



**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><i>SP-24-15</i></b>	<b><i>Staff Report – August 19, 2024</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	1001 Brighton Ave E (Tax Map ID: 062.-02-11.0) New address: 639 Seneca Tpke E (Tax Map ID: to be assigned)
<b><i>Summary of Proposed Action:</i></b>	The applicant is applying for a Special Use Permit to establish a “Mini-Storage” use on a vacant property.
<b><i>Owner/Applicant</i></b>	Joe Hucko, Brighton Mews, LLC. (Owner) Michael Charles, Benchmark Development (Applicant)
<b><i>Existing Zone District:</i></b>	Commercial, CM Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north and west are located in the Commercial, CM Zone District, to the south in the Medium Density Residential, R4 Zone District, and to the east the property is on the boundary between the City of Syracuse and Town of Onondaga.
<b><i>Companion Application(s)</i></b>	<b>MaSPR-24-28 (Major Site Plan Review):</b> to change the use of the property into a “Mini-storage” use in the CM Zone District and construct a 3-story storage facility.
<b><i>Scope of Work:</i></b>	The scope of work includes: (1) removing part of the existing vegetations and grading the land for construction; (2) installing new pavement to the site; (3) constructing a 3-story, 105,000 SF storage facility; (4) constructing 25 parking spaces (includes 2 ADA parking spaces); (5) installing retaining walls and chain-link fences and implementing landscaping plans.
<b><i>Summary of Changes:</i></b>	This project was reviewed by CPC on 7/8/2024 and was held due to lack of comments from Onondaga County Planning Board (OCPB). The OCPB provided their comments on 8/1/2024.  In response to OCPB comments and public comments heard, the applicant has provided: (1) responses to public comments from Greenwich Manor LLC, Kathleen A. Stribley and Onondaga County Planning Board; (2) resubdivision map labeling the easement on the Lafayette Road; (3) traffic impact analysis; and (4) the Stormwater Pollution Prevention Plan (SWPPP).
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The proposed use is consistent with the purpose of CM Zone District which is to provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes.</li> <li>- The proposed use is close to nearby residential uses and structures and would provide storage services to nearby residences.</li> <li>- Per Sheet L6.1, the height of the proposed building is lower than the adjacent Greenwich Manor Apartment.</li> <li>- Landscape buffer will be implemented between the proposed use and nearby residential use.</li> </ul> <p><b><u>Recommended conditions if approved:</u></b></p> <ul style="list-style-type: none"> <li>- The landscaping features along the southernly property line shall be adequately maintained to buffer the facility and parking lot from the adjacent residential</li> </ul>

**SP-24-15**

	Zone District.
<b>Zoning Procedural History:</b>	- 06/26/2023   R-23-31   Resubdivision to divide 1 lot into 2 new lots   Approved - 12/11/2023   R-23-31M1   New map submitted for Resubdivision   Approved with Conditions
<b>Summary of Zoning History:</b>	No zoning history except for a resubdivision that divided one lot into two new lots, approved 12/11/2023.
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Property Characteristics:</b>	The lot is irregularly shaped with 40 feet of frontage along East Seneca Turnpike, 841.46 feet of frontage along Lafayette Road, 193 feet of frontage on the easterly property line, and 560.42 feet of frontage on the northernly most property line. The total area of the lot is 2.93 acres (127,630.8 square feet), and the proposed building is 105,000 SF.
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-1, m and n, the proposal meets the referral criteria for Onondaga County Planning Board to review. The Onondaga County Planning Board has comments below: <ol style="list-style-type: none"><li>1. The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.</li><li>2. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the applicant is required to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.</li><li>3. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.</li></ol>

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

- Special use permit application
- Short Environmental Assessment Form Part 1
- Brighton Subdivision. Part of Farm Lot 121, City Of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Paul J. Olszewski; Paul James Olszewski, P.L.S., PLLC; Dated: 05/11/2023; Scale: 1”=30’
- Site Preparation Plan (Sheets L1.1, L2.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Site Drainage and Utility Plan (Sheet L2.2). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Site Plan (Sheet L3.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Planting Plan and Erosion Control Plan (Sheets L4.1, L5.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Site Detail Plan (Sheet L6.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Proposed Floor Plan (Sheets A-101, A-102, A103). Prepared by SAA Architects; dated: 06/19/2024; Scale: 3/32”=1’
- Elevation Plan (Sheet A-201). Prepared by SAA Architects; dated: 06/06/2024; Scale: 3/32”=1’



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<b><i>MaSPR-24-28</i></b>	<b><i>Staff Report – August 19, 2024</i></b>
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<b><i>Project Address:</i></b>	1001 Brighton Ave E (Tax Map ID: 062.-02-11.0) New address: 639 Seneca Tpke E (Tax Map ID: to be assigned)
<b><i>Summary of Proposed Action:</i></b>	The applicant is applying for a Major Site Plan Review to change the land use from a vacant property to a “Mini-Storage” land use and to construct a 3-story, 105,000 SF storage facility.
<b><i>Owner/Applicant</i></b>	Joe Hucko, Brighton Mews, LLC. (Owner) Michael Charles, Benchmark Development (Applicant)
<b><i>Existing Zone District:</i></b>	Commercial, CM Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north and west are located in the Commercial, CM Zone District, to the south in the Medium Density Residential, R4 Zone District, and to the east of the property is the boundary between the City of Syracuse and Town of Onondaga.
<b><i>Companion Application(s)</i></b>	<b>SP-24-15 (Special Use Permit):</b> to establish a “Mini-Storage” use in the CM Zone District.
<b><i>Scope of Work:</i></b>	The scope of work includes: (1) removing part of the existing vegetations and grading the land for construction; (2) installing new pavement to the site; (3) constructing a 3-story, 105,000 SF storage facility; (4) constructing 25 parking spaces (includes 2 ADA parking spaces); (5) installing retaining walls and chain-link fences and implementing landscaping plans.
<b><i>Summary of Changes:</i></b>	This project was reviewed by CPC on 7/8/2024 and was held due to lack of comments from Onondaga County Planning Board (OCPB). The OCPB provided their comments on 8/1/2024.  In response to OCPB comments and public comments heard, the applicant has provided: (1) responses to public comments from Greenwich Manor LLC, Kathleen A. Stribley and Onondaga County Planning Board; (2) resubdivision map labeling the easement on the Lafayette Road; (3) traffic impact analysis; and (4) the Stormwater Pollution Prevention Plan (SWPPP).
<b><i>Staff Analysis:</i></b>	<b><u>Factors:</u></b> <ul style="list-style-type: none"> <li>- The property owner has obtained an easement agreement with the neighboring property to have the site entrance located on Lafayette Rd.</li> <li>- The proposed storage facility is abutting on adjacent residential Zone District.</li> <li>- Landscaping buffers will be installed to reduce the visibility of the facility and parking areas to the nearby residential Zone District.</li> <li>- Based on the site detail plan (Sheet L6.1), the roof of storage facility will be lower than the nearby existing residential apartments.</li> <li>- The subject site has never been anything but a woodland and may serve as habitat for the Indiana Bat and the Northern Long Eared Bat.</li> <li>- The applicant has consulted with NYS DEC and U.S. Fish and Wildlife who gave the developer guidance to only remove trees that were necessary and only during the hibernation period for the bats between November 1 to March 1<sup>st</sup>.</li> <li>- Due to the topography of the subject property, this site has never been developed.</li> </ul>

	<p><b><u>Recommended conditions if approved:</u></b></p> <ul style="list-style-type: none"> <li>- The landscaping features along the southernly property line shall be adequately maintained to buffer the facility and parking lot from the adjacent residential Zone District.</li> <li>- Any tree removal must occur between November 1 and March 1<sup>st</sup>.</li> </ul>
<p><b>Zoning Procedural History:</b></p>	<ul style="list-style-type: none"> <li>- 06/26/2023   R-23-31   Resubdivision to divide 1 lot into 2 new lots   Approved</li> <li>- 12/11/2023   R-23-31M1   New map submitted for Resubdivision  Approved with Conditions</li> </ul>
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<p><b>Code Enforcement History:</b></p>	<p>See attached code enforcement history.</p>
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**Application Submittals:** The application submitted the following in support of the proposed project:

- Major Site Plan Review application
- Short Environmental Assessment Form Part 1
- Brighton Subdivision. Part of Farm Lot 121, City Of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Paul J. Olszewski; Paul James Olszewski, P.L.S., PLLC; Dated: 05/11/2023; Scale: 1”= 30’
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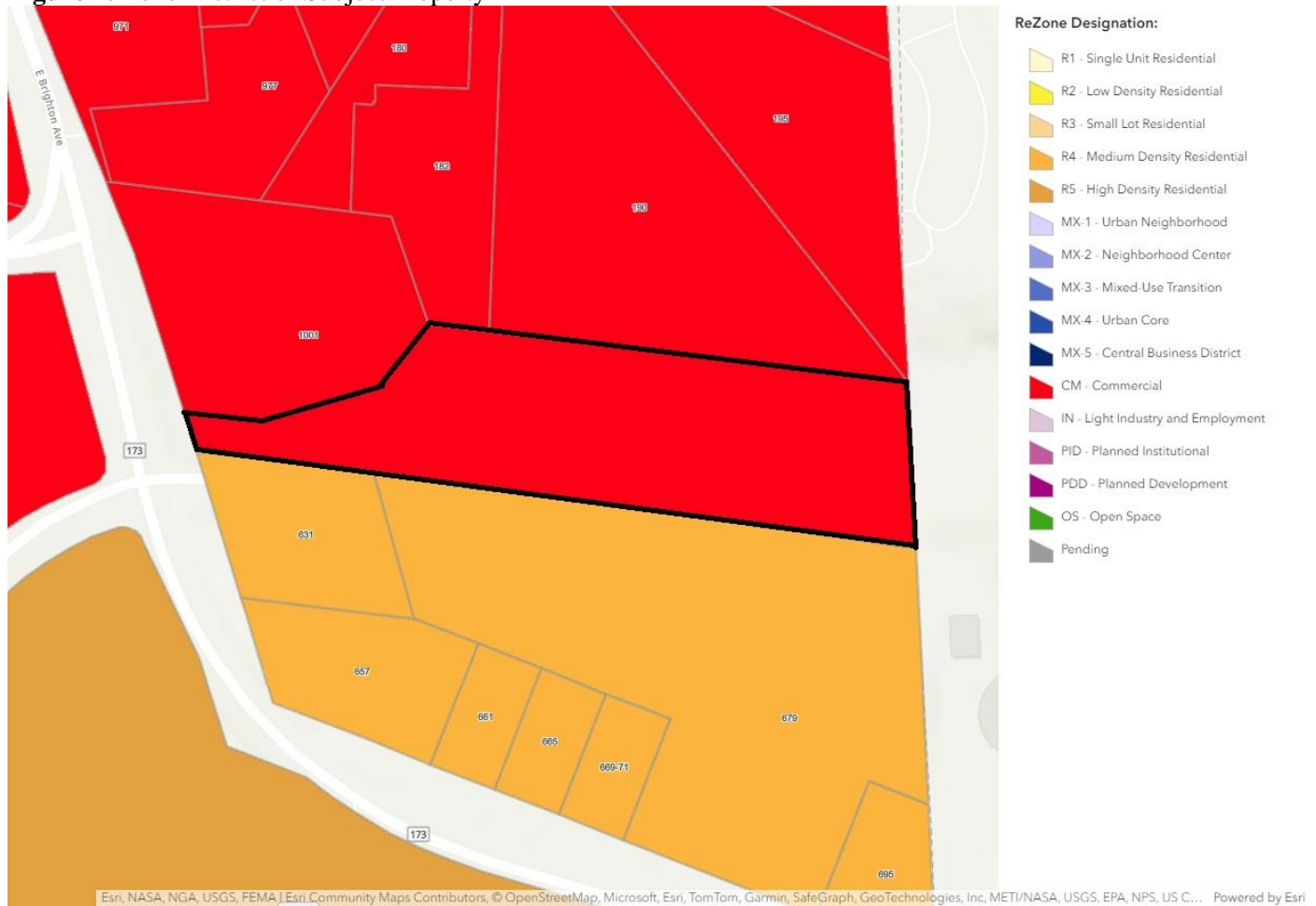
Department of Neighborhood and Business Development  
Jake Dishaw, Zoning Administrator  
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

**Attachments:**

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 2 & Part 3
- Easement Agreement
- 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: ConnectExplorer™, Eagle View Technology Corporation



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:	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):	
Tax Map ID#:	Lot size (sq. ft.):
Current use of property:	Proposed:
Current number of dwelling units (if applicable):	Proposed:
Current onsite parking (if applicable):	Proposed:
Zone District (base and any overlay) of property:	
Companion zoning applications (if applicable, list any related zoning applications):	
Type of Site Plan: <input type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input 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):	



### 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:**

Signature:

Date:

Mailing address:

**Print authorized agent's name:**

Date:

Signature:

Mailing address:

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

#### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

*Please submit one copy of each of the following:*

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

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

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



## Site Plan Review Application

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
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- Loading dock and delivery areas
  - Dumpsters and/or trash receptacles
  - Landscaping including type, height, and number of plantings
  - Screening including parking, dumpsters, and site
  - Fencing including type and height
  - Lighting including structure heights and luminaries wattage
  - Ground signs
  - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- EXTERIOR SIGNAGE DRAWINGS** showing all of the following:
- Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)



**Special Use Permit Application**



<b>For Office Use Only</b>		
Zoning District:	_____	
Application Number: SP-	_____	- _____
Date:	_____	

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

**Special Use Permit 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: <b>Brighton Hill Storage</b>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1001 Brighton Ave E		
Lot numbers: 062.-02-011.0	Block number:	Lot size (sq. ft.) <b>127,631</b>
Current use of property: <b>Vacant</b>	Proposed: <b>Self Storage / Office</b>	
Current number of dwelling units (if applicable): 0	Proposed: 0	
Current hours of operation (if applicable): -	Proposed: <b>office 9-5, storage 24</b>	
Current onsite parking (if applicable): -	Proposed: <b>25 spaces</b>	
Zoning (base and any overlay) of property:	<b>Commercial - CM</b>	
Companion zoning applications (if applicable, list any related zoning applications):		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 Special Use requested (attach additional pages if necessary): <b>Justification of Waivers - Proposed project is for a Self Storage use, which requires Special Use Permit. Project is a 3 story 105,000 sf storage facility with associated offices and 25 parking spaces, fire turnaround, retaining walls, and curb/ access improvements.</b>		

Special Use Permit Application



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

Owner/Owner's Agent Certification

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

Print owner's name: Brighton Mews, L.L.C - Joe Hucko joe@washingtonstpartners.com

Signature: Joe Hucko Date: 2024/6/24

Mailing address: 120 E. Washington St. Syracuse, NY 13202

Print authorized agent's name: Michael Charles Carotenuto Date: 2024/6/21

Signature: Michael C. Carotenuto

Mailing address: PO Box 432 Great Barrington, MA, 01230

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 three full sized and one no larger than 11x17" of all of the plans listed below (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:

## Special Use Permit Application



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One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
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- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
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  - Loading dock and delivery areas
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  - Landscaping including type, height, and number of plantings
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- EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- PLANS REVIEW FORM** see below
- EXTERIOR SIGNAGE DRAWINGS** showing all of the following:
- Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)
- JUSTIFICATION FOR WAIVERS** in a short summary, note why waivers are requested in this special use application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

# *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.

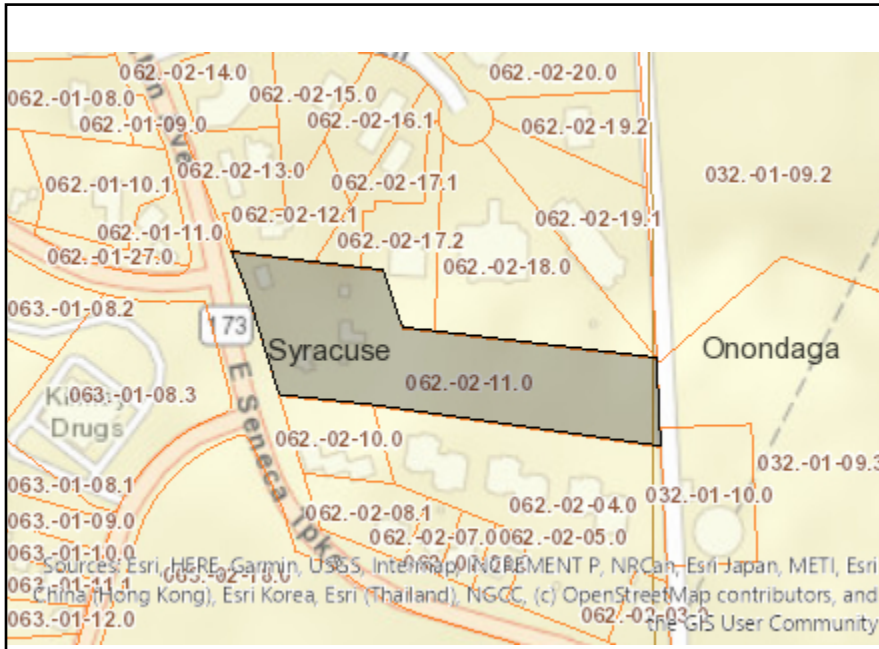
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<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:			
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			

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



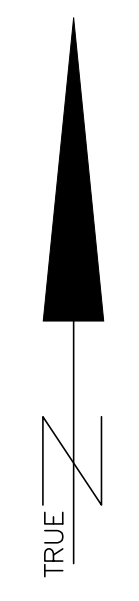
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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>Edward G. Kerp</u> Title: _____		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



BRIGHTON AVENUE

EAST SENECA TURNPIKE

LAFAYETTE ROAD

EAST SENECA TURNPIKE

REPUTED OWNER  
CRT XCI, LLC  
BOOK 5374 PAGE 922

LOT 10

LOT 9A

LOT 9B

S83° 03' 22"E  
303.84'

GARAGE

GRAVEL

BUILDING

20' WIDE SANITARY SEWER EASEMENT

LOT 8

FINAL PLAN  
BRIGHTON HILL BUSINESS PARK  
MAP NO. 7197

LOT 1  
AREA = 1.60± ACRES

2 STORY  
FRAME HOUSE

SIDEWALK

PAVERS

DECK

GAZEBO

REPUTED OWNER  
BRIGHTON MEWS, LLC  
BOOK 2023 PAGE 8031

LOT 2  
AREA = 2.93± ACRES

REPUTED OWNER  
SARKODIE-MENSAH  
BOOK 3625 PAGE 25

REPUTED OWNER  
GREENWICH MANOR LLC  
BOOK 4571 PAGE 308



NOTE:  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THERE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS UNKNOWN.

APPROVED CITY PLANNING COMMISSION  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
APPROVED CITY ASSESSMENT  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
APPROVED CITY FINANCE  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
APPROVED CITY ENGINEERING  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

HEALTH DEPARTMENT APPROVAL

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.  
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-01-2023.  
*Paul J. Olszewski*  
PAUL J. OLSZEWSKI, P.L.S., LICENSE No. 50212  
\*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2000-000-0000.0 OF THE NEW YORK STATE EDUCATION LAW.  
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.  
DATE: MAY 11, 2023

BRIGHTON SUBDIVISION  
PART OF FARM LOT 121 CITY OF SYRACUSE  
COUNTY OF ONONDAGA STATE OF NEW YORK  
PAUL JAMES OLSZEWSKI, P.L.S., PLLC  
1326 NEW SENECA TPKE, SUITE A  
SKANEATELES NEW YORK, 13152  
315-488-5552 pjosurvey.com  
SCALE: 1" = 30' FEET  
PROJECT No. SY62-02-11





LOCATION MAP

**ZONING CHART - CITY OF SYRACUSE**

TAX PARCELS INVOLVED:  
LOT 2 OF 062-02-010 2.93 ACRES (100) EAST BRIGHTON AVE)

ZONED: COMMERCIAL (CM)

YARD SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	NO MIN.	168'
SIDE YARD SETBACK	NO MIN.	41'
REAR YARD SETBACK	NO MIN.	82'

STALL SIZE: 10'-0" X 9'-0"  
DRIVE AISLE: 24'-0" MIN. WIDTH

**PERCOLATION TEST RESULTS**

LOCATION NUMBER	TEST ELEVATION	SOIL TYPES	RATE OF INFILTRATION
IT-1	102.00 FT.	SAND WITH SILT	9" PER HOUR
IT-2	113.30 FT.	SANDY GRAVEL WITH COBBLES	13" PER HOUR

**GENERAL NOTES**

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY PAUL JAMES OLSEWUSKI P.L.S., F.L.L.C. OF CAMILLUS, NY ON APRIL 4, 2016.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION WORK, RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR REAPPLYING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.

3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.

