <p>Two new parcels will be created through the proposed resubdivision.</p> <p>New lot 5A (New lot for companion Ostrom Dormitory project): 3.053 Acres/ 132,988.68 SF</p> <p>New lot 5B (201 Euclid Ave., existing Shaw Hall dormitory): 2.171 Acres/ 94568.76 SF</p>
<i>Owner/Applicant</i>	<p>Syracuse University (Owner)</p> <p>Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)</p>
<i>Existing Zone District:</i>	Planned Institutional, PID Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, and east, are PID Zone District, and to the west of the properties are Single Residential R1 and Open Space OS Zone District.
<i>Companion Application(s)</i>	Z-2870-Project Plan Review for Construction of a 703 beds (4-6 story) dormitory, between Comstock Avenue and Ostrom Avenue
<i>Scope of Work:</i>	Merge 13 adjacent properties along with Ostrom Avenues including a rear portion of 201 Euclid Avenue, and 1 property (727 Comstock Avenue) along with Comstock Avenue.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The subject properties have been vacant or are currently used as a parking lot for the last several years. - Combining the properties would allow the development to proceed forward. - All the subject properties are owned by Syracuse University and are within the PID Zone District. There are no regulations for lot width and the proposed resubdivided lot would be compliant to the SU subdistrict 8 PID plans. - Future land use would also comply with the subdistrict 8 PID plan. - The future land use would alter the Ostrom Avenue urban character from low-rise, low-density homes
<i>Zoning Procedural History:</i>	<p><u>760 Ostrom Avenue</u> is currently vacant land and there is no zoning history available. A single-story academic building was demolished in 2020.</p> <p><u>754 Ostrom Avenue</u> is currently vacant land and a Special Use Permit (SP-86-18) established educational offices at this property in 1986. The two-story building was demolished in 2019.</p> <p><u>750 Ostrom Avenue</u> is currently vacant land and no zoning history is available. There was a two-story building that was demolished in 2019.</p> <p><u>744 Ostrom Avenue</u> is currently vacant land and there was a Project Plan Review (Z-2666) to establish the Daily Orange. Moreover, there was a Special Use Permit (SP-86-37) approved in 1985 to establish educational offices. The building was demolished in 2020.</p>

	<p><u>740 Ostrom Avenue</u> is currently vacant land and no zoning history is available. The two-dwelling unit building was demolished in 2020.</p> <p><u>736 Ostrom Avenue</u> is currently vacant land and no zoning history is available. The two-dwelling unit building was demolished in 2020.</p> <p><u>732 Ostrom Avenue</u> is currently vacant land and no zoning history is available. The two-story residential building was demolished in 2020.</p> <p><u>726 Ostrom Avenue</u> is currently vacant land and no zoning history is available. The two-story rooming house was demolished in 2019.</p> <p><u>718 Ostrom Avenue</u> is currently vacant land and no zoning history is available. The 6 room apartment building was demolished in 2019.</p> <p><u>712-14 Ostrom Avenue</u> has no zoning history is available and is currently an accessory parking lot for residents at 718 Ostrom Avenue.</p> <p><u>508 University Place & Ostrom Avenue</u> is currently a parking lot and no zoning history is available.</p> <p><u>506 University Place</u> is currently a parking lot and no zoning history is available.</p> <p><u>727 Comstock Avenue</u> is currently a vacant fraternity house. Before that, there was a special use permit that established a care home in 1973 (SP-73-17). Then in 1982 a Site Plan Review approved an expansion to the building and established a 45-bed fraternity house. A subsequent use variance to maintain unscreened parking was approved in 1982 as well (V-82-67).</p> <p><u>201 Euclid & Comstock Avenue</u> is currently a dormitory. In 1987 the BZA approved an addition to Shaw Hall (V-87-107). In 1993, the CPC approved a Project Plan Review (Z-2498) to approve a dining hall in Shaw Hall. In 2014, a modification to construct a two-story vestibule was approved by the CPC (Z-2489M1) and in 2015 a subsequent modification (Z-2489M2) was approved to allow the installation of an on-site emergency generator. Lastly, in 2022 a Site Plan Review (SR-22-08) was approved to install one CBRS antenna on the roof of Shaw Hall.</p>
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<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Zoning Violations:</p>	<p>The proposed lot has no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p>Existing property characteristics: The subject property is irregular in shape with 44 feet of frontage on 760 Ostrom Avenue</p>

and a southern lot depth of 132 feet, and rear lot width of 48 feet. The north property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with inward distance separately to 2 feet and 6 feet.

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	<p><u>Proposed property characteristics:</u></p> <p><u>New lot 5A</u> The proposed subject property to be known as 727 Comstock Ave. will be irregularly shaped and will be 3.053 Acres/ 132,988.68 SF. Starting from the corner of University Place and Ostrom Avenue, the length and street frontage along Ostrom Avenue will be 734.56 feet, then will span west 130.05 feet, then south for 35.49 feet, then north for 339.99 feet, west again for 200 feet, then north 100 feet as the street frontage facing Comstock Ave, then east 200 feet, then north 105 feet, then 20 feet to west, then 100 feet to north, then east again for 30.39 feet, then span north for 135.07 feet, then finally span south for 130 feet as frontage facing University Place.</p> <p><u>New lot 5B</u> The proposed subject property to be known as 201 Euclid Ave. will be irregularly shaped and will be 2.171 Acres/ 94568.76 SF. Starting from the corner of Ostrom Avenue and Euclid Ave, the length and street frontage along Euclid Ave will be 360 feet, then will span north for 249 feet, then east for 220.96 feet, then north for 35.49 feet, east again for 139.05 feet, then finally south 284.5 feet as the street frontage facing Ostrom Ave</p>
<i>SEQR Determination:</i>	Pursuant the 6 NYCRR § 617.4(b)(11), this project is a Type I Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n

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

- Resubdivision Application
- Full Environmental Assessment Form Part 1
- Resubdivison Map- For Lots 2A,5,15-19,21,24-27,31-35, 38&39 and Parts of 22, 23,36, 37 &40 of City Block 552- University Heights. Comstock Avenue, Ostrom Avenue, University Place and Euclid Avenue INTO New Lots 5A & 5B For Lots 2A,5,15-19,21,24-27,31-35, 38&39 and Parts of 22, 23,36, 37 &40 of City Block 552- University Heights., City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOCIATES; Scale: 1''= 30'; Dated: 05/15/2024.
- Site Plan : Design Development (Sheet Z-05): Syracuse University New Residence Hall, 727 Comstock Avenue; Bohlin Cywinski Jackson- Architecture Planning Interior Design-Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco, 123 South Broad Street, Suite 2900 Philadelphia, PA 19109; Date: June 21, 2024 ; Scale: 1/32''=1'; BCJ Project Number: 23311

Attachments:

Resubdivision Application
Code Enforcement History

IPS Comments from City Departments

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of on subject parcels at Comstock & Ostrom Ave.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



June 24, 2024

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

**Re: Syracuse University ("SU") - New Residence Hall Housing Project
727 Comstock Avenue
Main Campus Planned Institutional District ("P.I.D."), Subdistrict 8
SU Project #21106**

Dear Mr. Dishaw:

On behalf of Syracuse University ("SU"), please find enclosed an application package for the proposed construction of a ±703-bed University dormitory, with typical amenities, generally located between Ostrom Avenue and Comstock Avenue and between University Place and Euclid Avenue ("Project").

As described in greater detail in the application package, the Project is permitted, subject to City Planning Commission ("CPC") approval of the Project Plan and Resubdivision.

The application package consists of the following, all of which are attached:

1. Exhibit A - Form Project Plan Review Application, including a location map, project narrative, project drawings and elevation views;
2. Exhibit B - Resubdivision Application, including a proposed Resubdivision Map; and
3. Exhibit C - Long Environmental Assessment Form - Part 1.

In addition, because the Project involves certain minor changes to the Shaw Hall property, a project plan amendment for that project is also included. It is attached as Exhibit D - Form Project Plan Review Application - Shaw Hall.

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

Sincerely,

Jennifer Champa Bybee
Assistant Director for Campus Planning

Enclosures

- Exhibit A: Project Plan Review Application Form - Project
- Exhibit B: Resubdivision Application Form
- Exhibit C: Full Environmental Assessment Form
- Exhibit D: Project Plan Review Amendment Application - Shaw Hall

pc: P. Sala; J. Alfieri

EXHIBIT A
PROJECT PLAN REVIEW APPLICATION FORM



Project Plan Review Application

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

Owner/Owner's Agent Certification

<i>By signing this application below, I, as the owner of the property under review give my endorsement of this application.</i>	
Print owner's name: Syracuse University - by Jennifer C. Bybee - Assistant Director for Campus Planning	
Signature:	Date: June 24, 2024
Mailing address: 1320 Jamesville Avenue, Syracuse, New York 13244	
Print authorized agent's name: Jennifer C. Bybee	
Date: June 24, 2024	
Signature: <i>Jennifer C. Bybee</i>	
Mailing address: 1320 Jamesville Avenue, Syracuse, New York 13244	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

- AS BUILT PROPERTY SURVEY(S)** limited to external work area 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)** (for external work) 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



Project Plan Review Application

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

- Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- EXTERIOR SIGNAGE DRAWINGS** showing all of the following:
- Size
 - Type
 - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

SCHEDULE 1

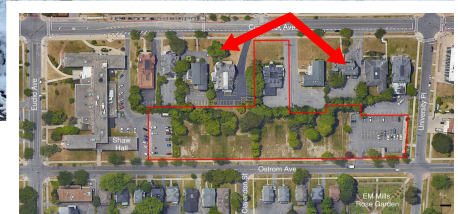
<u>Tax Assessment Address</u>	<u>Tax Map ID</u>	<u>Owner</u>	<u>Date Acquired</u>
760 Ostrom Ave.	046.-17-13	Syracuse University	unknown
754 Ostrom Ave.	046.-17-12	Syracuse University	unknown
750 Ostrom Ave.	045.-17-11	Syracuse University	unknown
744 Ostrom Ave.	046.-17-10	Syracuse University	unknown
740 Ostrom Ave.	046.-17-09	Syracuse University	unknown
736 Ostrom Ave.	046.-17-08	Syracuse University	unknown
732 Ostrom Ave.	046.-17-07	Syracuse University	unknown
726 Ostrom Ave.	046.-17-06	Syracuse University	unknown
718 Ostrom Ave.	046.-17-05	Syracuse University	unknown
712-14 Ostrom Ave.	046.-17-04	Syracuse University	unknown
508 University Pl. and Ostrom Ave.	046.-17-03	Syracuse University	unknown
506 University Pl.	046.-17-02	Syracuse University	unknown
727 Comstock Ave.	046.-17-19	Syracuse University	2022
201 Euclid and Comstock Ave.	046.-17-14 (part)	Syracuse University	unknown



