



**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

<b><u>R-24-48</u></b>	<b><i>Staff Report – August 19, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	429 N State St, 417-19 N State St, & 413 N State St (Tax Parcel ID: 17-13-02.1, 17-13-03.0 & 17-13-04.1)
<b><i>Summary of Proposed Action:</i></b>	Resubdivision to combine three adjacent lots into one
<b><i>Owner/Applicant</i></b>	Tino Marcoccia, (Owner/Applicant)
<b><i>Existing Zone District:</i></b>	Urban Core, MX-4 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are all classified as Urban Core Zone MX-4 District. The neighboring property to the east is Planned Institutional PID Zone District
<b><i>Companion Application(s)</i></b>	<b>MiSPR-24-42</b>
<b><i>Scope of Work:</i></b>	The scope of work includes combing three lots into one new lot for the purpose of making site improvements to a vacant property to make it more attractive to potential clients. Other improvements include building a retaining wall to expand the parking to 24 spaces, building a 4 ft high fence will be on top of the wall for security, adding landscaping across the street, and repaving and restriping the parking spaces.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- Proposed Resubdivision is compliant with the Rezone MX-4 dimensional standards.</li> <li>- The Onondaga County Planning Agency letter confirms the 911 address for the new combined Lot 22-2B is <b>423 &amp; 425 North State Street.</b></li> </ul>
<b><i>Zoning Procedural History:</i></b>	<p><u>429 N State Street</u></p> <ul style="list-style-type: none"> <li>- R-95-20: Resubdivision to combine two parcels into one new lot</li> <li>- SP-95-26: Modification of a SUP for a restaurant</li> <li>- PS-19-01: Landmark Preservation Board Protected Site for exterior of structure located on property.</li> </ul> <p><u>417-19 N State Street</u></p> <ul style="list-style-type: none"> <li>- No Zoning history available, has always been a parking lot</li> </ul> <p><u>413 N State Street</u></p> <ul style="list-style-type: none"> <li>- SP-95-17: Special Use Permit for establishment of a restaurant</li> <li>- SP-98-08: Special Use Permit for restaurant and SUP modifications</li> <li>- R-98-02: Resubdivision to combine two parcels into one new lot</li> <li>- SP-10-08M1: Special Use Permit modification for a restaurant</li> </ul>
<b><i>Summary of Zoning History:</i></b>	In 2019 the Landmark Preservation Board recommended that structure located on 429 N State St be designated a Local Protected Site at its meeting on July 18, 2019. Recommended by CPC for action by the Common Council on 10/7/2019 and approved by Common Council on 11/18/2019. The structure is currently a vacant commercial building. 429 & 413 N State St have been through several resubdivision and special use permit applications. The history of resubdivisions at 413 N State St & 429 N State St were to combine several parcels into new larger lots. The history of special use permits at property located at 429 N State St relate to the establishment and modification of restaurants >1,000 sq ft, parking and signage. The history of special use permits for 413 N State St relate to the establishment and modification of a restaurant >1,000 sq ft, and later the demolition of two buildings at this address to acquire additional parking space. The structure previously

	located at 413 N State Street was demolished in 2009 and is currently vacant commercial land. The previous zoning for these properties required a special use permit for restaurant land use, >1,000 sq ft, but this use is now permitted by right in the MX-4 Zone District pursuant to Art. 3 Sec 3.2(e) of the current Zoning Ordinance.
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p><b>Existing Property Characteristics</b></p> <p>The subject property located at 429 N State Street is irregular in shape with 55 feet of frontage on N State Street and 73 feet of frontage on East Beldon Avenue with side setbacks of 55 feet and 72.76 feet.</p> <p>The subject property located at 417-19 N State Street is regular in shape with 55 feet of frontage and a lot depth of 72.76 feet.</p> <p>The subject property located at 413 N State Street is irregular in shape with 54.34 feet of frontage and a lot depth of 73 feet on the north property line and 74.54 feet on the south property line. The rear lot width is 55.15 feet with 1.32-foot indent 27.17 feet into the rear property line.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(a), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal meets the referral criteria for Onondaga County Planning Board, who will finish their review of this application on 8/21/2024

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- **Resubdivision Map:** Resubdivision Plat: To Combine new lots 1 & 22-A and part of Sub. Lot 2 of Lot 1 in City Block 22 into New Lot 22-2B: 413, 417-19 & 429 N State Street, City of Syracuse, Onondaga County, New York; State of New York Licensed Land Surveyor David M. Sliski; Scale: 1" = 20', Date: 07/29/2024; Survey and Map prepared by: C.T. Male Associates, D.P.C.
- **Boundary and Topographic Survey Map:** 429 North State Street, Part of City Block 22, City of Syracuse, Onondaga County, New York; State of New York Licensed Land Surveyor David M. Sliski; Scale: 1" = 20', Date: 04/03/2019; Survey Map prepared by: C.T. Male Associates, D.P.C.
- **Site Improvement Maps: L-2.0, L-1.1, L-1.0;** 429 N State Street Site Improvements, City of Syracuse, Onondaga County, New York; State of New York; Scale: 1" = 10'; Date: 7/31/2024, prepared by Terry Horst Landscape Architecture, PC.

**Attachments:**

Resubdivision Application  
 Short Environmental Form Part I

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 Lots proposed for resubdivision on the property. Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

One Park Place, 300 S State St \*Suite 700\* Syracuse, NY 13202

315-448-8640 \* [zoning@syrgov.net](mailto:zoning@syrgov.net) \* [www.syrgov.net/Zoning.aspx](http://www.syrgov.net/Zoning.aspx)

Office Use Filing Date:

Case:

Zoning District:

**REQUESTED** (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input type="checkbox"/> Resubdivision:	_____	_____	_____
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe, as applicable.)

Demolition (full and partial): \_\_\_\_\_

New Construction: \_\_\_\_\_

Façade (Exterior) Alterations: \_\_\_\_\_

Site Changes: \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: \_\_\_\_\_

Current Land Use(s): \_\_\_\_\_

Proposed Land Use(s): \_\_\_\_\_

Number of Dwelling Units: \_\_\_\_\_

Days and Hours of Operation: \_\_\_\_\_

Number of Onsite Parking Spaces: \_\_\_\_\_

**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need, and justification.)

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**City of Syracuse Office of Zoning Administration**

**PROPERTY OWNER(S) (required)**

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

<b>Tino</b>	<b>Marcoccia</b>	<b>owner</b>			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2900 James St		Syracuse	NY	13206	Phone 3153742448
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> tmarprop@gmail.com
<i>* Signature</i>			<i>Date</i>		

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

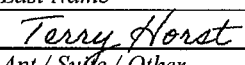
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i>
<i>* Signature</i>			<i>Date</i>		

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

**\* OWNER SIGNATURE DECLARATION**

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

**APPLICANT(S) (if applicable)**

<b>Terry</b>	<b>Horst</b>	<b>Landscape Architect</b>	<b>Terry Horst Landscape Architecture,PC</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
306 Hawley Ave		Syracuse	NY	13203	Phone 3154722461
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> thorst@thorstlandscapearch.com

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

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

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

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



**Resubdivision / Lot Alteration / Three Mile Limit**

**APPLICATION PROCEDURES**

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

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

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

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

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

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

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

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

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

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

**Resubdivision / Lot Alteration Application**  
**INSTRUCTIONS AND REQUIRED SUBMITTALS**

**Incomplete applications will not be processed.**

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

**Please submit ONE (1) COPY of the following:**

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- APPLICATION FEE** – \$0.

**Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, of the following:**

- RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011)
  - No larger than 36"x 44"
  - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
  - Tract name (cannot be Farm Lot or Military Lot)
  - Farm/Military Lot and/or block numbers
  - Municipality
  - Address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification)
  - Scale, Date, North arrow
  - Certificate of Licensed Land Surveyor: "We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor."
  - Each new lot will have a definite designation number or letter per the new map.
  - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
  - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
  - Each line or curve of all new or amended lots must clearly show all necessary geometry.
  - Shorelines will have a tie line with geometry for closure.
  - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
  - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.
- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:
  1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
  2. **demolitions and post demolition** conditions
  3. **structures, facilities, utilities and drainage**
  4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
  5. **loading** dock and delivery areas
  6. **dumpsters** and/or trash receptacles
  7. **landscaping** including type, height, and number of plantings
  8. **screening/fencing** including type and height for parking, dumpsters, and site
  9. **lighting** including structure heights and luminaries wattage
  10. **ground signs**
  11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning



**Resubdivision / Lot Alteration**  
**MAP FILING PROCEDURES**

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

**OBTAIN PRINTED MAPS FROM THE SURVEYOR**

- ONE (1) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration FILING MAP printed in blank ink on linen, cloth-backed paper, or Mylar material.
- FIVE (5) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration PAPER MAPS.

**OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)**

**1. City Planning Commission / Syracuse Zoning Office – 315-448-8640**

Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

Contact the Syracuse Zoning Office to make an appointment.

- Bring the FILING MAP and five PAPER MAPS to the appointment.
- The Zoning Office reviews and signs the FILING MAP if everything is in order.
- At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
- The Zoning Office will keep the five PAPER MAPS.

**2. Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**

Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202

Contact the Onondaga County Division of Health to make an appointment.

- Bring the FILING MAP to the appointment.
- Public Health reviews and signs the FILING MAP if everything is in order.
- The signed FILING MAP will be returned to the applicant at the same appointment.

**Syracuse City Hall**

233 East Washington St, Syracuse, NY 13202

**3. Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**

- No appointment necessary.
- Leave the FILING MAP together with your CONTACT INFORMATION.
- Assessment reviews and signs the FILING MAP if everything is in order.
- Assessment forwards the signed FILING MAP to the Department of Finance.

**4. Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**

- Finance receives the FILING MAP.
- Finance reviews and then signs the FILING MAP if everything is in order.
- Finance forwards the FILING MAP to Engineering.

**5. Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**

- Engineering receives the FILING MAP.
- Engineering reviews and signs the FILING MAP if everything is in order.
- **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

**FILE RESUBDIVISION / LOT ALTERATION MAP**

**1. Onondaga County Clerk (resubdivision filing) – 315-435-2226**

Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202

- The signed **FILING MAP** together with the **LETTER OF COMPLIANCE provided by the Zoning Office** must be **FILED** with the **ONONDAGA COUNTY CLERK** (\$10.00 fee).
- The Clerk will provide a **FILING DATE ( )** and **NUMBER ( )**.

**2. City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syr.gov.net**

Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

- Call or email the Syracuse Zoning Office and provide the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER**.
- The Zoning Office will forward one of the five PAPER MAPS, together with the **FILING DATE** and **NUMBER**, to each endorser for their records.

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:  The paved area will serve as a 23 space parking lot for the building. Existing paving along N State will be removed to accommodate new lawn and trees.				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)				
<input type="checkbox"/> Forest     Agriculture                           Aquatic           Other(Specify):				
<input type="checkbox"/> Parkland				

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: <u>Terry Horst</u> Title: _____		

Project:	R-24-48
Date:	8/16/2024

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

**Part 2 is to be completed by the Lead Agency.**

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

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

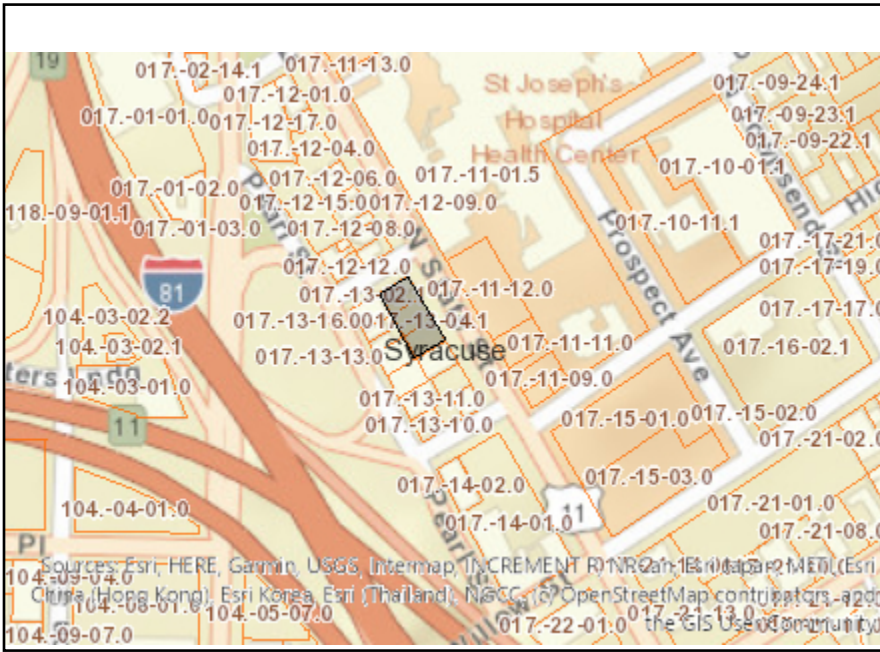
Project:	R-24-48
Date:	8/19/2024

### ***Short Environmental Assessment Form Part 3 Determination of Significance***

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse City Planning Commission	8/19/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

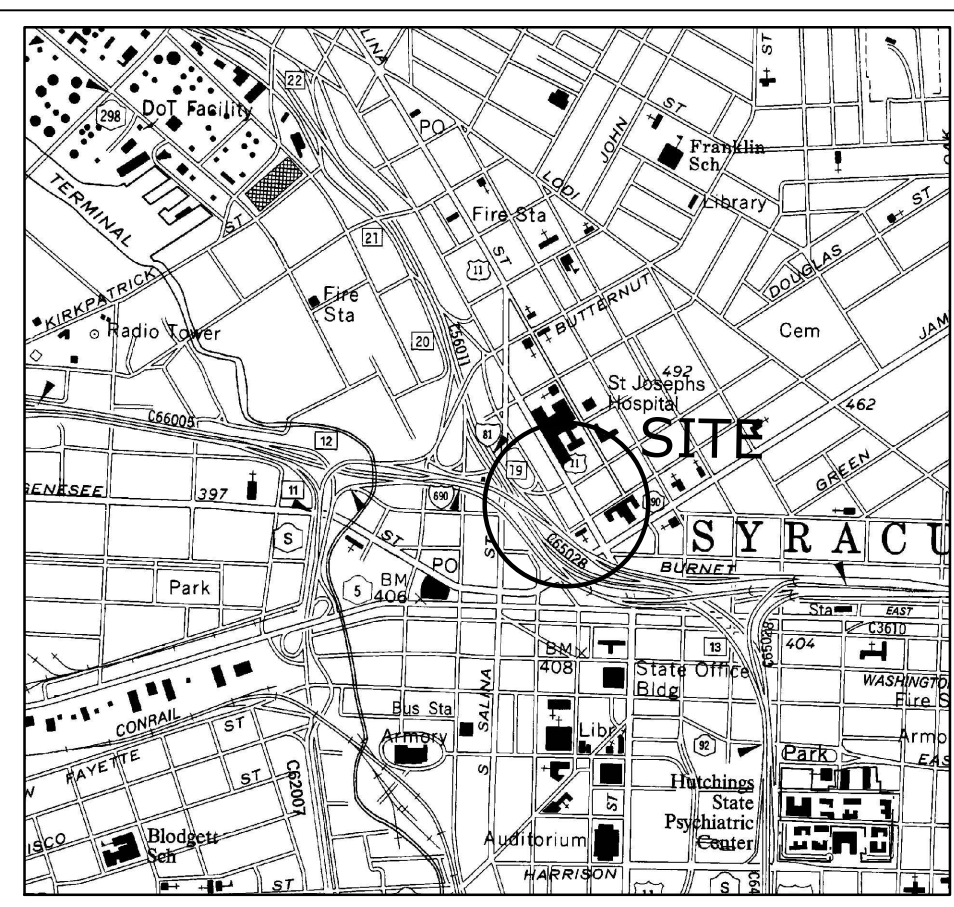


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting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