7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
100.0	CONTOUR	CONTOUR
+377.7	SPOT ELEVATION	SPOT ELEVATION
CT/CE	CURB TAPER/END	CURB TAPER/END
TC/BC	TOP/BOTTOM OF CURB	TOP/BOTTOM OF CURB
HPL/P	HIGH / LOW POINT	HIGH / LOW POINT
	TEST PIT	TEST PIT
	BORING (SEE SPECIFICATIONS FOR BORING INFO)	BORING (SEE SPECIFICATIONS FOR BORING INFO)
	FENCE	FENCE
	UTILITY POLE	UTILITY POLE
	WATER LINE	WATER LINE
	FIRE HYDRANT	FIRE HYDRANT
	STORM PIPE	STORM PIPE
	UNDERDRAIN	UNDERDRAIN
	SANITARY PIPE	SANITARY PIPE
	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
	TELEPHONE	TELEPHONE
	STORM STRUCTURE	STORM STRUCTURE
	ORISCELL	ORISCELL
	INLET	INLET
	CATCH BASIN/MANHOLE	CATCH BASIN/MANHOLE
	CLEAN OUT	CLEAN OUT
	SANITARY MANHOLE	SANITARY MANHOLE
	ASPHALT PAVEMENT-PARKING	ASPHALT PAVEMENT-PARKING
	CONCRETE PAVEMENT	CONCRETE PAVEMENT
	TRAFFIC SIGN	TRAFFIC SIGN
	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
	CURB	CURB
	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
	SILT FENCE	SILT FENCE
	TREE	TREE
	SHRUB	SHRUB
	PLANT KEY	PLANT KEY
	VEGETATION	VEGETATION

**EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES**

1. SAUCUT ASPHALT OR CONCRETE PAVEMENT. SAUCUT ASPHALT IN NEAT STRAIGHT LINE AND SAUCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.

2. STRIP TOPSOIL AND STOCKPILE FOR REUSE. ALL EXCESS TOPSOIL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

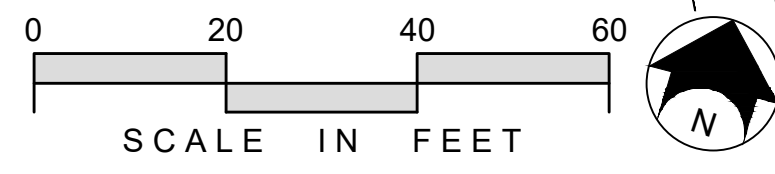
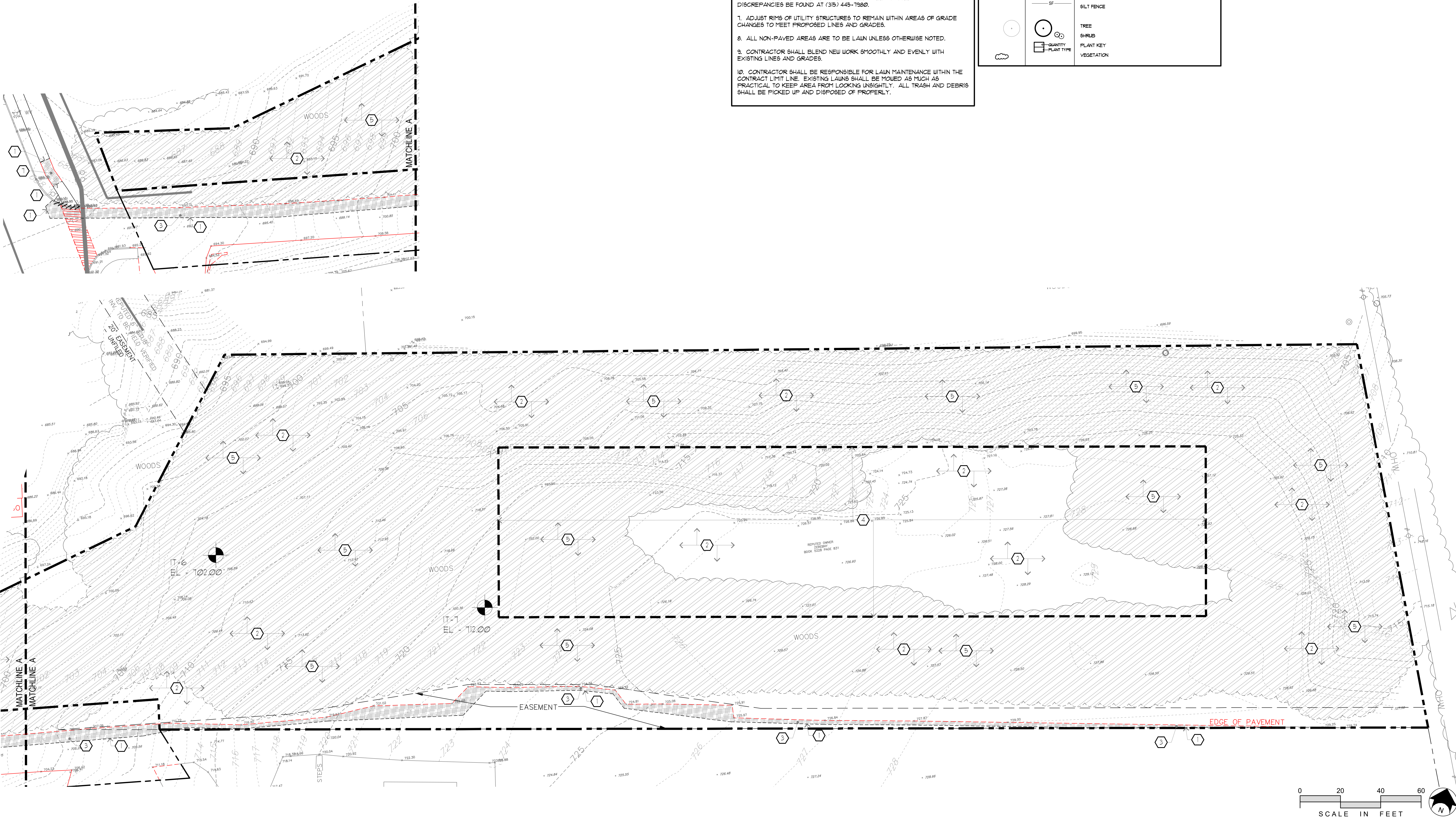
3. REMOVE ASPHALT PAVEMENT INCLUDING BASE MATERIAL AND DISPOSE OF OFF SITE.

4. PROPOSED BUILDING OUTLINE. SEE LAYOUT PLAN L3.1

5. EXISTING VEGETATION SHALL BE REMOVED IN ITS ENTIRETY INCLUDING ROOTS AND STUMPS. TREE AND VEGETATION CLEARING SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR FACILITY CONSTRUCTION. TO REDUCE MORTALITY TO NESTING/ROOSTING BIRDS AND BATS, ALL TREE CLEARING ACTIVITIES (EXCEPT FOR DANGER TREE REMOVAL) SHALL BE CONDUCTED BETWEEN NOVEMBER 1 AND MARCH 31.

6. NOTE OMITTED.

7. EXISTING SIDEWALK TO REMAIN. REMOVE AND REPLACE EXISTING SIDEWALK IN KIND AS REQUIRED FOR UTILITY CONNECTION.



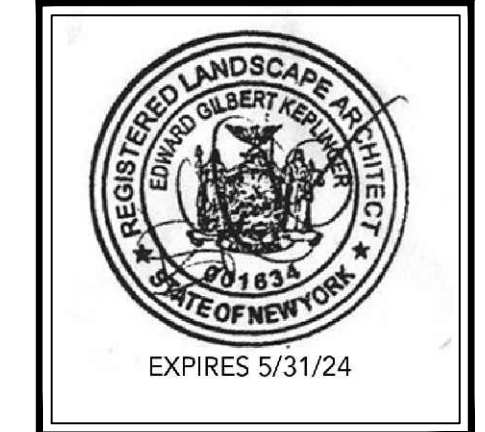
RZ Engineering, PLLC  
6320 HY ROAD SUITE 201, EAST SYRACUSE, NY 13057  
PHONE: (315) 445-7980 FAX: (315) 445-7981

BRIGHTON HILL  
1001 EAST BRIGHTON AVE., SYRACUSE



**ISSUED AND REVISIONS NOTIFICATION**

No.	Rev.	Description	Date
1	CRF	CRP SUBMISSION	5/9/24
2	JPR	GEN. REVISION UPDATE	6/7/24
3	JPR	WATER REVISIONS	6/10/24
4	CRF	REV. LAYOUT W/ SUP	6/19/24
5	CRF	CRP RESUBMISSION	6/19/24

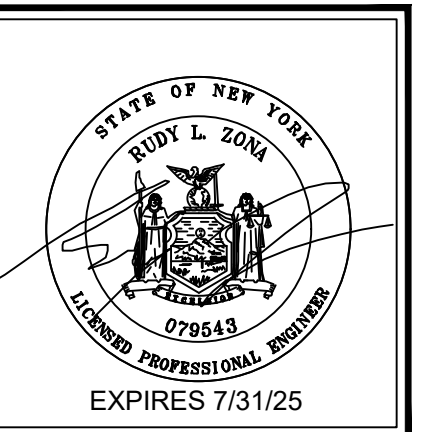


Drawn By: C.R.F.  
Checked By: E.G.K.  
RFA Proj. No.: 43092  
Date: 26 FEBRUARY, 2024  
Scale: AS NOTED

SITE PREPARATION PLAN

L1.1





ISSUED AND REVISIONS NOTIFICATION		
No. Rev.	Description	Date
1	CRF SUBMISSION	5/9/24
2	UPR GEN. REVISION UPDATE	6/7/24
3	UPR WATER REVISIONS	6/19/24
4	CRF REV. LAYOUT T/W SUP	6/19/24
5	CRF CPC RESUBMISSION	6/19/24



Drawn By: C.R.F.  
 Checked By: E.G.K.  
 N/A Proj. No.: 43092  
 Date: 26 FEBRUARY, 2024  
 Scale: AS NOTED

SITE GRADING PLAN

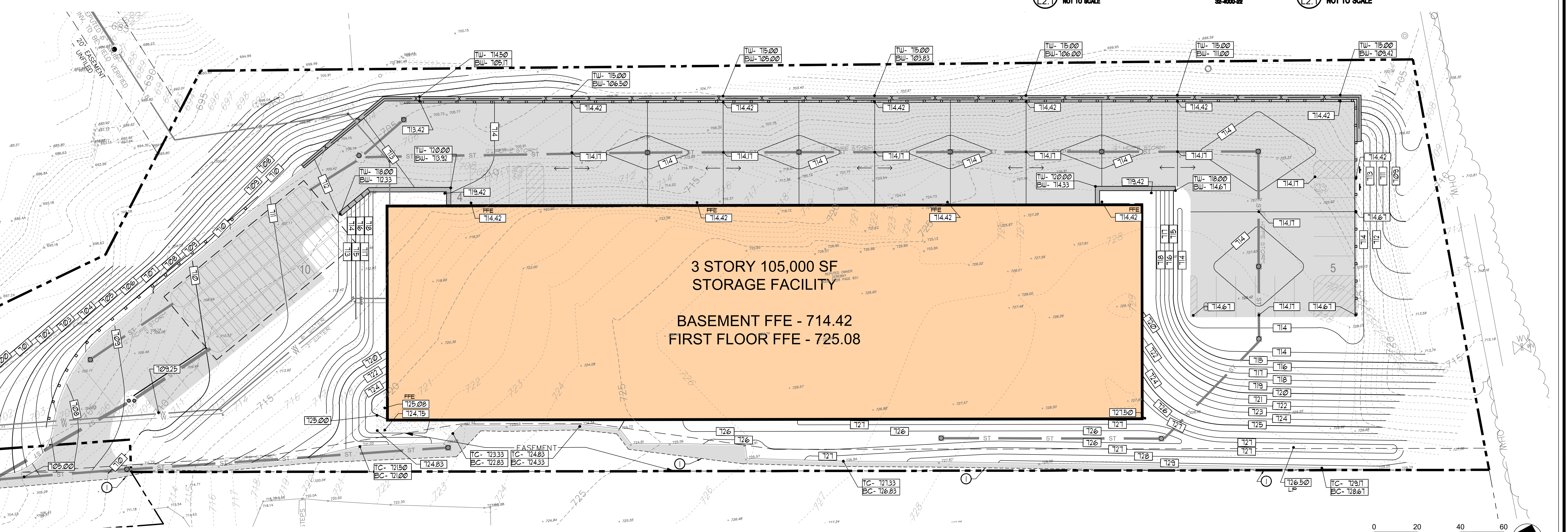
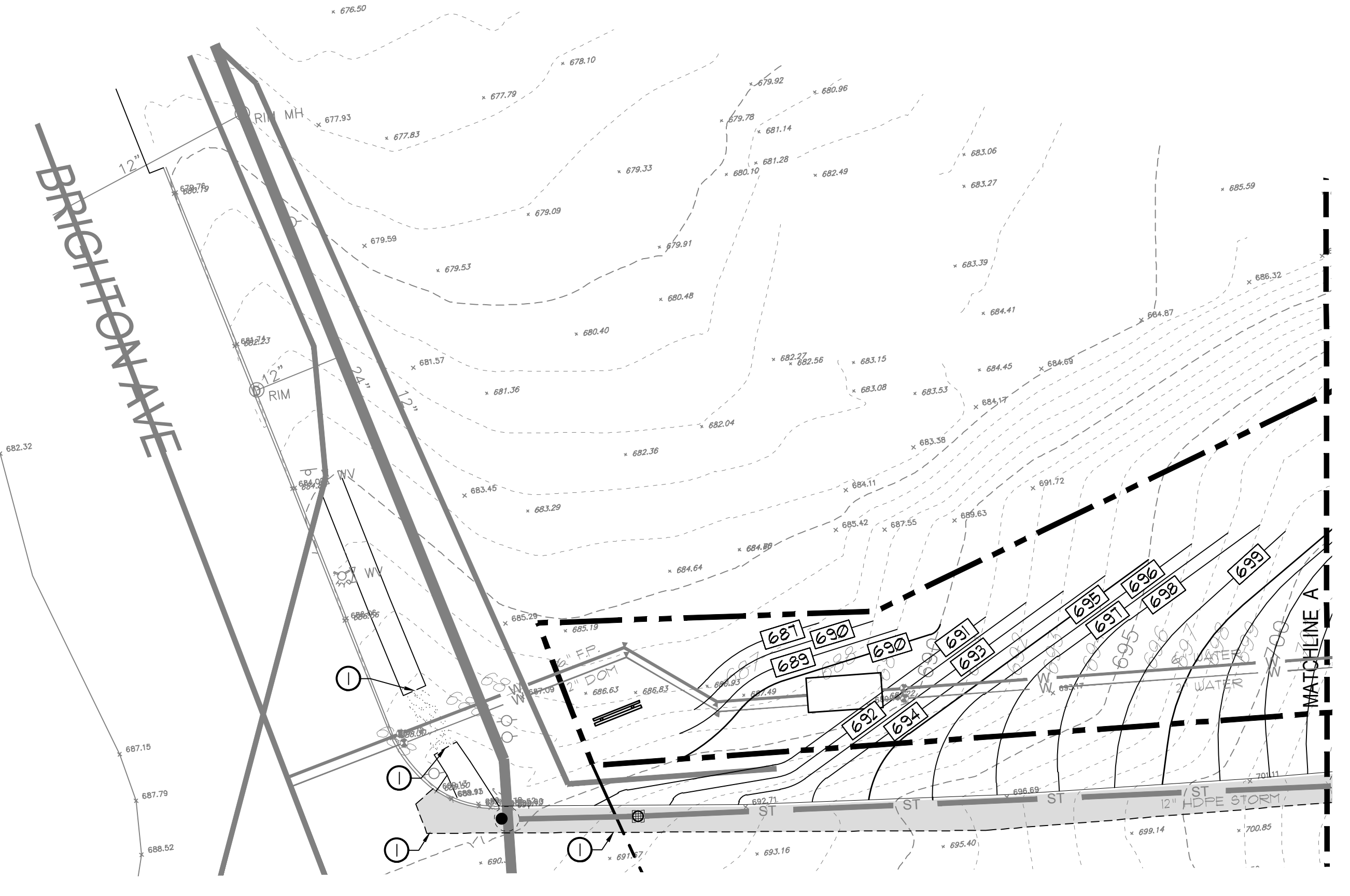
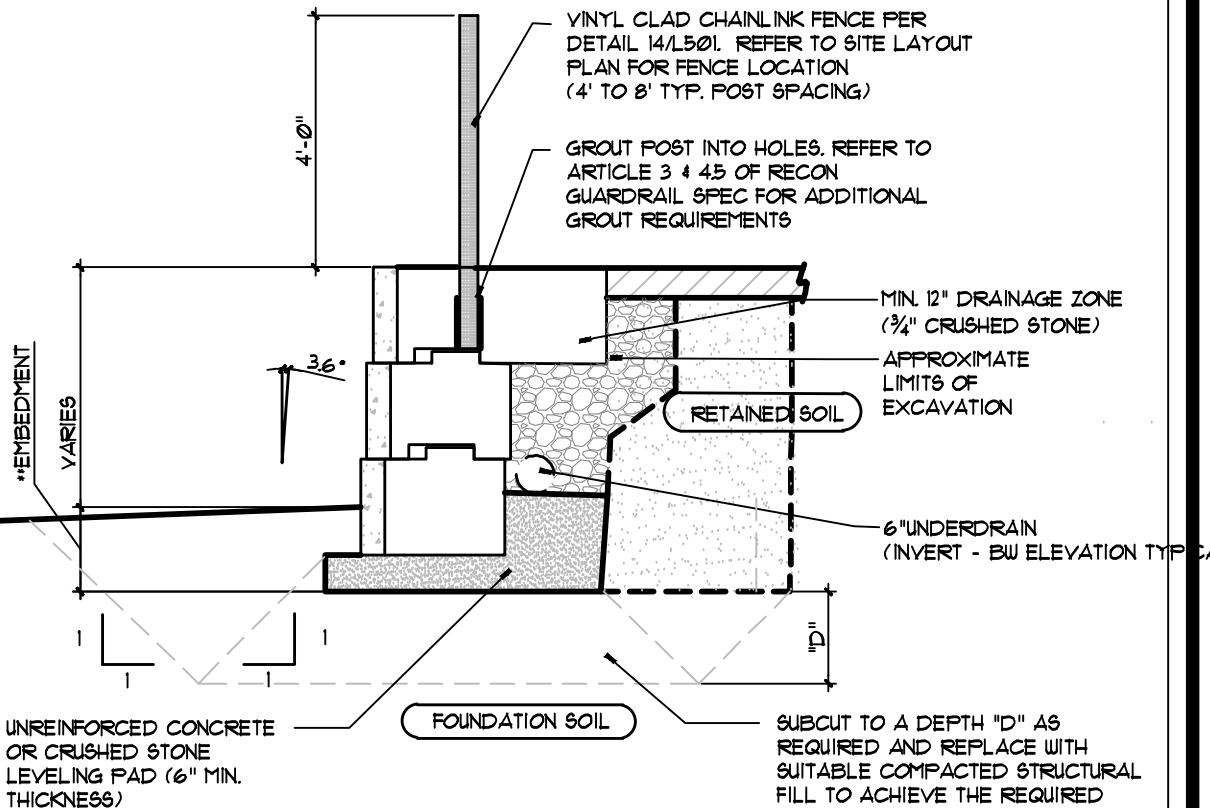
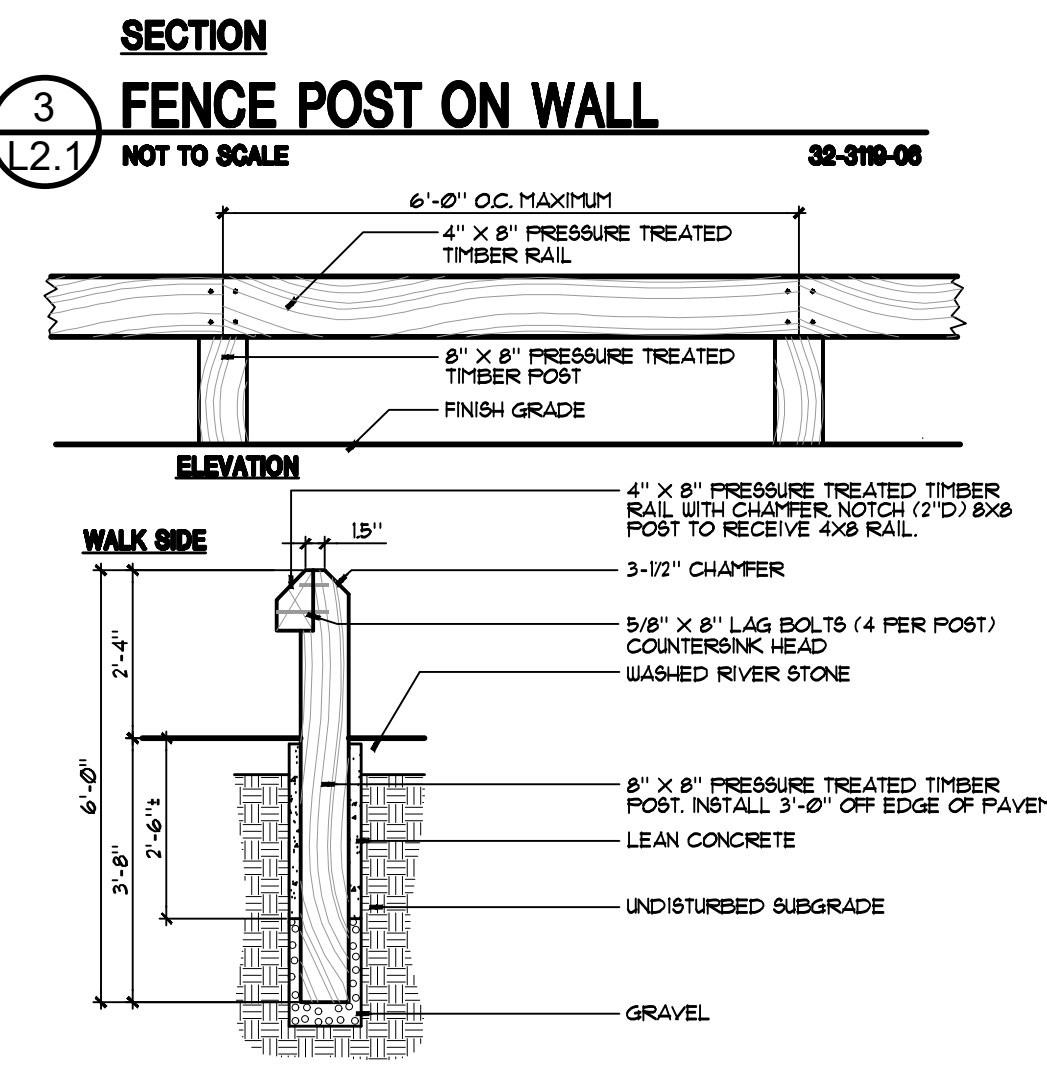
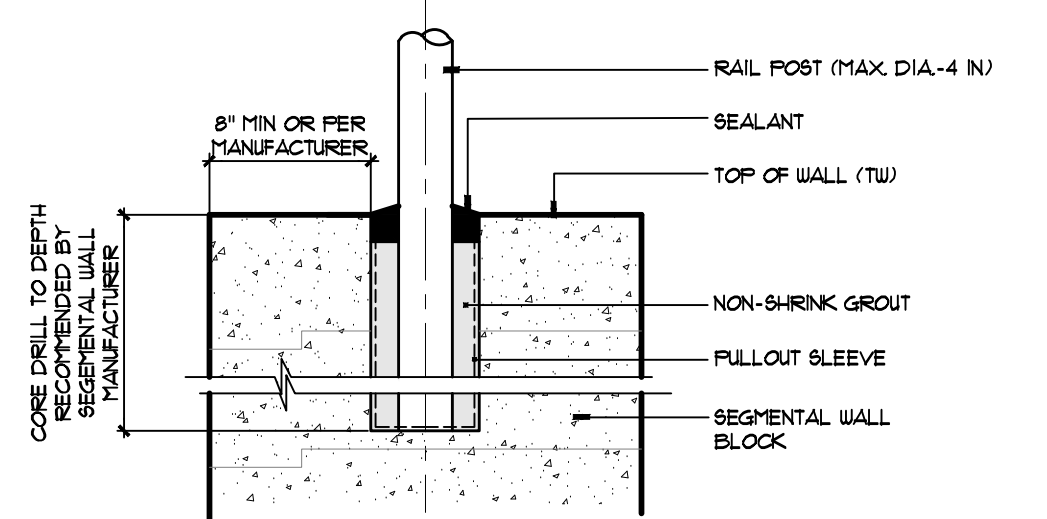
L2.1