PROJECT SITE (EXISTING):
View Looking East - Comstock Ave



PROJECT SITE (EXISTING):
View Looking East - Comstock Ave



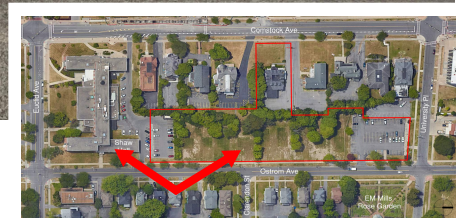


Shaw Hall

Sigma Chi
737 Comstock

727 Comstock

PROJECT SITE (EXISTING):
View Looking West - Ostrom Ave

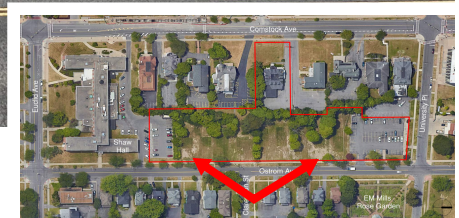


Sigma Chi
737 Comstock

727 Comstock

Sigma Phi
Epsilon
721 Comstock

PROJECT SITE (EXISTING):
View Looking West - Ostrom Ave





Shaw Hall

Sigma Chi
737 Comstock

727 Comstock

Sigma Phi
Epsilon
721 Comstock

PROJECT SITE (EXISTING):
View Looking Southwest - Ostrom Ave

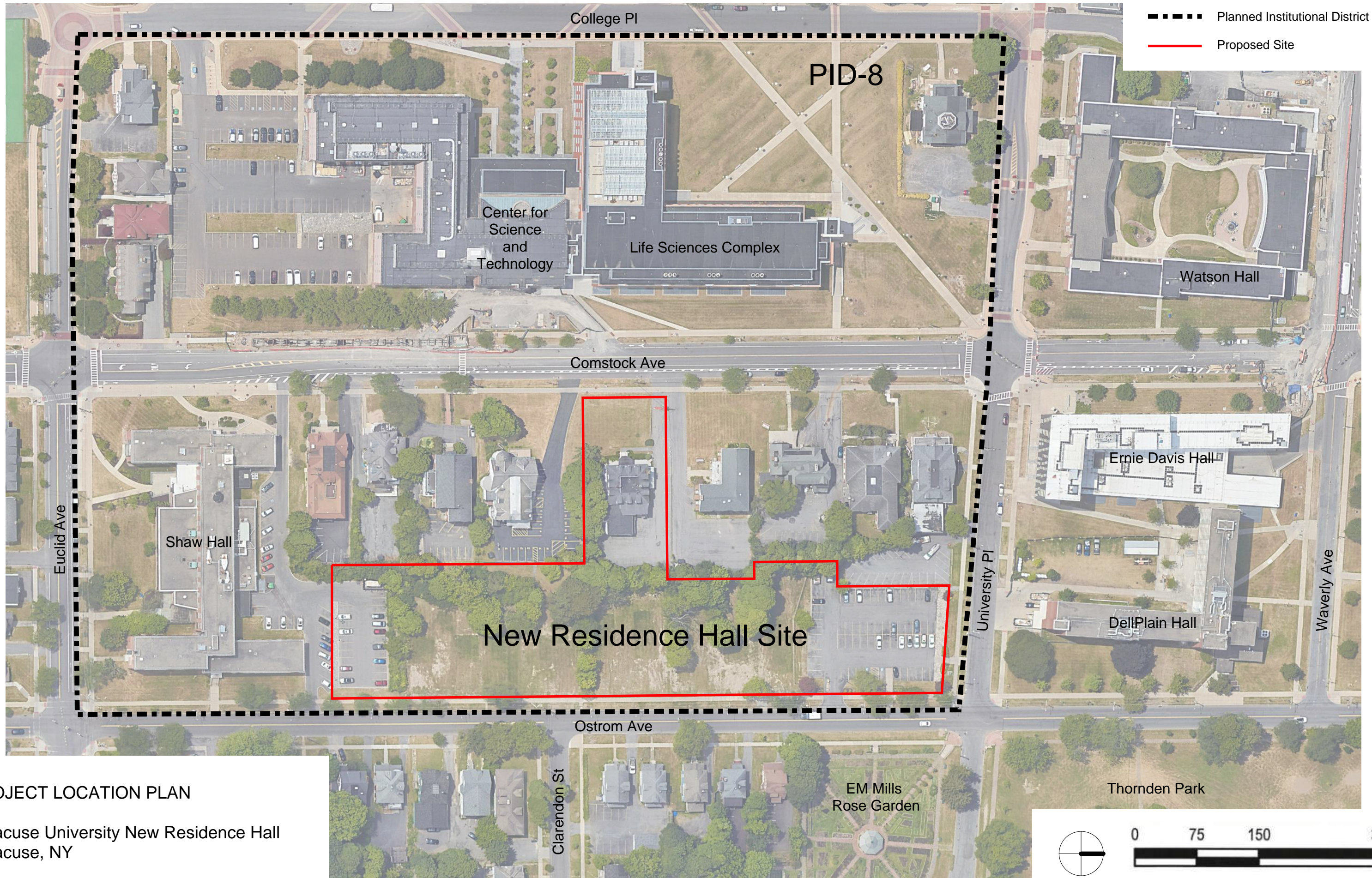


Shaw Hall

PROJECT SITE (EXISTING):
View Looking Southwest - Ostrom Ave



EXHIBIT A-1
PROJECT LOCATION MAP



PROJECT LOCATION PLAN

Syracuse University New Residence Hall
Syracuse, NY

EXHIBIT A-2

PROJECT NARRATIVE

Project Description:

Syracuse University (“SU”) is proposing to construct at ±703-bed dormitory, including associated amenities, in a 4-6 story building located on the SU Campus (“Project”). The Project is generally located west of Ostrom Avenue, south of University Place, east of Comstock Avenue and north of Euclid Avenue. The Project is to provide housing for second-year students at SU who are currently housed at the SU South Campus ±1.5 miles away and separated from the SU Main Campus.

The primary access point to the Project will be at Comstock Avenue. Loading facilities will be provided at the southern end of the Project site.

Zoning Considerations:

The Project is located in the Planned Institutional District - Syracuse University Main Campus, Subdistrict 8 (PID-8). Pursuant to ReZone Syracuse, the PID-8 District Plan adopted in 1991 continues in effect, EXCEPT THAT the development standards set forth in Table 2.15 of ReZone Syracuse apply. See ReZone Syracuse §2.15(B)(3).

The PID-8 District Plan identifies the site to be used for “University Housing”. The Project is a permitted use at the Site.

Below is a table demonstrating compliance with Table 2.15 development standards.

Project Compliance with Table 2.15 Development Standards		
<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	Substantially conforms to 25 feet	>25 feet for ±727 feet (±97% of frontage), ±19 feet for ±24 feet (±3% of frontage) comply. The mean setback is ±37 feet (±12 feet greater than required).
Side Setback	None	≥10 feet.
Rear Setback	None	≥38 feet.
Maximum Building Height	None	≤73 feet 4 in.
Minimum Lot Width	None	≥100 feet.
Minimum Lot Area	n/a - already zoning PID	±3.0 acres.

Maximum Impervious Coverage	90%	±56%.
Off-Street Loading	None	1.
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Will meet required standard.
Off-Street Parking	71 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	≤10 spaces on site ≥ 61 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.

As shown above, the Project complies with the governing development standards, subject to the CPC determining that the front yard setback substantially conforms to 25 feet; and taking into account ample campus parking that is available, the proposed Project on-site parking spaces are sufficient.

SU has a comprehensive transportation system that allows for pedestrians, bikes, shuttles, and also cars. Parking is provided in campus-wide facilities that are served by a free shuttle bus system. The University also currently practices a system of “shared parking,” allocating parking spaces to serve two or more sets of users at different times.

While the Project will displace vehicles using the existing Ostrom Lot located at the southwest corner of the Ostrom Ave/University Place intersection and some spaces at the existing Shaw Hall lot, there is ample available parking spaces/areas in nearby Main Campus parking facilities to accommodate the on-site spaces lost as part of the Project. Staff that currently parks in this lot during the day will be relocated to other campus parking facilities. Students and staff that want to park closer to Main Campus after 5 PM will be able to park in nearby parking facilities. Project residents will continue to park in the various options that are currently available at Main Campus and on South Campus.

The E.M. Mills Rose Garden of Thornden Park (“Rose Garden”) is across Ostrom Ave to the east at the northern end of the site. The project building near the Rose Garden is 6 stories tall (approximately 73 ft), set back approximately 37 feet from Ostrom Avenue, and approximately 103 feet from the closest edge of the Rose Garden. The Rose Garden is just that. There are no buildings or residents.

No potential impacts to the Rose Garden have been identified. The Project architects conducted a shadow study, attached as Exhibit A-4. It was based upon the projected condition of the new residence hall constructed. It indicates that the Rose Garden will receive at least 8 hours of full sun per day during the growing season (from March 21st - September 21st). This is considered by rosarians to be optimal.

SU is separately seeking to demolish an existing vacant building located at 727 Comstock Avenue. The 727 Comstock lands are to be incorporated into the Project site. SU would demolish this building even if these plans did not exist. The Syracuse Landmark Preservation Board (“SLPB”) is seeking local historic designation status. SU is opposed to and contesting that effort.

Resubdivision:

In connection with the Project, SU is also proposing to resubdivide the Project site. The resubdivision would consolidate several small parcels and add a portion of an existing parcel to the south. The affected parcels are shown in the Resubdivision application, including the proposed resubdivision plat, attached as Exhibit B-2.

Shaw Hall PPR:

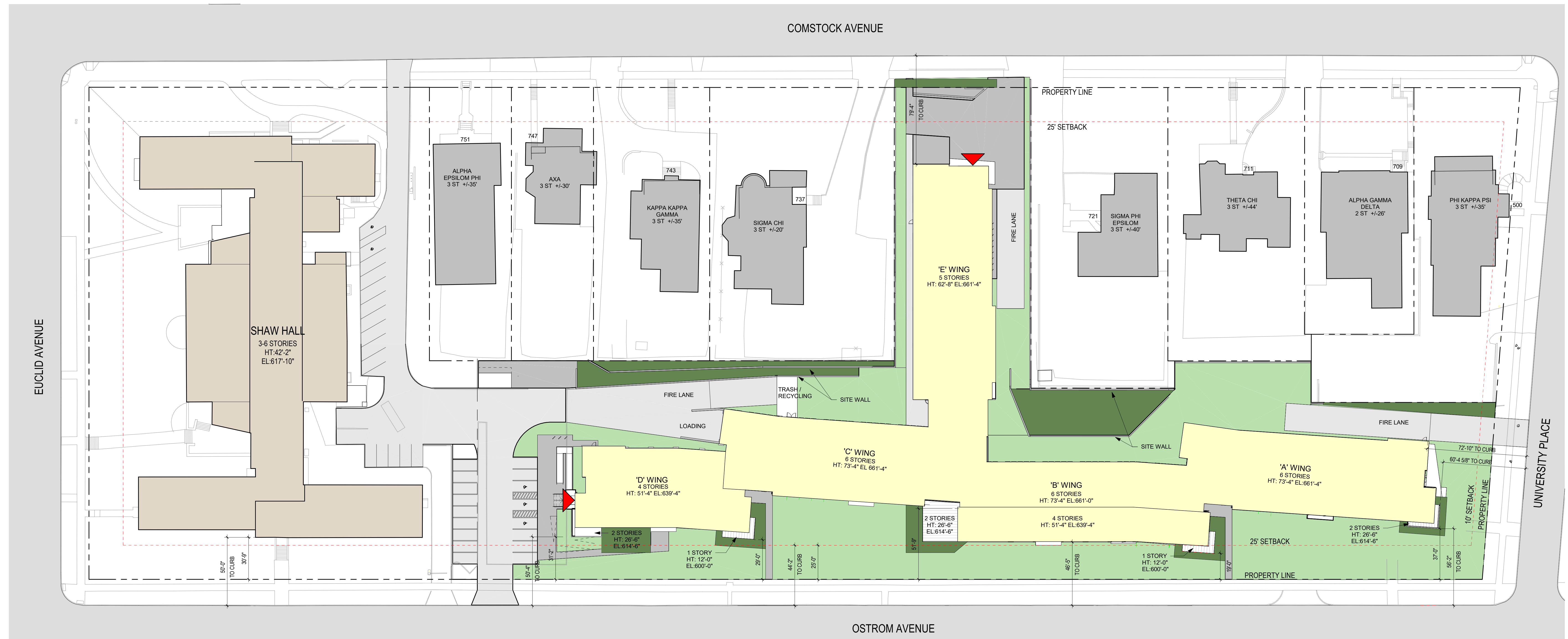
While no building permits are needed relating to the existing ±2.6 acre Shaw parcel, ±0.4 acres of land currently included in the Shaw Hall parcel are proposed to be incorporated into the Project site. The Shaw Hall parcel size would be reduced to ±2.2 acres. As part of that parcel size reduction, ±28 parking spaces would be eliminated at the existing Shaw Hall parcel. Otherwise, there are no changes to the existing Shaw Hall Project Plan. See Exhibit D.

