



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>MaSPR-24-29</u>	<i>Staff Report – July 8, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	600 Montgomery St. & Harrison (Tax Map #: 095.-02-02.0)
<i>Summary of Proposed Action:</i>	Adaptive reuse of an existing building to change the land use from vacant office space to 35 dwelling units on floors 2 through 6 with a rooftop amenity.
<i>Owner/Applicant</i>	Dash Davidson, 250 Harrison Street, LLC. (Owner/Applicant)
<i>Existing Zone District:</i>	Central Business District (MX-5) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east and west are located within the Central Business District (MX-5) Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	Establish “Dwelling, Multi-unit” use on the second to sixth floor of the existing building. Convert all the office spaces in the building into 35 dwelling units including 4 affordable units. Renovate and clean up existing vacant retail spaces on the ground floor for future retail uses. Renovate the existing storage space in the basement to establish amenity space and storage space for the proposed dwelling units.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - This project is exempt from parking requirement. The zoning regulations regarding minimum required off-street parking spaces are not applicable to developments in MX-5 Zone District. - No on-site parking space is provided. There is a public parking lot situated on the abutting property at 604-12 Montgomery St. - The Landmark Preservation Board has reviewed the project and is overall supportive of the project. - This project is consistent with the purpose of MX-5 Zone District, which is to provide highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses. - This project proposes to provide 4 affordable dwelling units for households at or below 80% AMI. <p><u>Recommended Conditions:</u></p> <ul style="list-style-type: none"> - Applicant shall commit to the provision of 10% affordable units for the proposed 35 apartment units. The required number of affordable units may vary if there is a change to the total number of apartment units; any such changes require recertification with the Department of Neighborhood & Business Development. - All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments. - Affordable units must be evenly distributed among the different types (# bedrooms) of units. - The affordable dwelling units shall be available to qualifying households that fall within 80% Area Median Income of the Syracuse Metropolitan Statistical Area. - The applicant shall verify the income of qualified households every year with the Department of Neighborhood and Business Development. - The affordability requirement shall be in perpetuity and shall not expire.
<i>Zoning Procedural</i>	SP-82-37 Approved Special Use Permit to establish a indoor amusement use named

MaSPR-24-29

History:	Copper Kettle.
Summary of Zoning History:	There was a special use permit granted in 1982 to establish an indoor amusement business on the property. Based on historical zone checks, the building has been occupied by retail and office use since 1999.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The property has no zoning violations.
Property Characteristics:	The subject property is regular in shape with 144 ft of frontage along Harrison St., 50 ft of frontage along Montgomery St.
SEQR Determination:	Pursuant to 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no position.

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

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 1
- Location Survey on Part of Block No. 143, City of Syracuse. Known as No. 250 Harrison Street, City Of Syracuse, County of Onondaga, New York. Drawn by William J Hadcock, Licensed Land Surveyor; LEHR Land Surveyors D.P.C.; Dated: 02/19/2024; Scale: 1"=10'.
- Site Plan (Sheet A-1). Prepared by DJLU Architect; Stamped and Sealed by: De-Jan Lu, registered architect; Scale: 3/16"=1'
- Floor Plans (Sheets A-100, A-101, A-102). Prepared by DJLU Architect; Stamped and Sealed by: De-Jan Lu, registered architect; Dated: 04/24/2024; Scale: 3/16"=1'
- Roof Plan and Roof Deck Plan (Sheet A-103, A-113). Prepared by DJLU Architect; Stamped and Sealed by: De-Jan Lu, registered architect; Dated: 04/24/2024; Scale: 3/16"=1'
- Elevation Plans (Sheets A-105, A-106). Prepared by DJLU Architect; Stamped and Sealed by: De-Jan Lu, registered architect; Dated: 04/24/2024; Scaled as noted.

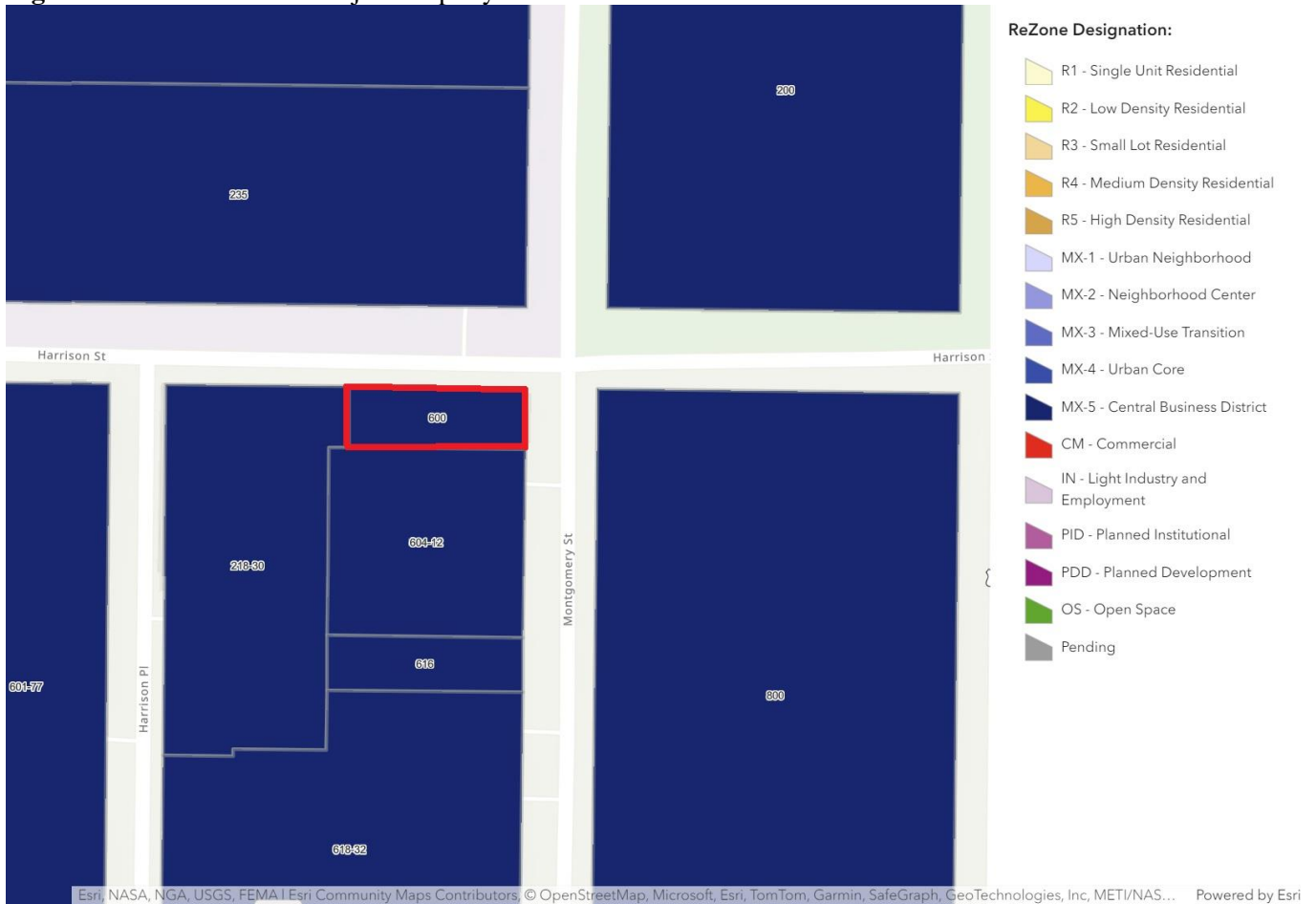
Attachments:

Major Site Plan Review Application
Full Environmental Assessment Form Part 2 & Part 3
OCPB Comments

Code Enforcement History
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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



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

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

Site Plan Review Application

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

General Project Information

Business/project name: 250 Harrison Street LLC	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 250 Harrison Street	
Tax Map ID#: 095.-02-02.0	Lot size (sq. ft.):7,200
Current use of property:Mixed use — office	Proposed:Mixed use — residential
Current number of dwelling units (if applicable):0	Proposed:35
Current onsite parking (if applicable):0	Proposed:0
Zone District (base and any overlay) of property:MX-5	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):	
Size:	Type: Location:
Size:	Type: Location:
Nature and extent of Site Plan requested (attach additional pages if necessary): Project Description document attached.	



Site Plan Review Application

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

Owner/Owner's Agent Certification

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

Print owner's name: Andrew Dashiell Davidson

Signature: 

Date: 5/29/2024

Mailing address: 98 Freeman Street 3R, Brooklyn NY 11222

Print authorized agent's name: Same as above

Date:

Signature:

Mailing address:

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

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

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

Attachment to Site Plan Review Application

250 Harrison Street LLC Project Description

The project is the reconstruction of the building located at 250 Harrison Street in the City of Syracuse, to convert the mostly-vacant building into residential housing with ground floor retail space.

250 Harrison Street was built in 1928 to be one of the nation's original Hilton Hotels. It is a grand historic building that has languished in a perpetual state of underutilization for decades following an uninspired post mid-century conversion to a "modern" office building. Today the offices sit mostly vacant and the ground floor commercial storefronts are vacant, except for the approximately 2,500 square foot Ale 'n Angus Pub.

The lot is 50 feet deep by 144 feet wide, for a total of 7,200 square feet. The building is 5,184 square feet per floor multiplied by the 6 floors of the building and the basement, totaling 36,288 square feet.

250 Harrison Street is currently a mixed-use building, with retail on the ground floor, retail supportive space and storage in the basement, and office on the upper five floors. The vast majority of the office space is currently vacant, and half of the retail ground floor space is currently vacant. Ale 'n Angus Pub leases half of the ground floor retail space and will continue to operate throughout the renovation project. No part of the renovation project will touch the Ale n' Angus space.

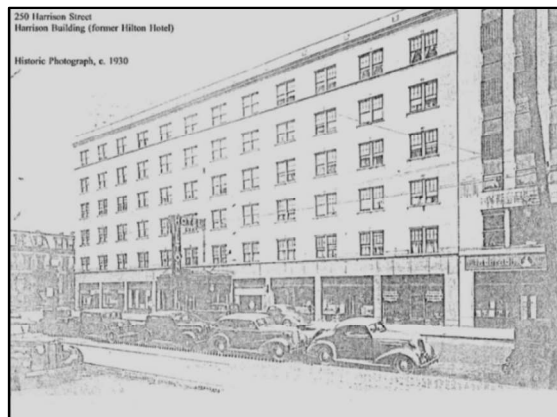
- All of the office space, totaling 26,000 square feet, will be vacant at the time of the renovation and will be converted into residential apartments. Our plans include a total of 35 apartments, including 5 studios, 25 one bedrooms, and 5 two bedroom units. 10% of the apartment units will be affordable dwelling units as required by Syracuse Zoning Ordinance.
- The basement (5,184 total square feet) storage space will be repurposed for amenity space for the apartments and apartment storage space.
- Ale 'n Angus (2,500 square feet) will continue as-is and will be wholly excluded from our renovation project.

- The remaining retail half of the ground floor (2,500 square feet) that is currently vacant will be “white boxed” for future retail use.

Approximately \$271,000 of the \$13,000,000 project budget, or 2%, relates to the purchase and improvement of the first floor retail space, as follows:

	<u>Total Project</u>	<u>Retail Portion</u>
Land Acquisition	\$1,900,000	\$271,000 (14% of acq.)
Site Work/Demo	\$500,000	\$25,000
Construction/renovation	\$9,000,000	\$0
Furniture/Fixtures	\$100,000	\$0
Engineering/Architecture	\$250,000	\$0
Financial Charges	\$500,000	\$0
Legal Fees	\$250,000	\$0
Mgmt/Developer Fees	<u>\$500,000</u>	<u>\$0</u>
Total Project	<u>\$13,000,000</u>	<u>\$296,000</u>

When finished, 250 Harrison will be a residential housing building with ground floor retail uses. In many ways, the new use will be compatible with the historic use of the building as hotel beds and residential over ground floor retail, as can be seen well in this great historic photo of the building from 1928.



We at High Tide Capital, owners of 250 Harrison Street LLC, are historic developers. It is all that we do. We believe strongly in the transformative power that

good adaptive reuse, historically appropriate, redevelopment can have on neighborhoods and communities. This is what we are striving to do in downtown Syracuse, with 250 Harrison Street being the first of, hopefully, many such projects.

In order to make these projects possible, we need to utilize the incentives of the federal and New York State historic tax credit programs. Unfortunately for ourselves as redevelopers of 250 Harrison Street and for the other building owners in our vicinity in the Harrison / Montgomery Street corridor, there was no federal historic district around our building and thus no access to the tax credit program. So the first thing we did was to go about changing that, and we have successfully extended the nearby Montgomery Street – Columbus Circle Historic District, at both the state and federal level, to include 250 Harrison and 10 other newly eligible historic buildings. It is our hope that through our efforts and investment to expand the historic district that more beneficial historic adaptive reuse projects will take place in our neighborhood.

Even with the historic tax credit incentives, these kinds of adaptive reuse projects remain financially challenged. Construction costs remain elevated, especially in the key mechanical fields of plumbing, electrical, and HVAC. These elevated costs, coupled with high interest rates and the challenging debt environment, combine to make large scale renovations difficult to pencil. So we are seeking assistance and support from the Syracuse Industrial Development Agency to help us make our dreams of the redevelopment of the historic Hilton Hotel building at 250 Harrison Street a reality.