**GRADING and UTILITY GENERAL NOTES**

- NOTES REFER TO SHEETS L2.1 AND L2.2
- ANY/FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
  - WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
  - ALL CONCRETE PAVING AT ALL DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOUBLED TO FOUNDATION WALL PER DETAILS.
  - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
  - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
  - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM KEPLINGER FREEMAN ASSOCIATES (KFA/RZ ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. KFA AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
  - ANY ELECTRIC AND LIGHT POLES AND/OR EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. LOCATIONS ARE APPROXIMATE ONLY. REFER TO ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND DETAILED INFORMATION.

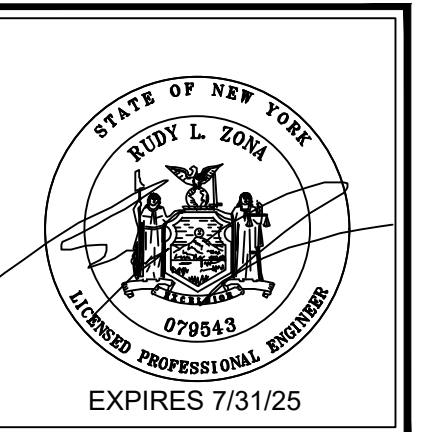
**GRADING, DRAINAGE & UTILITY NOTES**

- NOTES REFER TO SHEETS L2.1 AND L2.2
- MEET EXISTING LINE AND GRADE.
  - INSTALL 6" FIRE PROTECTION WATER LINE AND 2" DOMESTIC WATER LINE TO WITHIN 5 FEET OF BUILDING.
  - INSTALL ROOF DRAIN TO SURFACE DRAIN INTO STORM WATER MANAGEMENT AREA. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
  - FIELD VERIFY ALL EXISTING INVERTS & EXISTING UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK.
  - REFER TO PLUMBING DRAWINGS FOR CONNECTION INSIDE BUILDING.
  - INSTALL SANITARY CLEANOUT PER DETAIL 4 / L6.1
  - INSTALL UNDERDRAIN PER DETAIL 6 / L2.2
  - FIELD VERIFY SANITARY PIPE DEPTH AT PIPE CROSSING.
  - INSTALL COMMERCIAL SERVICE TRAP AND VENT PER DETAIL 2 / L6.1
  - CONTRACTOR SHALL CONTACT CITY ENGINEER TO COORDINATE CONNECTION AND ADJUSTMENTS TO THE TOWN SEWER SYSTEMS.
  - INSTALL STORM DOGHOUSE PER DETAIL 4 / L2.2
  - NOTE OMITTED.
  - INSTALL 45° BEND WITH THRUST BLOCK PER DETAIL 8 / L6.1
  - CITY OF SYRACUSE WATER TO INSTALL WATERLINE TAP AND PIPE UP TO AND INCLUDING THE CURB BOX AT THE PROPERTY LINE. ALL WORK WITHIN RIGHT OF WAY TO BE COMPLETED BY CITY OF SYRACUSE WATER DEPARTMENT.
  - INSTALL WATER METER PIT, 2 METER WITH BACKFLOW PREVENTION, TO BE DESIGNED.
  - INSTALL GATE VALVE PER DETAIL 6 / L6.1
  - INSTALL MC4500 STORM CHAMBERS - SEE DETAIL 10/L6.1
  - INSTALL 8" HDPE PIPE TO DAYLIGHT.



Printed By: \_\_\_\_\_  
 Date Plotted: \_\_\_\_\_  
 Drawing File: \_\_\_\_\_





ISSUED AND REVISIONS NOTIFICATION			
No. Rev.	Description	Date	
1	CRF	5/6/24	
2	CRF	6/7/24	
3	UPR	6/10/24	
4	CRF	6/19/24	
5	CRF	6/19/24	



Drawn By: **CRF**  
 Checked By: **EJK**  
 MFA Proj. No.: **43052**  
 Date: **26 FEBRUARY, 2024**  
 Scale: **AS NOTED**

**SITE DRAINAGE AND UTILITIES PLAN**

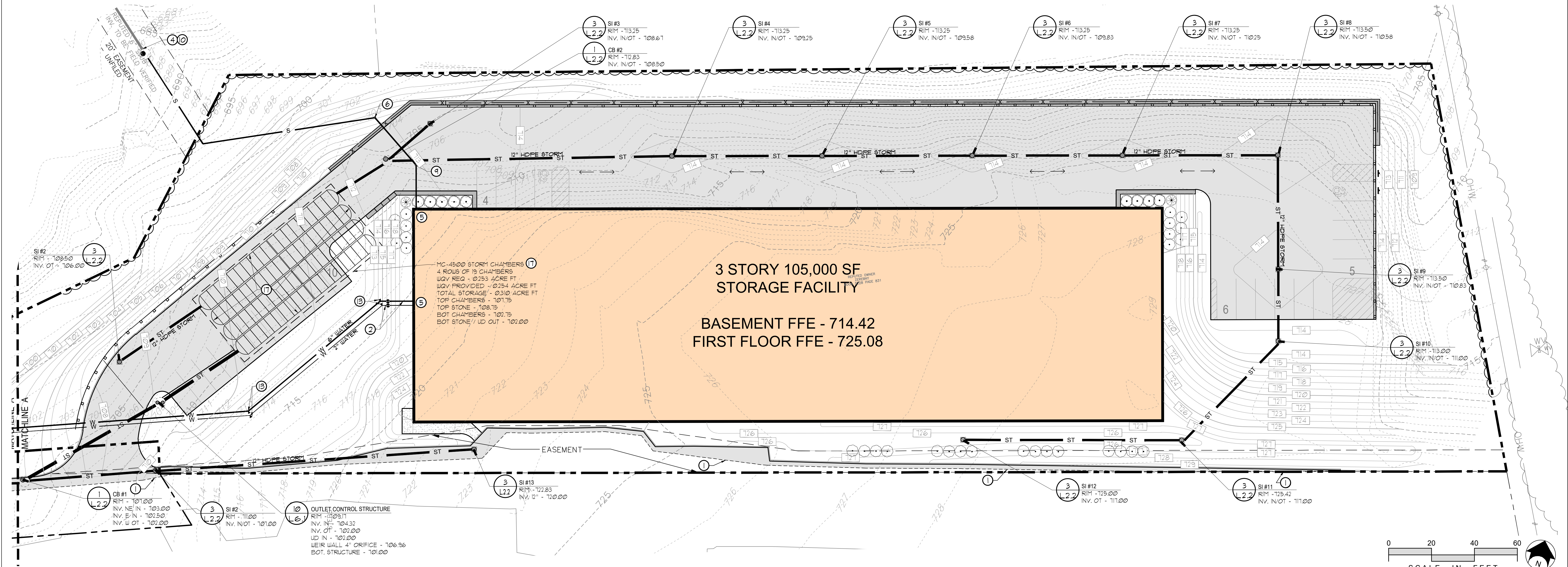
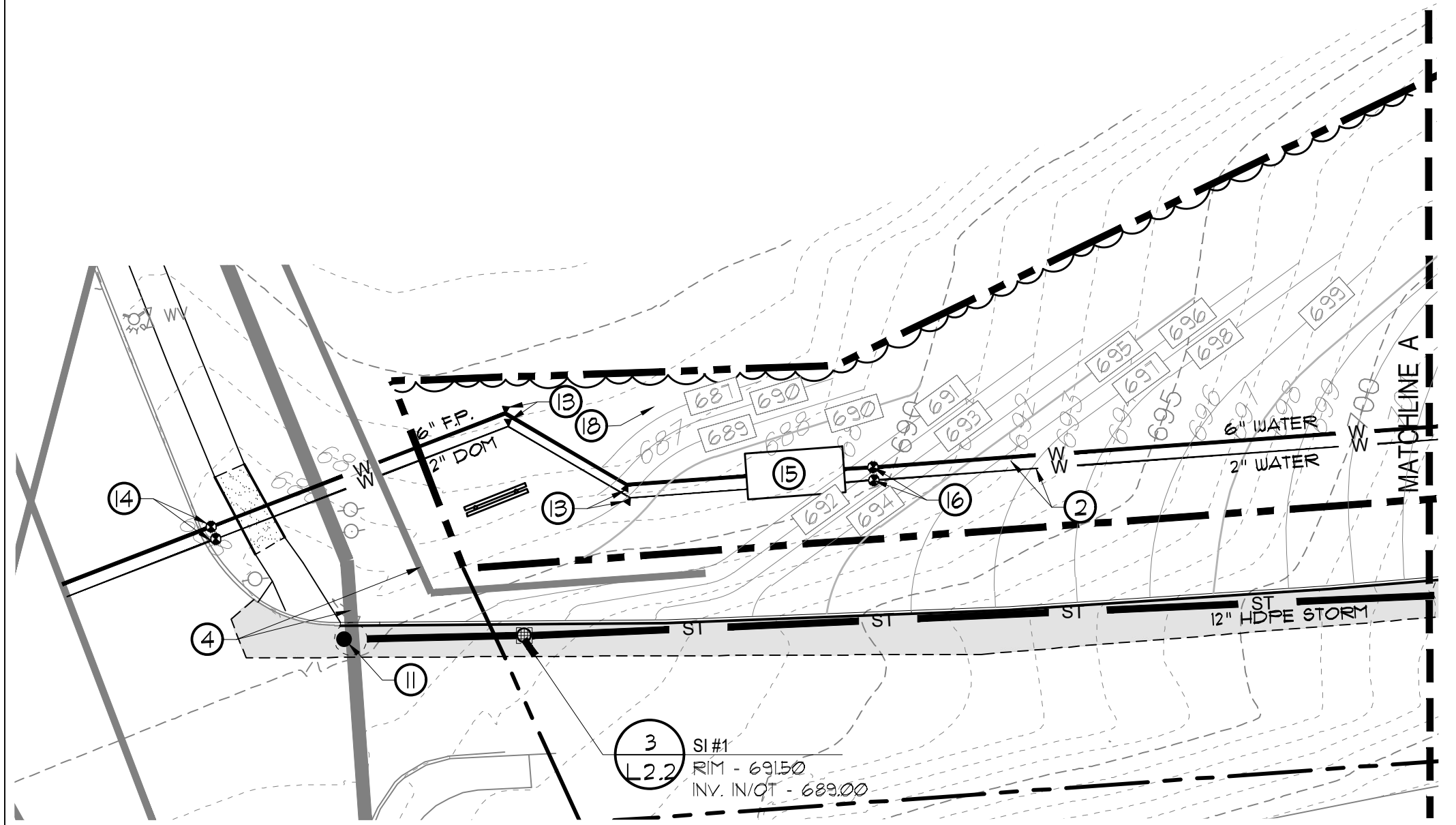
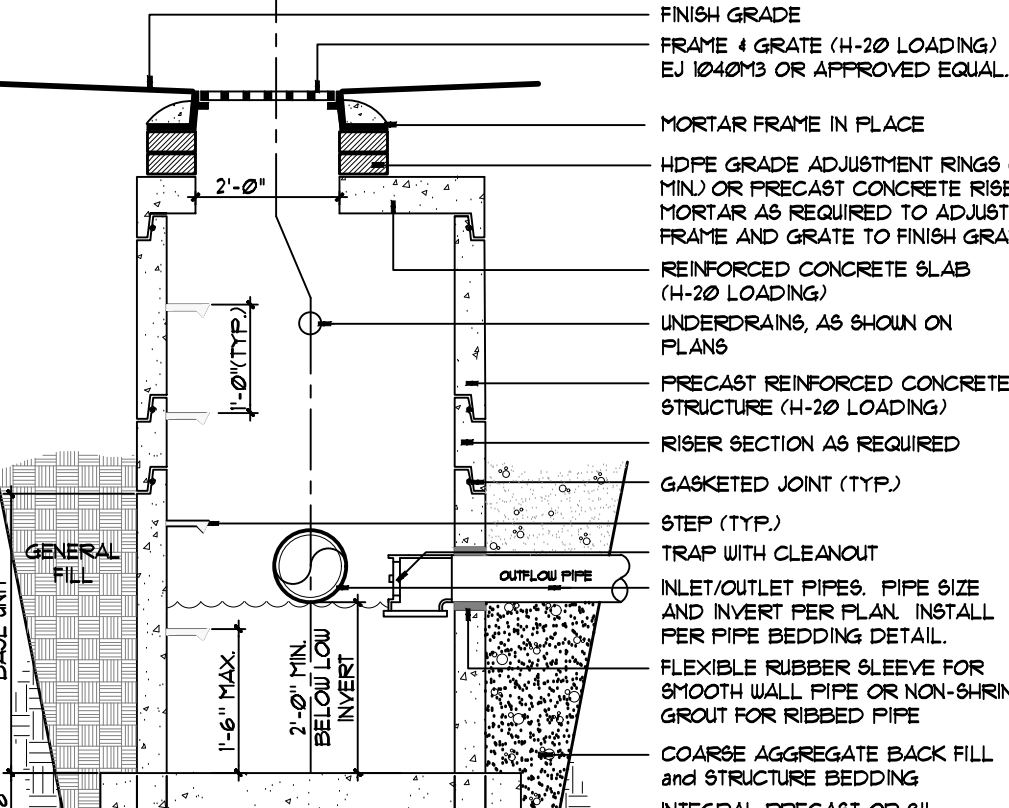
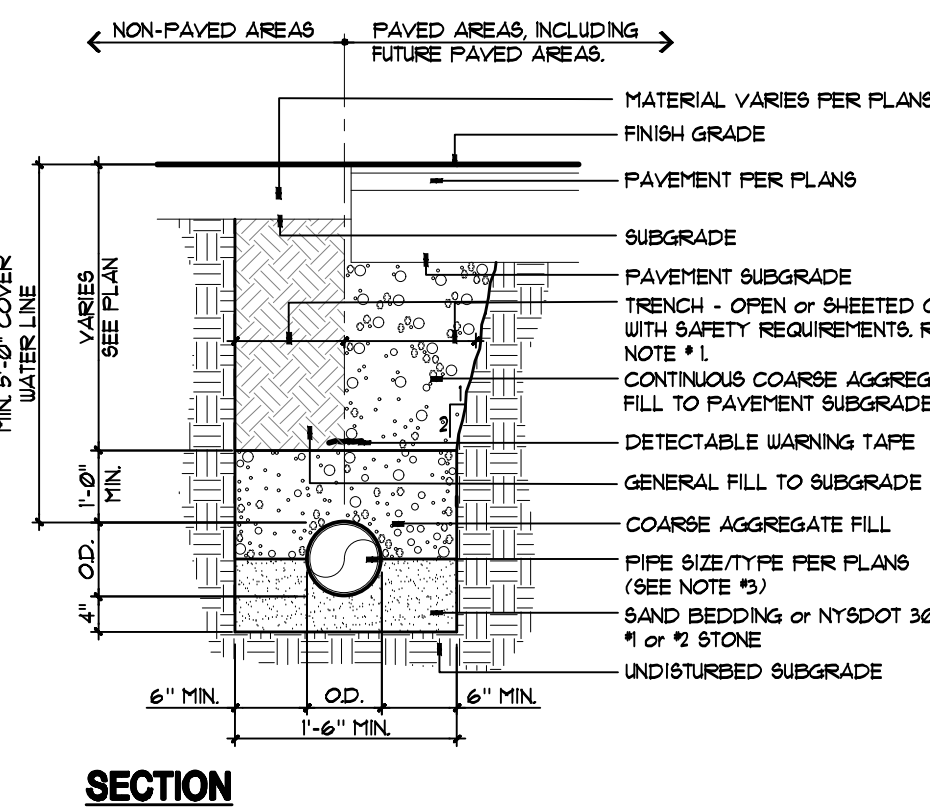
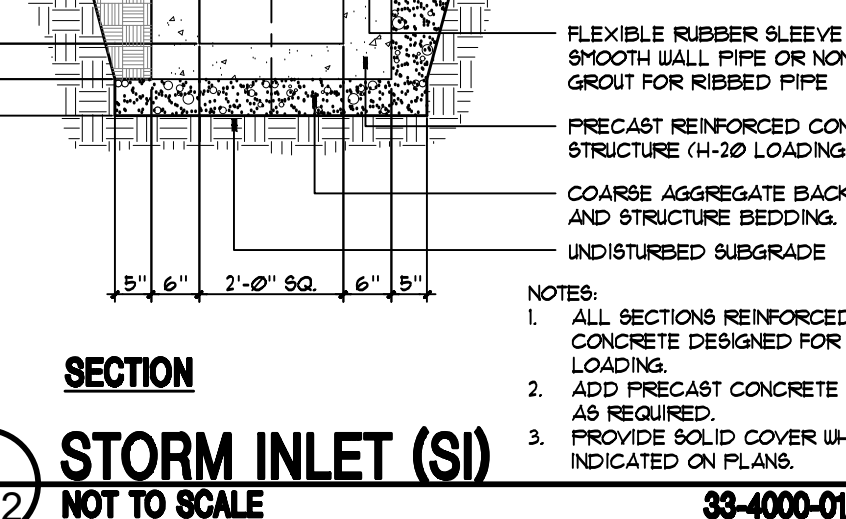
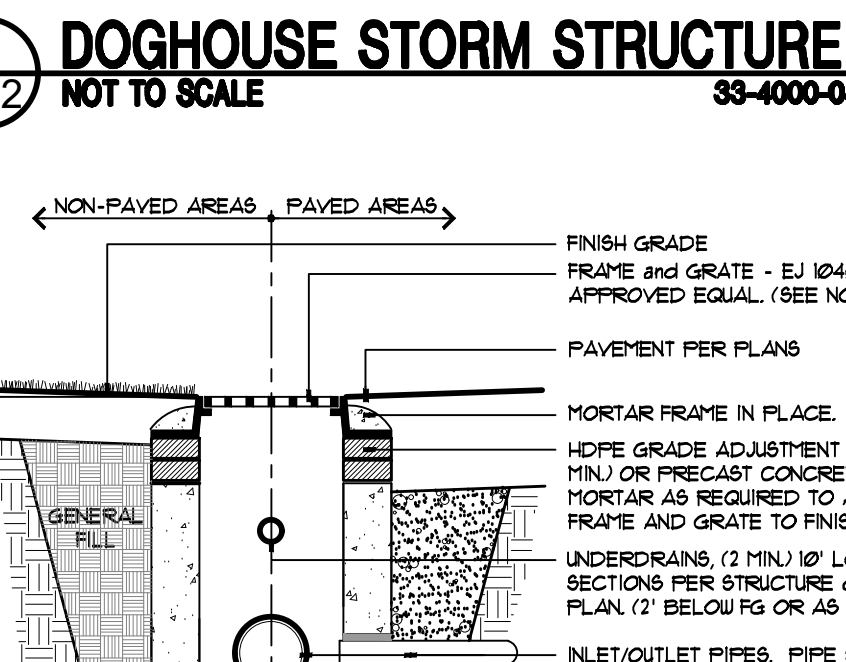
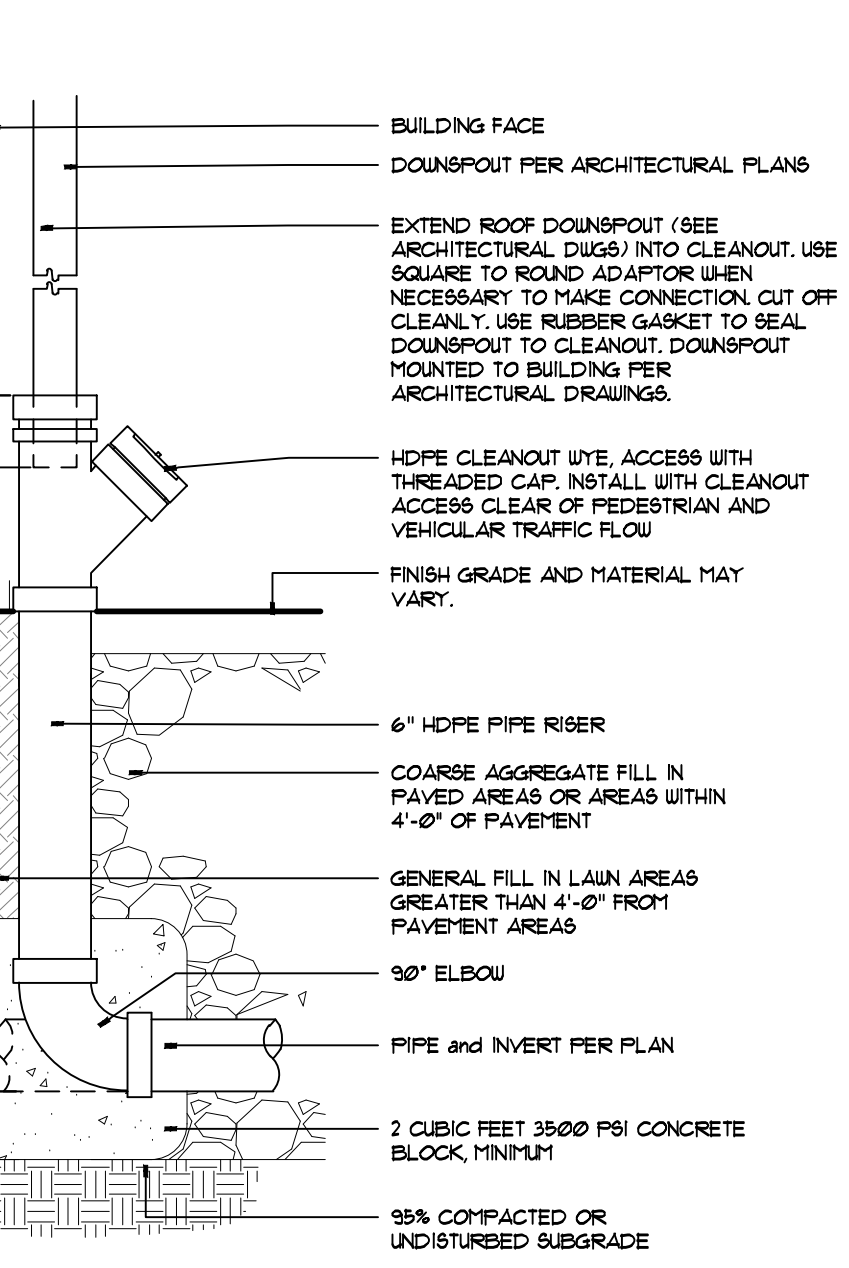
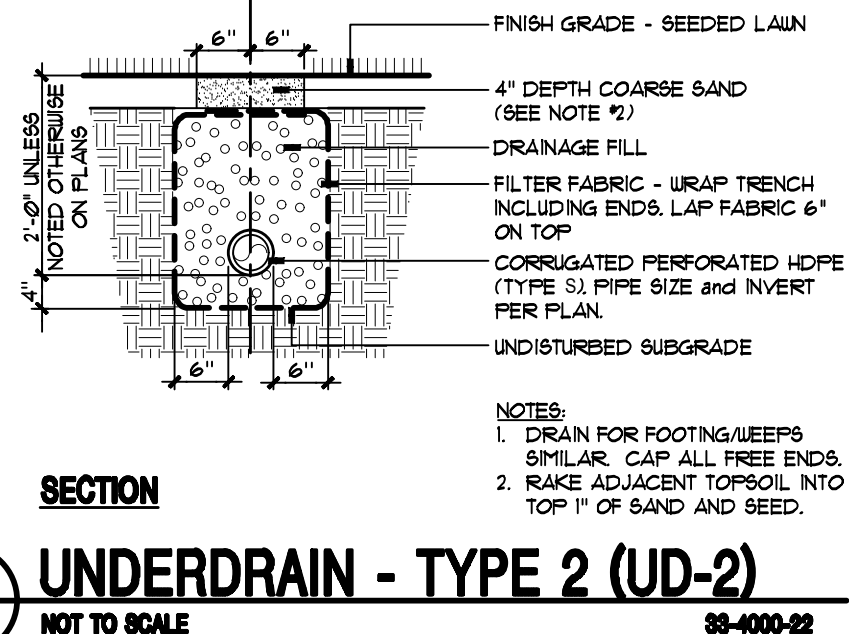
**L2.2**