SEQRA:

The Project constitutes a Type I action pursuant to the State Environmental Quality Review Act (SEQRA”). SU has prepared a full Environmental Assessment Form - Part I (EAF) attached as Exhibit C. As shown in the EAF, no other involved agencies have been identified. Accordingly, no coordination is needed, and the CPC should act as lead agency pursuant to SEQRA. The EAF demonstrates that there will not be any significant environmental impacts resulting from the Project.

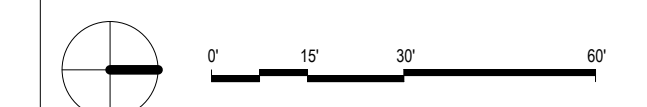
EXHIBIT A-3

PROJECT DRAWINGS, INCLUDING SITE PLAN AND ELEVATIONS



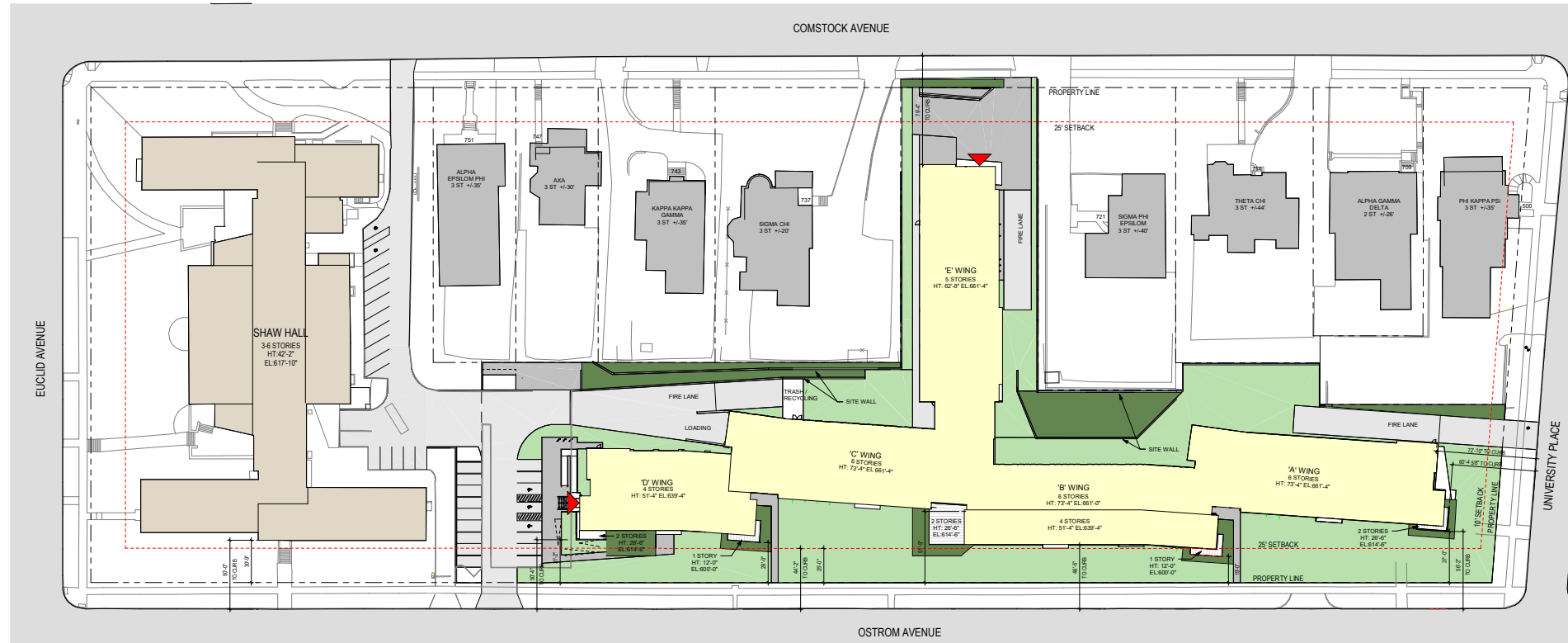
BUILDING HEIGHTS ARE FROM AVERAGE GRADE TO TOP OF PARAPET. ELEVATIONS ARE TO TOP OF PARAPET, EXCLUDING PENTHOUSES AND ELEVATOR OVERHEADS.

KEY:
 - - - - - PROPERTY LINE
 - - - - - SETBACK LINE TO PROPERTY LINE
 [OS] ZONING DISTRICT



PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROVIDED
FRONT SETBACK	SUBSTANTIALLY CONFORMS TO 25 FEET	≥ 25 FEET FOR ±727 FEET (±97% OF FRONTAGE), ±19 FEET FOR ±24 FEET (±3% OF FRONTAGE) COMPLIES. THE MEAN SETBACK IS ±37 FEET (±12 FEET GREATER THAN REQUIRED).
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≥ 38 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 73 FEET 4 IN
MINIMUM LOT WIDTH	NONE	100 FEET
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	±3.0 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	±56%
OFF STREET LOADING	NONE	1
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARD
OFF STREET PARKING	71 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	≤ 10 SPACES ON SITE ≥ 61 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW

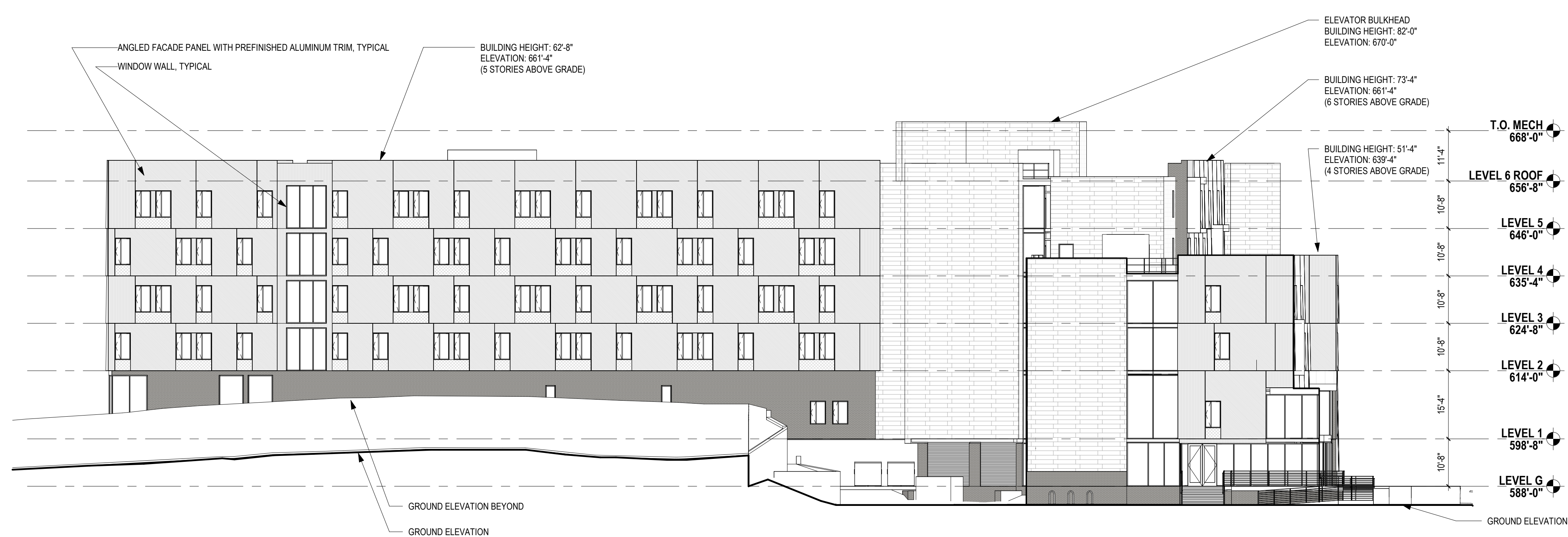
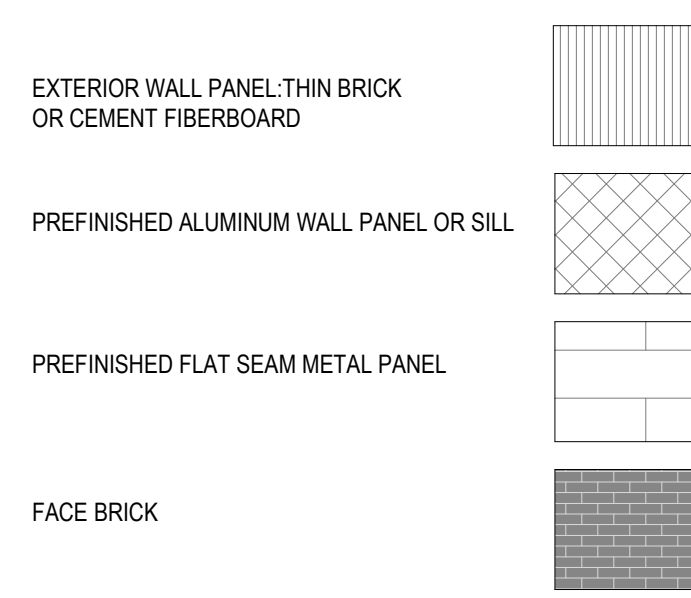


PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

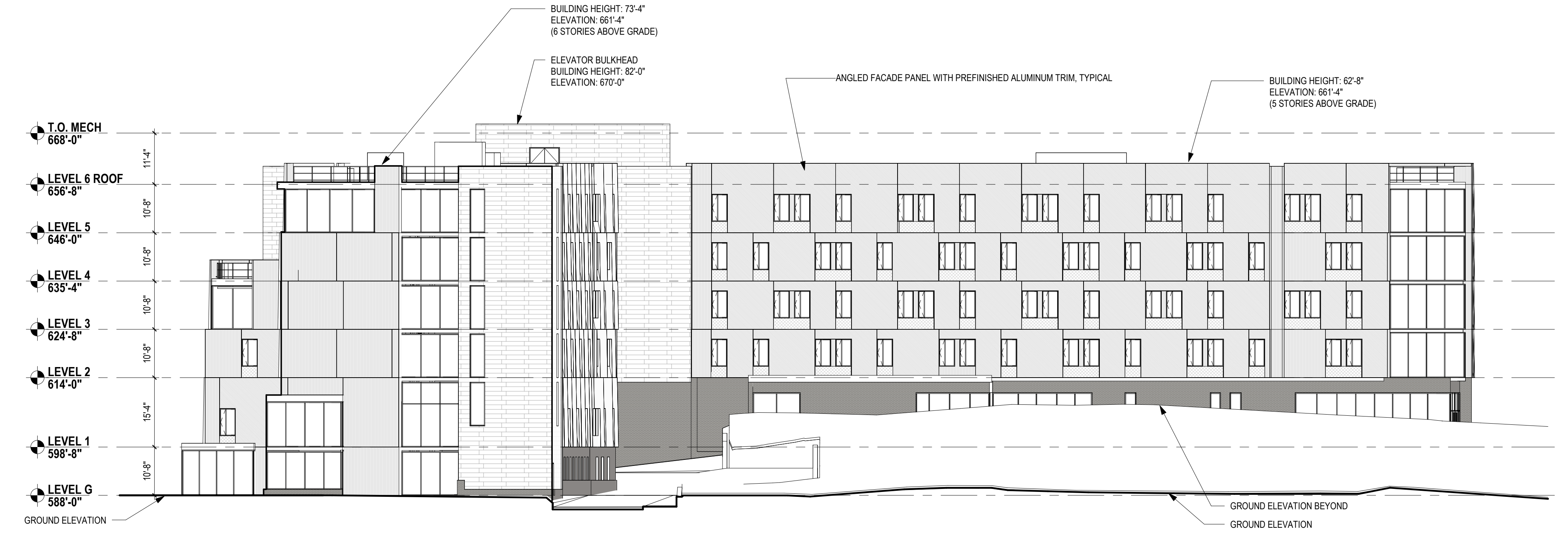
STANDARD	REQUIRED	PROVIDED
FRONT SETBACK	SUBSTANTIALLY CONFORMS TO 25 FEET	≥ 25 FEET FOR ≥ 727 FEET (49% OF FRONTAGE), ± 19 FEET FOR ≤ 24 FEET (± 3% OF FRONTAGE) COMPLIES. THE MEAN SETBACK IS 337 FEET (± 12 FEET GREATER THAN REQUIRED).
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≥ 38 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 73 FEET 4 IN
MINIMUM LOT WIDTH	NONE	100 FEET
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	± 3.0 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	± 56%
OFF STREET LOADING	NONE	1
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARD
OFF STREET PARKING	71 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	± 10 SPACES ON SITE ≥ 81 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW

<p>Bohlin Cywinski Jackson Architecture Planning Interior Design Wilbur Smith Pittsburgh Philadelphia Seattle San Francisco 121 South Broad Street Suite 200 Philadelphia, PA 19109 v 215.790.9900 © 2024 Bohlin Cywinski Jackson</p>	<p>No. _____</p> <p>Description _____</p> <p>Date _____</p>	<p>SYRACUSE UNIVERSITY NEW RESIDENCE HALL 727 COMSTOCK AVENUE</p>	<p>ZONING - SITE PLAN</p> <p>DESIGN DEVELOPMENT</p>	<p>DATE: JUNE 21, 2024 SCALE: 1/32" = 1'-0" PROJECT NUMBER: 23311 Z-05 SHEET NUMBER</p>
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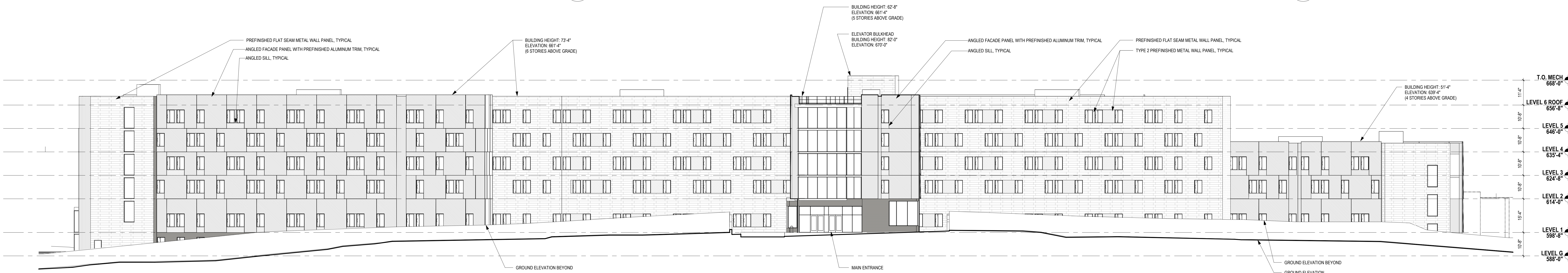
EXTERIOR MATERIALS



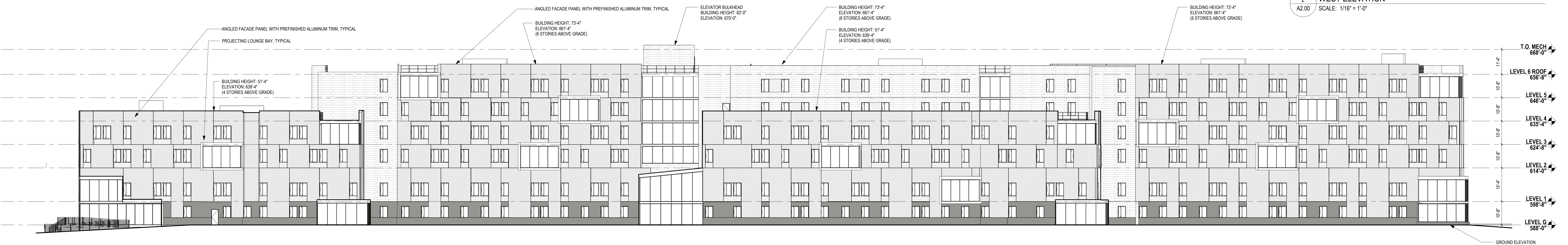
3 SOUTH ELEVATION
A2.00 SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
A2.00 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
A2.00 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
A2.00 SCALE: 1/16" = 1'-0"

Seal	No.	Description	Date	DATE	SCALE
				JUNE 17, 2024	As indicated
Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco 123 South Broad Street Suite 2000 Philadelphia, PA 19109 v 215.750.5900 © 2024 Bohlin Cywinski Jackson				SYRACUSE UNIVERSITY NEW RESIDENCE HALL 727 COMSTOCK AVENUE	EXTERIOR BUILDING ELEVATIONS SCHEMATIC DESIGN
				DATE: 23311 BCJ PROJECT NUMBER	A2.00 SHEET NUMBER

EXHIBIT A-4
PROJECT SHADOW STUDY



(Represents Approximate Start of Growing Season)

Spring Equinox

March 21st
 Sunrise: 7:05 AM
 First Shadow: 3:05 PM
 Full Sun: 8h0m

(Represents Approximate Peak Growing Season)

Summer Solstice

June 21st
 Sunrise: 5:25 AM
 First Shadow: 4:21 PM
 Full Sun: 10h56m

(Represents Approximate End of Growing Season)

Autumnal Equinox

September 21st
 Sunrise: 6:17 AM
 First Shadow: 3:05 PM
 Full Sun: 8h48m

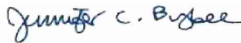
Shadow Study
 (Equinox Shown Above)

EXHIBIT B
RESUBDIVISION APPLICATION FORM

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
<i>* Signature:</i> 			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>

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

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at <https://www.syr.gov/Boards-and-Commissions/CPC>.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, Engineering, Water for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and http://www.syr.gov.net/Planning_Commission.aspx.

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.

MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit ONE (1) COPY 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 by preparer..
- APPLICATION FEE** – \$0.

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17” or smaller) paper map for copying, and a PDF File to hpan@syr.gov of the following:

- RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011
No larger than 36”x 44”
 - **The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ DanielSmith@ongov.net)**
 - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
 - Tract name (cannot be Farm Lot or Military Lot)
 - Farm/Military Lot and/or block numbers
 - Municipality, Scale, Date, North arrow
 - Certificate of Licensed Land Surveyor: “We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor.”
 - Each new lot will have a definite designation number or letter per the new map.
 - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
 - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
 - Each line or curve of all new or amended lots must clearly show all necessary geometry.
 - Shorelines will have a tie line with geometry for closure.
 - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
 - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**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 or Resubdivision / Lot Alteration Map:

1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
2. **demolitions and post demolition** conditions
3. **structures, facilities, utilities and drainage**
4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
5. **loading** dock and delivery areas
6. **dumpsters** and/or trash receptacles
7. **landscaping** including type, height, and number of plantings
8. **screening/fencing** including type and height for parking, dumpsters, and site
9. **lighting** including structure heights and luminaries wattage
10. **ground signs**
11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

Resubdivision / Lot Alteration
MAP FILING PROCEDURES

Within 62 days () of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorsers, **FILE** the map, together with the Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

OBTAIN PRINTED MAPS FROM THE SURVEYOR

- SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

1. **City Planning Commission / Syracuse Zoning Office – 315-448-8640**
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
Contact the Syracuse Zoning Office to make an appointment.
 - Bring the six PAPER MAPS to the appointment.
 - The Zoning Office reviews and signs the FILING MAP if everything is in order.
 - At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
2. **Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202
Contact the Onondaga County Division of Health to make an appointment.
 - Bring the FILING MAP to the appointment.
 - Public Health reviews and signs the FILING MAP if everything is in order.
 - The signed FILING MAP will be returned to the applicant at the same appointment.

Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

3. **Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**
 - No appointment necessary.
 - Leave the FILING MAP together with your CONTACT INFORMATION.
 - Assessment reviews and signs the FILING MAP if everything is in order.
 - Assessment forwards the signed FILING MAP to the Department of Finance.
4. **Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**
 - Finance receives the FILING MAP.
 - Finance reviews and then signs the FILING MAP if everything is in order.
 - Finance forwards the FILING MAP to Engineering.
5. **Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**
 - Engineering receives the FILING MAP.
 - Engineering reviews and signs the FILING MAP if everything is in order.
 - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

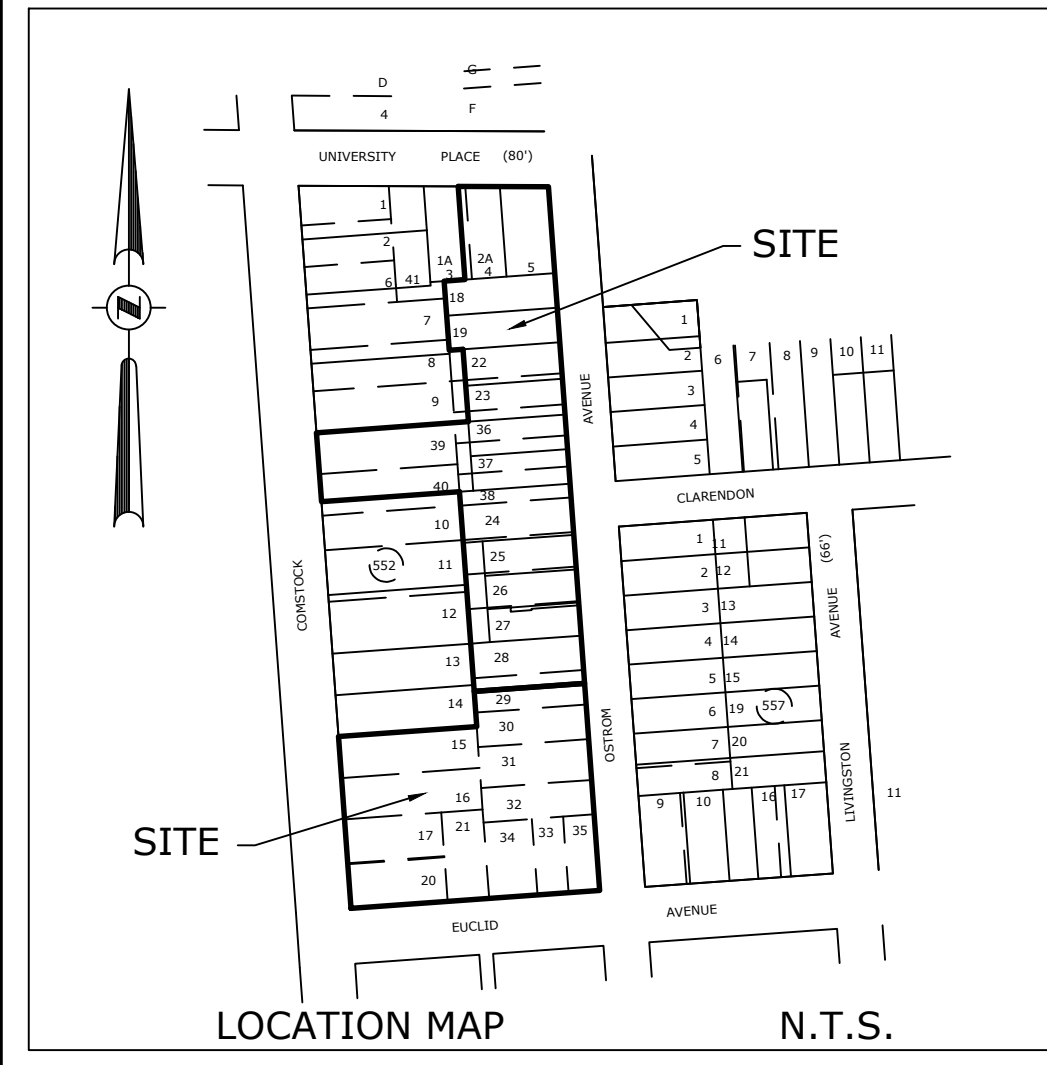
FILE RESUBDIVISION / LOT ALTERATION MAP

1. **Onondaga County Clerk (resubdivision filing) – 315-435-2226**
Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202
 - The signed **FILING MAP** together with the **LETTER OF COMPLIANCE provided by the Zoning Office** must be FILED with the ONONDAGA COUNTY CLERK (\$10.00 fee).
 - The Clerk will provide a FILING DATE () and NUMBER ().
2. **City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syrgov.net**
Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
 - Call or email the Syracuse Zoning Office and provide the ONONDAGA COUNTY CLERK FILING DATE and NUMBER.
 - The Zoning Office will forward one of the six PAPER MAPS, together with the FILING DATE and NUMBER, to each endorser for their records.