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: 250 Harrison Street adaptive reuse historic renovation		
Project Location (describe, and attach a general location map): 250 Harrison Street on the corner of Montgomery Street and Harrison Street in downtown Syracuse (Tax Map No. 095.-02-02.0)		
Brief Description of Proposed Action (include purpose or need): Downtown Syracuse is suffering from a lack of housing units to house its growing population. Thanks to the successful resurgence of downtown businesses and recreational opportunities, more and more people are desiring to live in the middle of Syracuse where they can walk to all the places that they live, work, and play. 250 Harrison Street was built in 1928 to be one of the nation's original Hilton Hotels. It is a grand historic building that has languished in a perpetual state of underutilization for decades following an uninspired post mid-century conversion to a “modern” office building. Today the office's sit mostly vacant and the ground floor commercial storefronts are dark and forlorn and empty. The highest and best use of the 40,000 SF building on the prominent corner of Montgomery and Harrison Street is to provide housing to the growing population of downtown Syracuse. We seek to accomplish this through our historically appropriate adaptive reuse renovation project wherein we will convert the 6 story office building into 35 new mixed income apartments. The ground floor of the building will remain retail / commercial and we will fill the storefronts with new businesses.		
Name of Applicant/Sponsor: 250 Harrison Street LLC / Dash Davidson, Principal	Telephone: 917-626-0208	E-Mail: dash@hightidecapital.com
Address: 210 Exchange Street		
City/PO: Bangor	State: Maine	Zip Code: 04401
Project Contact (if not same as sponsor; give name and title/role): Dash Davidson (see above)	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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Planning Commission (site plan) Landmarks Preservation Board (comment)	May 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Industrial Development Agency, City of Syracuse Central Permit Office	May 2024
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO	May 2024
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions,

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? 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):

NYS Heritage Areas:Syracuse

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?

MX-5 _____

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? Syracuse City School District

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

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Department (Station 1)

d. What parks serve the project site?
Billings Park (~650 ft.), Columbus Circle (~900 ft.), Roesler Park (~950 ft.)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential + Commercial mixed use project

b. a. Total acreage of the site of the proposed action? _____ 0.2 acres
b. Total acreage to be physically disturbed? _____ 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.2 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: _____ 18 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	_____	_____	_____	35
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	35

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

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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: _____ 3,500 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: City of Syracuse Department of Water
- 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: _____ 3,000 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): _____

Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: Onondaga County Consolidated Sewer 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

Yes No
 Yes No

Do existing sewer lines serve the project site?
 Will a line extension within an existing district be necessary to serve the project?
 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 Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM to 7 PM • Saturday: _____ 9 AM to 5 PM • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours
--	---

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: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.16	0.16	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Peregrine Falcon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
 If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: Eligible property: Axa Tower II, Eligible property: AXA Tower 1, Onondaga County War Memorial, Plymouth Congregational ...
 iii. Brief description of attributes on which listing is based:
 Historic buildings serving the business district of downtown Syracuse

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
 If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
 If Yes:
 i. Identify resource: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No
 If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information


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

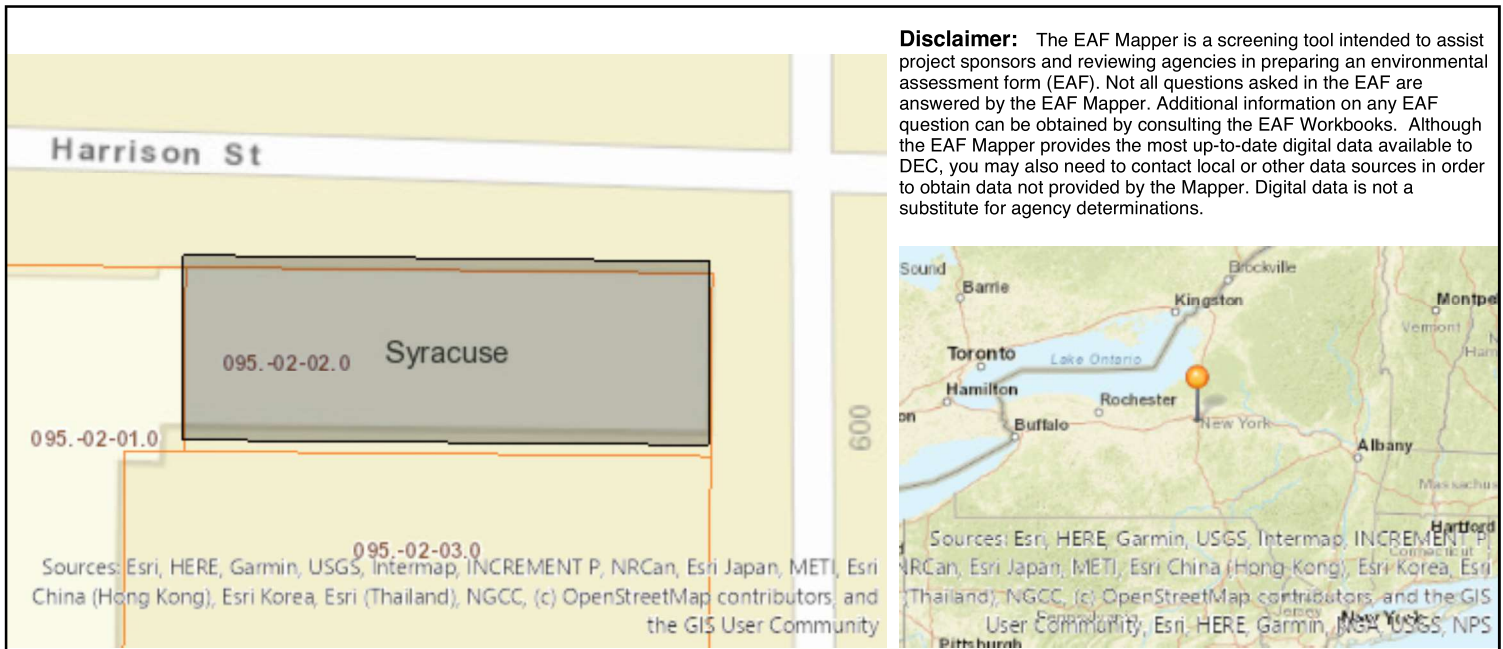
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Andrew Dashiell Davidson Date 5/29/2024

Signature  Title Owner, 250 Harrison Street LLC



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Syracuse
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]	Peregrine Falcon
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:Axa Tower II, Eligible property:AXA Tower 1, Onondaga County War Memorial, Plymouth Congregational Church, Hotel Syracuse
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

LEGAL DESCRIPTION FROM TITLE:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, being part of Block 143 in said City and being part of Lot No. 2 Subdivision No. 6 in said Block, according to a map made by Calvin Gutten bounded and described as follows:

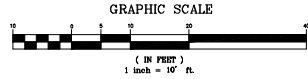
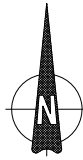
BEGINNING at the northeast corner of said west line of Montgomery Street with the south line of Harrison Street; thence southerly on the west line of Montgomery Street 50 feet; thence westerly parallel with the south line of Harrison Street 144 feet; thence northerly parallel with the west line of Montgomery Street 50 feet to the south line of Harrison Street; thence easterly along the south line of Harrison Street 144 feet to the place of beginning.

FOR INFORMATION ONLY: Said premises also known as 250 Harrison Street, Syracuse, NY 13202. Being the same tract of land as described in a title report prepared by First American Title Insurance Company Commitment Number 10G896143, dated April 09, 2023.

SCHEDULE Bii TITLE EXCEPTION NOTES:

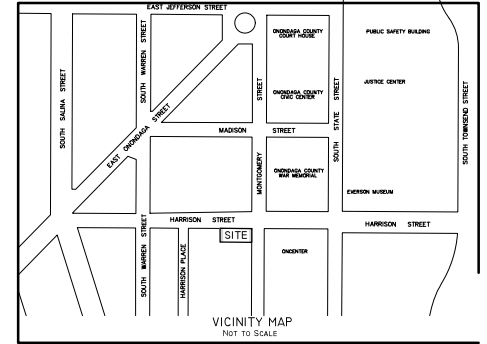
THIS SURVEY IS BASED ON A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 10G896143, DATED APRIL 09, 2023. ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

NO SURVEY RELATED ITEMS



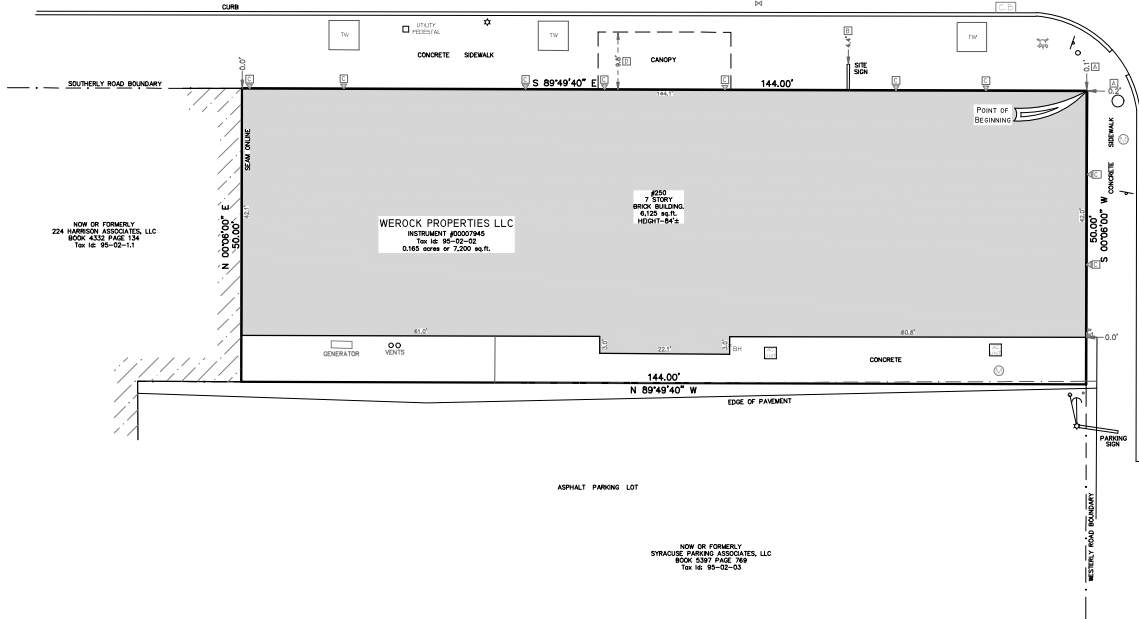
LEGEND:

- - LIGHT POLE
- - BUILDING LIGHT
- - SIGN
- ⊕ - TREE WELL
- - BOLLARD
- 7' - BUILDING HEIGHT LOCATION
- - CATCH BASIN
- - GAS VALVE
- - GUY WIRE
- - MANHOLE
- - FIRE HYDRANT



HARRISON STREET

86' WIDE PUBLIC RIGHT-OF-WAY ASPHALT VARES



MONTGOMERY STREET

30' WIDE PUBLIC RIGHT-OF-WAY ASPHALT

NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of New York.
- The basis of bearing for this survey is based on City of Syracuse datum, as shown herein.
- The property described herein is the same as the property described in First American Title Insurance Company Commitment No. 10G896143 with an effective date of April 09, 2023 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 36067C 0217 F, with a date of identification of November 4, 2016, for Community No. 360595, in Onondaga County, State of New York, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct physical access to Harrison Street and Montgomery Street, both are dedicated public streets or highways.
- The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Location of utilities shown herein were determined by observation of above ground evidence pursuant to Section 5 Paragraph E (IV) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Per table A, Item 11 the surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

ZONING INFORMATION:

The surveyor was not provided with zoning information by the client pursuant to Table A, Items 6(a) and 6(b).

POSSIBLE ENCROACHMENTS:

- - BUILDING PROTRUDES 0.1' AND 0.2' INTO ROAD BOUNDARY.
- - LIFE SIGN PROTRUDES 4.1' INTO ROAD BOUNDARY.
- - BUILDING LIGHTS PROTRUDE 0.1' AND 0.2' INTO ROAD BOUNDARY.
- - CANOPY PROTRUDE 0.8' INTO ROAD BOUNDARY.