**GRADING and UTILITY GENERAL NOTES**

- NOTES REFER TO SHEETS L2.1 AND L2.2
- ANY FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
  - WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
  - ALL CONCRETE PAVING AT ALL DOORS SHALL BE FLOUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOUBLED TO FOUNDATION PER DETAILS.
  - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
  - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
  - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND NOTIFY KEPLINGER FREEMAN ASSOCIATES (KFA)/RZ ENGINEERING AND THE OWNER/ENGINEER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. KFA AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
  - ANY ELECTRIC AND LIGHT POLES AND/OR EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. LOCATIONS ARE APPROXIMATE ONLY. REFER TO ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND DETAILED INFORMATION.

**GRADING, DRAINAGE & UTILITY NOTES**

- NOTES REFER TO SHEETS L2.1 AND L2.2
- MEET EXISTING LINE AND GRADE.
  - INSTALL 6" FIRE PROTECTION WATER LINE AND 2" DOMESTIC WATER LINE TO WITHIN 5 FEET OF BUILDING.
  - INSTALL ROOF DRAIN TO SURFACE DRAIN INTO STORM WATER MANAGEMENT AREA. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
  - FIELD VERIFY ALL EXISTING INVERTS & EXISTING UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK.
  - REFER TO PLUMBING DRAWINGS FOR CONTINUATION INSIDE BUILDING.
  - INSTALL SANITARY CLEANOUT PER DETAIL 4 / L6.1
  - INSTALL UNDERDRAIN PER DETAIL 6 / L2.2
  - FIELD VERIFY SANITARY PIPE DEPTH AT PIPE CROSSING.
  - INSTALL COMMERCIAL SERVICE TRAP AND VENT PER DETAIL 2 / L6.1
  - CONTRACTOR SHALL CONTACT CITY ENGINEER TO COORDINATE CONNECTION AND ADJUSTMENTS TO THE TOWN SEWER SYSTEMS.
  - INSTALL STORM DOGHOUSE PER DETAIL 4 / L2.2
  - NOTE OMITTED.
  - INSTALL 45° BEND WITH THRUST BLOCK PER DETAIL 8 / L6.1
  - CITY OF SYRACUSE WATER TO INSTALL WATERLINE TAP AND PIPE UP TO AND INCLUDING THE CURB BOX AT THE PROPERTY LINE. ALL WORK WITHIN RIGHT OF WAY TO BE COMPLETED BY CITY OF SYRACUSE WATER DEPARTMENT.
  - INSTALL WATER METER PIT, 2 METER WITH BACKFLOW PREVENTION, TO BE DESIGNED.
  - INSTALL GATE VALVE PER DETAIL 6 / L6.1
  - INSTALL MC4500 STORM CHAMBERS - SEE DETAIL 10/L6.1
  - INSTALL 8" HDPE PIPE TO DAYLIGHT.



Produced By: [Blank]  
 Date Plotted: [Blank]  
 Drawing File: [Blank]



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1	CRF SUBMISSION	5/9/24
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**ZONING CHART - CITY OF SYRACUSE**

TAX PARCELS INVOLVED:  
 LOT 2 OF 062-02-0110 2.93 ACRES (1001 EAST BRIGHTON AVE.)

ZONED: COMMERCIAL (CM)

YARD SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	NO MIN.	16'±
SIDE YARD SETBACK	NO MIN.	4'±
REAR YARD SETBACK	NO MIN.	8'±