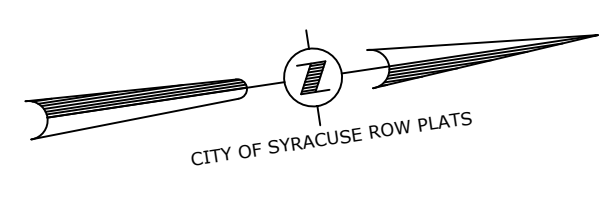
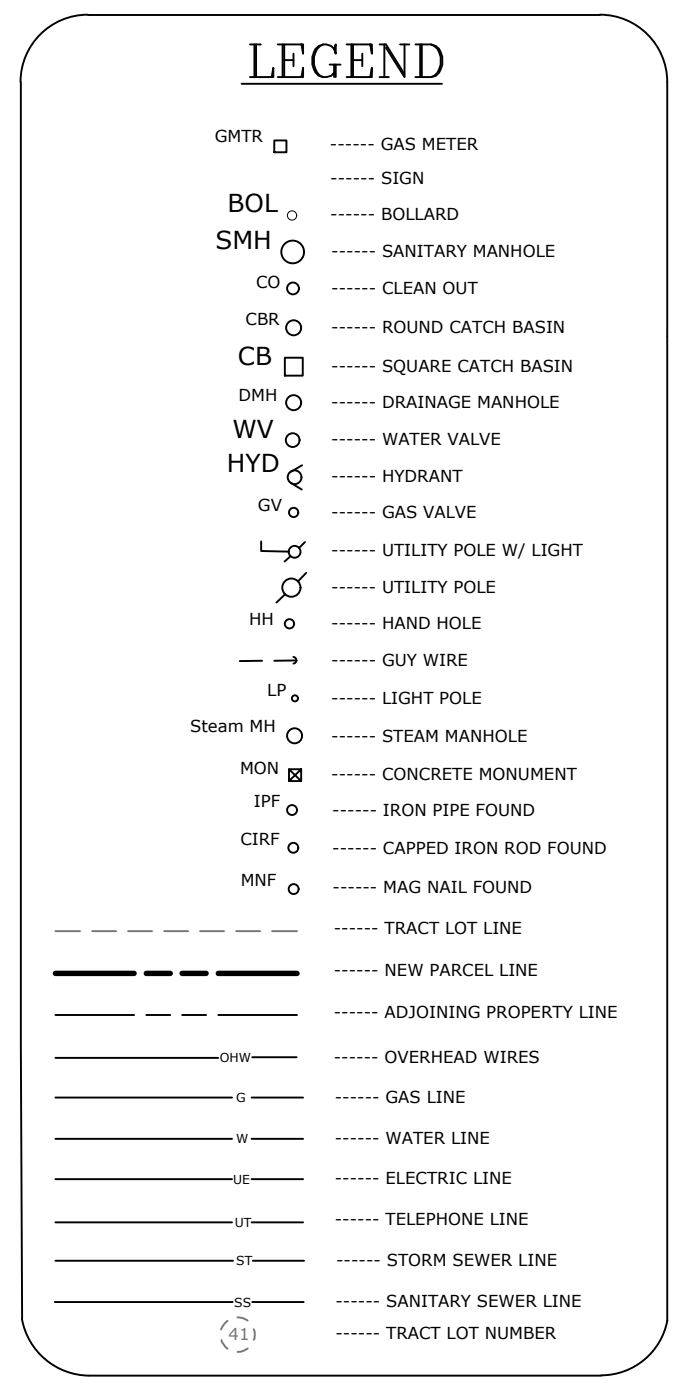
EXHIBIT B-1 TO RESUBDIVISION APPLICATION

<u>Tax Assessment Address</u>	<u>Tax Map ID</u>	<u>Owner</u>	<u>Date Acquired</u>
760 Ostrom Ave.	046.-17-13	Syracuse University	unknown
754 Ostrom Ave.	046.-17-12	Syracuse University	unknown
750 Ostrom Ave.	045.-17-11	Syracuse University	unknown
744 Ostrom Ave.	046.-17-10	Syracuse University	unknown
740 Ostrom Ave.	046.-17-09	Syracuse University	unknown
736 Ostrom Ave.	046.-17-08	Syracuse University	unknown
732 Ostrom Ave.	046.-17-07	Syracuse University	unknown
726 Ostrom Ave.	046.-17-06	Syracuse University	unknown
718 Ostrom Ave.	046.-17-05	Syracuse University	unknown
712-14 Ostrom Ave.	046.-17-04	Syracuse University	unknown
508 University Pl. and Ostrom Ave.	046.-17-03	Syracuse University	unknown
506 University Pl.	046.-17-02	Syracuse University	unknown
727 Comstock Ave.	046.-17-19	Syracuse University	2022
201 Euclid and Comstock Ave.	046.-17-14 (part)	Syracuse University	unknown

EXHIBIT B-2 TO RESUBDIVISION APPLICATION
RESUBDIVISION PLAT

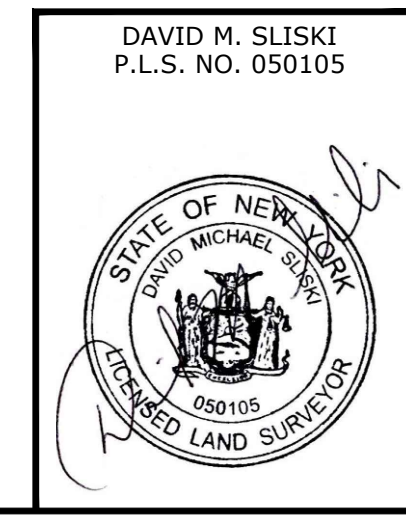


- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLAT BEARING DATUM. DRAWING FILE NORTH ORIENTATION IS BASED ON GRID NORTH PER RTK GPS OBSERVATION.
 - 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
 - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 5.) FIELD WORK PERFORMED ON DECEMBER 19, 2023 and JANUARY 12, 2024.
- MAP REFERENCES**
- 1.) RESUBDIVISION OF LOTS 1, 3, 4 & PART OF LOTS 2 & 41 INTO NEW LOTS 1A & 2A PREPARED BY STEPHEN SEHNERT L.S. DATED 3-9-89; RECORDED IN THE ONONDAGA CLERK'S OFFICE AS MAP NUMBER 7124.
 - 2.) PART OF UNIVERSITY HEIGHTS, AMENDED BLOCK 552 PREPARED BY DEAN WATKEYS, C.E. DATED FEB. 10, 1930; RECORDED IN THE ONONDAGA CLERK'S OFFICE AS MAP NUMBER 1079.



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JANUARY 12, 2024.

D.M. Sliksi
DAVID M. SLISKI, P.L.S. #50105 DATE: June 14, 2024



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW
05/23/24	Revise site map, title blk, legend		dms	dms	dms

RESUBDIVISION PLAT
FOR LOTS 2A, 5, 15-19, 21, 24-27, 31-35, 38 & 39 and PARTS OF 22, 23, 26, 37 & 40 OF CITY BLOCK 552 - UNIVERSITY HEIGHTS

COMSTOCK AVENUE, OSTROM AVENUE, UNIVERSITY PLACE AND EUCLID AVENUE
INTO NEW LOTS 5A & 5B

FOR LOTS 2A, 5, 15-19, 21, 24-27, 31-35, 38 & 39 and PARTS OF 22, 23, 26, 37 & 40 OF CITY BLOCK 552 - UNIVERSITY HEIGHTS

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

APPROVED: [Signature]
DRAFTED: KC, TFS
CHECKED: DMS
PROJ. NO: 23.3654
SCALE: 1" = 30 FT.
DATE: MAY 15, 2024

SHEET 1 OF 1
DWG. NO: 24-0136

EXHIBIT C
FULL ENVIRONMENTAL ASSESSMENT FORM

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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

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? Yes No

- **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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

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? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____ 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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, University Dormitory

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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ 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? Project will meet zoning parking requirement. Yes No
Proposed is SZO standard in PID, to be located on SU Campus
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____

 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: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • 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:

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ +/-75 tons per week for 20 mon (unit of time)
 • Operation: _____ +/-90 tons per year (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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

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:

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:

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

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? _____ 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: _____ %
 _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>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 type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ Northern Long-eared Bat - Syracuse University engaged an environmental expert who completed an on-site assessment in March 2024, _____ and concluded that Northern Long-eared Bats did not exist at the site.</p>	
<p>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 type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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 type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>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 type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: <u>See EAF Mapper Summary Report</u></p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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 _____ Date: _

Signature _____ Juniper C. Bybee _____ Title _____

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, PRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, NPS

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

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:SIGMA CHI FRAT, Eligible property:Alpha Xi Delta Sorority, Eligible property:DellPlain Hall, Eligible property:Alpha Gamma Delta, Eligible property:ALPHA EPSILON PHI FRAT, Eligible property:KAPPA KAPPA GAMMA SORORITY, Eligible property:Theta Chi Fraternity, Syracuse University-Comstock Tract Buildings, Thornden Park, Pi Chapter House of Psi Upsilon Fraternity
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

City of Syracuse

Parcel History

01/01/1900 - 07/25/2024

Tax Map #: 046.-17-19.0

Owners: Joe Mahota, Syr Assn of Zeta Psi C/O Stan Gorski, Syracuse University, Tempo Properties Tamara Glasgow