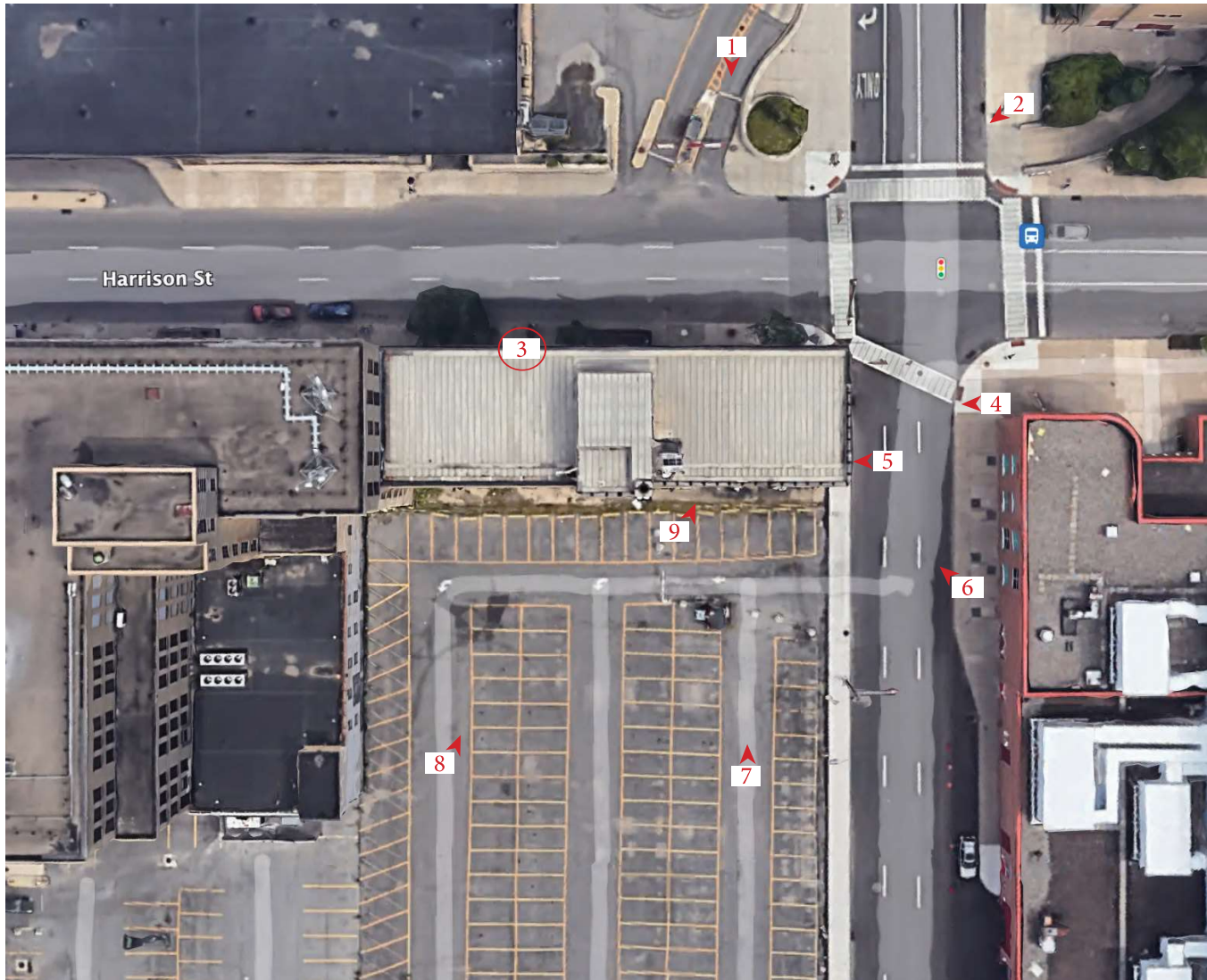
ALTA / NSPS LAND TITLE SURVEY

CERTIFY TO: HIGH TIDE CAPITAL LLC, TITLEVEST AGENCY, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 17, 2024.

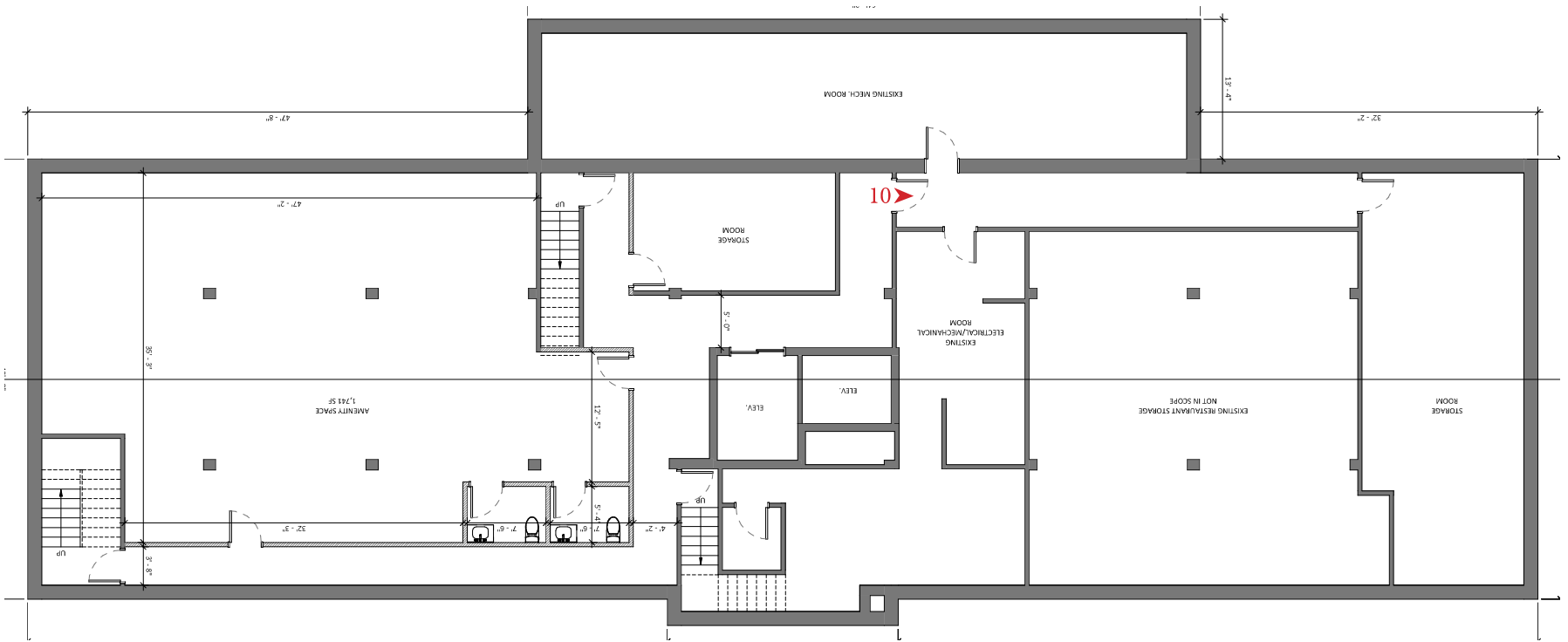
No.	DATE	DESCRIPTION	BY

<p>118 SALINA STREET - SUITE 6 LIVERPOOL, NEW YORK 13088 (315) 461-3333 info@lehrlandsurveyors.com</p>	<p>I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.</p>	<p>LOCATION SURVEY ON PART OF BLOCK No.143, CITY OF SYRACUSE.</p>
	<p>LICENSED LAND SURVEYOR WILLIAM J. HARRIS - NYLS: 050617</p>	<p>KNOWN AS No.250 HARRISON STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK</p> <p>FIELD DATE: 01/17/2024 MAP DATE: 02/19/2024 SCALE: 1"=10' DRAWN BY: WJH SHEET: 1 OF 1</p>



Harrison Building
250 Harrison Street
Syracuse, Onondaga County, New York 13202

National Park Service
Part 1 Certification Application
Site Plan



Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 Basement Plan



1. North elevation, facing south



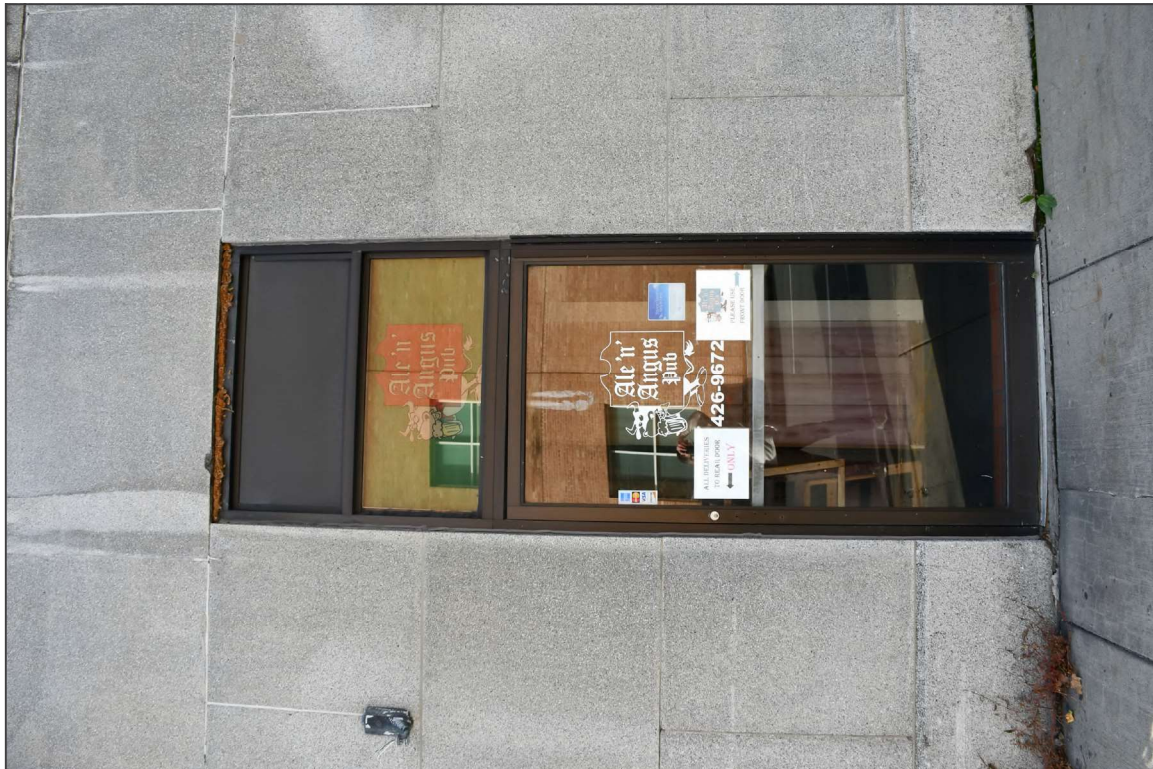
2. North and east elevations, facing southwest



3. North elevation ornamentation detail



4. East elevation, facing west



5. East elevation, facing west



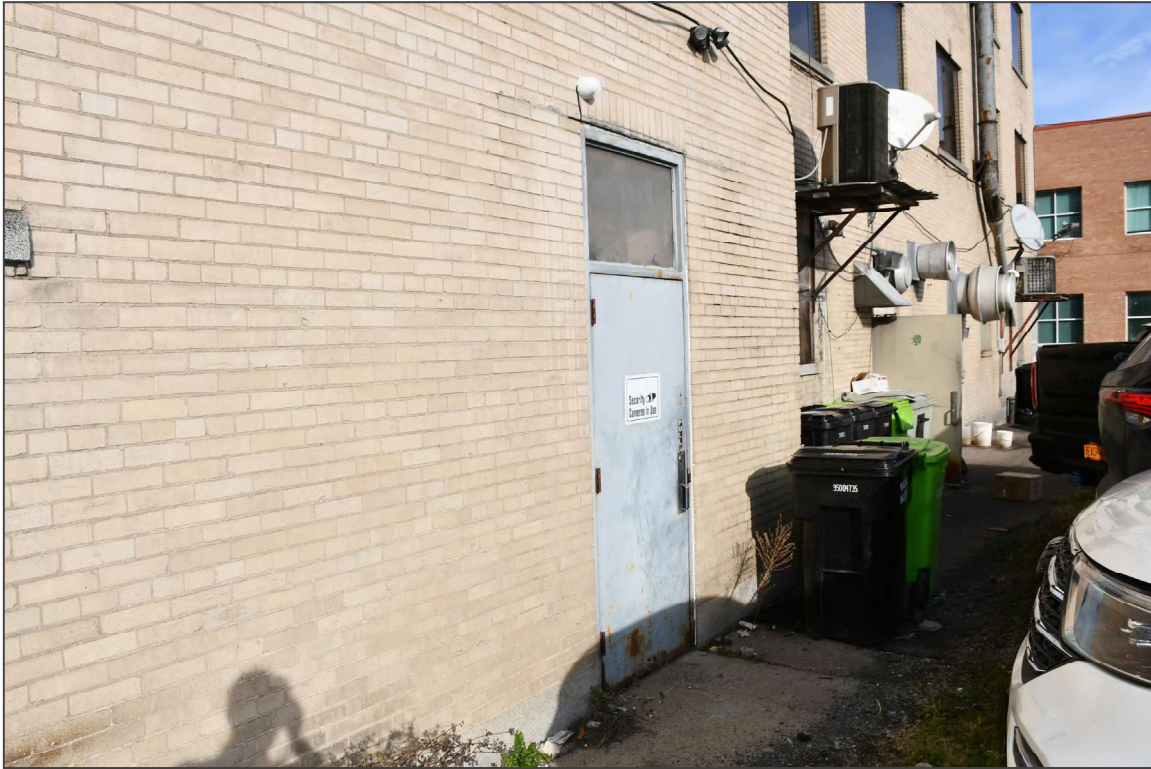
6. South and east elevations, facing northwest