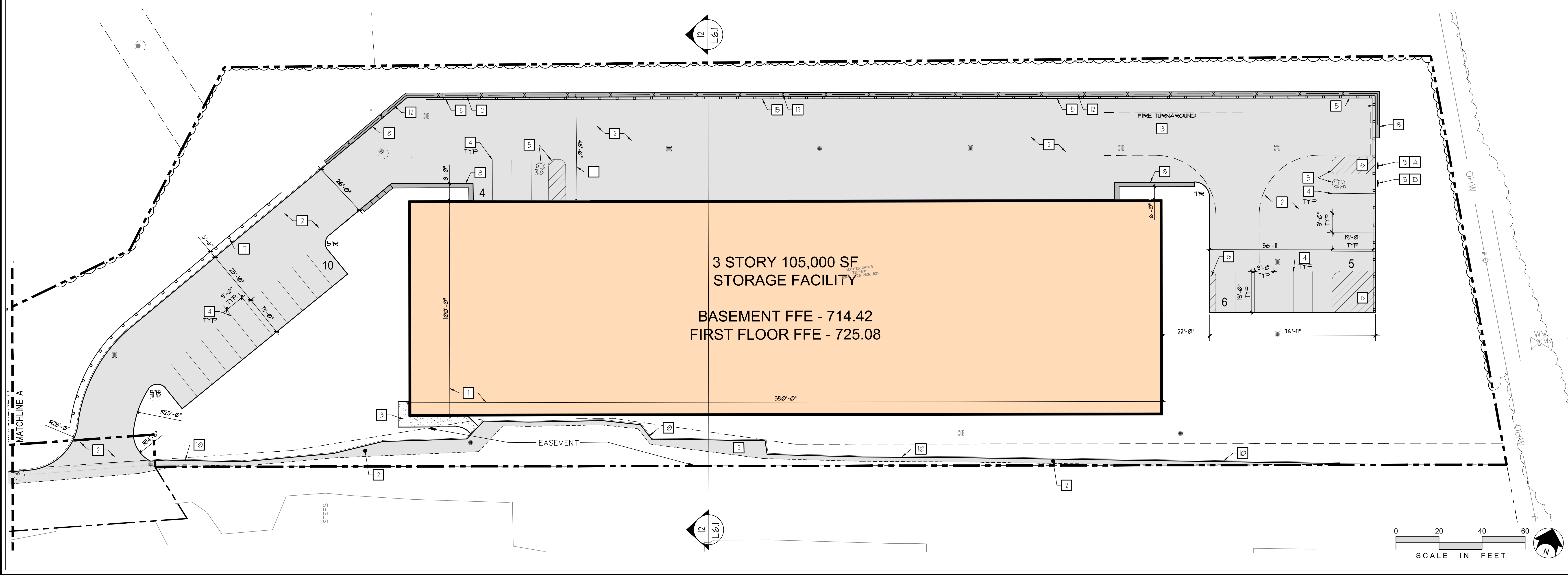
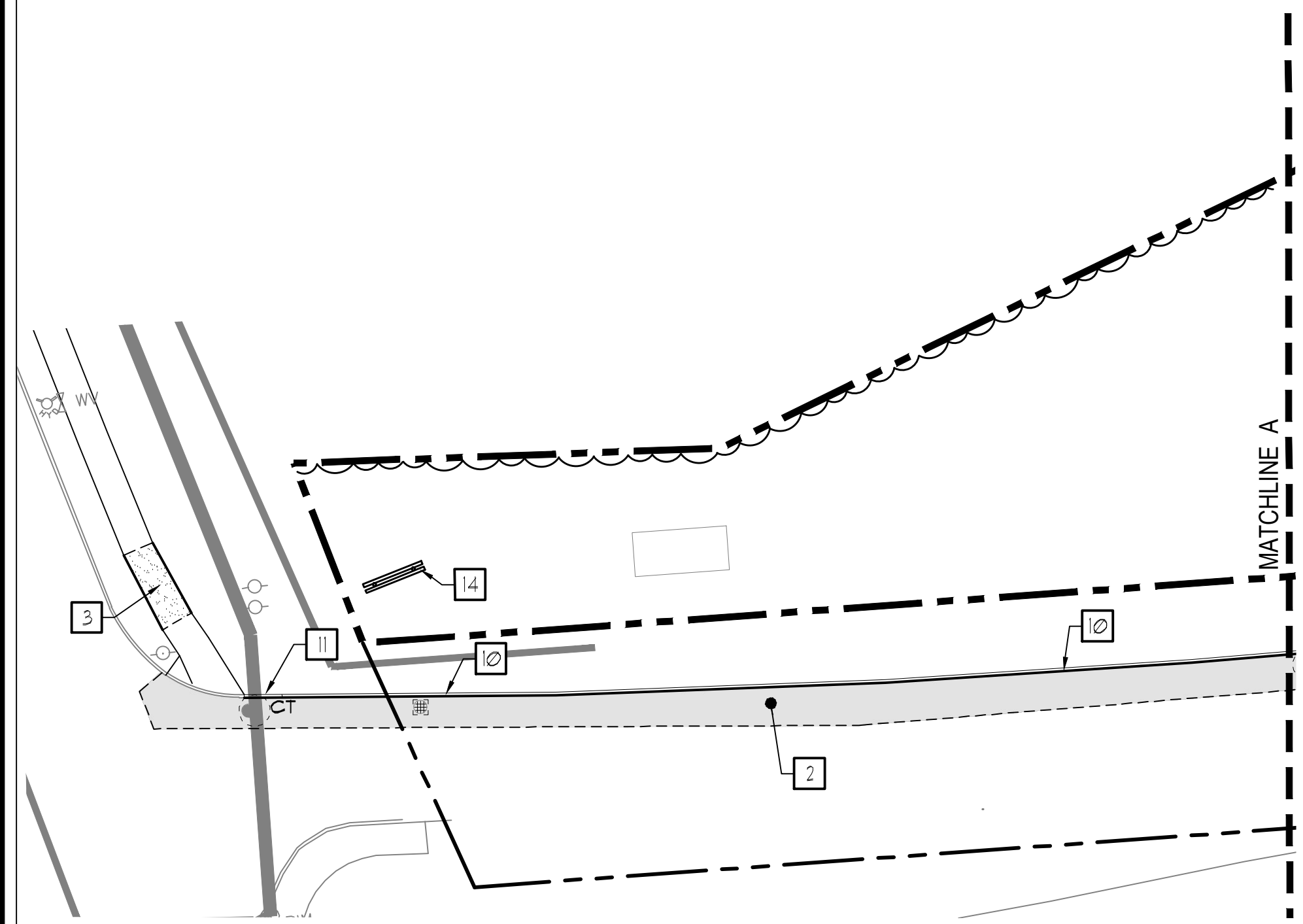
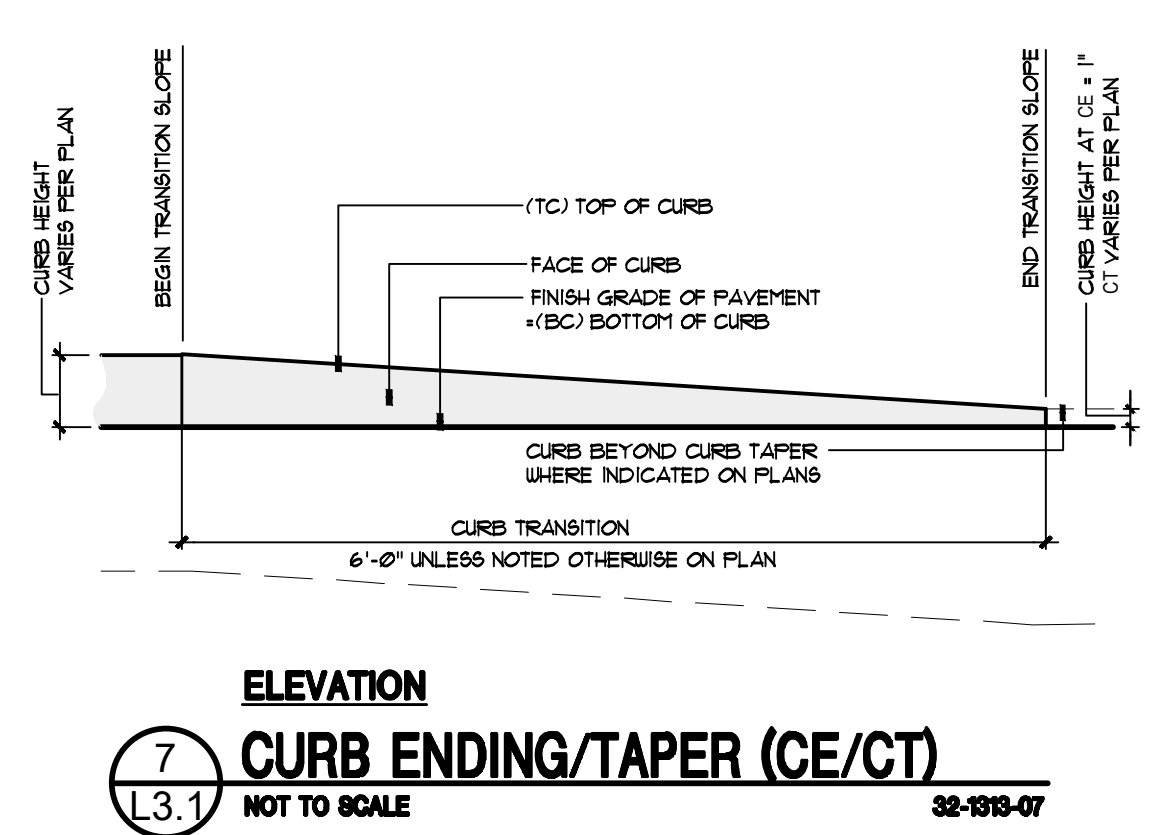
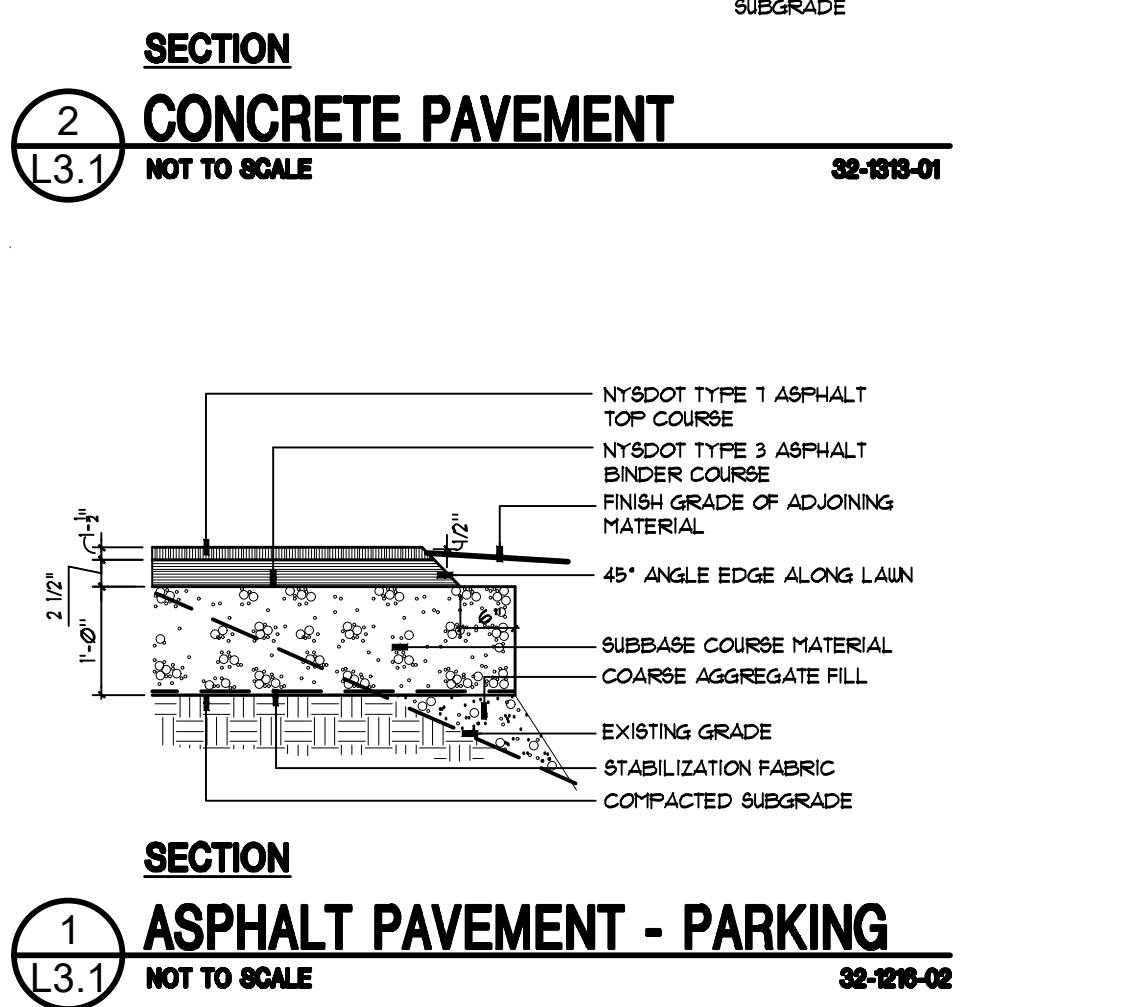
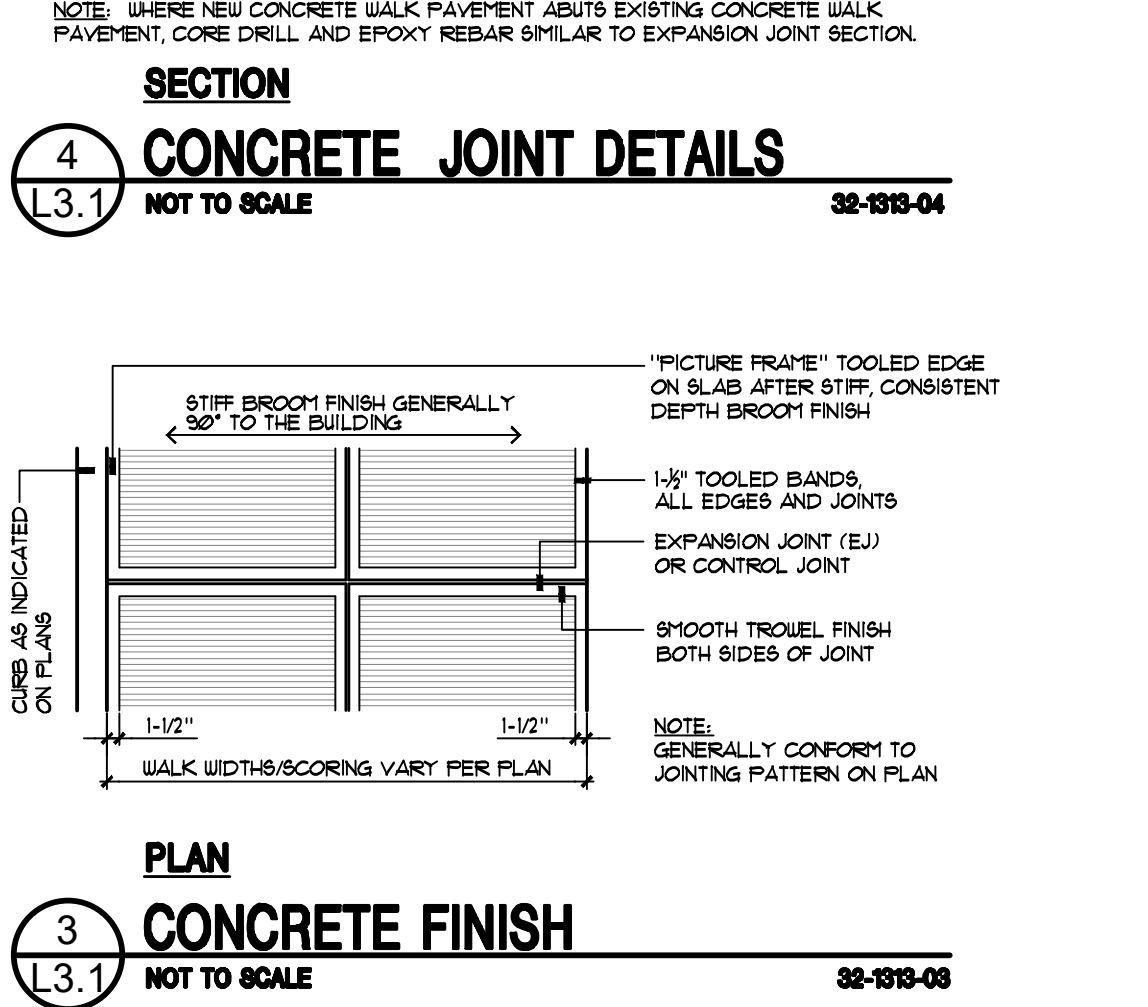
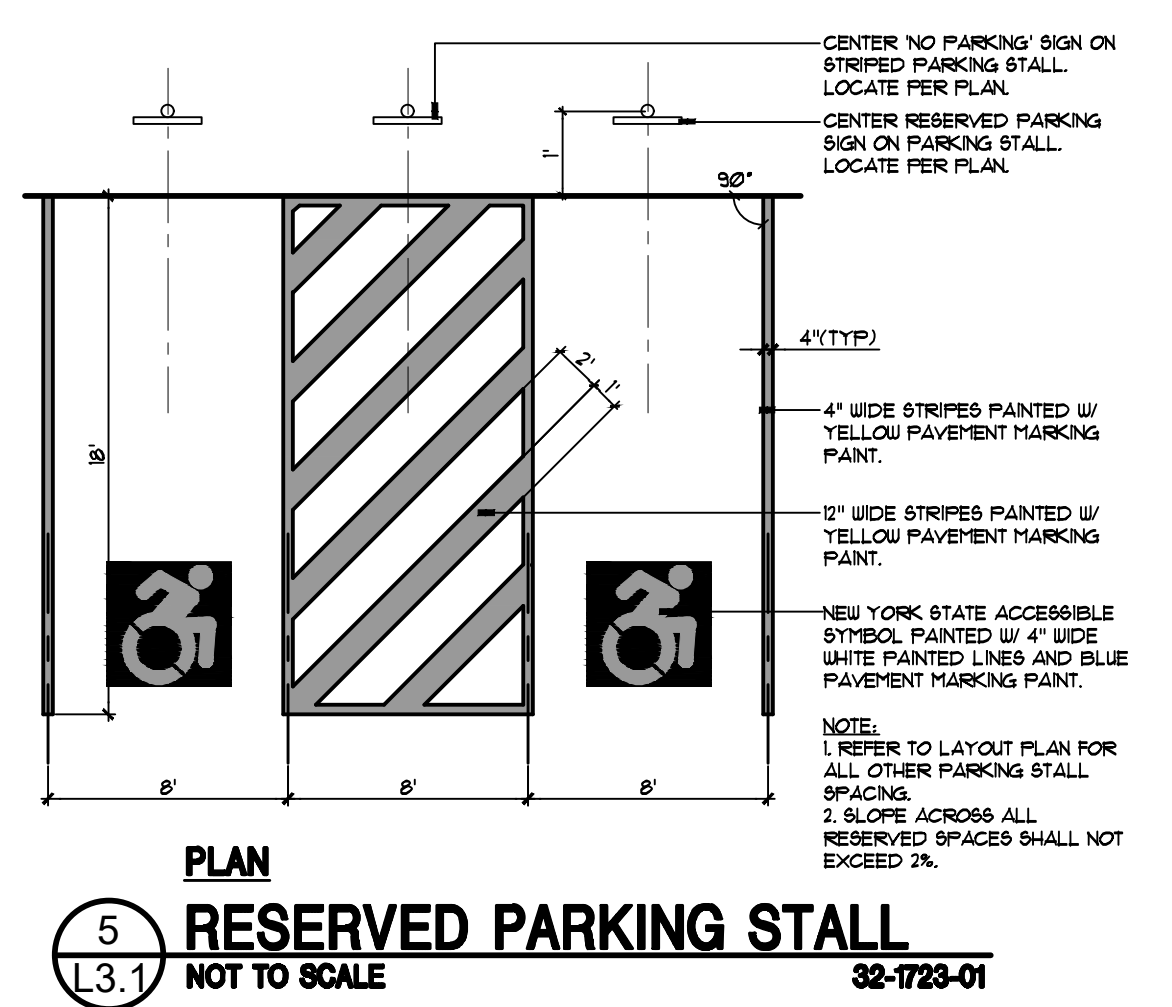
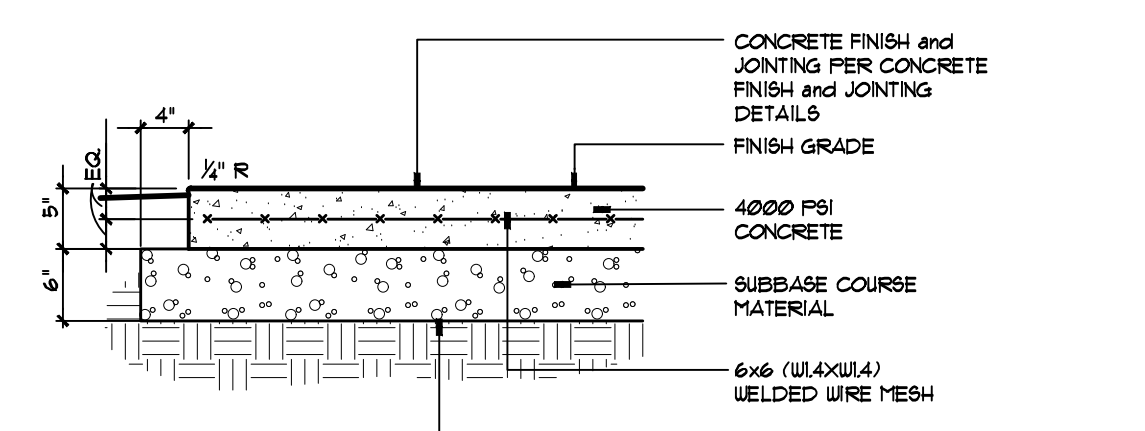
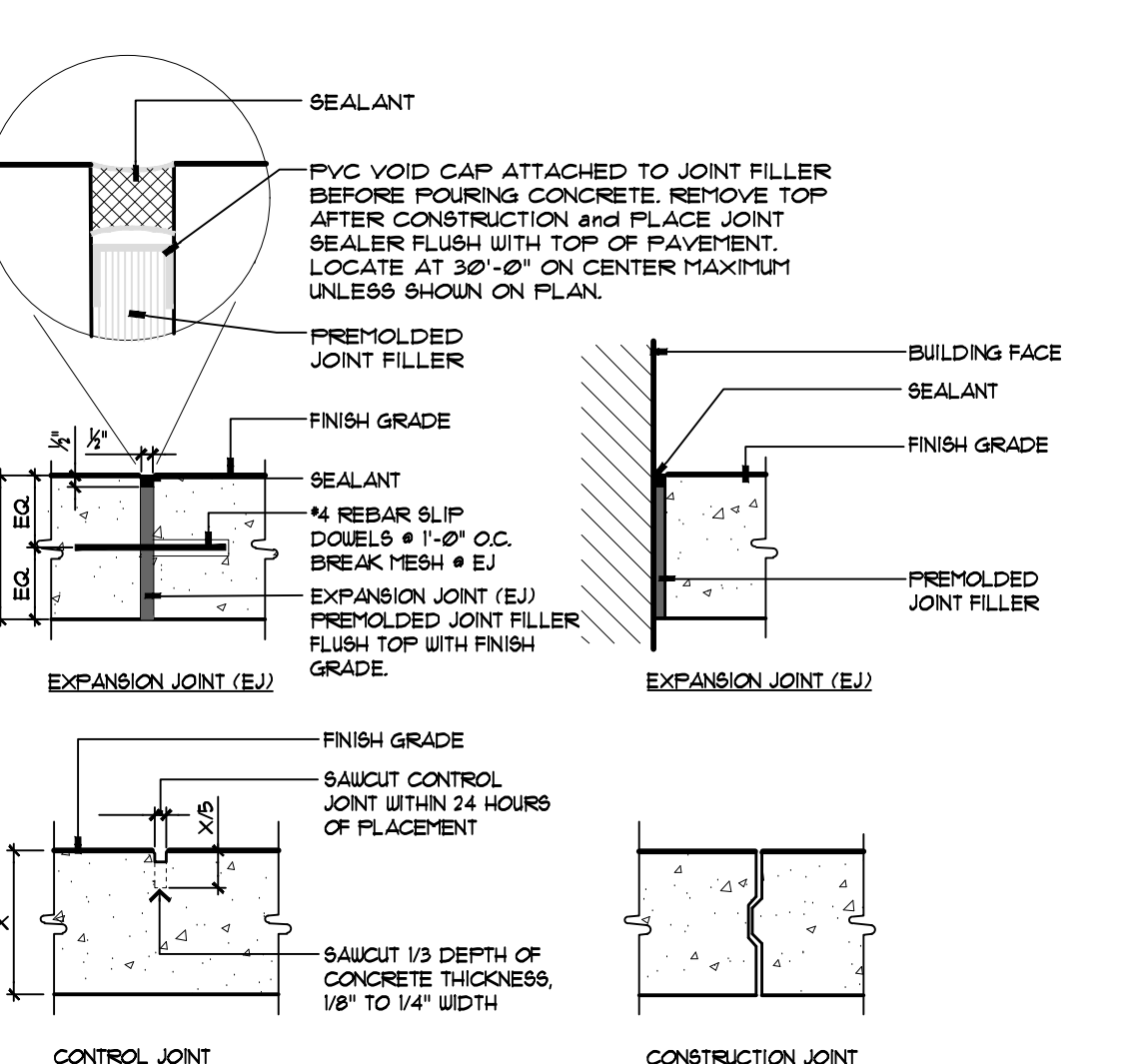
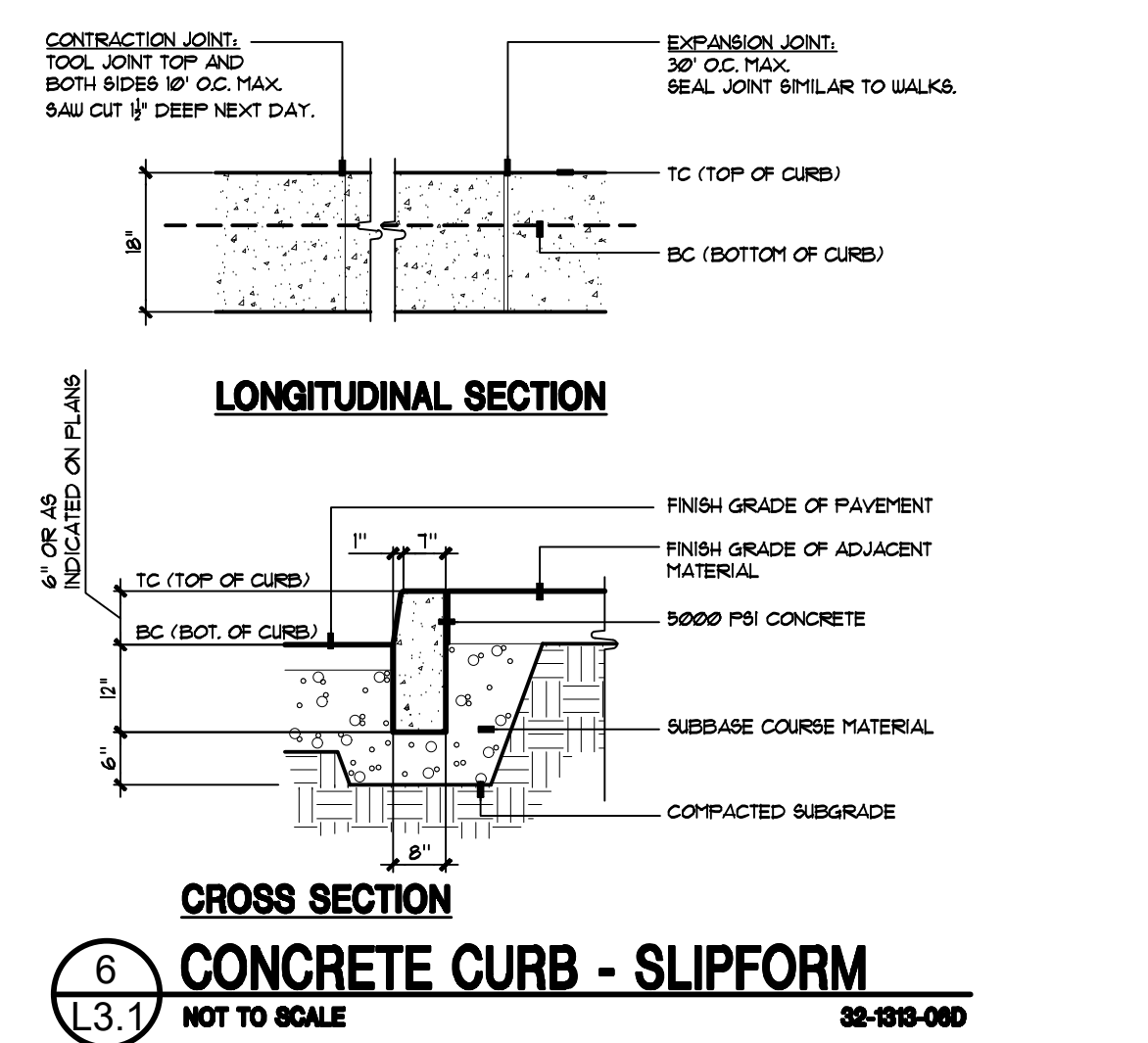
STALL SIZE: 18'-0" X 9'-0"  
 DRIVE AISLE: 24'-0" MIN. WIDTH

**SIGN SCHEDULE**

KEY	SIGN PLATE	SIGN SIZE MOUNTING HT.	NY S.D.O.T. MUT.C.D. NO. / COMMENTS
A	NO PARKING ANY TIME	12" X 18" T-0" HT.	SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
B	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" T-0" HT.	SIGN NO. P4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER, COMMENTS:

NOTES:  
 1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.  
 2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

- LAYOUT CONSTRUCTION NOTES**
- DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO BUILDING
  - INSTALL ASPHALT PAVEMENT - PARKING PER DETAIL 1 / L3.1
  - INSTALL CONCRETE PAVEMENT PER DETAIL 2 / L3.1
  - 4" WIDE WHITE PAINTED LINE - WHITE (TYP.)
  - INSTALL RESERVED PARKING STALL PER DETAIL 5 / L3.1
  - INSTALL 4" WIDE WHITE PAINTED LINES AT 45° @ 2' O.C.
  - INSTALL TIMBER RAIL PER DETAIL 2 / L2.1
  - INSTALL SEGMENTAL RETAINING WALL PER DETAIL 1 / L2.1
  - INSTALL TRAFFIC CONTROL SIGN PER DETAIL 1 / L6.1
  - INSTALL CONCRETE CURB PER DETAIL 6 / L3.1
  - INSTALL CONCRETE CURB TAPER PER DETAIL 1 / L3.1
  - INSTALL 4" MINIMUM HEIGHT BLACK VINYL COATED CHAIN LINK FENCE ON WALL PER DETAIL 3 / L2.1 AND 3 / L6.1.
  - INSTALL 4" MINIMUM HEIGHT BLACK VINYL COATED CHAIN LINK FENCE ON WALL PER DETAIL 3 / L2.1 AND 3 / L6.1.
  - DESIGNATED FIRE TURN AROUND PER DETAIL APPENDIX 10" STANDARDS.
  - INSTALL 5' X 10' DOUBLE SIDED GROUND SIGN (UNDER 20' TALL).
  - INSTALL BOX BEAM GUIDERAIL PER DETAIL 1/L6.1.