Zoning: PID

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	06/14/73	Project	SP - Care Home	Approved	SP-73-17 Care home.
727 Comstock Ave	06/03/81	Project	Site Plan Review	Approved	SR-81-05 Expansion of fraternity house (45 beds). Modification to waive screening was denied on 11/17/82.
727 Comstock Ave	12/09/82	Project	Variance (Converted)	Approved	V-82-067 To maintain an unscreened parking area.
727 Comstock Ave	03/23/12	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	03/23/12	Violation	SPCC - Section 27-23 (e) Upholstered Furniture	Closed	
727 Comstock Ave	03/29/12	Inspection	Complaint Re-Inspection	Pass	
727 Comstock Ave	04/05/12	Completed Complaint	Property Maintenance-Ext	Completed	2012-06089 furniture
727 Comstock Ave	08/02/12	Permit Application	Electric	Issued	07806 Electrical work for violations on CofC case
727 Comstock Ave	08/03/12	Inspection	Initial Inspection	In Progress	
727 Comstock Ave	08/17/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	08/20/12	Inspection	Initial Inspection	In Progress	
727 Comstock Ave	08/22/12	Permit Application	Sprinkler	Issued	08124
727 Comstock Ave	08/23/12	Inspection	Final Inspection	Pass	
727 Comstock Ave	08/24/12	Inspection	Fire Inspector Notification	<None>	
727 Comstock Ave	08/24/12	Completed Permit	Electric	Certificate Issued	07806 Electrical work for violations on CofC case Certificate of Completion #07806
727 Comstock Ave	08/28/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/12/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/19/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/26/12	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	10/03/12	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/05/12	Completed Permit	Sprinkler	Certificate Issued	08124 Certificate of Completion #08124
727 Comstock Ave	12/05/12	Periodic Inspection	C of C	CC - Valid/Cert	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	07/28/14	Permit Application	Com. Reno/Rem/Chg Occ	Issued	16136 Exterior repair
727 Comstock Ave	07/31/14	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	16136 Exterior repair Certificate of Completion #16136
727 Comstock Ave	08/01/14	Inspection	Footer Inspection	Pass	
727 Comstock Ave	11/25/14	Inspection	Final Inspection	Pass	
727 Comstock Ave	05/15/15	Complaint	Fire Safety	Open	2015-11606 Received a Call from Mr. Joe Mahota who described himself as one of the board of directors i.e. owners of 727 Comstock Ave- a fraternity house. According to Mr. Mahota, the house maintenance person contacted him concerning the sprinkler system. Apparently, the water line feeding the system had been turned off on 2/28/15. Mr. Mahota called the water department and they confirmed that it had been shut down. He said that no one had notified him. I put a call into Inspector Cushman and left a voice message. I told Mr. Mahota that he had to maintain a fire watch if the students were going to remain in the house. He said that he was going to make calls to inform the residents that they had to vacate the house. Inspector Cushman return my call. I explained the situation to him. He called the water department. The water department confirmed that the water had been turned off on 2_28_15. The water department said that they contacted the Fire Department to inform them of the situation. Inspector Cushman is going to call Mr. Mahota. 518-944-8564
727 Comstock Ave	06/18/15	Permit Application	Sprinkler	Issued	19820 Sprinkler-Zeta Psi
727 Comstock Ave	06/18/15	Permit Application	Sprinkler	Issued	19821 Sprinkler-Zeta Psi
727 Comstock Ave	07/14/15	Inspection	Complaint Inspection	In Progress	
727 Comstock Ave	07/23/15	Inspection	Inspector Notification	Pass	
727 Comstock Ave	07/23/15	Completed Permit	Sprinkler	Certificate Issued	19820 Sprinkler-Zeta Psi Certificate of Completion #19820
727 Comstock Ave	07/31/15	Inspection	Inspector Notification	Pass	
727 Comstock Ave	07/31/15	Completed Permit	Sprinkler	Certificate Issued	19821 Sprinkler-Zeta Psi Certificate of Completion #19821

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	07/31/15	Inspection	Complaint Re-Inspection	Fail	
727 Comstock Ave	08/19/15	Completed Complaint	Fire Safety	Completed	2015-21777 Many emergency lights inop, Smoke alarms missing, many smoke alarms hanging by wires, Many Exit signs missing or inop. Large rooms with no sprinkler coverage at all. One extinguisher missing another empty. Kitchen hood 4 months past inspection due date. Dryers in basement not hooked up correctly. Boile room full of clutter and combustibles stacked up against hot water heaters.
727 Comstock Ave	08/19/15	Inspection	Complaint Inspection	Pass	
727 Comstock Ave	08/27/15	Permit Application	Sprinkler	Issued	20685 sprinkler - Zeta Psi
727 Comstock Ave	09/11/15	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/24/15	Permit Application	Sprinkler	Issued	21028 Sprinkler-Zeta Psi
727 Comstock Ave	09/24/15	Permit Application	Sprinkler	Issued	21045 Sprinkler-Zeta Psi
727 Comstock Ave	09/25/15	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/25/15	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/30/15	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	10/07/15	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/07/15	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/07/15	Inspection	Progress Inspection	Pass	
727 Comstock Ave	10/07/15	Completed Permit	Sprinkler	Certificate Issued	20685 sprinkler - Zeta Psi Certificate of Completion #20685
727 Comstock Ave	10/07/15	Completed Permit	Sprinkler	Certificate Issued	21028 Sprinkler-Zeta Psi Certificate of Completion #21028
727 Comstock Ave	10/07/15	Completed Permit	Sprinkler	Certificate Issued	21045 Sprinkler-Zeta Psi Certificate of Completion #21045
727 Comstock Ave	02/09/16	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	02/09/16	Violation	2010 IFC - Section 912.3 - Access	Closed	
727 Comstock Ave	03/29/16	Inspection	Complaint Re-Inspection	Pass	
727 Comstock Ave	04/05/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-02598 shrubery blocking FD connection

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	08/31/16	Permit Application	Sprinkler	Issued	25180 Sprinkler
727 Comstock Ave	09/01/16	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	09/01/16	Inspection	Fire Inspector Notification	In Progress	
727 Comstock Ave	09/09/16	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/15/16	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	09/22/16	Inspection	Progress Inspection	Pass	
727 Comstock Ave	09/26/16	Completed Permit	Sprinkler	Certificate Issued	25180 Sprinkler Certificate of Completion #25180
727 Comstock Ave	10/26/16	Periodic Inspection	Smoke Certification	SC - Issued	
727 Comstock Ave	08/16/18	Permit Application	Sprinkler	Issued	35329 Fire Suppression
727 Comstock Ave	08/17/18	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	08/23/18	Inspection	Progress Inspection	In Progress	
727 Comstock Ave	08/30/18	Inspection	Progress Inspection	Pass	
727 Comstock Ave	08/30/18	Completed Permit	Sprinkler	Certificate Issued	35329 Fire Suppression Certificate of Completion #35329
727 Comstock Ave	09/14/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
727 Comstock Ave	09/14/20	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	10/29/20	Inspection	Complaint Re-Inspection	Fail	
727 Comstock Ave	12/03/20	Inspection	Complaint Inspection	Fail	
727 Comstock Ave	02/03/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	03/03/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	04/07/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	05/10/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
727 Comstock Ave	05/10/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
727 Comstock Ave	05/10/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
727 Comstock Ave	05/20/21	Inspection	Complaint Inspection	N/A	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	06/24/21	Permit Application	Sprinkler	Issued	43994 Sprinkler
727 Comstock Ave	06/25/21	Inspection	Inspector Notification	In Progress	
727 Comstock Ave	07/21/21	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	09/20/21	Completed Complaint	Sprinkler System	Resolved	2021-12521 Sprinkler System
727 Comstock Ave	12/07/21	Complaint	Certificate of Compliance	OPEN C of C Case	2021-24322 Certificate of Compliance
727 Comstock Ave	12/07/21	Violation	SPCC SEC. 27-15	Open	
727 Comstock Ave	03/04/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	03/09/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
727 Comstock Ave	03/09/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
727 Comstock Ave	03/09/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
727 Comstock Ave	03/09/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
727 Comstock Ave	03/15/22	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	07/12/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	09/13/22	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	09/21/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	10/14/22	Inspection	Complaint Inspection	N/A	
727 Comstock Ave	10/26/22	Inspection	Complaint Inspection	No Progress	
727 Comstock Ave	11/08/22	Inspection	Sprinkler Inspection	Pass	
727 Comstock Ave	11/08/22	Completed Permit	Sprinkler	Certificate Issued	43994 Sprinkler Certificate of Completion #43994
727 Comstock Ave	12/23/22	Completed Complaint	Smoke Alarm Certification	Completed	2020-18757
727 Comstock Ave	02/03/23	Inspection	Complaint Inspection	In Progress	
727 Comstock Ave	02/24/23	Inspection	Complaint Re-Inspection	No Progress	
727 Comstock Ave	03/17/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	04/07/23	Inspection	Complaint Re-Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	04/28/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	05/23/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	06/13/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	07/05/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	07/27/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	08/28/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	09/18/23	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	10/10/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	10/31/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	11/21/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	11/28/23	Completed Complaint	Sprinkler System	Completed	2022-01573 Fire alarm panel in trouble-unable to clear it during recent sprinkler inspection. Failure to maintain.
727 Comstock Ave	02/01/24	Complaint	Vacant House	Open	V2024-0032 Apply for and obtain a VPR
727 Comstock Ave	02/01/24	Inspection	Complaint Re-Inspection	Fail	
727 Comstock Ave	02/01/24	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
727 Comstock Ave	02/08/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
727 Comstock Ave	02/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
727 Comstock Ave	03/07/24	Inspection	Complaint Re-Inspection	In Progress	
727 Comstock Ave	03/21/24	Inspection	Complaint Re-Inspection	In Progress	
727 Comstock Ave	03/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
727 Comstock Ave	04/11/24	Inspection	Complaint Re-Inspection	In Progress	
727 Comstock Ave	04/30/24	Inspection	Vacant Property - Routine Inspection	In Progress	
727 Comstock Ave	05/02/24	Inspection	Complaint Re-Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
727 Comstock Ave	05/30/24	Inspection	Vacant Property - Routine Inspection	In Progress	
727 Comstock Ave	05/31/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	06/06/24	Completed Complaint	Fire Alarm	Admin-Closed	2017-33886 system left in trouble - alterations to detector
727 Comstock Ave	06/21/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	06/28/24	Inspection	Vacant Property - Routine Inspection	In Progress	
727 Comstock Ave	07/11/24	Project	Resubdivision	In Review	R-24-43 The applicant (Syracuse University) Intends to combine 14 lots (see the attached parcel address) into 1 new lot. The new lot will be the site for Construction of a 703 beds (4-6 story) dormitory, between Comstock Avenue and Ostrom Avenue, to provide on-campus housing and typical associated amenities for Syracuse University students. New lot 5A : 3.053 Acres/ 132988.68 SF
727 Comstock Ave	07/12/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
727 Comstock Ave	07/15/24	Project	Project Plan Review	In Review	Z-2870 Project Plan Review for Construction of a 703 beds (4-6 story) dormitory, between Comstock Avenue and Ostrom Avenue, to provide on-campus housing and typical associated amenities for Syracuse University students.
727 Comstock Ave	07/24/24	Project	Protected Site	Active	PS-24-00 Protected Site application as a result of a request to demolish a non-landmarked historic property.
727 Comstock Ave	07/24/24	Project	Protected Site	In Review	PS-24-01 Designate the property at 727 Comstock Ave to be a protected site.