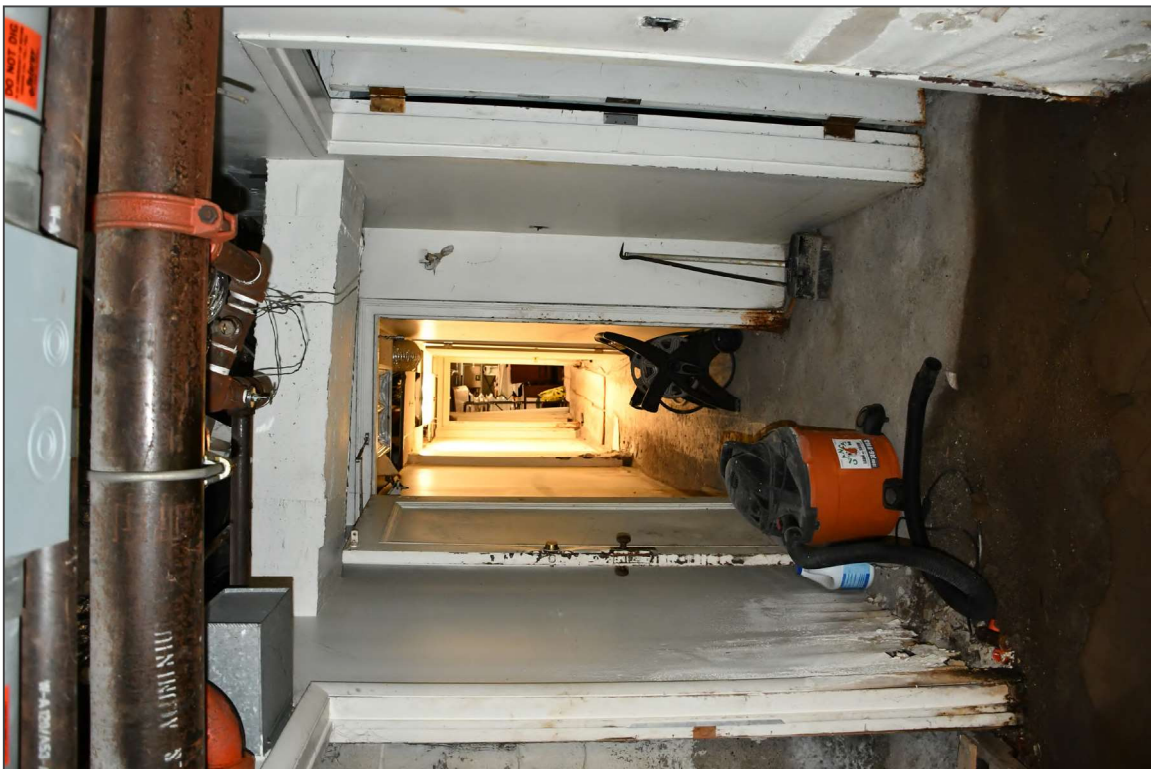
7. South elevation, facing north



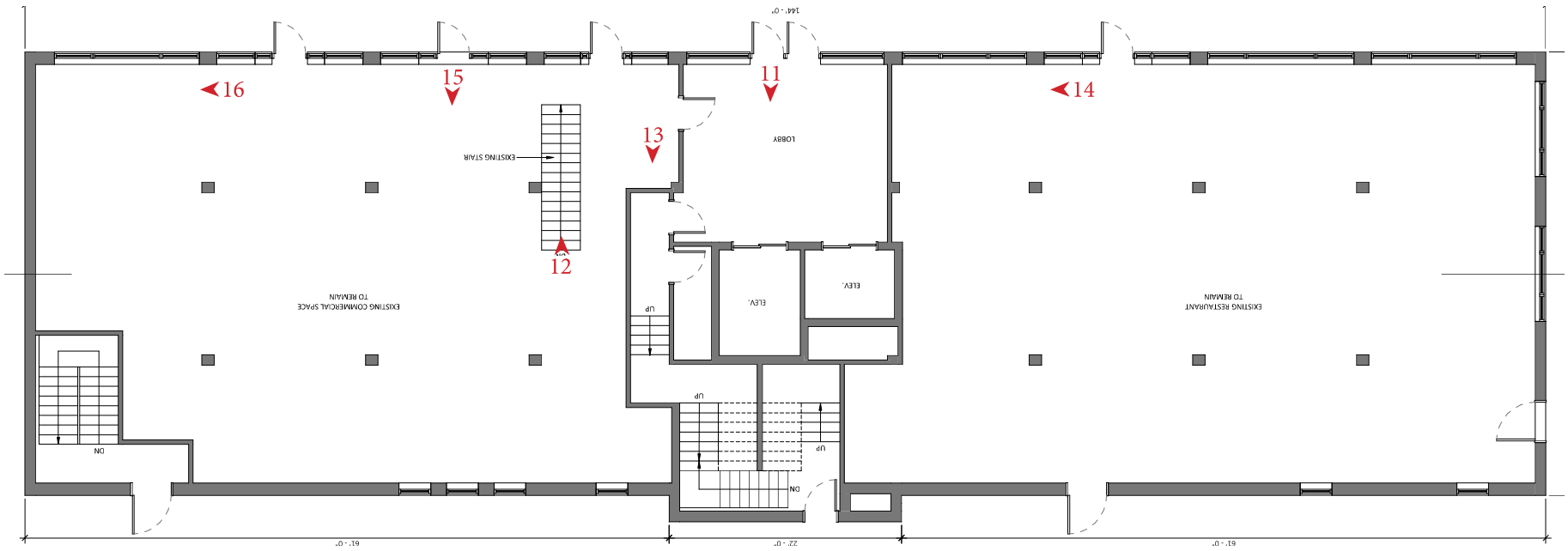
8. South elevation, facing northeast



9. South elevation, facing northeast



10. Basement, facing east



Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 First Floor Plan



11. First floor, facing south



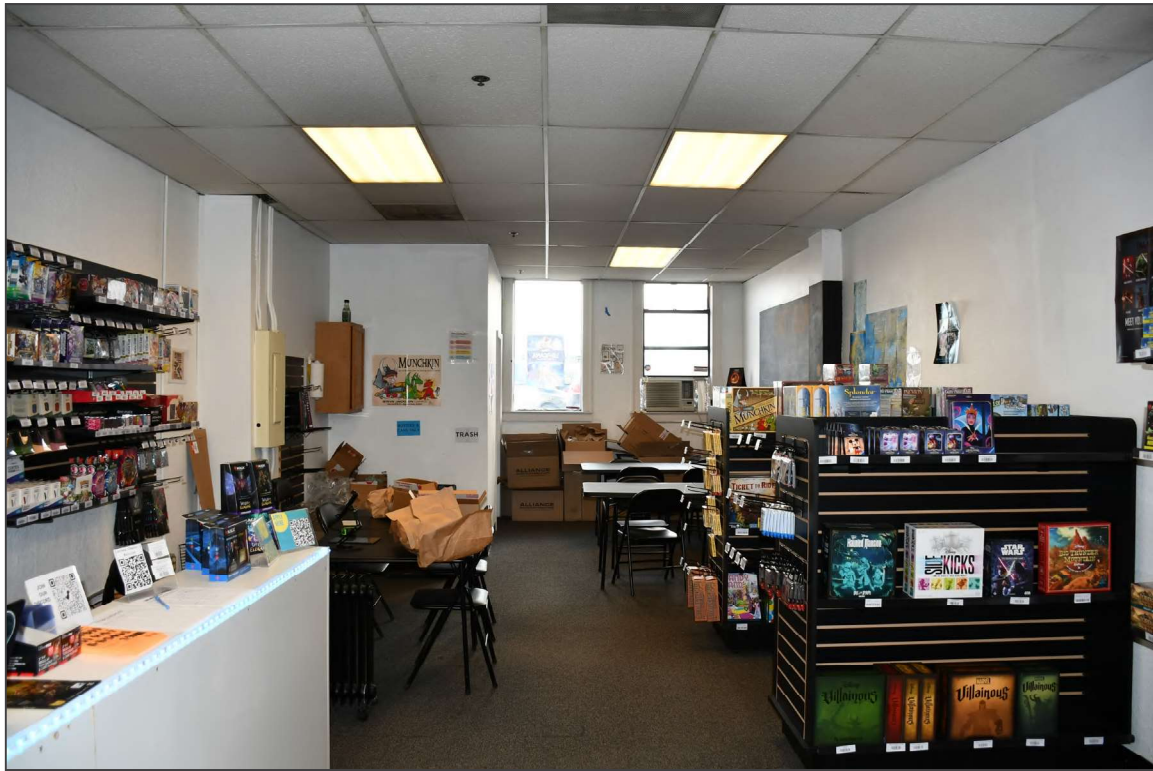
12. First floor, facing north



13. First floor, facing south



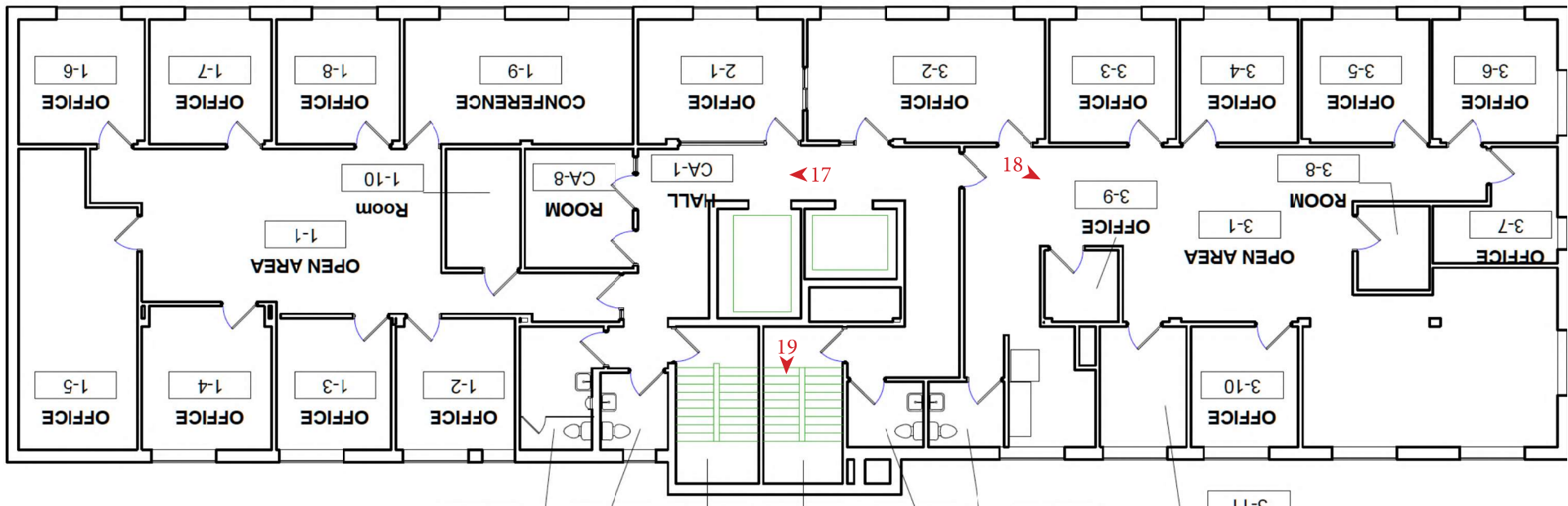
14. First floor, facing west



15. First floor, facing south



16. First floor, facing west



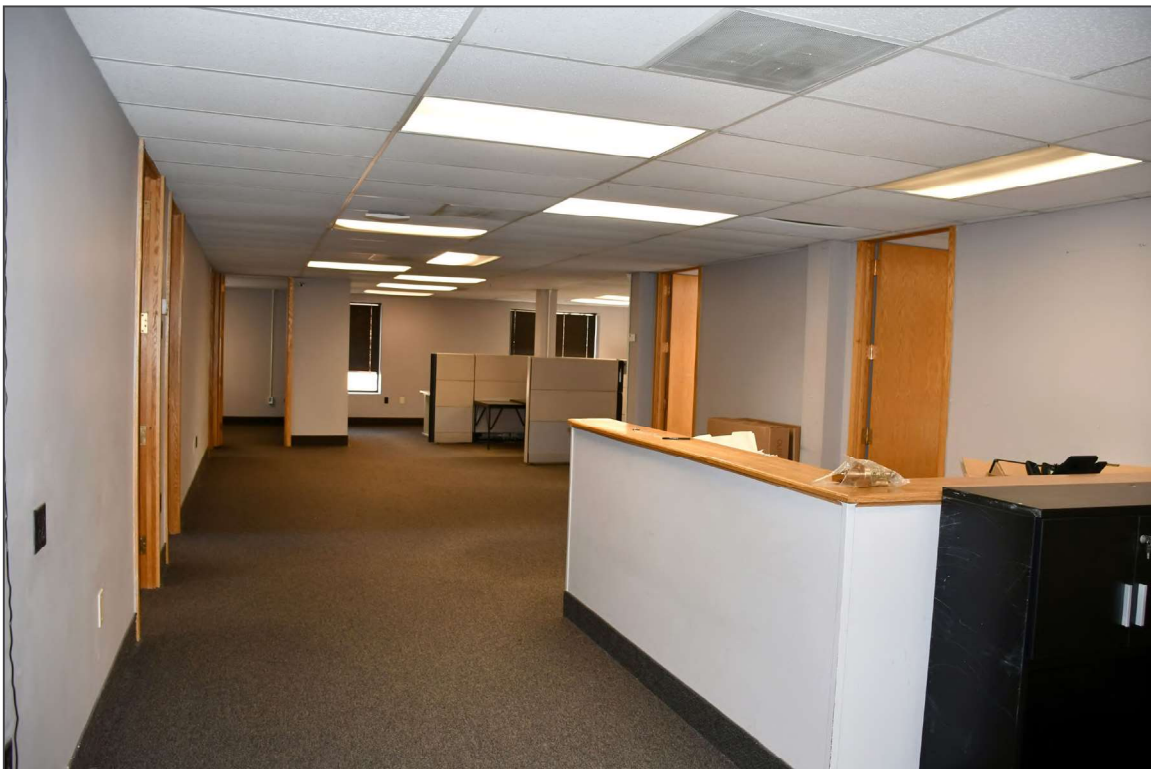
Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 Second Floor Plan