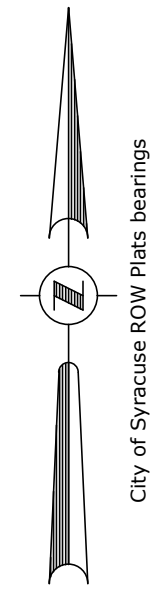


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes





LOCATION PLAN - SYRACUSE WEST QUADRANGLE Not To Scale

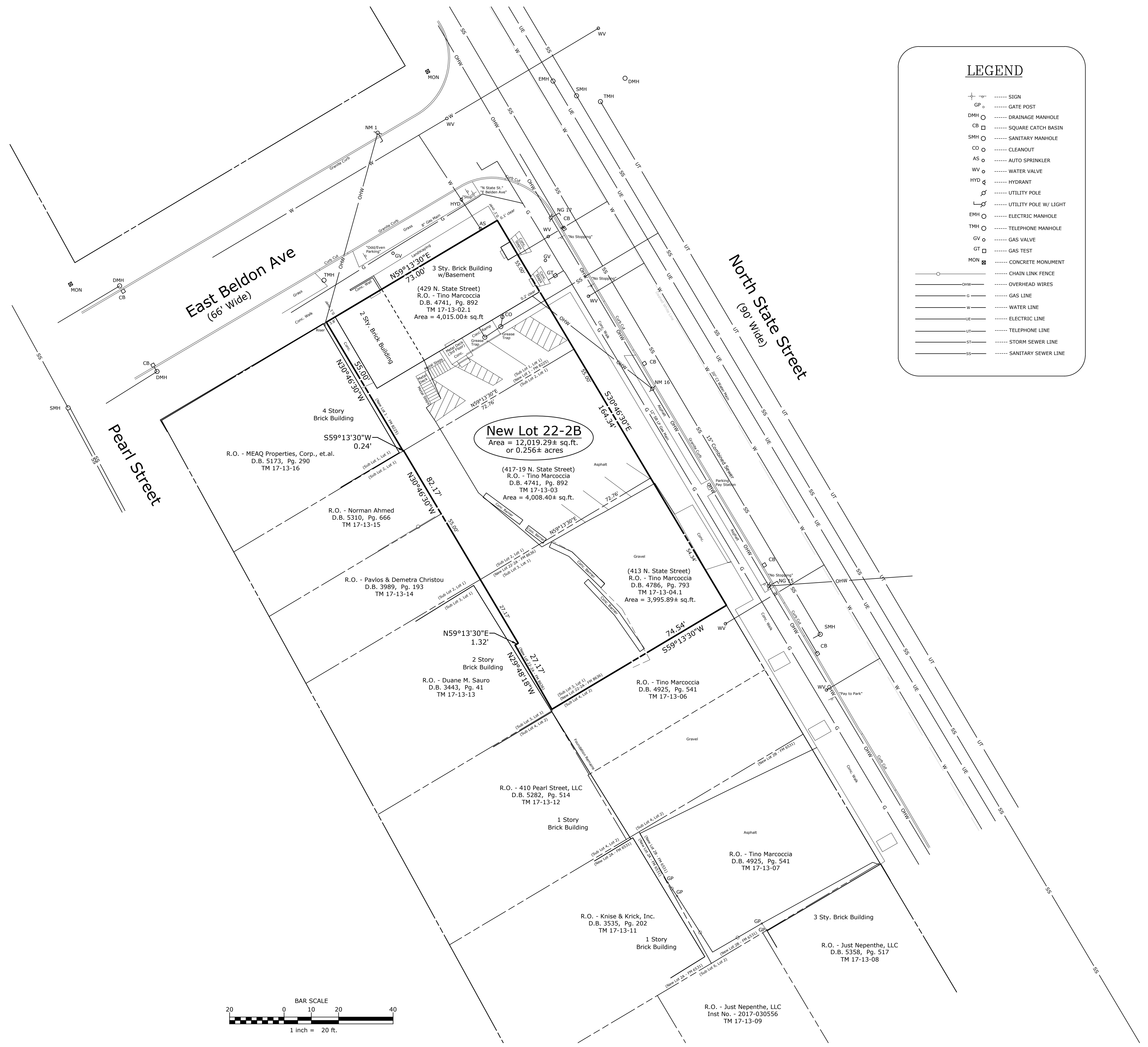


MAP NOTES

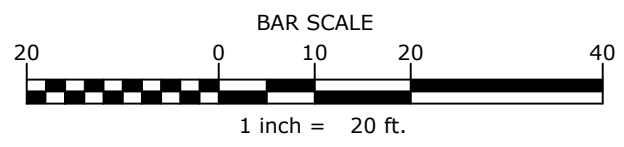
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLATS BEARINGS.
- 2.) VERTICAL DATUM IS BASED ON CITY OF SYRACUSE DATUM.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED ON MARCH 14, 2019.

MAP REFERENCES

- 1.) RESUBDIVISION MAP ON PART OF BLOCK No. 22 "SYRACUSE" INTO NEW LOT No. 22-2A PREPARED BY R.J. LIGHTON L.S. DATED FEBRUARY 19, 1998 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON 5/19/1998 AS MAP No. 8636.
- 2.) RESUBDIVISION MAP - FILED MAP 8225.



LEGEND	
+	SIGN
GP	GATE POST
DMH	DRAINAGE MANHOLE
CB	SQUARE CATCH BASIN
SMH	SANITARY MANHOLE
CO	CLEANOUT
AS	AUTO SPRINKLER
WV	WATER VALVE
HYD	HYDRANT
U	UTILITY POLE
U/L	UTILITY POLE W/ LIGHT
EMH	ELECTRIC MANHOLE
TMH	TELEPHONE MANHOLE
GV	GAS VALVE
GT	GAS TEST
MON	CONCRETE MONUMENT
○	CHAIN LINK FENCE
—	OVERHEAD WIRES
—	GAS LINE
—	WATER LINE
—	ELECTRIC LINE
—	TELEPHONE LINE
—	STORM SEWER LINE
—	SANITARY SEWER LINE



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON MARCH 24, 2019.

*David M. Sliski*  
 July 29, 2024  
 DAVID M. SLISKI, P.L.S. #50105 DATE

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

**RESUBDIVISION PLAT**  
 TO COMBINE NEW LOTS 1 & 22-A AND PART OF SUB. LOT 2 OF LOT 1 IN CITY BLOCK 22 INTO  
**NEW LOT 22-2B**  
 413, 417-19 & 429 NORTH STATE STREET

BEING NEW LOTS 1 & 22-A AND PART OF SUB. LOT 2 OF LOT 1 IN CITY BLOCK 22  
 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

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

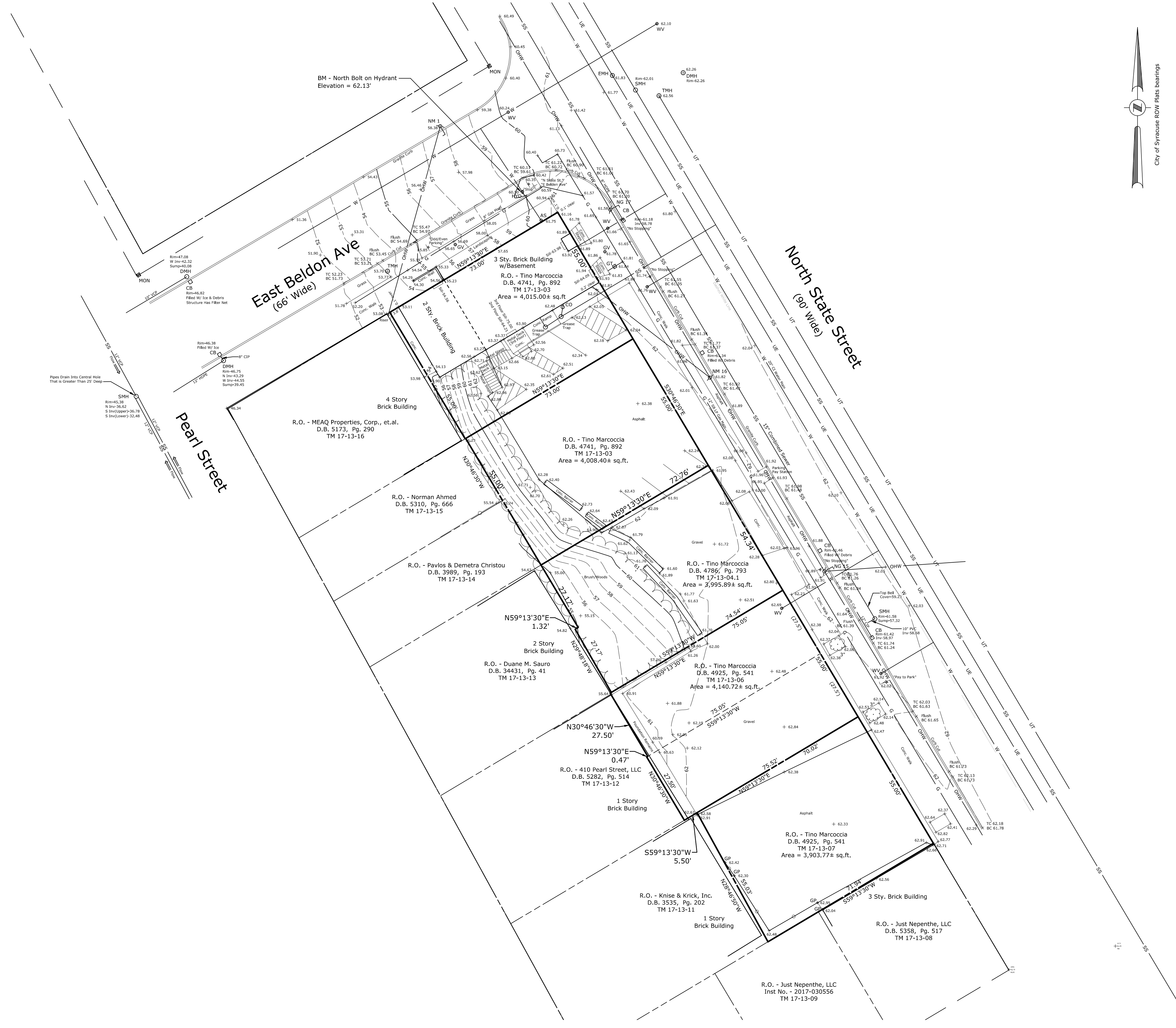
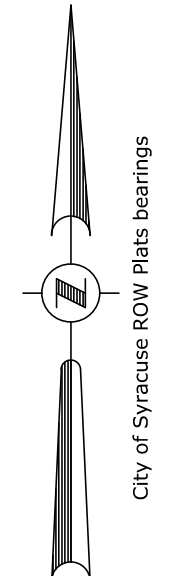
APPROVED: [Signature]  
 DRAFTED : JAD  
 CHECKED : DMS  
 PROJ. NO : 19.9121  
 SCALE : 1" = 20 FT.  
 DATE : JULY 29, 2024