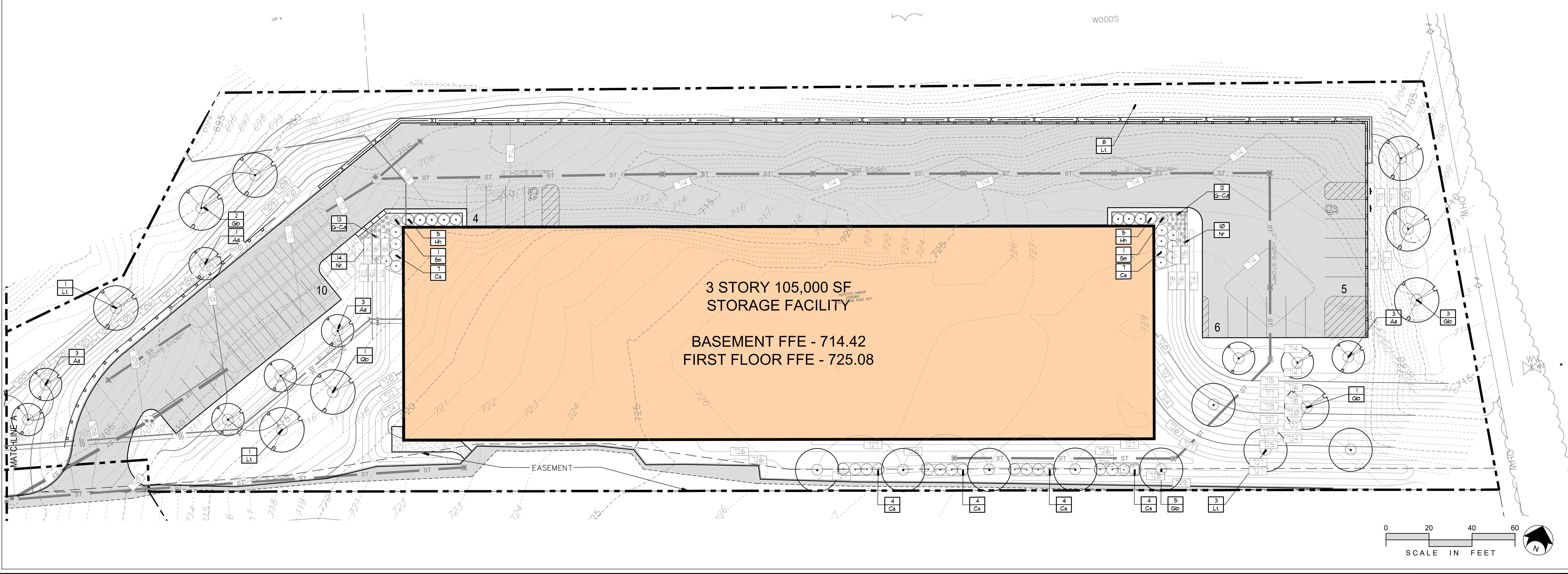
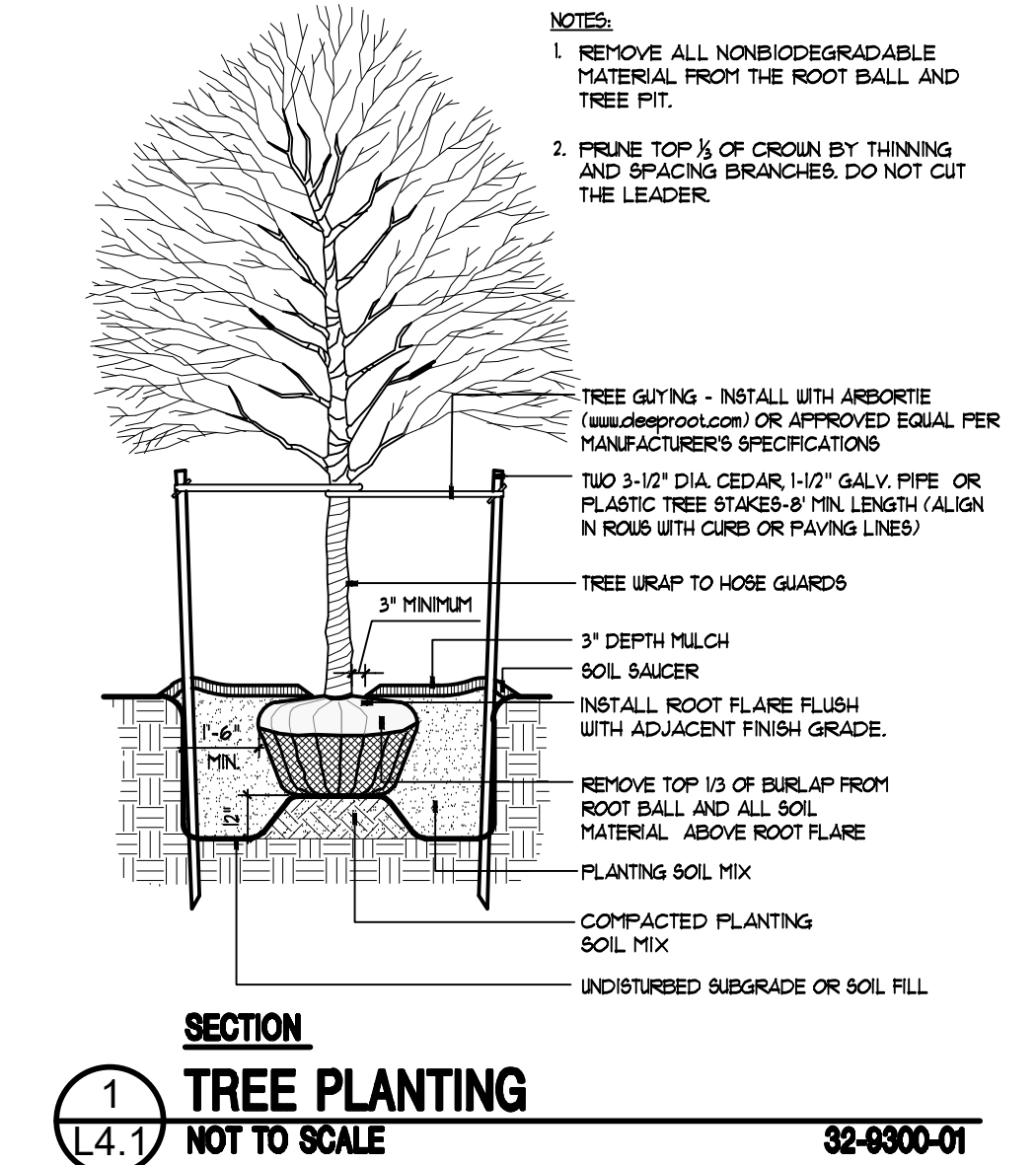
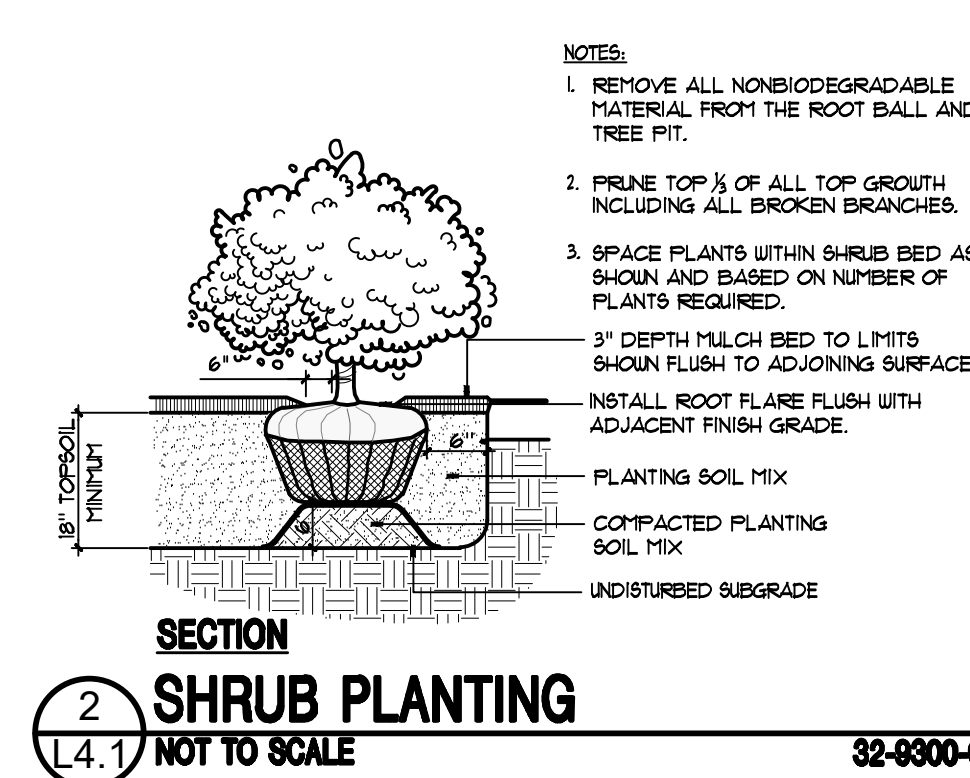
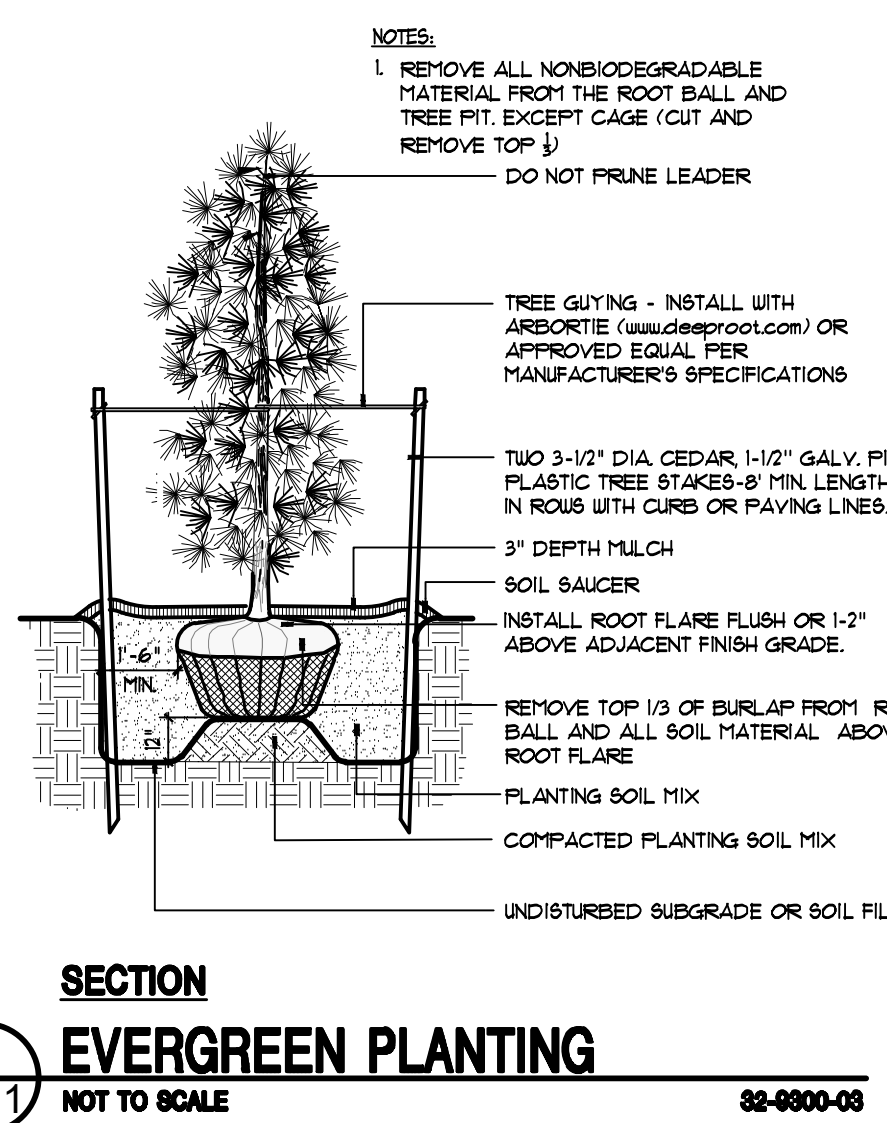
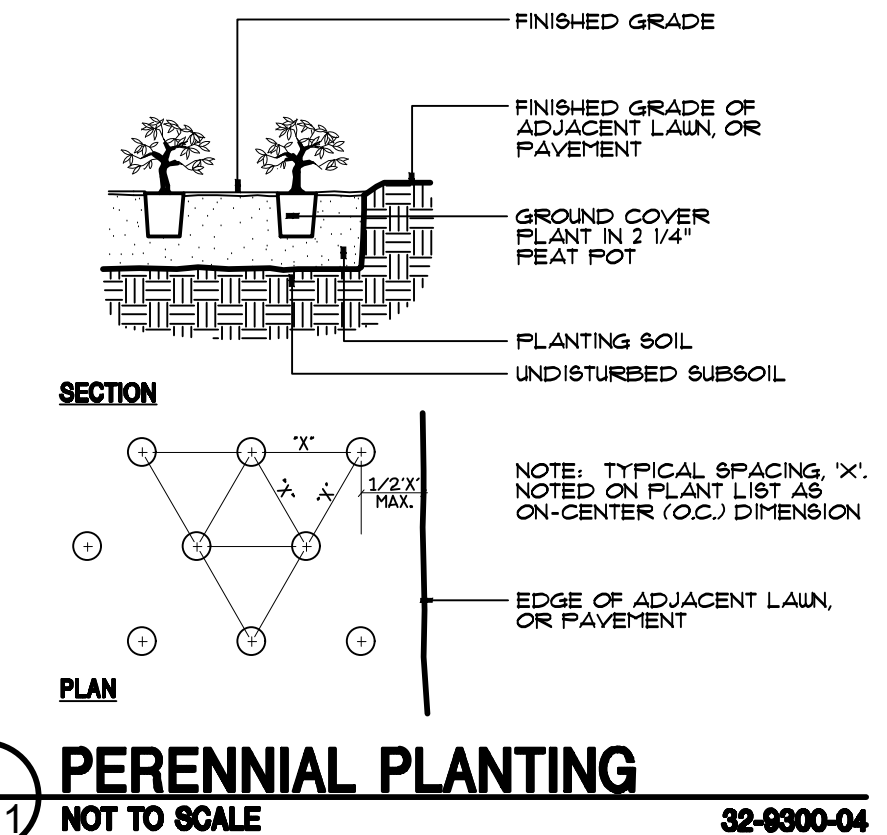
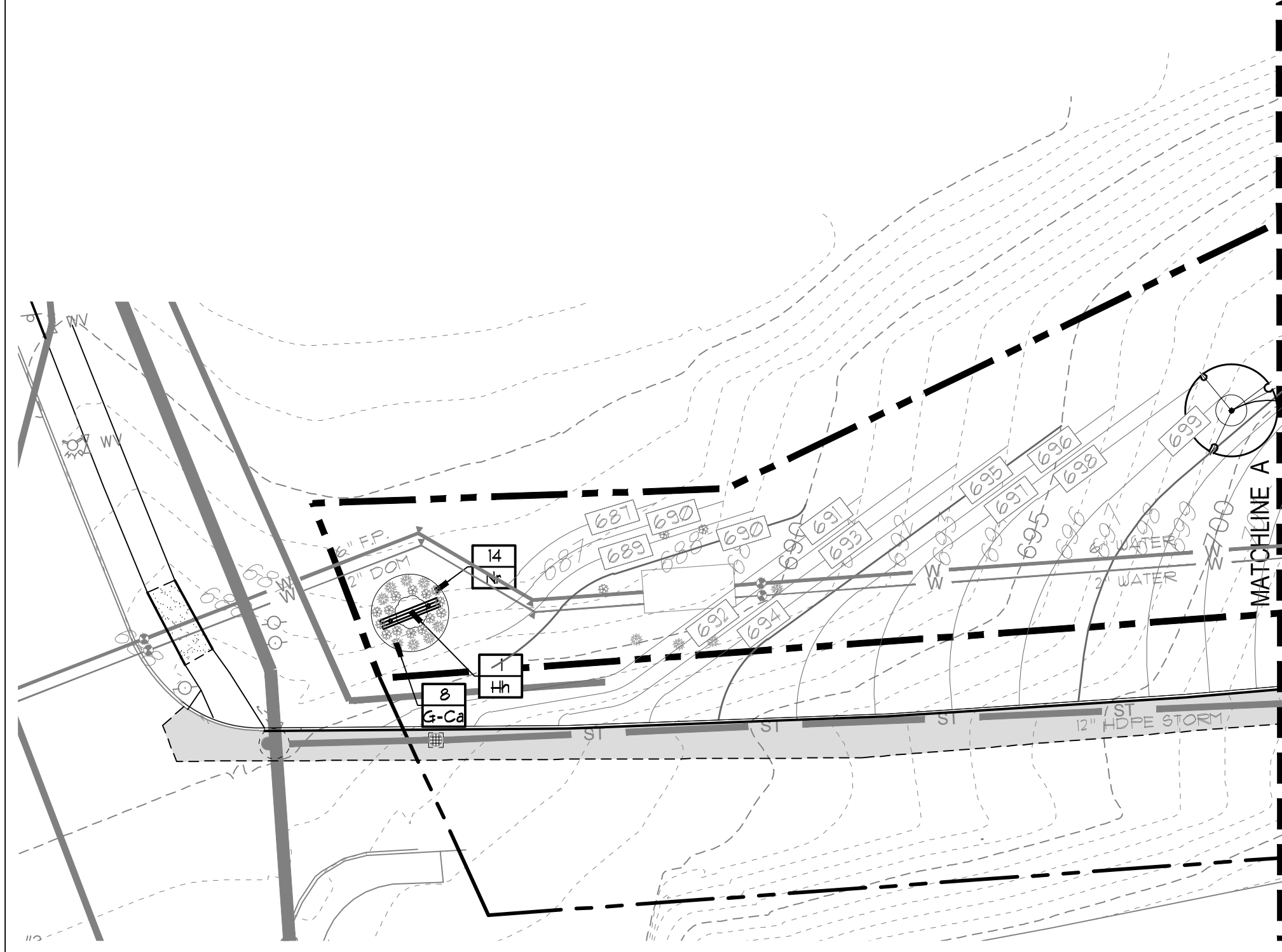


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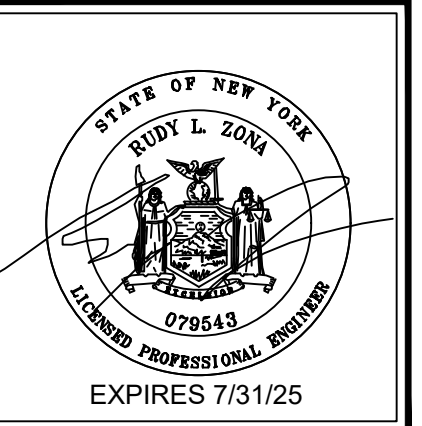
PLANT LIST						
KEY	COMMON NAME	BOTANICAL NAME	CALIFER	HEIGHT	CONDITION	NOTE
<b>TREES</b>						
Aa	DOUNY SERVICEBERRY	AMELANCHIER ARBOREA	-	8'-10'	B4B	3 STEMS
Gb	MAIDENHAIR TREE	GINKGO BILOBA 'PRINCETON SENTRY'	-	-	-	-
Lt	TULIP TREE	LIRIODENDRON TULIFIFERA	15" CAL.	-	B4B	-
Gb	SWAMP WHITE OAK	QUERCUS BICOLOR	15" CAL.	-	B4B	-
<b>SHRUBS</b>						
Hh	PEPPER MINT SWIRL HYDRANGEA	HYDRANGEA MACROPHYLLA 'PEPPERMINT SWIRL'	-	24'-36"	3 GAL	-
Sm	DUARF KOREAN LILAC	SYRINGA MEYERI 'PALIBN'	-	24'-36"	3 GAL	SHRUB FORM
<b>PERENNIALS AND GRASSES</b>						
G-Ca	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	-	-	2 GAL	-
N	WALKERS LOU CATMINT	NEPATA RACEMOSA	-	12-18"	2 GAL.	-

**PLANT NOTES**

1. ALL PLANT BEDS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.







**BRIGHTON HILL**  
**1001 EAST BRIGHTON AVE., SYRACUSE**



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Drawn By: C.R.F.  
 Checked By: E.G.K.  
 NFA Proj. No.: 43024  
 Date: 26 FEBRUARY, 2024  
 Scale: AS NOTED

EROSION CONTROL PLAN

L5.1

**EROSION CONTROL NOTES and EROSION CONTROL SEQUENCING**

- EROSION AND SEDIMENT CONTROL NOTES:**
- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL, AND THE SUPPP PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - BARE SOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. UNLESS CONSTRUCTION WILL BEGIN WITHIN 31 DAYS, IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDDED IMMEDIATELY. ALL DISTURBED AREAS WITHIN THE NYSOOT RIGHT-OF-WAY SHALL BE STABILIZED BY STRAW OR OTHER NYSOOT APPROVED METHOD AT THE END OF EACH WORK WEEK, REGARDLESS OF WHEN THE SOIL WILL BE DISTURBED AGAIN.
  - SOIL PREPARATION SHALL INCLUDE:
    - SEEDBED PREPARATION - SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
    - SOIL ADJUSTMENTS TO pH 6.0.
    - FERTILIZE WITH 6000 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/1000 SQ FT).
    - SEED MIXTURES:
      - RYEGRASS (ANNUAL OR PERENNIAL) # 30 LBS/ACRE (0.1 LBS/1000 SQ FT).
      - CERTIFIED "AROSTOCK" WINTER RYE (CEREAL RYE) # 100 LBS/ACRE (2.5 LBS/1000 SQ FT).
      - PERENNIAL SEEDINGS
      - ROUGH OR OCCASIONALLY MOULDED AREAS: LBS/ACRE LBS/1000 SQ FT
 

EMPIRE BIRDFOOT	8	0.20
TREFOIL OR COMMON WHITE CLOVER PLUS	8	0.20
TALL FESCUE PLUS	20	0.45
RETOP	2	0.05
RYEGRASS (PERENNIAL)	5	0.10
  - ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING.
  - METHOD OF SEEDING: BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.
  - DISTURBED AREAS SHALL BE SEEDDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL. ON SLOPES GREATER THAN 3:1 SEEDDED AREAS SHALL BE STAKED WITH JUTE MESH OR SODDED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
  - ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.
  - ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.
  - ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SUPPP PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEPLY RESPONSIBLE FOR THOSE DUTIES.
  - THE PERMITTEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITTEE & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN OR NYSDEC.
  - PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK COVERED BY THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL", INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPAIRS TO DAMAGED OR SLOTTED IN EROSION CONTROLS, CLEANING OUT STRUCTURES, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
  - MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (2" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPAIRS TO DAMAGED OR SLOTTED IN EROSION CONTROLS, CLEANING OUT STRUCTURES, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
  - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LANS HAVE BECOME ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
  - CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."
- EROSION CONTROL AND CONSTRUCTION SEQUENCING**
- PRIOR TO SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AS DETAILED AT THE ENTRANCE LOCATION SHOWN ON THE DRAWING.
  - SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.
  - CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.
  - PROVIDE ALL DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS, INSTALL CHECK WHERE INDICATED ON THE PLANS.
  - PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWING.
  - EXCAVATE FILL AND GRADE PARKING LOT SUBBASE AS SHOWN ON THE DRAWINGS. FINE GRADE SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
  - EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
  - CLEAN ALL STORMWATER BMP'S AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.
  - REMOVE TEMPORARY SILT FENCING AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE UNDERDRAIN WITH DETENTION BASIN PER PLANS.
- FINAL CLEAN UP & PRESENTATIVE MAINTENANCE**
- REMOVE AND/OR MAINTAIN STOCKPILE AREAS.
  - REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.
  - FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAIN IS WELL ESTABLISHED. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSEOUT.
  - CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SUPPP INSPECTION REPORTS.
  - SUBMIT NOTICE OF TERMINATION UPON FULL STABILIZATION OF SITE.