17. Second floor, facing west



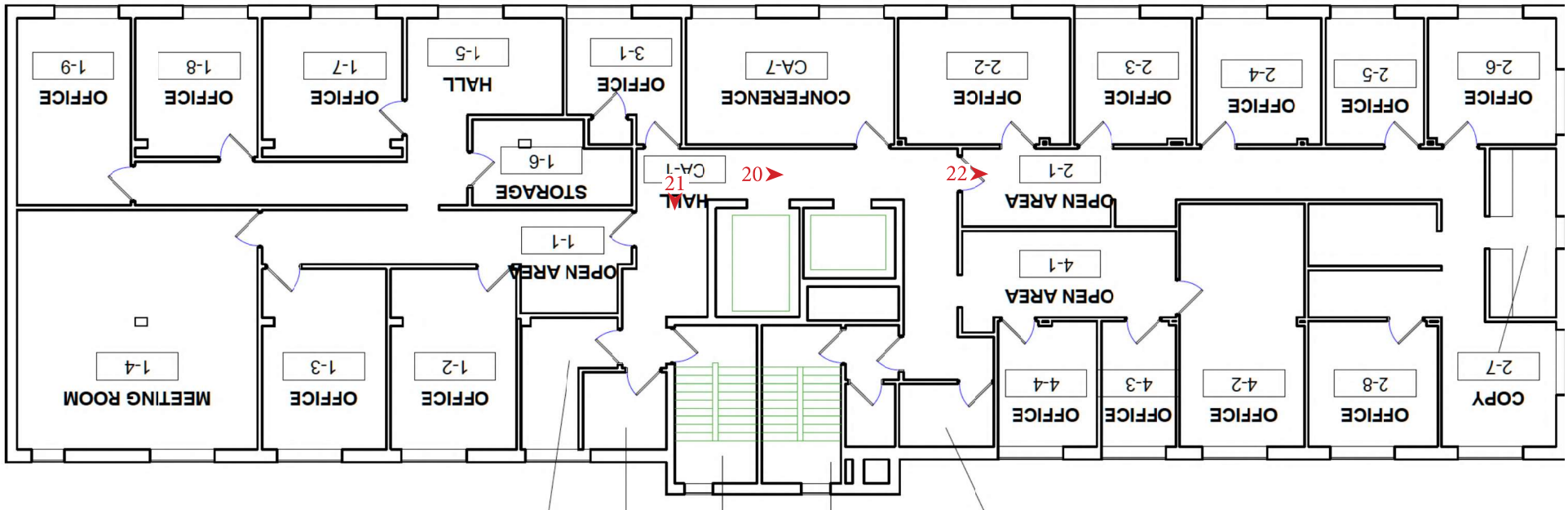
18. Second floor, facing southeast



19. Second floor, facing south



20. Third floor, facing east



Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 Third Floor Plan

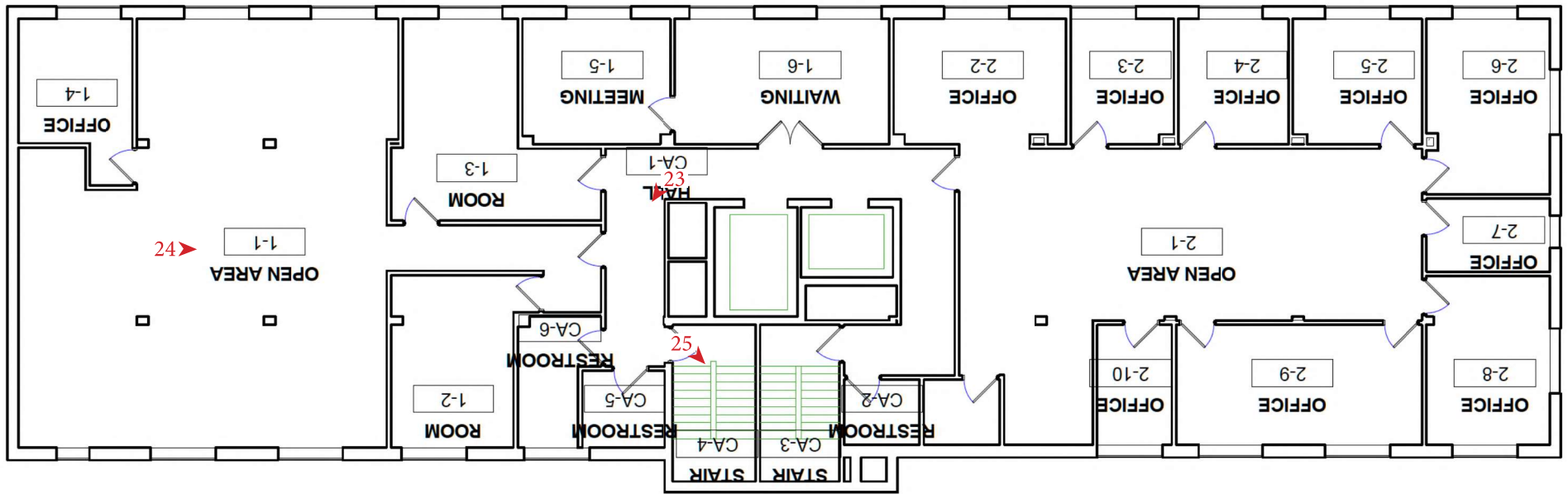




21. Third floor, facing south



22. Third floor, facing east



Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 Fourth Floor Plan



23. Fourth floor, facing southwest



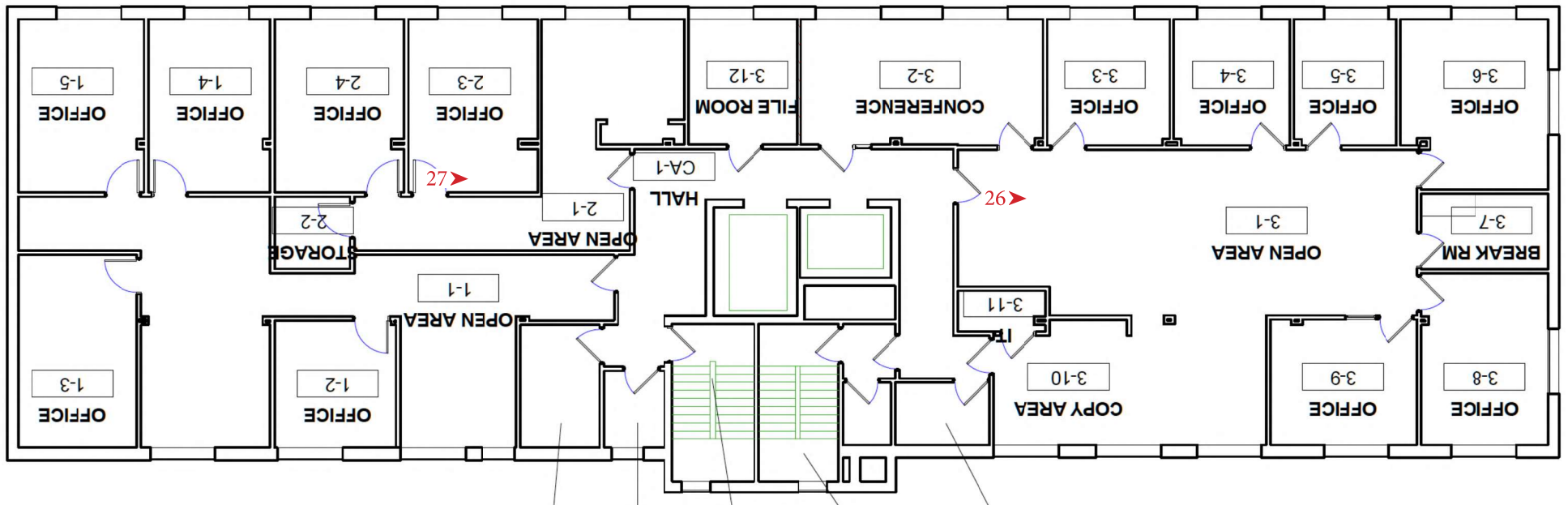
24. Fourth floor, facing east



25. Fourth floor, facing southeast



26. Fifth floor, facing east



Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 Fifth Floor Plan

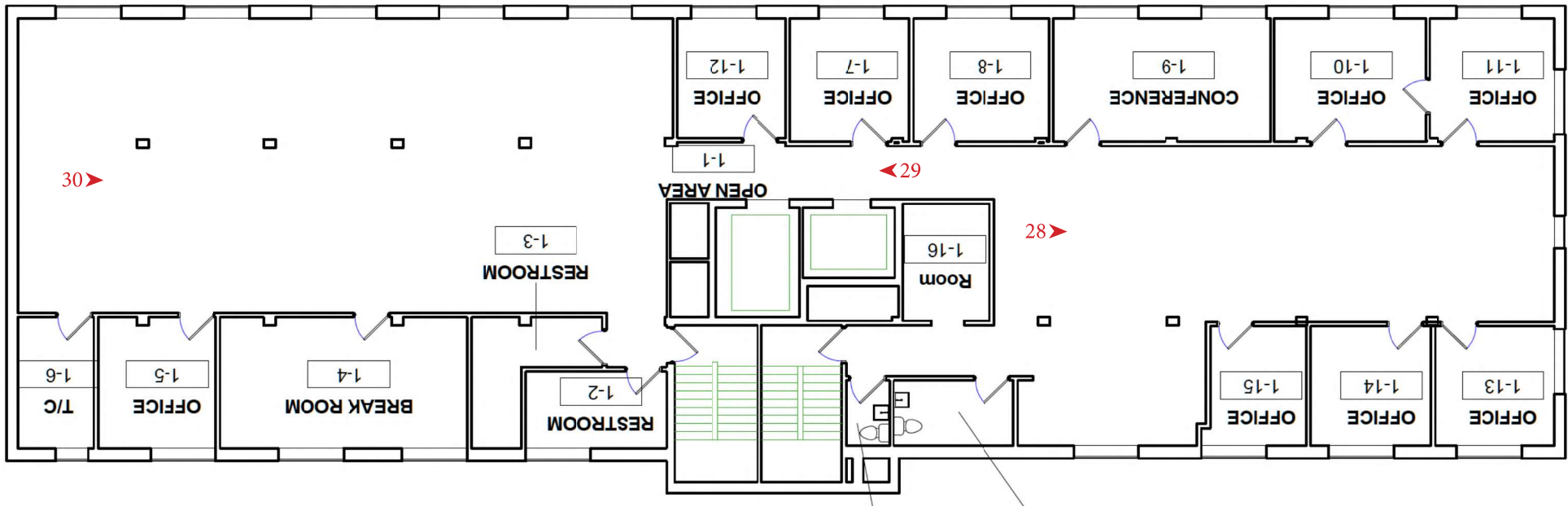




27. Fifth floor, facing east



28. Sixth floor, facing east



Harrison Building
 250 Harrison Street
 Syracuse, Onondaga County, New York 13202