City of Syracuse
Parcel History
 01/01/1900 - 07/25/2024
 Tax Map #: 046.-17-14.0
 Owners: Syracuse University
 Zoning: PID

Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/10/87	Project	Variance (Converted)	Approved	V-87-107 To construct a 38'4" x 85'3" addition to the SE corner of Shaw Dorm (5 fl & basmt). aka 201 Euclid Ave & Comstock Ave
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/26/93	Project	Zoning (Converted)	Approved	Z-2498 PROJECT PLAN REVIEW (SHAW DINING CENTER)
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/27/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	06133 Inital entry for review Shaw Hall. Interior alterations to type IIB construction, for type R-2 occupancy as per attached plans dated 2-24-2012 for Shaw Hall bathrooms. Separate permits are required for Electrical, HVAC, Plumbing, Alarms, and Sprinklers. Contractors shall fllow the construction safe-guards of NYSEBC, & NYSFC Chapter 14.
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/07/12	Permit Application	HVAC/Mechanical	Issued	06237 SHAW HALL
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/14/12	Permit Application	Electric	Issued	06721 Electrical work for bathroom renovations at Shaw Hall Emerald Electric
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/17/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	06255 SHAW HALL: Remove 4 windows and replace with smaller windows. Replace all other windows in kind per the attached plans dated 5/2/2012. contractor shall follow the construction safeguards of NYSEBC and NYSFC Chapter 14.
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/22/12	Permit Application	Electric	Issued	06597 Underground installation of electrical conduit at Comstock and Euclid O'Connell Electric
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/23/12	Inspection	Initial Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/31/12	Renewed Permit	Electric	Renewed	06721 Electrical work for bathroom renovations at Shaw Hall Emerald Electric
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/01/12	Inspection	Progress Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/01/12	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/06/12	Inspection	Backfill	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/08/12	Inspection	Initial Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/08/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/12	Inspection	Initial Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/14/12	Inspection	Framing Before Enclosing	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/14/12	Inspection	Insulation Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/20/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/20/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/21/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/22/12	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/26/12	Inspection	Framing Before Enclosing	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/28/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/28/12	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/05/12	Permit Application	Electric	Issued	07283 Low voltage work for energy management. Shaw Hall Bathrooms
					Myriad Construction
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/05/12	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/05/12	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/05/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/05/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/05/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/09/12	Permit Application	Fire Alarm	Issued	07285 Fire Alarm installation for Shaw Hall renovations Emerald Electric
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/09/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/11/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/13/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/13/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/16/12	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/19/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/20/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/26/12	Inspection	Insulation Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/30/12	Permit Application	Electric	Issued	07720 Receptacles for Ice Cream machines in dining hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/30/12	Inspection	Initial Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/30/12	Inspection	Fire Inspector Notification	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/31/12	Inspection	Initial Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/31/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/31/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/31/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/02/12	Inspection	Rough-In Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/06/12	Inspection	Rough-In Wiring Before Enclosing	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/09/12	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/09/12	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/09/12	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/09/12	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Final Fire Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Final Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/14/12	Completed Permit	Electric	Certificate Issued	07283 Low voltage work for energy management. Shaw Hall Bathrooms Myriad Construction Certificate of Completion #07283
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/15/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/15/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/15/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/15/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	06255 SHAW HALL: Remove 4 windows and replace with smaller windows. Replace all other windows in kind per the attached plans dated 5/2/2012. contractor shall follow the construction safeguards of NYSEBC and NYSFC Chapter 14. Certificate of Completion #06255
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/16/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	06133 Inital entry for review Shaw Hall. Interior alterations to type IIB construction, for type R-2 occupancy as per attached plans dated 2-24- 2012 for Shaw Hall bathrooms. Separate permits are required for Electrical, HVAC, Plumbing, Alarms, and Sprinklers. Contractors shall floolw the construction safe-guards of NYSEBC, & NYSFC Chapter 14. Certificate of Completion #06133
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/17/12	Completed Permit	Electric	Certificate Issued	06721 Electrical work for bathroom renovations at Shaw Hall Emerald Electric Certificate of Completion #06721

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/17/12	Completed Permit	Fire Alarm	Certificate Issued	07285 Fire Alarm installation for Shaw Hall renovations Emerald Electric Certificate of Completion #07285
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/21/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/22/12	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/04/12	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/05/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/10/12	Completed Permit	Electric	Certificate Issued	07720 Receptacles for Ice Cream machines in dining hall Certificate of Completion #07720
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/21/12	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/27/12	Completed Permit	Electric	Certificate Issued	06597 Underground installation of electrical conduit at Comstock and Euclid O'Connell Electric Certificate of Completion #06597
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/09/13	Periodic Inspection	C of C	CC - Valid/Cert	
201 Euclid Ave & Comstock Ave (Shaw Hall)	03/19/13	Permit Application	HVAC/Mechanical	Issued	10488 HVAC work for Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	03/19/13	Completed Permit	HVAC/Mechanical	Certificate Issued	10488 HVAC work for Shaw Hall Certificate of Completion #10488
201 Euclid Ave & Comstock Ave (Shaw Hall)	03/20/13	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/03/13	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/05/13	Permit Application	Com. Reno/Rem/Chg Occ	Issued	10623 Shaw Hall review Contact: Nate Bliss - 1-315-403-0131 Interior renovations and new elevator shaft type IB construction for type R-2 occupancy as per the attached plans dated 1-28-13 & 2-8-13. Separate permits are required for electrical, plumbing, HVAC, sprinklers, alarms, and elevator. A FINAL REPORT MUST BE SUBMITTED INDICATING THAT ALL SPECIAL INSPECTIONS HAVE BEEN MADE AND THAT ALL DISCREPANCIES HAVE BEEN RESOLVED PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION.
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/12/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/24/13	Permit Application	Sprinkler	Issued	10880 Sprinkler for Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/26/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/30/13	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	10623 Shaw Hall review Contact: Nate Bliss - 1-315-403-0131 Interior renovations and new elevator shaft type IB construction for type R-2 occupancy as per the attached plans dated 1-28-13 & 2-8-13. Separate permits are required for electrical, plumbing, HVAC, sprinklers, alarms, and elevator. A FINAL REPORT MUST BE SUBMITTED INDICATING THAT ALL SPECIAL INSPECTIONS HAVE BEEN MADE AND THAT ALL DISCREPANCIES HAVE BEEN RESOLVED PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION. Certificate of Completion #10623
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/03/13	Permit Application	Com. Reno/Rem/Chg Occ	Issued	10957 Repair roof with new vapor retarder, poly ISO insulation, roof membrane, and stone ballast per the attached plans dated 2/21/2013. for Shaw Hall. Contractor shall maintain the construction safeguards of NYSEBC & NYSFC Chapter 14.
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/06/13	Permit Application	Electric	Issued	10807 S.U. Shaw Hall-Electric renovation for floors 4 & 5 and basement DEMCO ELECTRIC

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/06/13	Permit Application	Fire Alarm	Issued	10984 FIRE ALARM FOR SHAW HALL
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/06/13	Completed Permit	Electric	Certificate Issued	10807 S.U. Shaw Hall-Electric renovation for floors 4 & 5 and basement DEMCO ELECTRIC Certificate of Completion #10807
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/06/13	Completed Permit	Sprinkler	Certificate Issued	10880 Sprinkler for Shaw Hall Certificate of Completion #10880
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/07/13	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/07/13	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/08/13	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	10957 Repair roof with new vapor retarder, poly ISO insulation, roof membrane, and stone ballast per the attached plans dated 2/21/2013. for Shaw Hall. Contractor shall maintain the construction safeguards of NYSEBC & NYSFC Chapter 14. Certificate of Completion #10957
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/14/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/15/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/20/13	Permit Application	Electric	Issued	11209 S U SHAW HALL-Energy Management Control
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/20/13	Completed Permit	Electric	Certificate Issued	11209 S U SHAW HALL-Energy Management Control Certificate of Completion #11209
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/21/13	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/21/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/28/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/03/13	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/04/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/07/13	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/07/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/07/13	Inspection	Rough-In Wiring Before Enclosing	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/11/13	Completed Permit	Fire Alarm	Certificate Issued	10984 FIRE ALARM FOR SHAW HALL Certificate of Completion #10984
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/11/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/13	Inspection	Fire Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/13/13	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/13/13	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/13/13	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/13/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/25/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/27/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/27/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/27/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/09/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/09/13	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/11/13	Permit Application	Electric	Issued	11871 SU/ SHAW HALL: LOW VOLTAGE TELE-DATA HOEFLER COMMUNICATIONS
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/11/13	Completed Permit	Electric	Certificate Issued	11871 SU/ SHAW HALL: LOW VOLTAGE TELE-DATA HOEFLER COMMUNICATIONS Certificate of Completion #11871
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/11/13	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/11/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/23/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/24/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/02/13	Inspection	Final Fire Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/02/13	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/02/13	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/05/13	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/06/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/16/13	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/19/13	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/20/13	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/20/13	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/30/13	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/05/13	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/27/13	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	03/24/14	Project	Zoning (Converted)	Approved	Z-2498M1 CONSTRUCT A TWO-STORY VESTIBULE ADDITION
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/08/14	Permit Application	Com. Reno/Rem/Chg Occ	Application Expired	14960 ***This application was approved and issued. Glitch with IPS not allowing to show "issued". -Jdishaw addition phase 3B 2 story lobby A FINAL REPORT IS REQUIRED FOR SPECIAL INSPECTIONS PRIOR TO ISSUANCE OF C/O C of O pending installation of permanent guard rail, fire rated windows for lobby area and exterior wall finish. C OF O TYPED, AWAITING SIGNATURES 7/29/2016 CO ISSUED 8/25/2016
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/08/14	Permit Application	Com. Reno/Rem/Chg Occ	Issued	14916 exterior/ interior renovations phase 3A floors 2 & 3 with elevator lobby repair on other floors
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/12/14	Permit Application	Com. Reno/Rem/Chg Occ	Issued	15158 Exterior / interior demo for Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/13/14	Permit Application	Elevator	Issued	15068 elevator install for Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/22/14	Permit Application	Electric	Issued	15338 Electrical for Shaw Hall, Phase 3A: Major work on Floors 2 & 3, G-5 All

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/22/14	Permit Application	Fire Alarm	Issued	15339 Phase 3A fire alarm
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/22/14	Permit Application	Sprinkler	Issued	15317 Phase 3A sprinkler-Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/22/14	Completed Permit	Sprinkler	Certificate Issued	15317 Phase 3A sprinkler-Shaw Hall Certificate of Completion #15317
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/22/14	Completed Permit	Electric	Certificate Issued	15338 Electrical for Shaw Hall, Phase 3A: Major work on Floors 2 & 3, G-5 All Certificate of Completion #15338
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/23/14	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	14916 exterior/ interior renovations phase 3A floors 2 & 3 with elevator lobby repair on other floors Certificate of Completion #14916
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/23/14	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/27/14	Inspection	Fire Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/29/14	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/30/14	Permit Application	HVAC/Mechanical	Issued	15415 HVAC
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/06/14	Inspection	Footer Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/06/14	Inspection	Footer Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/09/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/10/14	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/14	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/14	Inspection	Initial Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/14	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/13/14	Permit Application	Electric	Issued	15619 Energy Management and access control systems.
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/16/14	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/19/14	Inspection	Rough-In Wiring Before Enclosing	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/23/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/24/14	Inspection	Footer Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/24/14	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/24/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/26/14	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/27/14	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/27/14	Inspection	Footer Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/02/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/02/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/03/14	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/03/14	Inspection	Rough-In Wiring Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/07/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/09/14	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/14/14	Inspection	Fire Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/14/14	Inspection	Inspector Notification	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/14/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/15/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/16/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/21/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/23/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/30/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/04/14	Inspection	Footer Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/05/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/06/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/06/14	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/14	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/14	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/12/14	Inspection	Progress Inspection	Pass	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/24/14	Inspection	Final Fire Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/26/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/21/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/31/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/31/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/31/14	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/13/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/22/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	18150 Phase 3B renovations Ground 1st & 2nd floors
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/17/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/17/15	Completed Permit	Elevator	Certificate Issued	15068 elevator install for Shaw Hall Certificate of Completion #15068
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/24/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	03/03/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/03/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/06/15	Project	Zoning (Converted)	Approved	Z-2498M2 INSTALLATION OF AN ON-SITE EMERGENCY GENERATOR
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/09/15	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/09/15	Inspection	Fire Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/17/15	Permit Application	Fire Alarm	Issued	18987 Fire alarm