SHEET 1 OF 1  
 DWG. NO: 24-0424



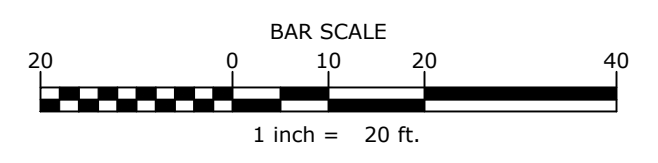
- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLATS BEARINGS.
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  - 2.) RESUBDIVISION MAP - FILED MAP 8225.



**LEGEND**

- SIGN
- GP --- GATE POST
- DMH --- DRAINAGE MANHOLE
- CB --- SQUARE CATCH BASIN
- SMH --- SANITARY MANHOLE
- CO --- CLEANOUT
- AS --- AUTO SPRINKLER
- WV --- WATER VALVE
- HYD --- HYDRANT
- U --- UTILITY POLE
- U/L --- UTILITY POLE W/ LIGHT
- EMH --- ELECTRIC MANHOLE
- TMH --- TELEPHONE MANHOLE
- GV --- GAS VALVE
- GT --- GAS TEST
- MOR --- CONCRETE MONUMENT
- DECIDUOUS TREE
- CHAIN LINK FENCE
- OVERHEAD WIRES
- G --- GAS LINE
- W --- WATER LINE
- E --- ELECTRIC LINE
- UT --- TELEPHONE LINE
- SS --- STORM SEWER LINE
- SS --- SANITARY SEWER LINE



I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

*David M. Sliski* 04/10/2019

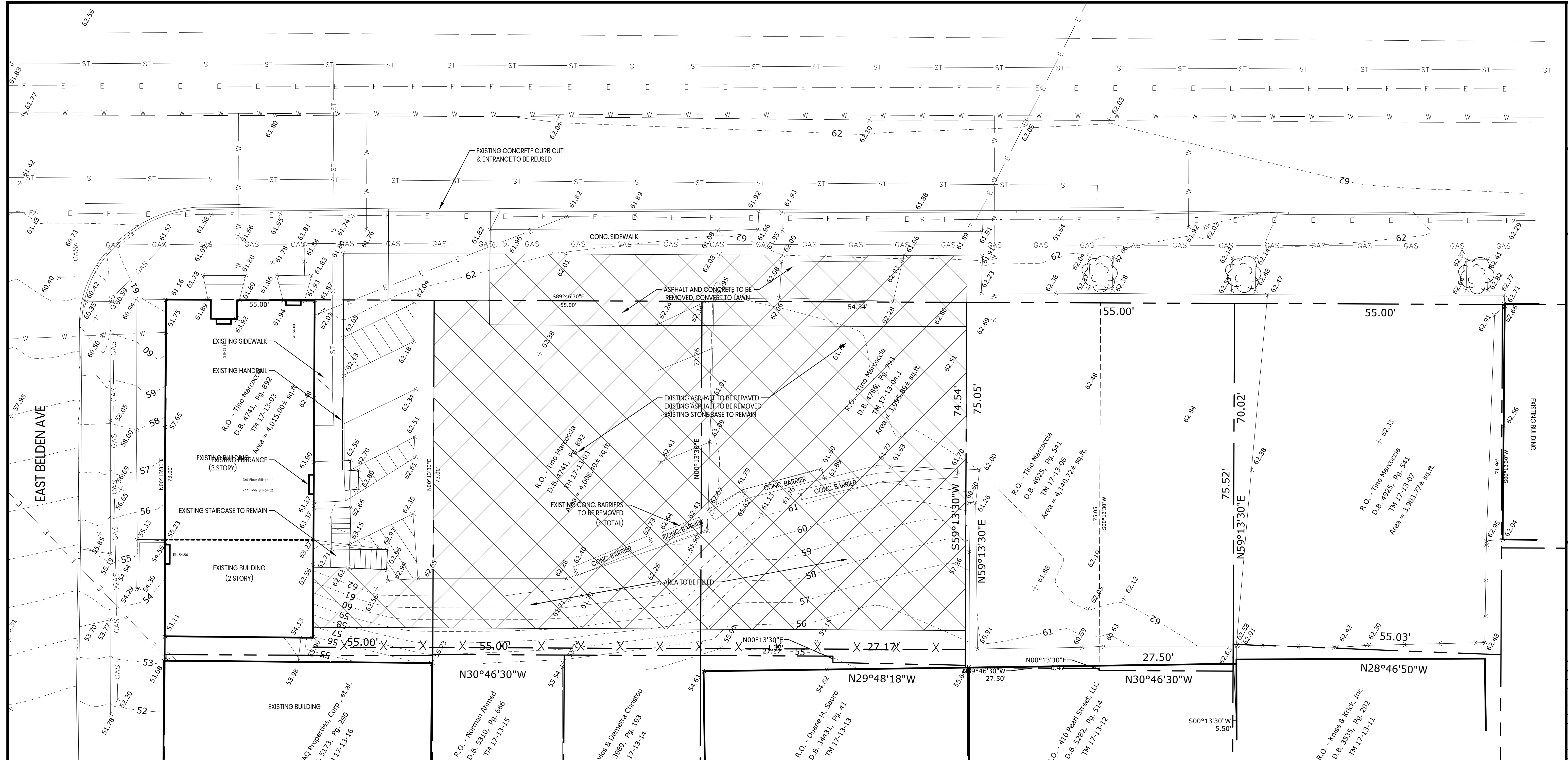
DAVID M. SLISKI PLS # 50105 DATE

DAVID M. SLISKI P.L.S. NO. 50105 	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  © 2019 C.T. MALE ASSOCIATES  APPROVED: DRAFTED : JAD CHECKED : DMS PROJ. NO : 19.9121 SCALE : 1" = 20 FT. DATE : APRIL 3, 2019	<b>BOUNDARY AND TOPOGRAPHIC SURVEY MAP</b> FOR THE LANDS NOW OR FORMERLY OF <b>TINO MARCOCCIA</b> 429 NORTH STREET  PART OF CITY BLOCK 22 ONONDAGA COUNTY, NEW YORK
	04/10/19	△ Add additional topography	dms	dms	dms		

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY."