National Park Service
 Part 1 Certification Application
 Sixth Floor Plan

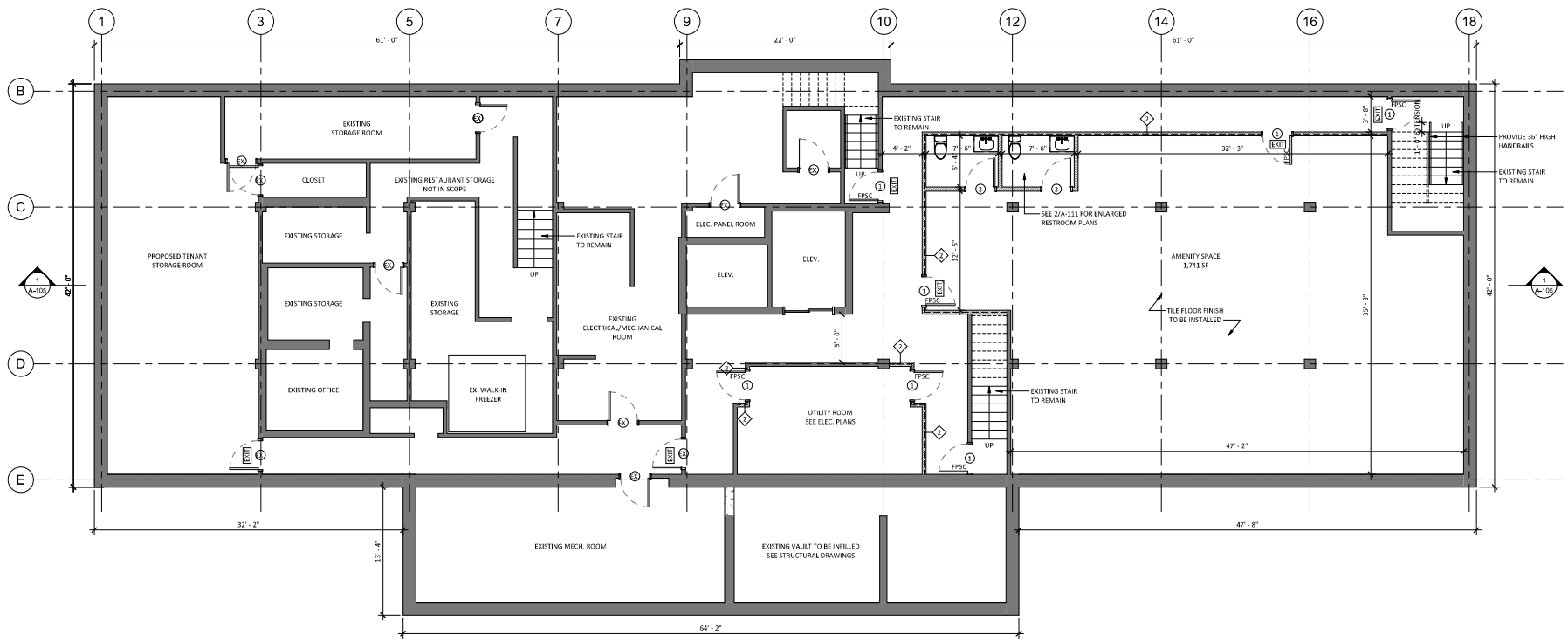


29. Sixth floor, facing west



30. Sixth floor, facing east

LEGEND	
FPSFC	FIRE PROOF SELF-CLOSING
◻	EXISTING WALL TO REMAIN
▨	METAL FRAMING WALL
EXIT	EXIT SIGN
◊	WALL TYPE, SEE A-111
⊖	DOOR TYPE, SEE A-111
⊕	WINDOW TYPE, SEE A-111
---	1 HOUR FIRE-RATED WALL
---	2 HOUR FIRE-RATED WALL



ISSUE / REVISION RECORD

DATE	DESCRIPTION
04/24/2024	BID SET

1 BASEMENT PLAN
3/16" = 1'-0"



SHEET TITLE

BASEMENT PLAN

SHEET NUMBER

A-100

© 2023 DJLU ARCHITECT All Rights Reserved

ISSUE / REVISION RECORD

DATE	DESCRIPTION
04/24/2024	BID SET



SEAL & EXPIRATION

SHEET TITLE

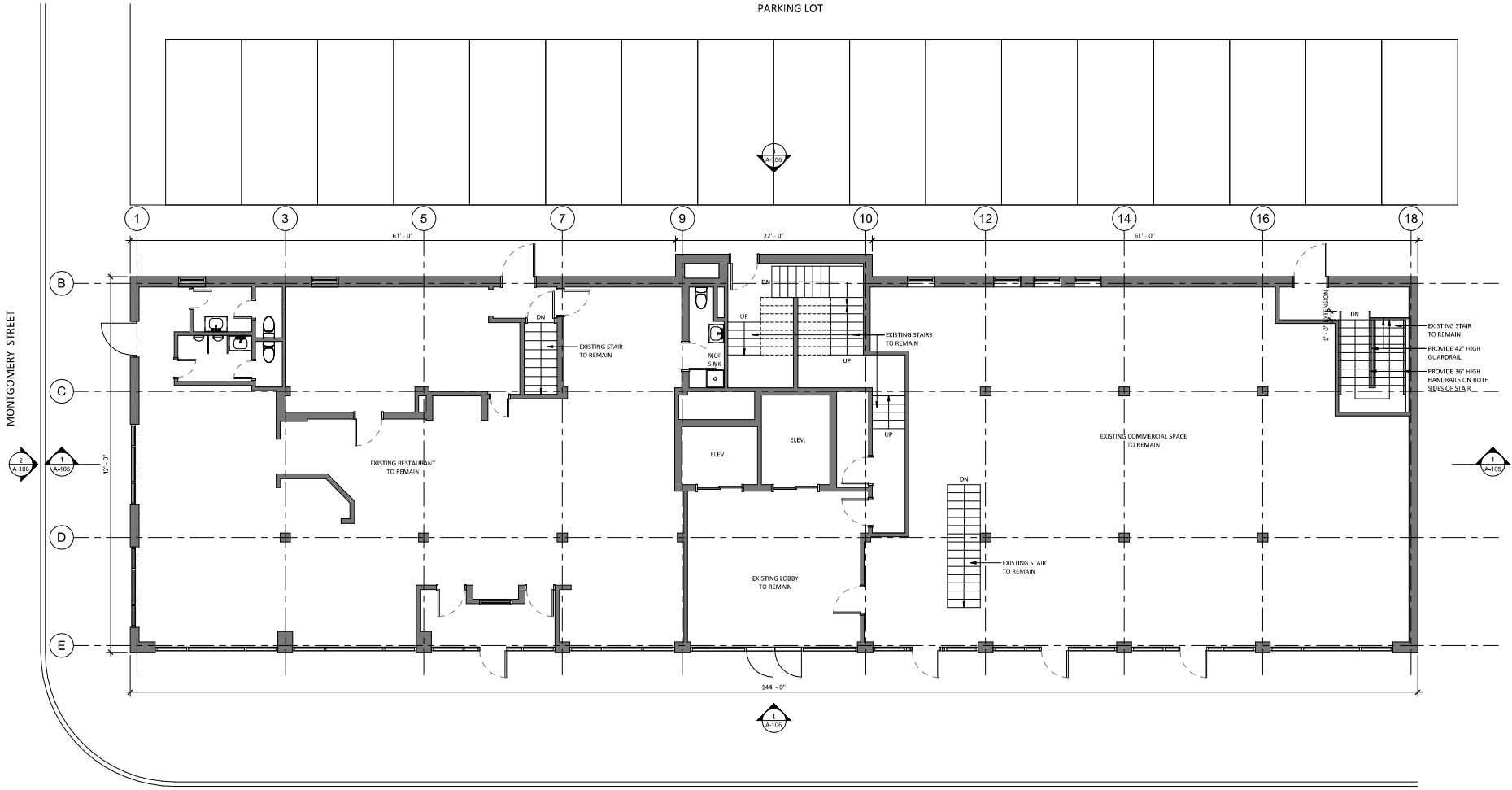
FIRST FLOOR PLAN

SHEET NUMBER

A-101

© 2022 DJLU ARCHITECT All Rights Reserved

PARKING LOT

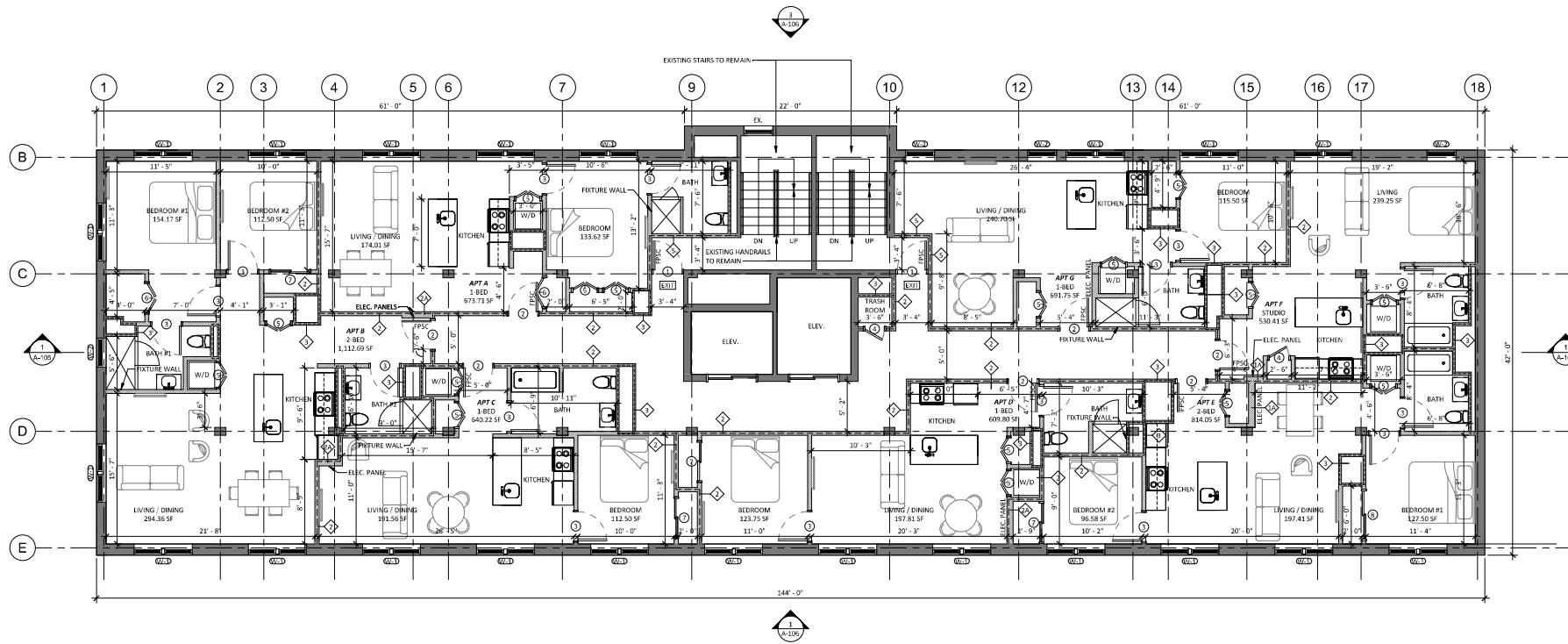


① 1ST FLOOR PLAN
3/16" = 1'-0"

LEGEND	
FPSC	FIRE PROOF SELF-CLOSING
[Solid Line]	EXISTING WALL TO REMAIN
[Hatched Box]	METAL FRAMING WALL
[Exit Sign Symbol]	EXIT SIGN
[Diamond with X]	WALL TYPE, SEE A-111
[Circle with X]	DOOR TYPE, SEE A-111
[Circle with O]	WINDOW TYPE, SEE A-111
[Dashed Line]	1 HOUR FIRE-RATED WALL
[Dotted Line]	2 HOUR FIRE-RATED WALL

NOTE: WINDOWS AND DOORS EXISTING TO REMAIN

LEGEND	
F-PSC	FIRE PROOF SELF-CLOSING
—	EXISTING WALL TO REMAIN
---	METAL FRAMING WALL
EXIT	EXIT SIGN
WALL TYPE	SEE A-111
DOOR TYPE	SEE A-111
WINDOW TYPE	SEE A-111
---	1 HOUR FIRE-RATED WALL
---	2 HOUR FIRE-RATED WALL



STUDIO	1-BED	2-BED
1	4	2

1 2ND-6TH FLOOR PLAN
3/16" = 1'-0"

ISSUE / REVISION RECORD	
DATE	DESCRIPTION
04/24/2024	BID SET



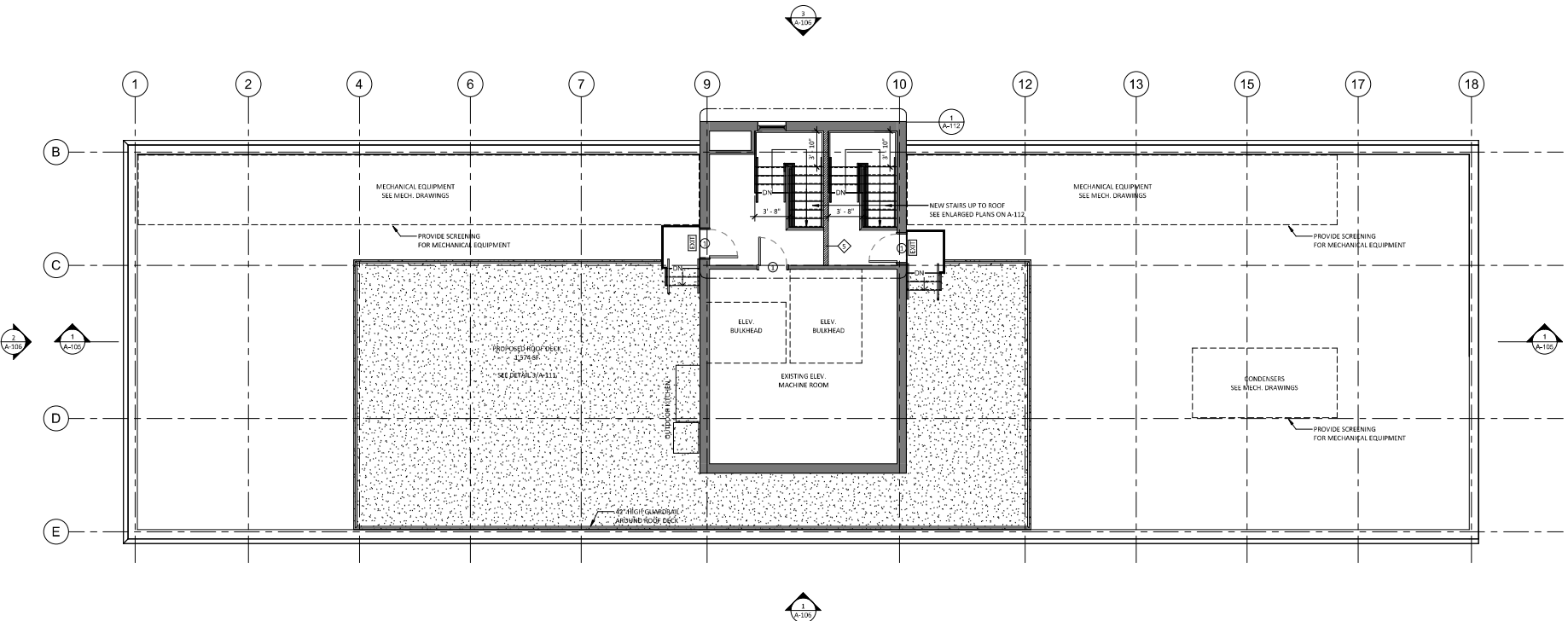
SEAL & OPERATIONS

SHEET TITLE
2ND-6TH FLOOR PLAN

SHEET NUMBER
A-102

© 2022 D J L U ARCHITECT All Rights Reserved

LEGEND	
FPSC	FIRE PROOF SELF-CLOSING
(Solid line)	EXISTING WALL TO REMAIN
(Hatched pattern)	METAL FRAMING WALL
(EXIT symbol)	EXIT SIGN
(Diamond symbol)	WALL TYPE, SEE A-111
(Circle symbol)	DOOR TYPE, SEE A-111
(Square symbol)	WINDOW TYPE, SEE A-111
(Dashed line)	1 HOUR FIRE-RATED WALL
(Dash-dot line)	2 HOUR FIRE-RATED WALL