**SOIL RESTORATION NOTES**

- ACCORDING TO SECTION 8 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.
- SOIL RESTORATION REQUIREMENTS:**

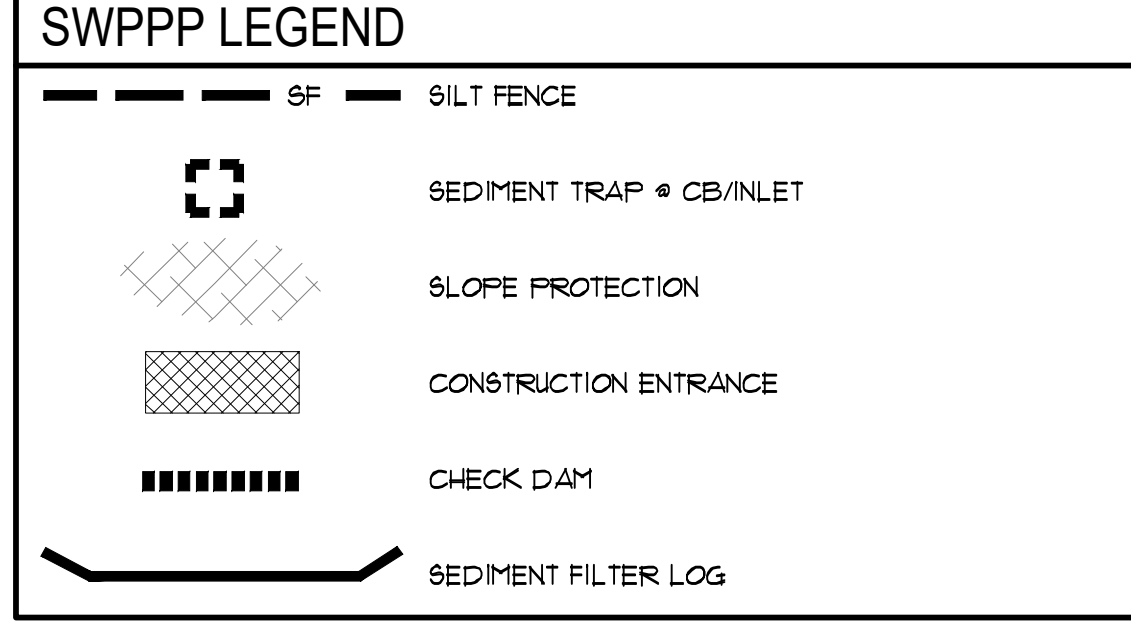
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	H65 A/B - APPLY 6 INCHES OF TOPSOIL H65 C/D - AERATE AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	H65 A/B - AERATE AND APPLY 6 INCHES OF TOPSOIL H65 C/D - APPLY FULL SOIL RESTORATION*
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE B-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COFPOST ENHANCEMENT)
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICE.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.
- AREATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COLLARS MAKING A NARROW SLIT IN THE SOIL. A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL OR PRONGS WHICH FUNCTION LIKE A MINI-SUB-SOILER.  
 \*PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".
- SOIL RESTORATION PRACTICE IMPLEMENTATION:**

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO NORMAL GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

  - APPLY 3 INCHES OF COFPOST OVER SUBSOIL.
  - TILL COFPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 3 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC OR TILLAGE TYPING, AND CIRCULATING AIR AND COFPOST INTO SUBSOILS.
  - ROCK-PICK UNTIL UNIFIED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
  - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
  - VEGETATE AS REQUIRED BY APPROVED PLAN.
  - COFPOST SHALL BE ASSES FROM PLANT DERIVED MATERIALS, FREE OF VISIBLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

**WASTE DISPOSAL / SPILL PREVENTION NOTES**

- DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO NORMAL GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:**
- COLLECT AND STORE ALL WASTE MATERIALS AND DEBRIS IN DUMPSTERS OR OTHER ACCEPTABLE WASTE FACILITIES. ALL COLLECTED WASTE MATERIALS SHALL BE LEGALLY REMOVED AND DISPOSED OF OFF SITE. DUMPSTER SHALL BE EMPTIED ON A PERIODIC BASIS DEPENDING ON GENERATION OF WASTE MATERIAL. NO BURNING OR BURYING OF WASTE MATERIALS WILL BE ALLOWED.
  - STORE, HANDLE AND DISPOSE OF ALL HAZARDOUS MATERIALS AS SPECIFIED BY LOCAL OR STATE LAWS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
  - ALL PETROLEUM AND LUBRICANTS USED FOR THE OPERATION OF VEHICLES AND EQUIPMENT SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. WHEN POSSIBLE, STORE THESE PRODUCTS IN APPROPRIATE CONTAINERS OR UNDER ROOFED FACILITIES.
- SPILL PREVENTION NOTES:**
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT EXCESS CONCRETE OR DRUM WASH WATER EXCEPT AT DESIGNATED CONCRETE WASHOUT AREAS.
  - ALL ON-SITE RUELING OF EQUIPMENT AND VEHICLES SHALL BE CONDUCTED PER NYSDEC GUIDELINES FOR PETROLEUM BULK STORAGE.
  - MONITOR ALL CONSTRUCTION VEHICLES AND EQUIPMENT FOR LEAKS.
  - ALL PETROLEUM AND LUBRICANTS USED FOR THE OPERATION OF VEHICLES AND EQUIPMENT SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. WHEN POSSIBLE, STORE THESE PRODUCTS IN APPROPRIATE CONTAINERS OR UNDER ROOFED FACILITIES.



**SOIL RESTORATION NOTES**

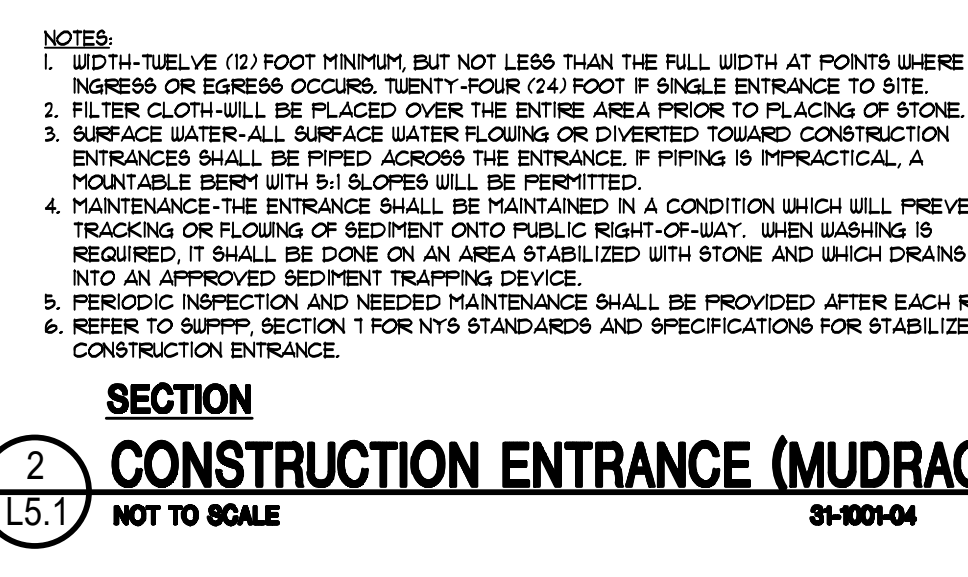
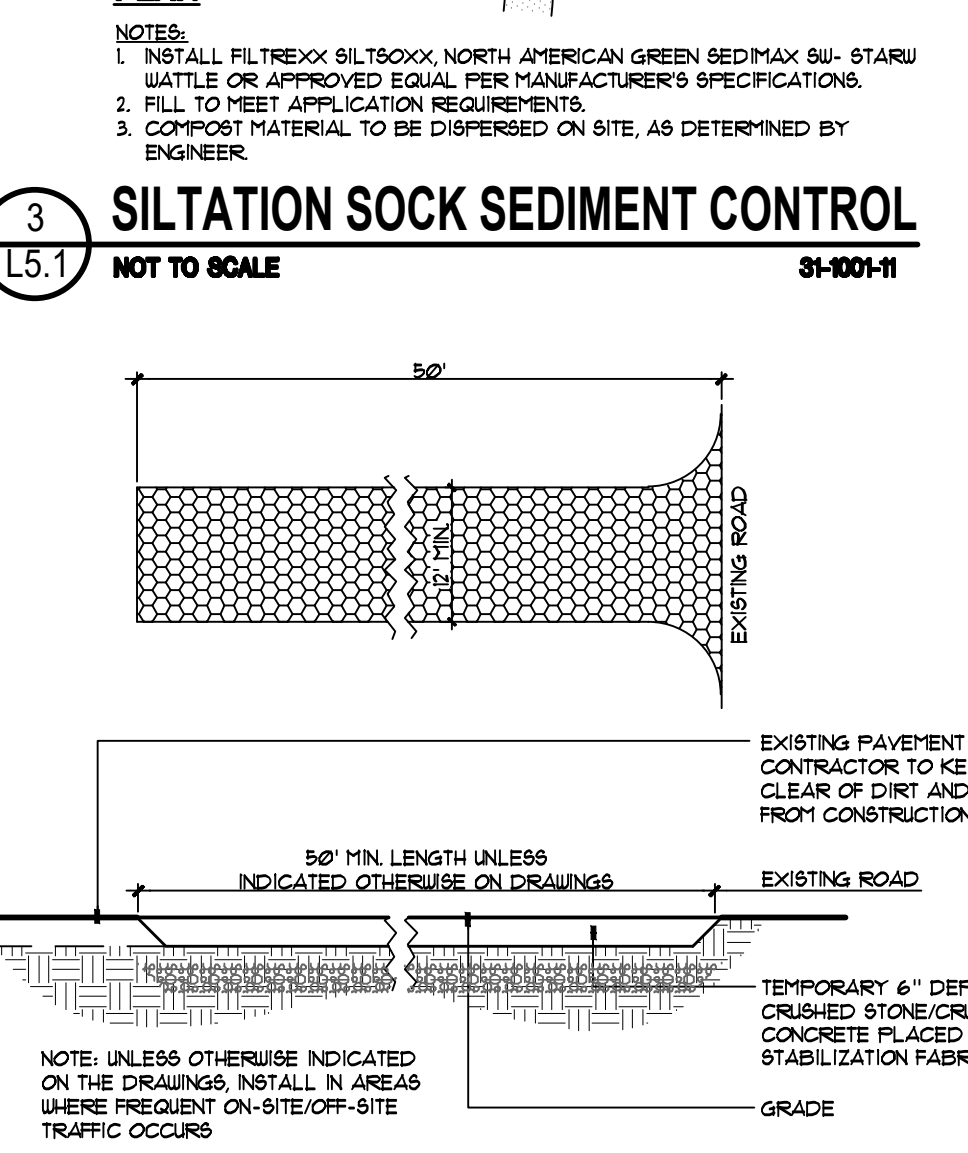
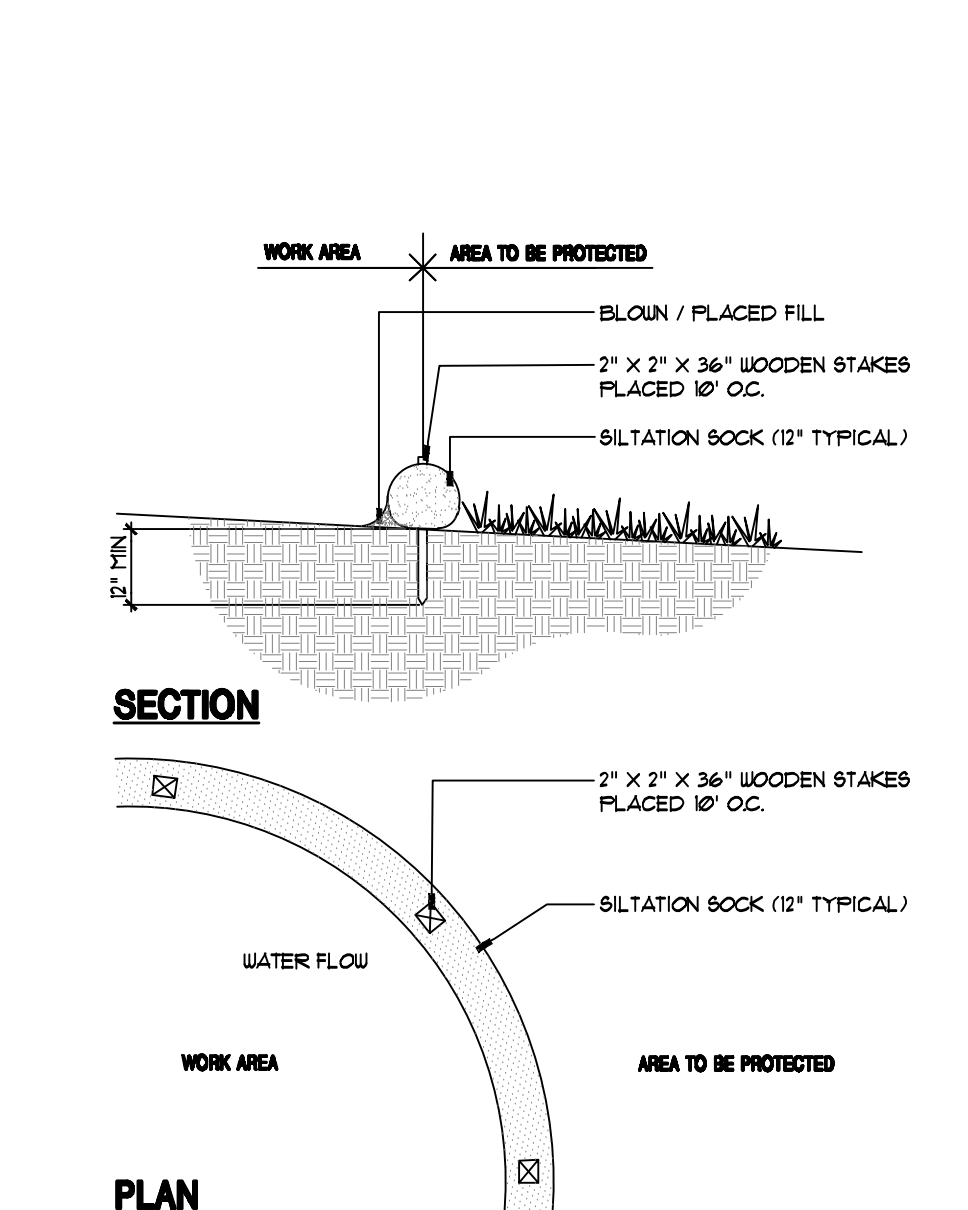
- ACCORDING TO SECTION 8 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.
- SOIL RESTORATION REQUIREMENTS:**

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	H65 A/B - APPLY 6 INCHES OF TOPSOIL H65 C/D - AERATE AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	H65 A/B - AERATE AND APPLY 6 INCHES OF TOPSOIL H65 C/D - APPLY FULL SOIL RESTORATION*
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE B-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COFPOST ENHANCEMENT)
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICE.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.
- AREATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COLLARS MAKING A NARROW SLIT IN THE SOIL. A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL OR PRONGS WHICH FUNCTION LIKE A MINI-SUB-SOILER.  
 \*PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".
- SOIL RESTORATION PRACTICE IMPLEMENTATION:**