PLOT DATE: 7/31/2024 1:54 PM



**429 N STATE STREET**  
**SITE IMPROVEMENTS**  
413.417-19.429 N STATE ST, SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: AK

DATE: 7-31-24

#	DATE	DESCRIPTION
1	00-00-00	DESCRIPTION

**ZONING:**

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NO MIN. REQ.	0.26 AC	0.26 AC
LOT COVERAGE	95% MAX	0.20 AC (76.9%)	0.24 AC (92.3%)
SETBACK - FRONT	N/A	0'	0'
SETBACK - SIDE	N/A	0' (W), 134' (E)	0' (W), 134' (E)
SETBACK - REAR	N/A	3' 7"	3' 7"
HEIGHT	N/A	N/A	N/A
LANDSCAPE BUFFER	5' STREET FRONT	N/A	6' 7"
PARKING**	12 SPACES	7 SPACES	23 SPACES

\* USE - POSSIBLE FUTURE RESTAURANT WITH RESIDENTIAL UNITS

\*\* PARKING REQUIREMENTS:  
RESTAURANT: 1 SPACE PER 200 SQ/FT - 10 SPACES  
RESIDENTIAL: 1 SPACE PER DWELLING UNIT - 2 SPACES

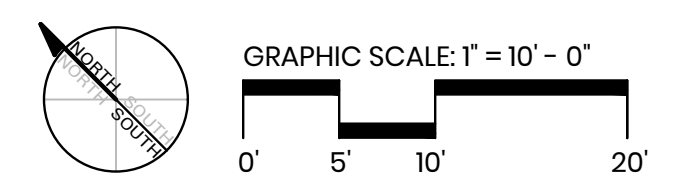
**LEGEND**

EXISTING CONTOUR	--- 427 ---
EXISTING SPOT ELEVATION	427.40
PROPERTY LINE	---
EXISTING TREES	
DEMOLITION AREAS	

**UTILITIES LEGEND**

EXISTING ELECTRICAL LINE	-E- E- E-
EXISTING GAS LINE	-G- G- G-
EXISTING SANITARY LINE	-SAN- SAN- SAN-
EXISTING STORM DRAIN	-ST- ST- ST-
EXISTING WATER LINE	-W- W- W-
UTILITY POLE	
CATCH BASIN/DRAIN INLET	

EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE: 1" = 10' - 0"



**DRAWING:**  
**EXISTING CONDITIONS**

DRAWING #  
**L.1.0**

S:\CURRENT-PROJ\3407\_400 State St.dwg\3407\_400 State St\_Working1.dwg

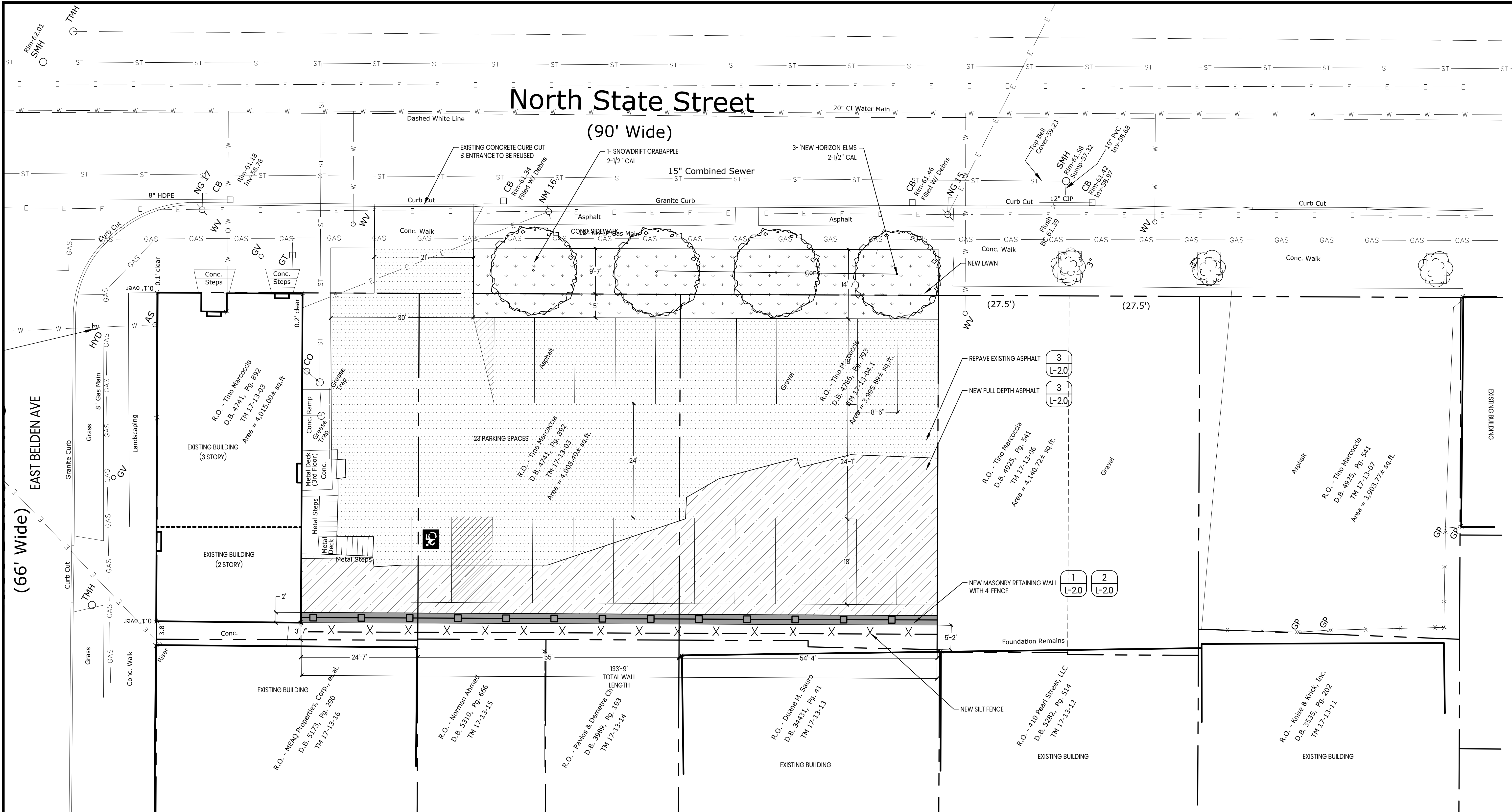


PLOT DATE: 7/31/2024 1:54 PM

S:\CURRENT-PROJ\3407\_400 State St\dwg\3407\_400 State St\_Working1.dwg

# North State Street (90' Wide)

(66' Wide)  
EAST BELDEN AVE



**SITE DISTURBANCE**

DISTURBANCE AREA	DISTURBANCE
GRAVEL/VEGETATION TO ASPHALT	2657 SQ/FT
PAVEMENT TO LAWN - WITHIN PROPERTY LINES	490 SQ/FT
PAVEMENT TO LAWN - PROPOSED IN R.O.W.	938 SQ/FT
NEW RETAINING WALL	278 SQFT
<b>TOTAL DISTURBANCES</b>	<b>4,363 SQFT</b>
<b>TOTAL SITE AREA</b>	<b>12,013 SQ FT</b>

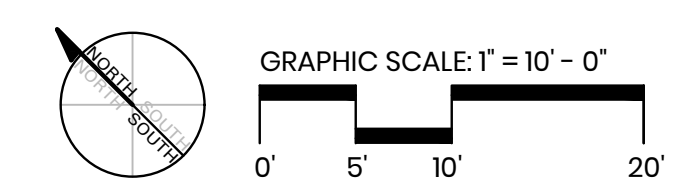
**SITE PLAN**  
SCALE: 1" = 10' - 0"

**LEGEND**

NEW HANDICAP PARKING SPACE	
NEW NO PARKING AREA	
PROPERTY LINE	
NEW FULL DEPTH ASPHALT PAVING	
ASPHALT RESURFACING	
NEW LAWN	
EXISTING TREES	
NEW TREES	

**UTILITIES LEGEND**

EXISTING ELECTRICAL LINE	- E -	E	E
EXISTING GAS LINE	- G -	G	G
EXISTING SANITARY LINE	- SAN -	SAN	SAN
EXISTING STORM DRAIN	- ST -	ST	ST
EXISTING WATER LINE	- W -	W	W
UTILITY POLE			
CATCH BASIN/DRAIN INLET			