ISSUE / REVISION RECORD

DATE	DESCRIPTION
04/24/2024	BID SET

1 ROOF PLAN
 3/16" = 1'-0"



SHEET TITLE

ROOF PLAN

SHEET NUMBER

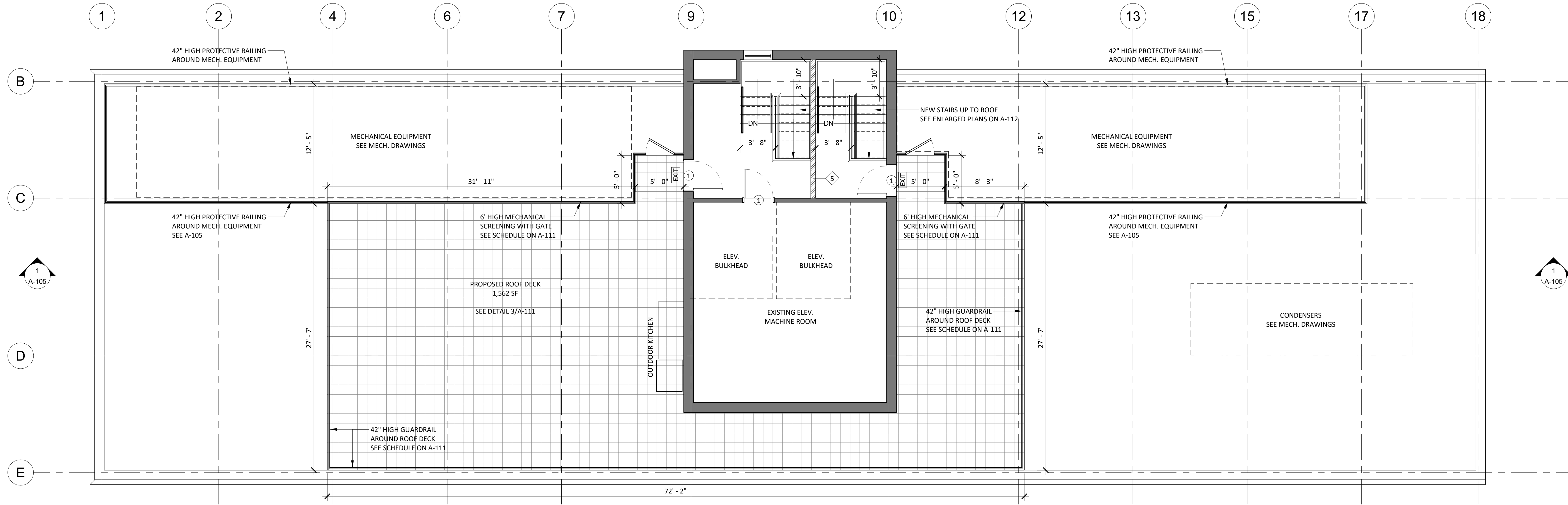
A-103

© 2023 DJLU ARCHITECT All Rights Reserved

LEGEND	
FPSC	FIRE PROOF SELF-CLOSING
	EXISTING WALL TO REMAIN
	METAL FRAMING WALL
	EXIT SIGN
	WALL TYPE, SEE A-111
	DOOR TYPE, SEE A-111
	WINDOW TYPE, SEE A-111
	1 HOUR FIRE-RATED WALL
	2 HOUR FIRE-RATED WALL

RAILING NOTE

- ROOF DECK GUARDRAIL TO BE CABLE RAILING SYSTEM
- METAL PRIVACY FENCE TO BE ALUMISSION LOS ANGELES STYLE
- 6' HIGH ALUMINUM SLAT FENCE

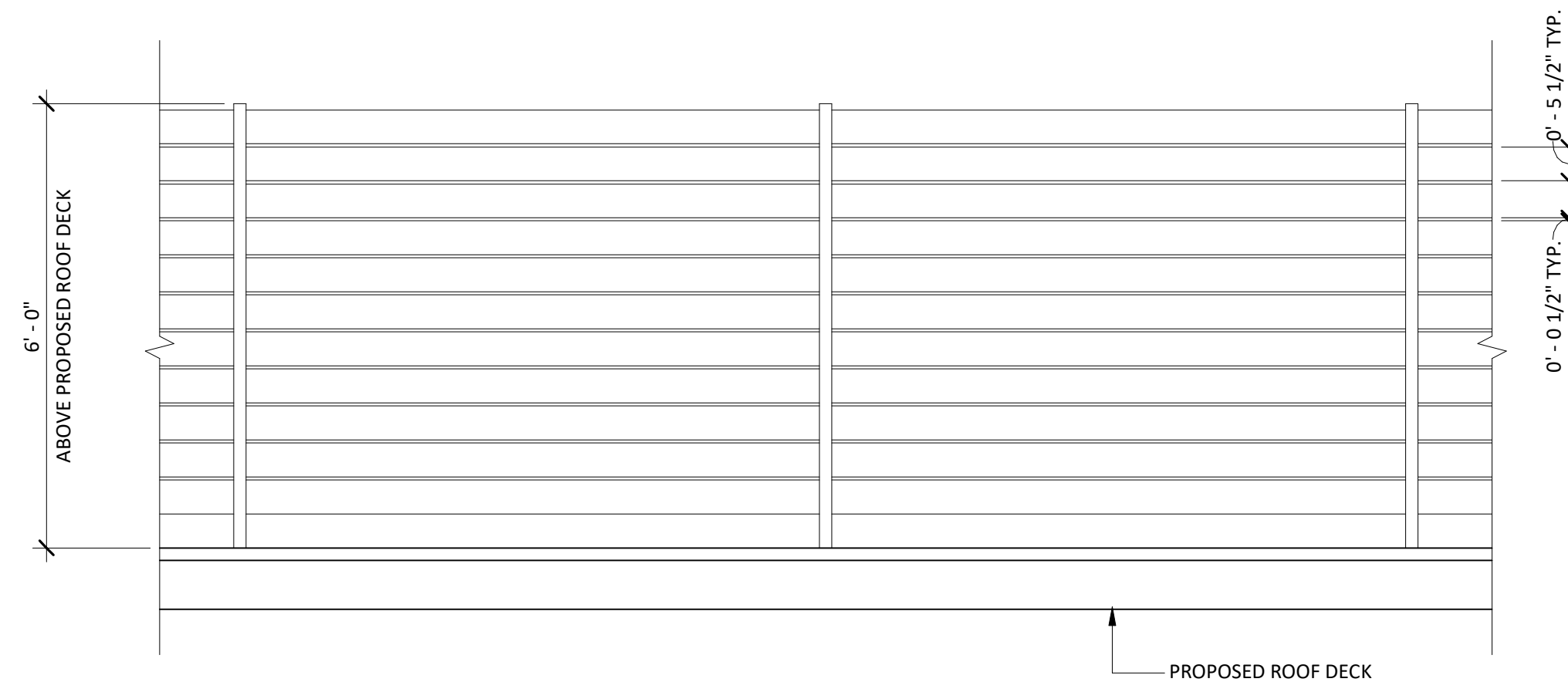


ISSUE / REVISION RECORD

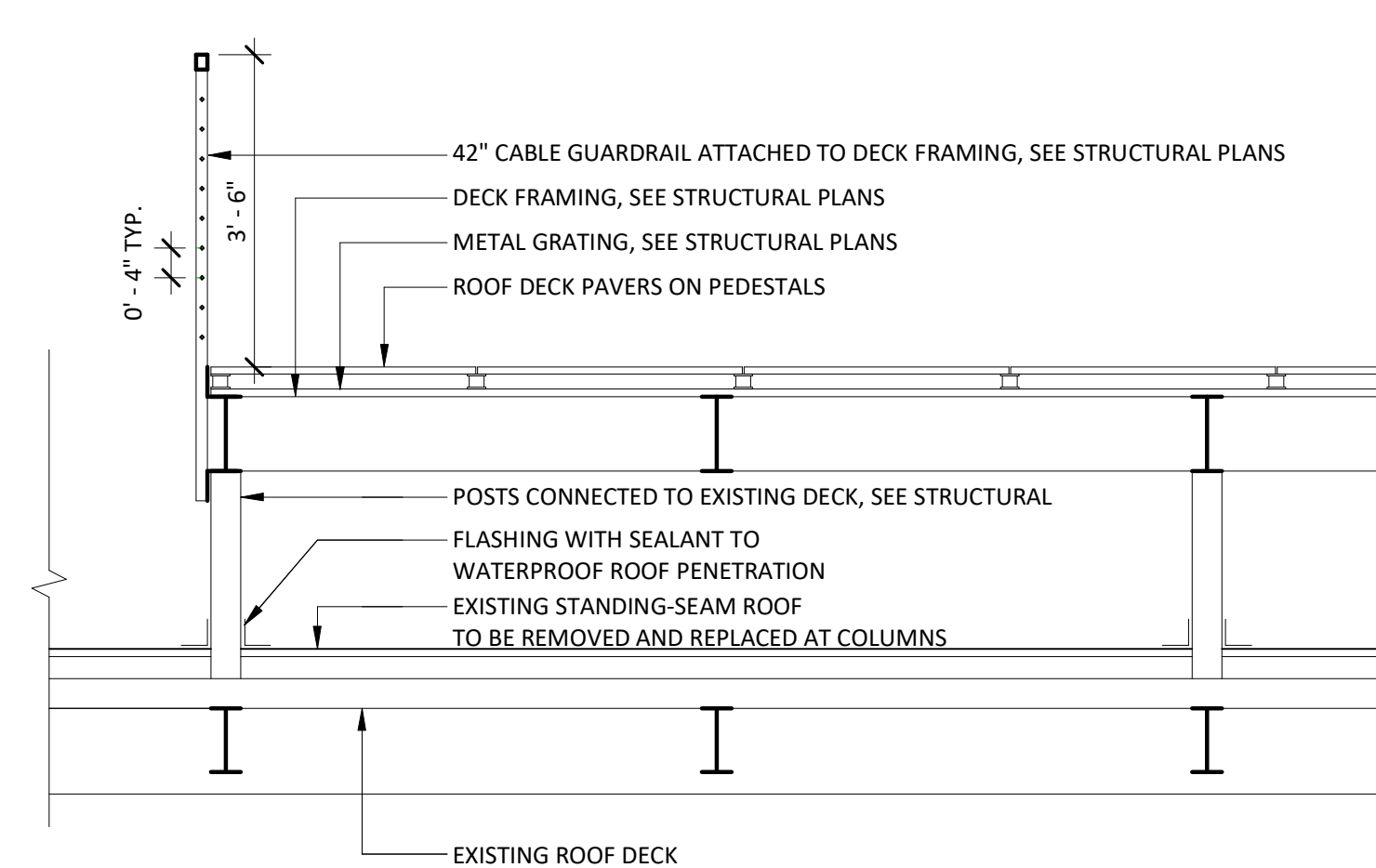
DATE	DESCRIPTION
04/24/2024	BID SET
05/02/2024	UPDATED BID SET