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/20/15	Permit Application	Electric	Issued	18986 Shaw hall B-1st & 2nd electrical
201 Euclid Ave & Comstock Ave (Shaw Hall)	04/21/15	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/04/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/12/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/12/15	Inspection	Footer Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/15/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/15/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/21/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/26/15	Permit Application	Electric	Issued	19422 Low Voltage Tele Data and Video Feeds.
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/27/15	Permit Application	Sprinkler	Issued	19464 Sprinkler Phase 3B Ground, 1st, 2nd Floors
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/27/15	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/27/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/28/15	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/28/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/28/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/28/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/11/15	Inspection	Progress Inspection	In Progress	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/16/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/19/15	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/19/15	Inspection	Fire Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/19/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/24/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/26/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/26/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/30/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/01/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/01/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/02/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/08/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/13/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/13/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/13/15	Inspection	Framing Before Enclosing	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/13/15	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/15/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/20/15	Permit Application	FPB Tank - Installation	Issued	20199 Tank removal & installation
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/21/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/21/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/22/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/23/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/24/15	Permit Application	Elevator	Issued	19782 Elevator for Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/24/15	Permit Application	Elevator	Issued	19783 Elevator for Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/15	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/31/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/05/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/07/15	Completed Permit	FPB Tank - Installation	Certificate Issued	20199 Tank removal & installation Certificate of Completion #20199
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/10/15	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/10/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Completed Permit	HVAC/Mechanical	Certificate Issued	15415 HVAC Certificate of Completion #15415
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Progress Inspection	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/11/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/12/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/12/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/12/15	Inspection	Final Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/12/15	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/12/15	Completed Permit	Electric	Certificate Issued	19422 Low Voltage Tele Data and Video Feeds. Certificate of Completion #19422
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/13/15	Completed Permit	Fire Alarm	Certificate Issued	18987 Fire alarm Certificate of Completion #18987
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/13/15	Completed Permit	Electric	Certificate Issued	18986 Shaw hall B-1st & 2nd electrical Certificate of Completion #18986
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/13/15	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	18150 Phase 3B renovations Ground 1st & 2nd floors Certificate of Completion #18150
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/13/15	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	15158 Exterior / interior demo for Shaw Hall Certificate of Completion #15158
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/13/15	Completed Permit	Fire Alarm	Certificate Issued	15339 Phase 3A fire alarm Certificate of Completion #15339
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/13/15	Completed Permit	Electric	Certificate Issued	15619 Energy Management and access control systems. Certificate of Completion #15619

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/19/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/26/15	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/02/15	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/02/15	Completed Permit	Sprinkler	Certificate Issued	19464 Sprinkler Phase 3B Ground, 1st, 2nd Floors Certificate of Completion #19464
201 Euclid Ave & Comstock Ave (Shaw Hall)	10/07/15	Completed Complaint	Fire Safety	Completed	2015-25445 Rrequest for new lock box(s) and schematic to reflect new floor plan. forwarded to John Rossiter. follow up to ensure changes are made. see attached
201 Euclid Ave & Comstock Ave (Shaw Hall)	10/07/15	Inspection	Complaint Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/26/16	Inspection	Final Fire Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/23/16	Periodic Inspection	Smoke Certification	SC - Issued	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/28/16	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/25/16	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	14960 ***This application was approved and issued. Glitch with IPS not allowing to show "issued". -Jdishaw addition phase 3B 2 story lobby A FINAL REPORT IS REQUIRED FOR SPECIAL INSPECTIONS PRIOR TO ISSUANCE OF C/O C of O pending installation of permanent guard rail, fire rated windows for lobby area and exterior wall finish. C OF O TYPED, AWAITING SIGNATURES 7/29/2016 CO ISSUED 8/25/2016 Certificate of Occupancy #14960

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/08/16	Completed Complaint	Vacant Lot: Overgrown	Completed	2016-26175 vacant lot has over growth about 5 foot high and the kids are back to school throwing alot of litter in this over growth.
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/03/16	Permit Application	Fire Alarm	Issued	25921 Fire Alarms for Shaw Hall, 1st Phase
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/07/16	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/27/16	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/03/17	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/19/17	Inspection	Progress Inspection	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/23/17	Inspection	Progress Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/23/17	Completed Permit	Fire Alarm	Certificate Issued	25921 Fire Alarms for Shaw Hall, 1st Phase Certificate of Completion #25921
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/09/17	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/09/17	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/09/17	Completed Permit	Elevator	Certificate Issued	19782 Elevator for Shaw Hall Certificate of Completion #19782
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/09/17	Completed Permit	Elevator	Certificate Issued	19783 Elevator for Shaw Hall Certificate of Completion #19783
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/21/19	Permit Application	Sign	Issued	36996 signage
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/10/19	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	12/18/19	Permit Application	Fire Alarm	Issued	40346 Fire Alarm - - Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/27/20	Permit	Fire Alarm	Open	40346 Fire Alarm - - Shaw Hall Expires 01/27/2021

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/28/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/28/20	Inspection	Fire Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/20/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	03/19/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/20/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/11/20	Permit Application	Electric	Issued	41728 Electric: Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/12/20	Inspection	Inspector Notification	No Work Started	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/25/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/14/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/29/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	08/05/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/21/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	10/08/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	10/27/20	Inspection	Inspector Notification	N/A	
201 Euclid Ave & Comstock Ave (Shaw Hall)	11/05/20	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/07/21	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/02/21	Inspection	Inspector Notification	Pass	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/02/21	Completed Permit	Electric	Certificate Issued	41728 Electric: Shaw Hall Certificate of Completion #41728
201 Euclid Ave & Comstock Ave (Shaw Hall)	02/17/21	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/14/21	Completed Complaint	Catch Basin: Clean	Completed	2021-16221 Clean Catch Basin
201 Euclid Ave & Comstock Ave (Shaw Hall)	09/09/21	Inspection	Final Fire Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/25/22	Permit Application	Sprinkler	Issued	45769 Sprinkler @ Shaw Hall
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/25/22	Inspection	Plan Review Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/26/22	Inspection	Plan Review Update	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	01/27/22	Inspection	Inspector Notification	In Progress	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/12/22	Inspection	Final Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	05/19/22	Completed Permit	Sign	Certificate Issued	36996 signage Certificate of Completion #36996
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/24/22	Inspection	Sprinkler Inspection	Pass	
201 Euclid Ave & Comstock Ave (Shaw Hall)	06/27/22	Completed Permit	Sprinkler	Certificate Issued	45769 Sprinkler @ Shaw Hall Certificate of Completion #45769
201 Euclid Ave & Comstock Ave (Shaw Hall)	07/26/22	Project	Tower / Dish / Antenna	Approved	SR-22-08 Install one (JMA Wireless) CBRS antenna on the roof of Shaw Hall



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University
From: Zhitong Wu, Zoning Planner
Date: 7/26/2024 9:38:45 AM
Re: Project Plan Review Z-2870
727 Comstock Ave, 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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Pending	07/15/2024		
DPW Commissioner - Zoning	Pending	07/15/2024		
DPW Sewers - Zoning	Internal Review Complete	07/15/2024	Vinny Esposito	A full SWPPP will be required including grading and drainage plan. Local sewer evaluation will be required.
DPW Sidewalks - Zoning	Pending	07/15/2024		
Eng. Design & Cons. - Zoning	Pending	07/15/2024		
City Engineer - Zoning	Pending	07/15/2024		
Eng. Mapping - Zoning	Approved	07/19/2024	Ray Wills	Work should have no impact on Mapping Division assets in the area.
City Planning - Zoning	Pending	07/15/2024		
DPW Traffic Control- Zoning	Conditionally Approved	07/23/2024	Charles Gafrancesco	7.23.24 Conditionally Approved. - An MUTCD compliant work zone traffic plan shall be submitted and put in place to protect vehicles, pedestrians and property in the public ROW. All necessary warning signs detours and barriers shall be in place and maintained by applicant for entirety of project. Ingress and egress shall be maintained for residential and commercial properties. If the applicant is unfamiliar with requirements, they are instructed to reach out to the permit desk for help. Area is subject to inspection by City of Syracuse DOT and any other applicable department. Non-Compliance with MUTCD or non-compliance to adjust traffic plan by direction of the City of Syracuse may result in permit being revoked at any time.
Landmark Preservation Board	Pending	07/15/2024		

Planning Commission	Pending	07/15/2024		
Zoning Planner	On Hold	07/15/2024	Zhitong Wu	<p>1. This project involves demolition of structures on 727 Comstock Ave. The 727 Comstock Ave is undergoing a local protected site designation with SLPB.</p> <p>2. There is a 1-story structure near to "B wing" facing Ostrom Ave that encroaches into the required 25-foot front setback line.</p> <p>3. Per ReZone, Art. 2, Sec. 2.15B(3)b.J.(Table 2.15), Where a use abuts a non-institutional residential use or district, a dense evergreen shrub or opaque fencing at least four feet in height shall be installed. The proposed project is located adjacent to the R1 and R2 Zone District.</p> <p>4. Per ReZone, Art. 2, Sec. 2.15B(3)b.L.(Table 2.15), the off-street parking requirement for the project is: 1 space per 10 bedrooms of any college or university residential use.</p>
DPW - Transportation Planner	Conditionally Approved	07/22/2024	Neil Milcarek-Burke	<p>Revised plans required.</p> <p>As relayed to the project team during the pre-development meeting:</p> <ul style="list-style-type: none"> - Parking lot in the front of the building along Comstock is not of an acceptable design, nor appropriate as it is a significant departure from existing streetscape - Sidewalks are to be replaced in full along all frontages to 6' wide minimum to reflect significant increase in intensity of the new build. To incorporate street tree plantings (consult City Forestry.) - Bike parking is required via interior long-term storage and exterior short-term storage in a conspicuous and well-lit area near entrances (staple-style racks, no wave racks) - Fire Lanes to be curbed with 6" mountable curbing and incorporate appropriate gates with knoxbox. Open curb-cuts for Fire Lanes are not applicable as this design does not produce unimpeded emergency access due to regular blockage. - Old curb-cuts and other street features are to be properly abandoned and restored. - Driveway to conform to NYSDOT Type-3 opening, sidewalk to continue through opening without dip, apron to make up grade.
DPW - Sanitation & Sewers	Conditionally Approved	07/15/2024	Vinny Esposito	<p>A full SWPPP will be required including grading and drainage plan.</p> <p>Local sewer evaluation will be required.</p>
Water Engineering - Zoning	Pending	07/15/2024		
Fire Prevention - Zoning	Pending	07/16/2024		



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University
From: Haohui Pan, Zoning Planner
Date: 7/25/2024 4:24:41 PM
Re: Resubdivision R-24-43
727 Comstock Ave, 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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	07/11/2024	Haohui Pan	Waiting for City department's comments The proposed lot complies with the minimum lot, size requirement in PID Zone District pursuant to Rezone, Art.2 Sec. 2.15B (3)E&F
Eng. Mapping - Zoning	Approved	07/16/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 145 & 163
Finance - Zoning	Internal Review Complete	07/23/2024	Veronica Voss	760 Ostrom owes \$55.56 July CS; 754 Ostrom also owes \$55.56 July CS; 750 ostrom owes \$56 CS; 744 ostrom owes \$61.28 CS; 740 ostrom owes \$56 CS; 736 ostrom owes \$56 CS; 732 ostrom owes \$56.44; 726 ostrom owes \$56.69; 718 ostrom owes \$56 cs; 712-14 Ostrom owes \$56 cs; 508 University owes \$71.32 CS; 506 University owes \$58.20 CS; 727 Comstock owes \$7560.45 CS&CO July; 201 Euclid owes \$6929.24 CS& CO.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	07/15/2024	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.

Eng Sewers- Zoning	Internal Review Complete	07/15/2024	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	07/15/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	07/11/2024		