**Terry Horst**  
LANDSCAPE  
ARCHITECTURE, P.C.  
PHONE: 315-437-2468  
WWW.TERRYHORSTLANDSCAPEARCH.COM  
508 HAWLEY AVENUE, SYRACUSE, NEW YORK



## 429 N STATE STREET SITE IMPROVEMENTS

413.417-19, 429 N STATE ST., SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: AK

DATE: 7-31-24

#	DATE	DESCRIPTION
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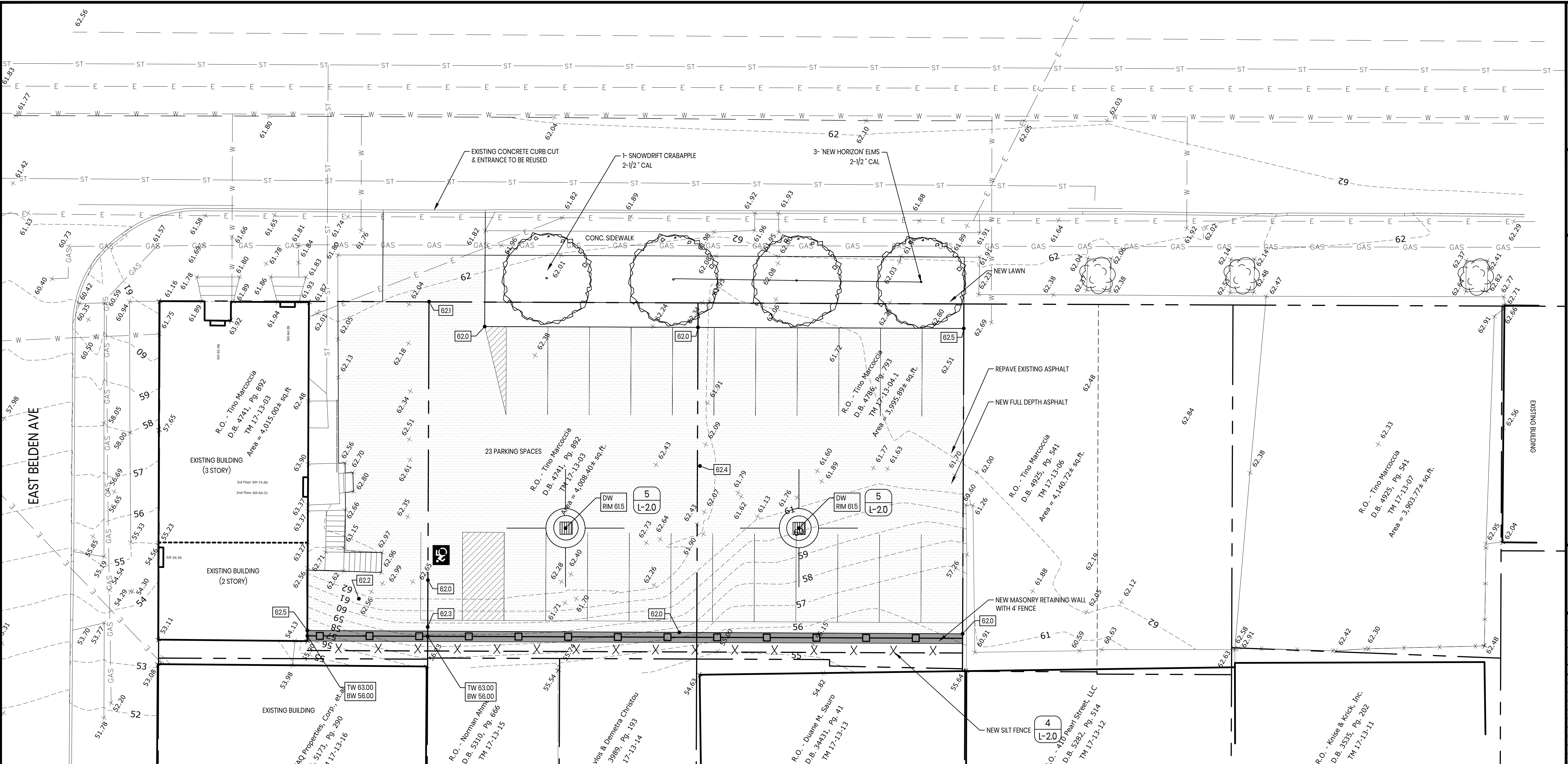
## DRAWING: SITE PLAN

DRAWING #  
**L.1**



PLOT DATE: 7/31/2024 1:55 PM

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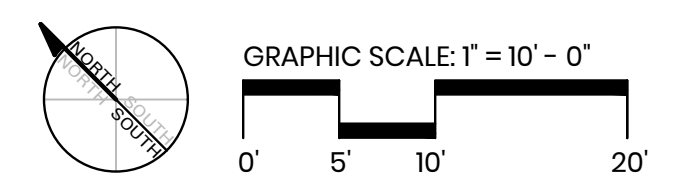
SITE PLAN  
SCALE: 1" = 10' - 0"

**LEGEND**

EXISTING CONTOUR	---	427
EXISTING SPOT ELEVATION		427.40
NEW HANDICAP PARKING SPACE		
NEW NO PARKING AREA		
PROPERTY LINE	---	
CONTRACT LIMIT LINE	---	
EXISTING TREES		
NEW TREES		
NEW SPOT ELEVATION		62.0
NEW DRY WELL		DW RIM 61.5

**UTILITIES LEGEND**

EXISTING ELECTRICAL LINE	-E-	E	E	E
EXISTING GAS LINE	-G-	G	G	G
EXISTING SANITARY LINE	-SAN-	SAN	SAN	SAN
EXISTING STORM DRAIN	-ST-	ST	ST	ST
EXISTING WATER LINE	-W-	W	W	W
UTILITY POLE				
CATCH BASIN/DRAIN INLET				



**429 N STATE STREET**  
SITE IMPROVEMENTS  
413.417-19.429 N STATE ST, SYRACUSE, NY

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SCALE: 1" = 10' - 0"  
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DATE: 7-31-24

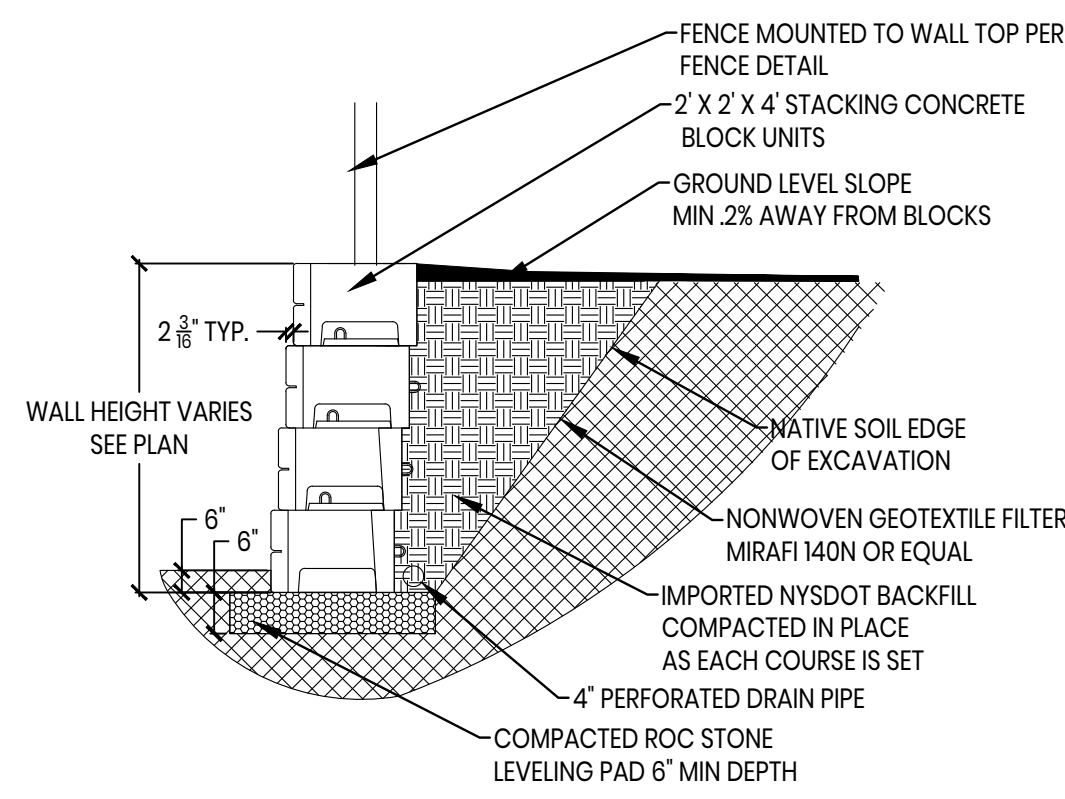
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SITE PLAN