RAILING / SCREENING SCHEDULE

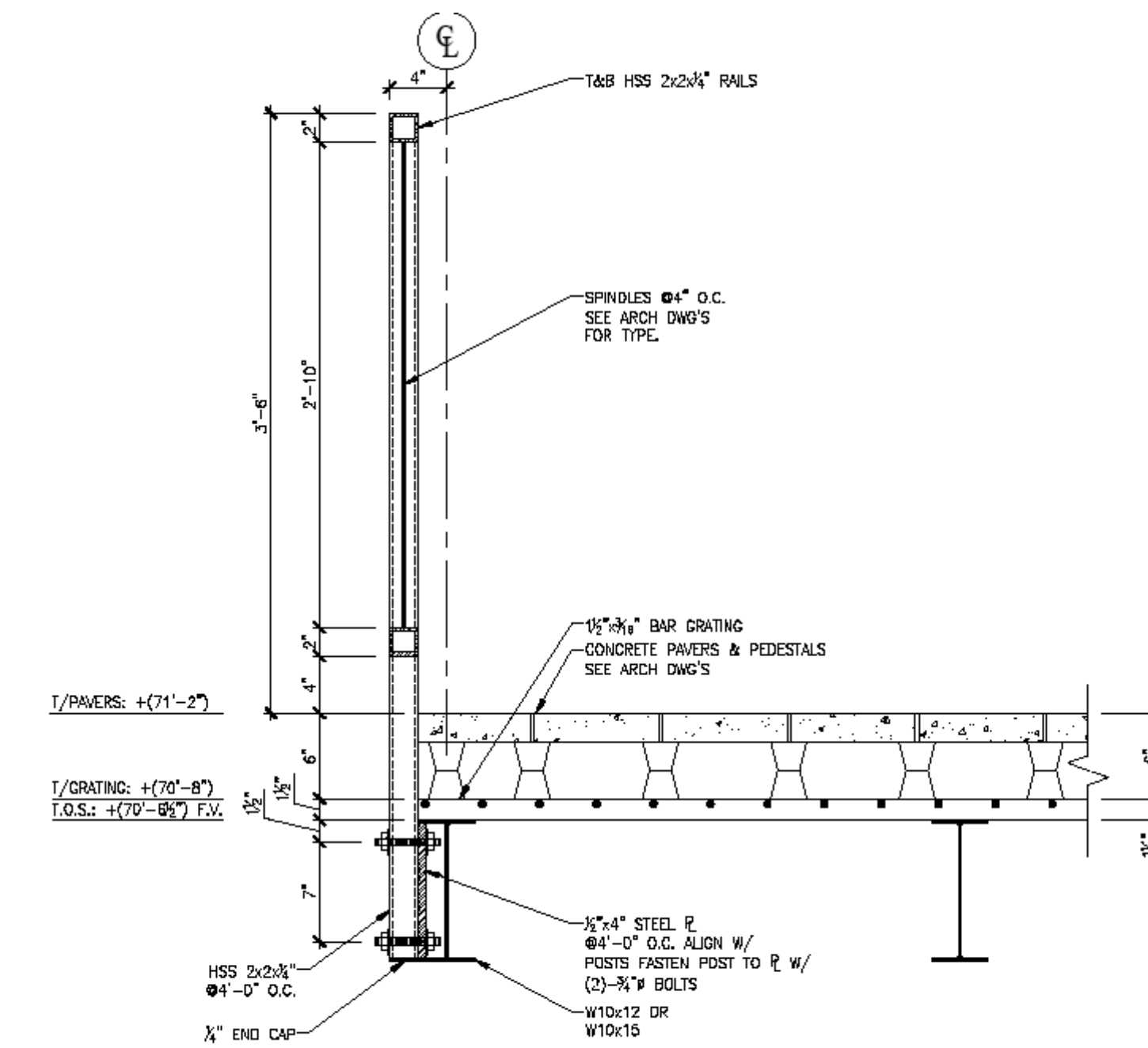
LOCATION	TYPE	MANUFACTURER	MODEL	REMARKS
ROOF DECK GUARDRAIL	CABLE RAILING	MUZATA	42" CABLE RAILING	SEE DETAIL 2 / ST-201
ROOF MECHANICAL SCREENING	METAL PRIVACY FENCE	ALUMISSION	LOS ANGELES STYLE	6' HIGH ALUMINUM SLAT FENCE
PARKING SCREENING	METAL PRIVACY FENCE	ALUMISSION	LOS ANGELES STYLE	6' HIGH ALUMINUM SLAT FENCE



MECHANICAL SCREENING ELEVATION



ROOF DECK DETAIL



CABLE RAILING CONNECTION DETAIL

SEAL & SIGNATURE

SHEET TITLE

**ROOF DECK
DRAWINGS**

SHEET NUMBER

A-113

PROJECT
250 HARRISON

ADDRESS
250 HARRISON STREET
SYRACUSE, NY 13202

CONSULTANT

ISSUE / REVISION RECORD

DATE	DESCRIPTION
04/24/2024	BID SET



SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A-105

© 2024 DJLU ARCHITECT All Rights Reserved



① BUILDING SECTION
3/16" = 1'-0"

DATE	DESCRIPTION
04/24/2024	BID SET



SEAL & SIGNATURE

SHEET TITLE
**BUILDING
ELEVATIONS**

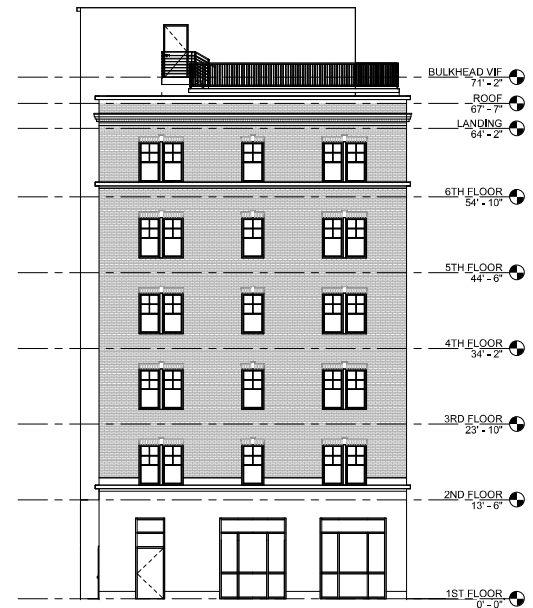
SHEET NUMBER

A-106

© 2023 DJLU ARCHITECT All Rights Reserved



① FRONT ELEVATION
1/8" = 1'-0"



② SIDE ELEVATION
1/8" = 1'-0"



③ REAR ELEVATION
1/8" = 1'-0"

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

Agency Use Only [If applicable]
Project : MaSPR-24-29
Date : 7/8/2024

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Syracuse City Planning Commission
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 7/3/2024
RE: Administrative Review – 250 Harrison Street Site Plan
RECOMMENDATION: No Position

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

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

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

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

CASE NUMBER: Z-24-186
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 6/25/24
TYPE OF ACTION: Site Plan
APPLICANT: Andrew Dashiell Davidson
LOCATION: 600 Montgomery Street
WITHIN 500' OF: Adams Street (NYS owned) and county-owned facilities: the OnCenter, War Memorial, and Civic Center
TAX ID(s): 095.-02-02.0

Project Summary:

The site is the 6-story, 250 Harrison building located at the corner of Harrison and Montgomery Streets in downtown Syracuse. The building was constructed in 1928 as a Hilton Hotel and occupies the whole of its tax parcel. The building currently contains office space with mostly vacant first floor commercial space. The applicant is proposing to convert floors 2 through 6 from office space to 35 dwelling units (5 studios, 25 one-bedrooms, and 5 two-bedroom units). 10% of the apartments will be affordable dwelling units. Renovations include a rooftop deck, converting the basement to amenity space and storage for tenants, and preparing the ground floor for future retail use (excluding the Ale N' Angus restaurant space). No exterior or site changes were included in this referral.

Per the project narrative, the building owners have successfully extended the Montgomery Street-Columbus Circle Historic District to include this building to allow the applicant access to federal and New York State historic tax credit programs.

Advisory Notes:

1. Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> .
2. Projects using state or federal funding or utilizing state historic preservation tax credits are subject to review from the NYS Historic Preservation Office

Recommendation: No Position

City of Syracuse
Parcel History
 01/01/1900 - 06/27/2024
 Tax Map #: 095.-02-02.0
 Owners: 250 Harrison Street LLC
 Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
600 Montgomery St & Harrison	05/03/12	Inspection	Initial Inspection	In Progress	
600 Montgomery St & Harrison	05/21/12	Inspection	Final Inspection	No Progress	
600 Montgomery St & Harrison	06/04/12	Inspection	Progress Inspection	No Progress	
600 Montgomery St & Harrison	06/14/12	Inspection	Final Inspection	Pass	
600 Montgomery St & Harrison	05/02/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	05/16/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	05/30/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	06/13/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	06/28/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	07/11/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	07/25/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	08/08/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	08/22/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	09/06/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	09/30/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	11/05/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	11/20/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	12/04/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	12/26/13	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	01/16/14	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	02/06/14	Inspection	Progress Inspection	In Progress	
600 Montgomery St & Harrison	06/03/14	Inspection	Inspector Notification	Pass	
600 Montgomery St & Harrison	03/01/16	Inspection	Inspector Notification	In Progress	
600 Montgomery St & Harrison	03/04/16	Inspection	Progress Inspection	Pass	
600 Montgomery St & Harrison	10/06/16	Inspection	Inspector Notification	In Progress	
600 Montgomery St & Harrison	10/20/16	Inspection	Progress Inspection	Pass	
600 Montgomery St & Harrison	12/18/17	Inspection	Complaint Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
600 Montgomery St & Harrison	12/21/17	Inspection	Complaint Inspection	In Progress	
600 Montgomery St & Harrison	12/28/17	Inspection	Complaint Inspection	In Progress	
600 Montgomery St & Harrison	01/05/18	Inspection	Complaint Inspection	In Progress	
600 Montgomery St & Harrison	01/17/18	Inspection	Complaint Inspection	In Progress	
600 Montgomery St & Harrison	01/23/18	Inspection	Complaint Inspection	In Progress	
600 Montgomery St & Harrison	02/05/18	Violation	2015 IFC - 901.6 - Inspection, Testing and Maintenance	Closed	
600 Montgomery St & Harrison	02/21/18	Inspection	Complaint Inspection	Pass	
600 Montgomery St & Harrison	08/21/19	Inspection	Inspector Notification	In Progress	
600 Montgomery St & Harrison	01/10/20	Inspection	Sprinkler Inspection	Pass	
600 Montgomery St & Harrison	11/16/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Open	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 2507 Lodi Ave LLC
From: Cristian Toellner, Zoning Planner
Date: 7/4/2024 4:12:37 PM
Re: Major Site Plan Review MaSPR-24-29
600 Montgomery St & Harrison, Syracuse, 13202

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 - Sanitation & Sewers	Conditionally Approved	06/03/2024	Vinny Esposito	Storm and sanitary sewers must be video inspected to the main sewer and any deficiencies corrected by the owner/developer. Plumbing permits will be required through OCWEP, plumbing control division. Any exterior facade work will require ROW permits and discharge permits if washing.
DPW - Transportation Planner	Conditionally Approved	06/20/2024	Neil Milcarek-Burke	Revised plans required. Applicant was informed during pre-development that the sidewalks were in poor condition in multiple areas and this issue would need to be corrected as part of proposed project. Plans fail to incorporate this previously relayed requirement in sufficient detail. Poor sidewalks extend beyond vault area. Interior bike parking is required, if it is to be located in tenant storage areas it must be accessible without stairs and provide accommodations for interior doors/related items.
Zoning Planner	On Hold	06/03/2024	Cristian Toellner	pending CPC decision
Parks - Forestry	Approved	06/12/2024	Jeff Romano	Forestry requires to protect the (3) street trees for the duration of the project.
Planning Commission	Pending	06/03/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	06/07/2024	Mirza Malkoc	<ul style="list-style-type: none">All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.

- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
- Onondaga County Plumbing Control shall review and approve the plans as well.

City Engineer - Zoning	Pending	06/03/2024		
Eng. Mapping - Zoning	Approved	06/12/2024	Ray Wills	no impact on mapping assets in the area
Water Engineering - Zoning	Conditionally Approved	06/26/2024	Kim Kelchner	06/26/2024 Conditionally Approved: Existing building has Domestic and Fire Water Services. Make sure back flow preventers on both domestic and fire are up to code. Any questions from SWD contact Kkelchner@syr.gov
Fire Prevention - Zoning	Conditionally Approved	06/06/2024	Elton Davis	Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS.
DPW Traffic Control- Zoning	Conditionally Approved	06/14/2024	Charles Gafrancesco	Conditionally Approved. -WZTP must be submitted and approved if the nature of work is to affect the safe passage of vehicular or pedestrian traffic in the public ROW.
Onondaga Co Planning Board	Pending	06/03/2024		OCPB Referral sent, meeting is on 6.18.24.
Landmark Preservation Board	On Hold	06/21/2024	Kate Auwaerter	The SLPB reviewed this application at its 6/20/24 meeting. The applicant/representative was not present at the meeting. The board reviewed the materials and was overall supportive of the project. However, it determined that the submitted drawings were insufficiently detailed for the board to comment. The board requested the following information: - drawings/details of the new windows. The board noted that the proposed new windows do not match the configuration of the windows in the historic image. An important detail of the historic windows is the 6/1 configuration. - drawings/details of the proposed storefronts - drawings/details of the proposed rooftop patio (fencing) - drawings/details for any signage (as applicable) - drawings/details for lighting (as applicable)