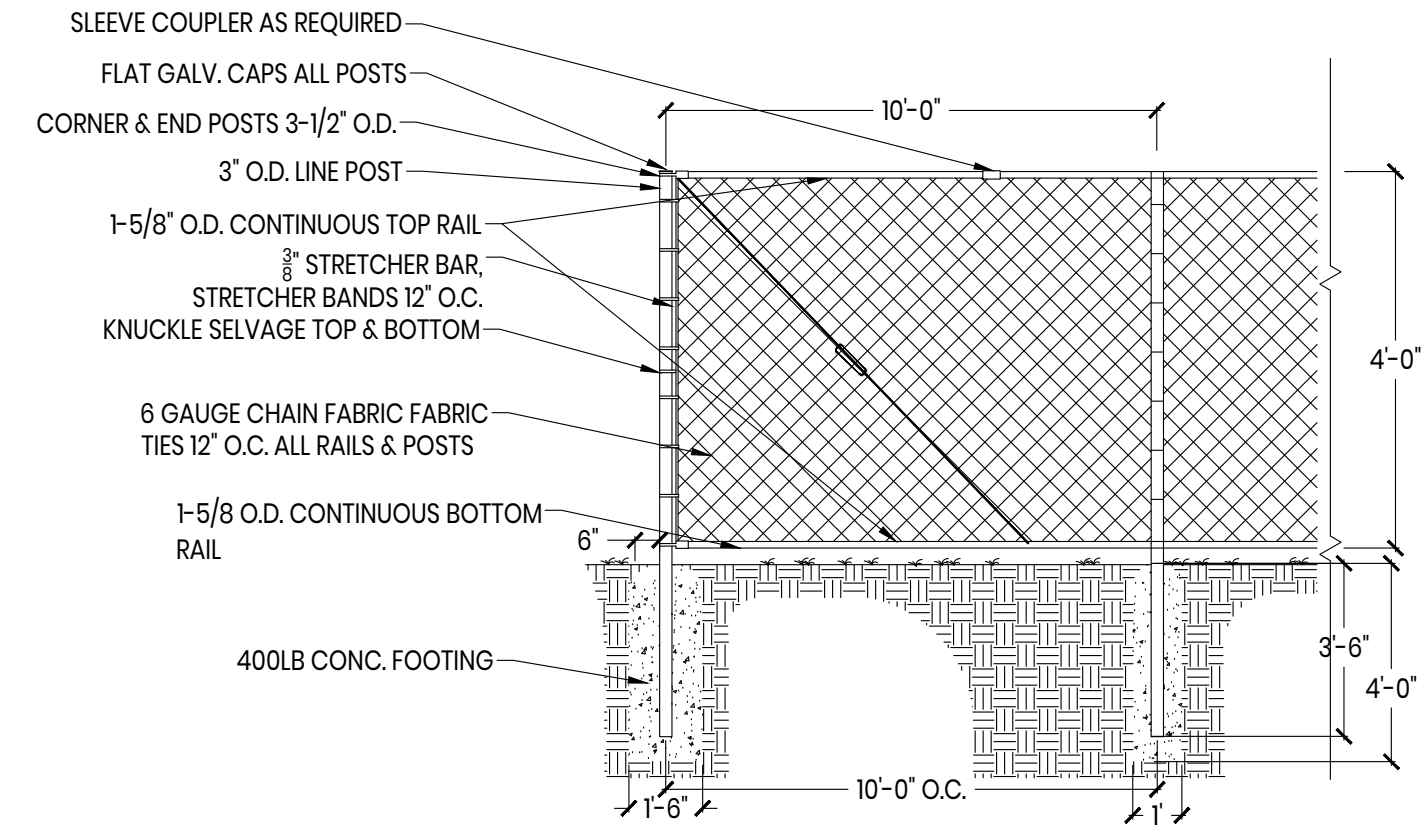
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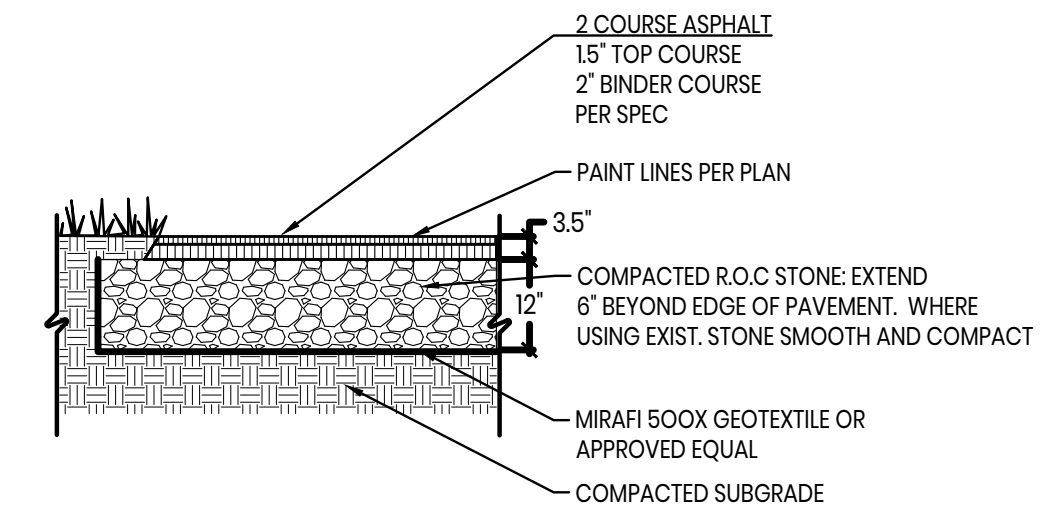
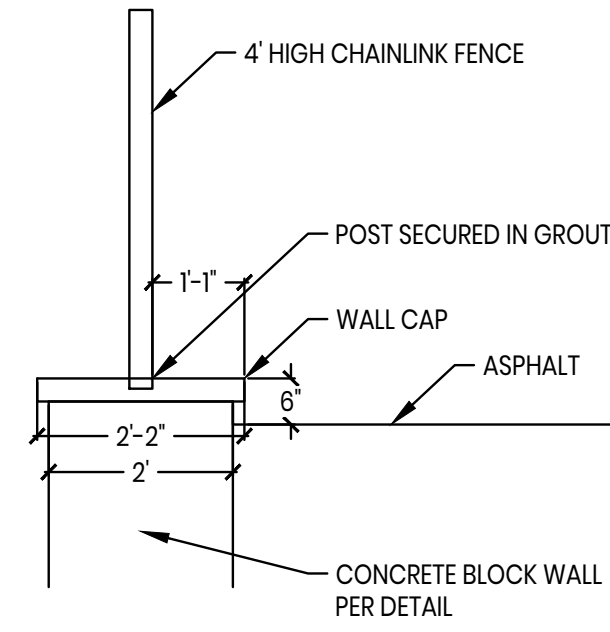




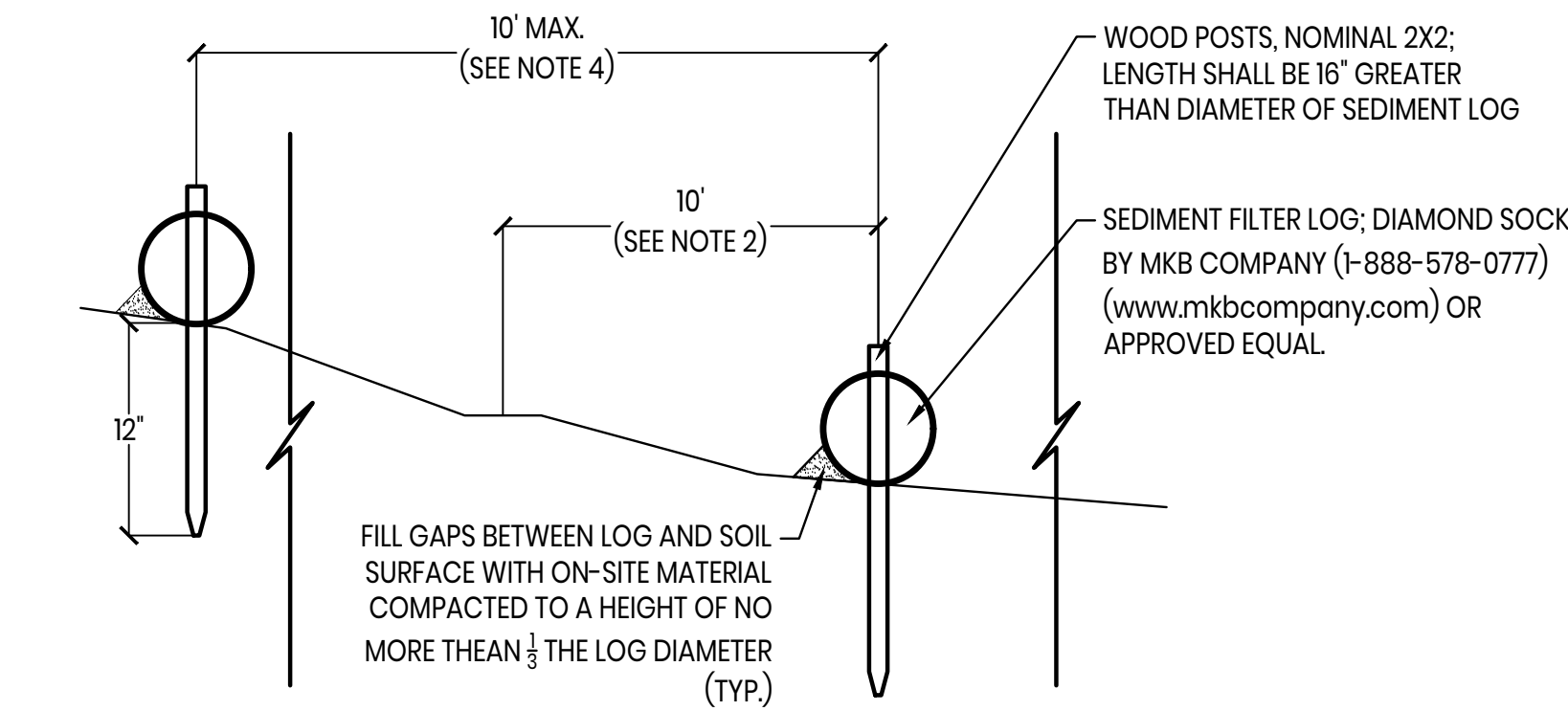
1 BLOCK RETAINING WALL  
NOT TO SCALE  
L-20



2 CHAINLINK FENCE  
NOT TO SCALE  
L-20



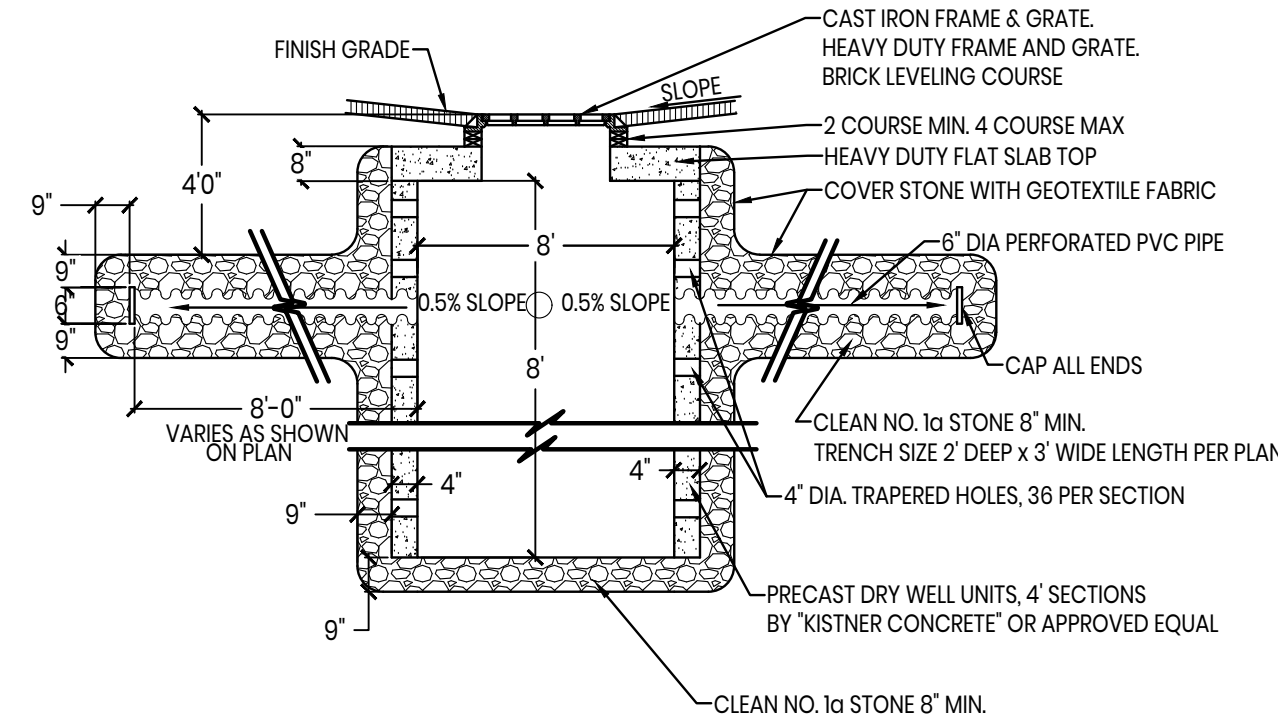
3 ASPHALT PAVING  
NOT TO SCALE  
L-20



- NOTES:
1. SEDIMENT FILTER LOGS SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR).
  2. WHEN SEDIMENT FILTER LOGS ARE LOCATED AT THE BASE OF SLOPES, SEDIMENT FILTER LOGS SHALL BE PLACED A MINIMUM OF 10' FROM THE TOE OF THE SLOPE.
  3. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 OF THE ABOVE GROUND HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
  4. A SECTION OF SEDIMENT FILTER LOGS SHOULD NOT EXCEED 100' IN LENGTH.
  5. SEDIMENT FILTER LOG POSTS SHALL BE SPACED NO MORE THAN 10' APART. ENDS OF LOGS SHALL BE OVERLAPPED BY 24" AND STAKED SIDE BY SIDE. THE MAXIMUM SLOPE LENGTH (DISTANCE BETWEEN ROWS) SHALL NOT EXCEED THE FOLLOWING LIMITS:

SEDIMENT FILTER LOG MAX SLOPE LENGTH (FEET)							
DIA (IN)	2	5	10	20	25	33	50
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35

4 SILT FENCE  
NOT TO SCALE  
L-20



5 DRYWELL  
NOT TO SCALE  
L-20



**429 N STATE STREET**  
**SITE IMPROVEMENTS**  
413.417-19,429 N STATE ST, SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: AK

DATE: 7-31-24

#	DATE	DESCRIPTION
1	00-00-00	DESCRIPTION

**DRAWING:**  
**DETAILS**



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Tino Marcoccia  
From: Amber Dillon, Zoning Planner  
Date: 8/14/2024 3:20:17 PM  
Re: Resubdivision R-24-48  
429 State St N & Belden Ave E, Syracuse, 13203

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	08/07/2024	Amber Dillon	Proposed Resub in Compliance with Rezone MX-4 Dimensional standards, Art. 2 Sec. 2.1B, on hold for CPC
Eng. Mapping - Zoning	Conditionally Approved	08/05/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 470  ***The only change required is Belden Ave is spelled incorrectly. Please make sure this is corrected on the final version to ensure there are no errors entered into the tax logs with the county
Finance - Zoning	Internal Review Complete	08/05/2024	Veronica Voss	All 3 properties show past due for July CS.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/08/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	08/08/2024	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.



Planning Commission	Pending	08/01/2024		Pending 8/19 CPC approval
Landmark Preservation Board	Internal Review Complete	08/12/2024	Kate Auwaerter	No historic preservation concerns.
Eng Sewers- Zoning	Internal Review Complete	08/08/2024	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.