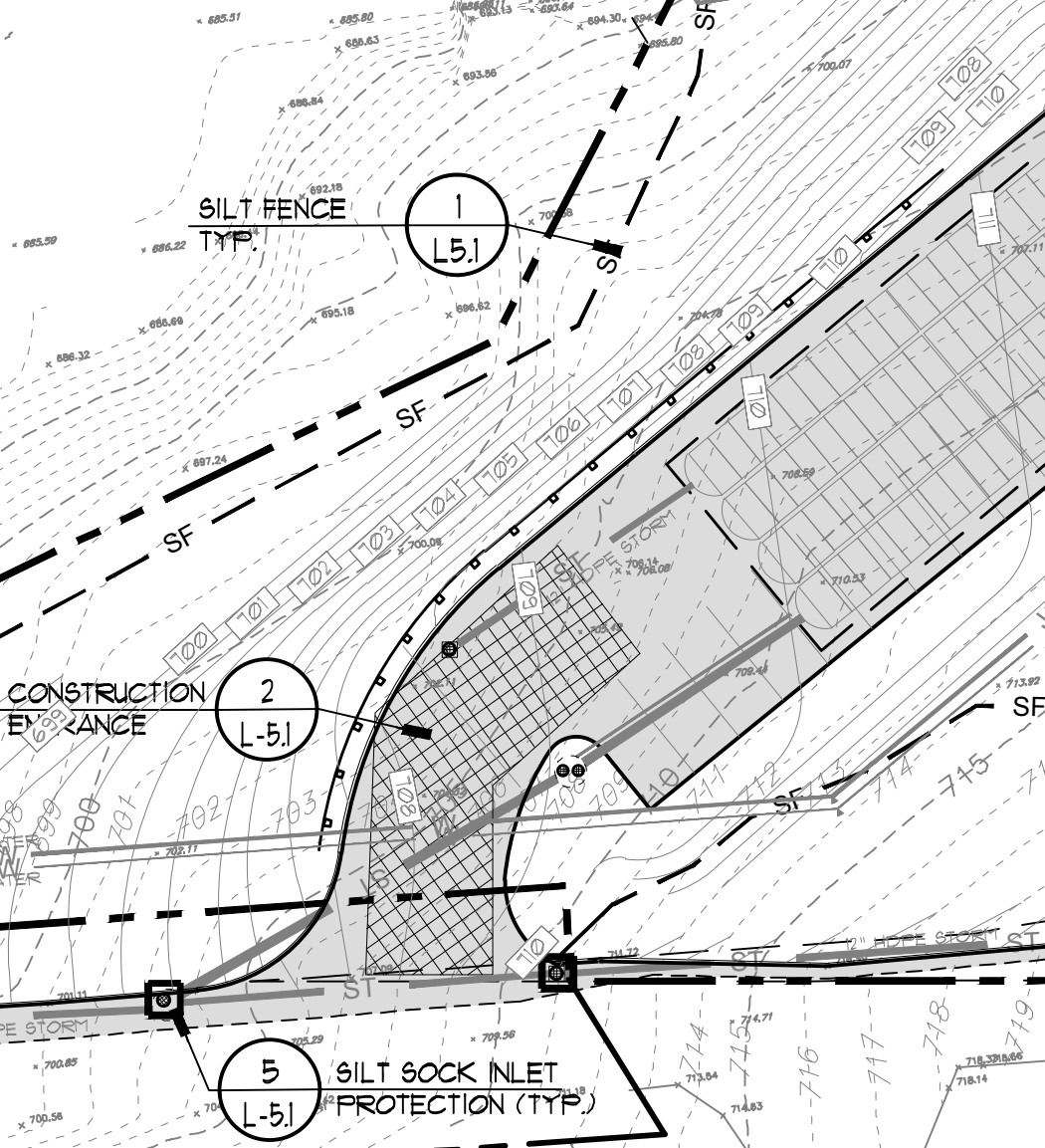
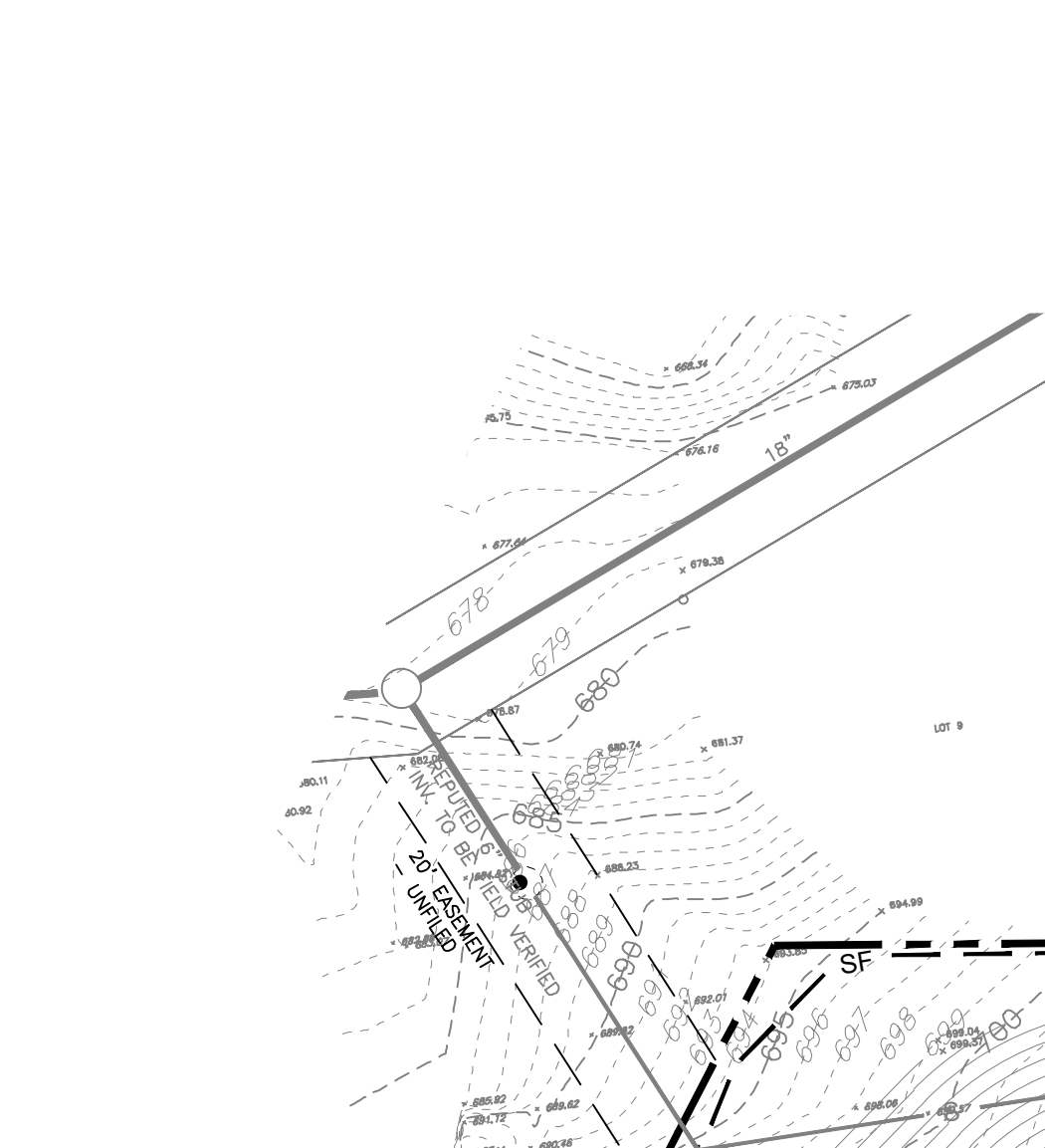
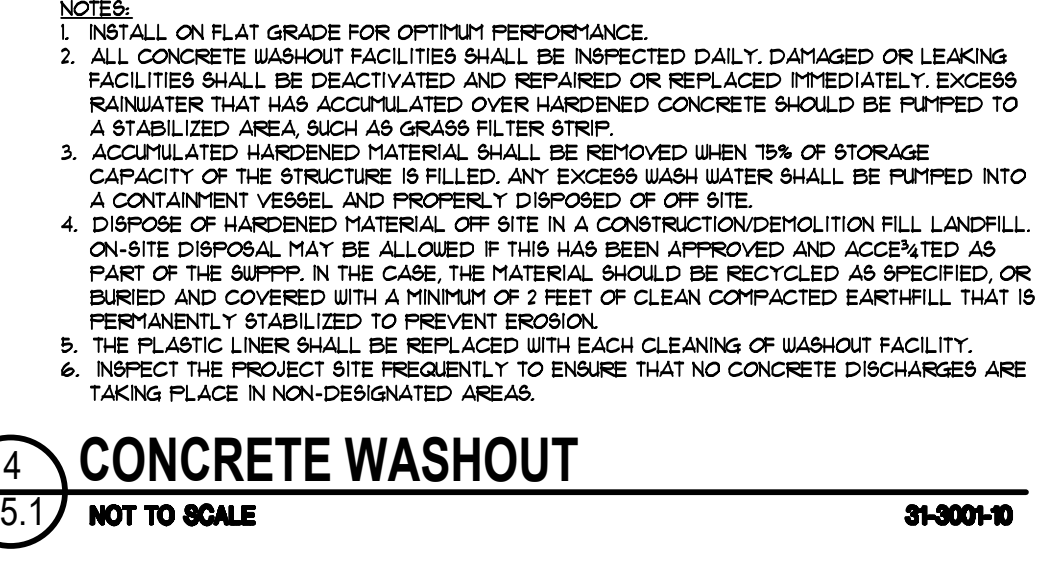
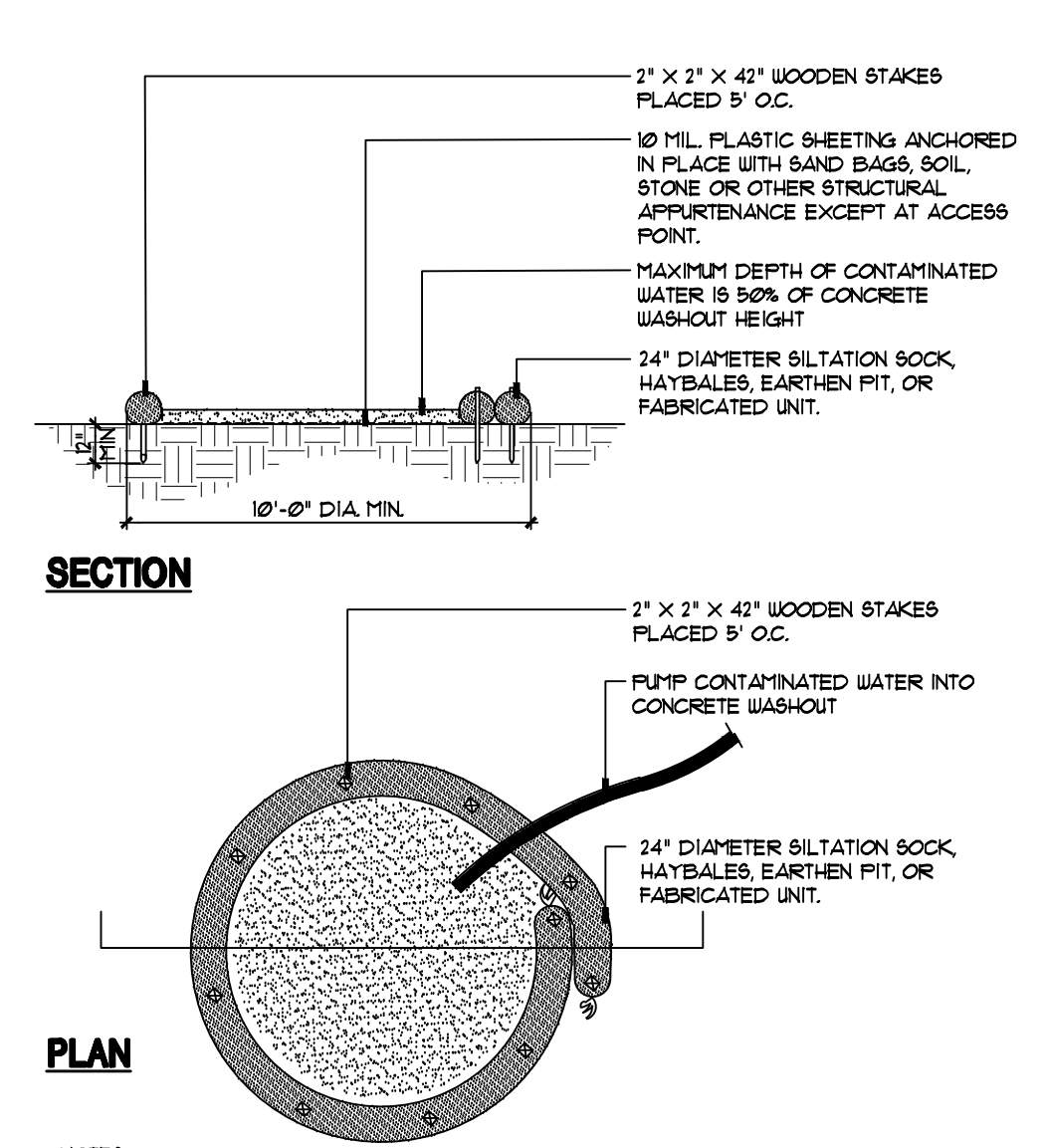
DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO NORMAL GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

  - APPLY 3 INCHES OF COFPOST OVER SUBSOIL.
  - TILL COFPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 3 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC OR TILLAGE TYPING, AND CIRCULATING AIR AND COFPOST INTO SUBSOILS.
  - ROCK-PICK UNTIL UNIFIED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEARED OFF THE SITE.
  - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
  - VEGETATE AS REQUIRED BY APPROVED PLAN.
  - COFPOST SHALL BE ASSES FROM PLANT DERIVED MATERIALS, FREE OF VISIBLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

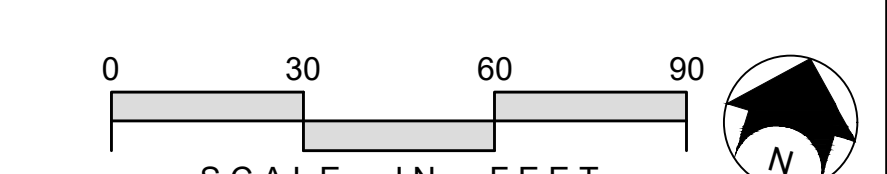
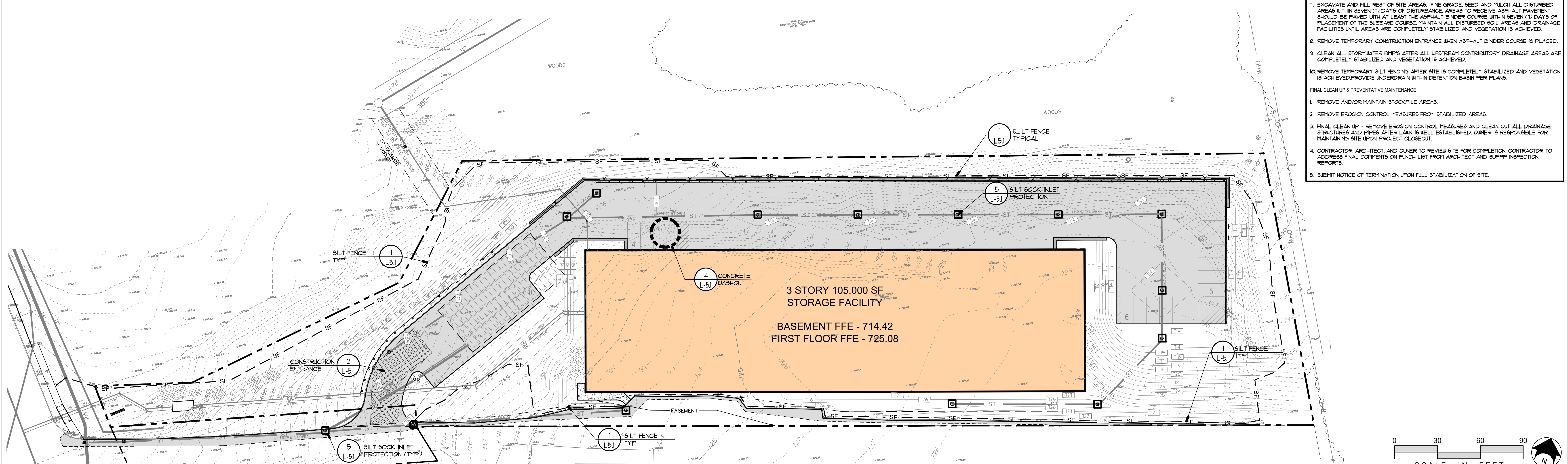
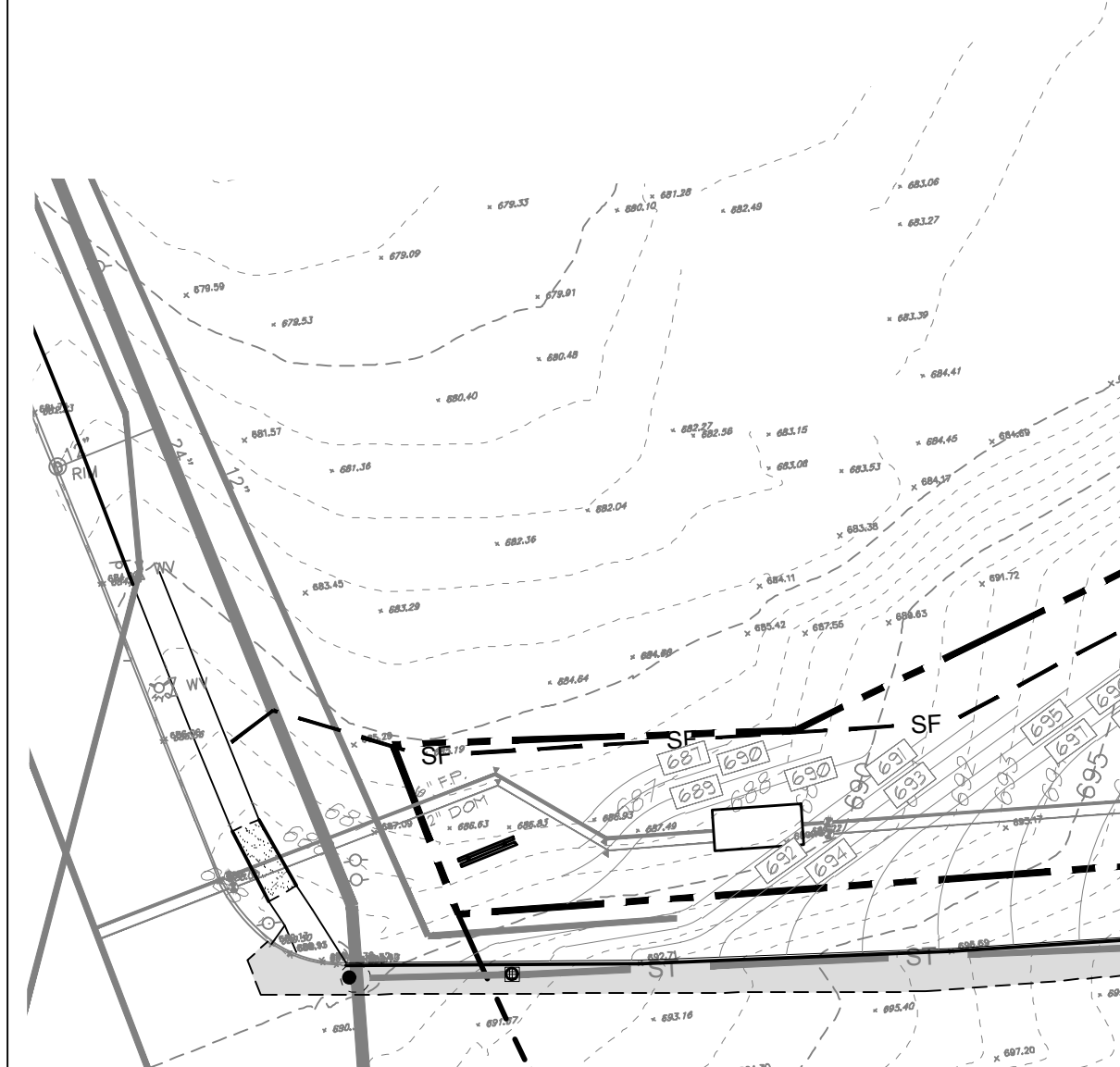
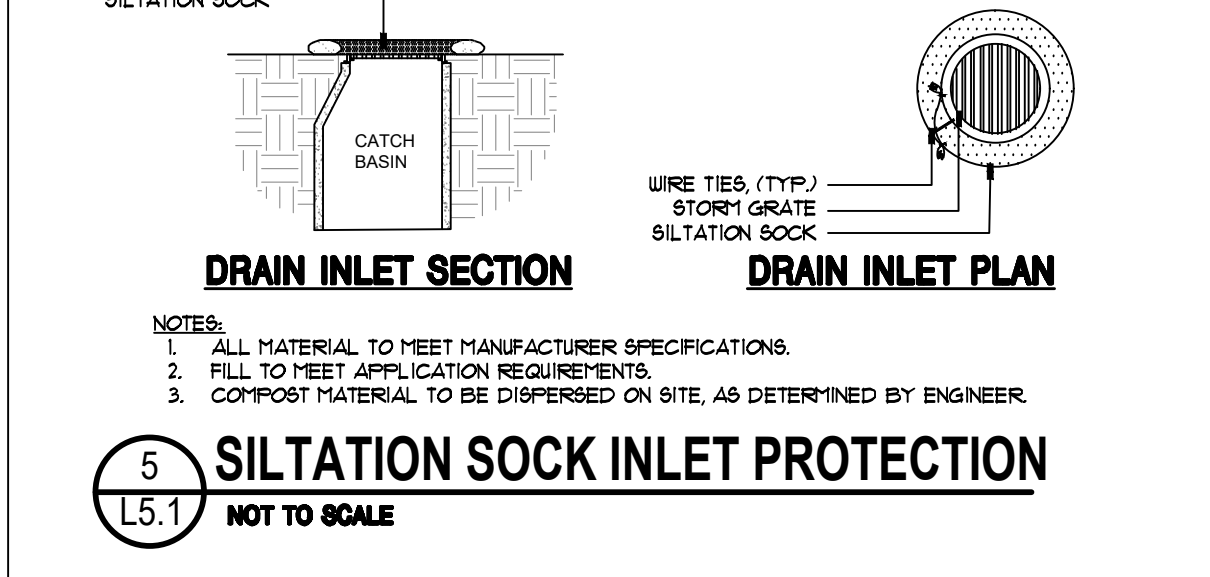
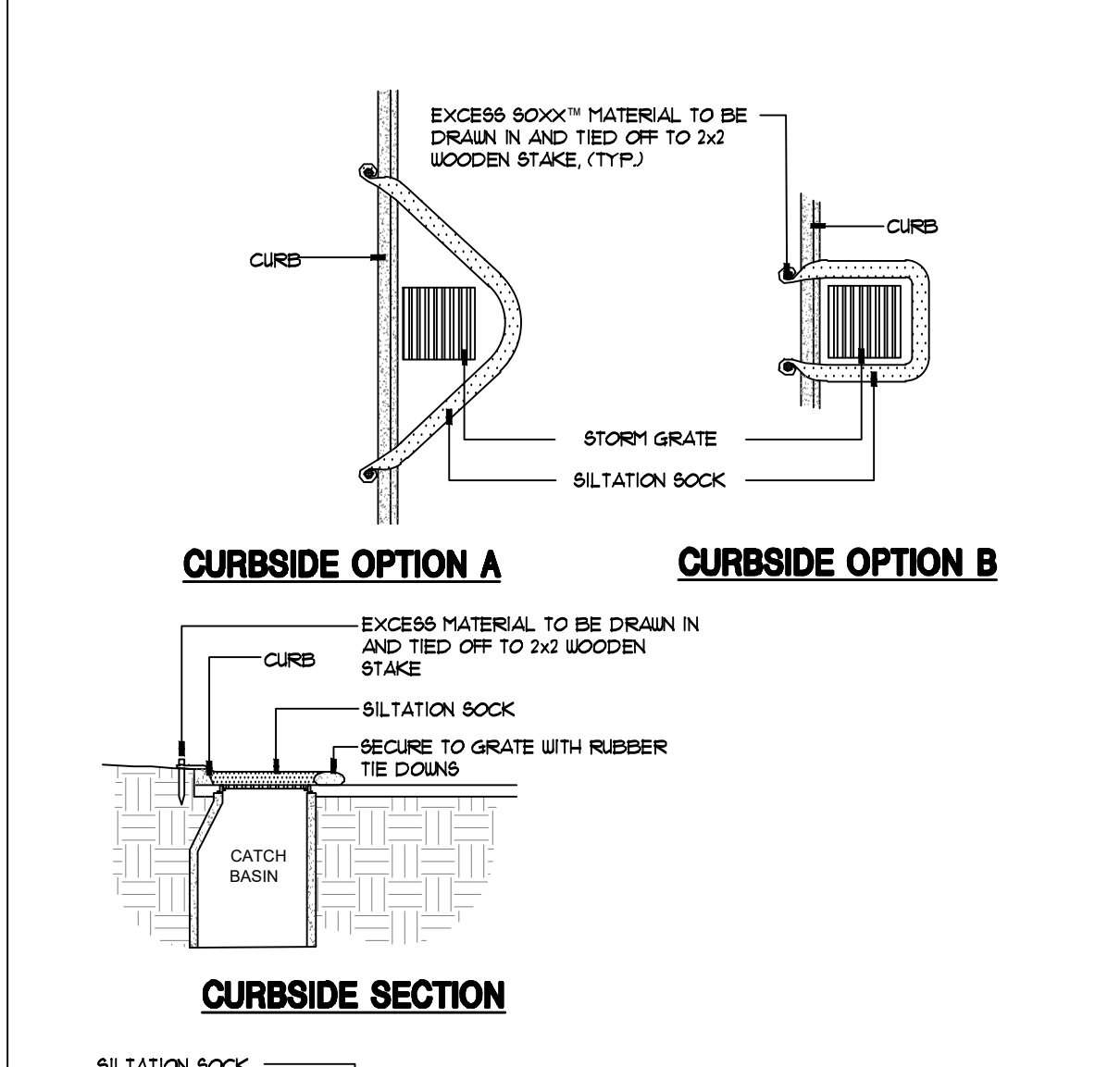
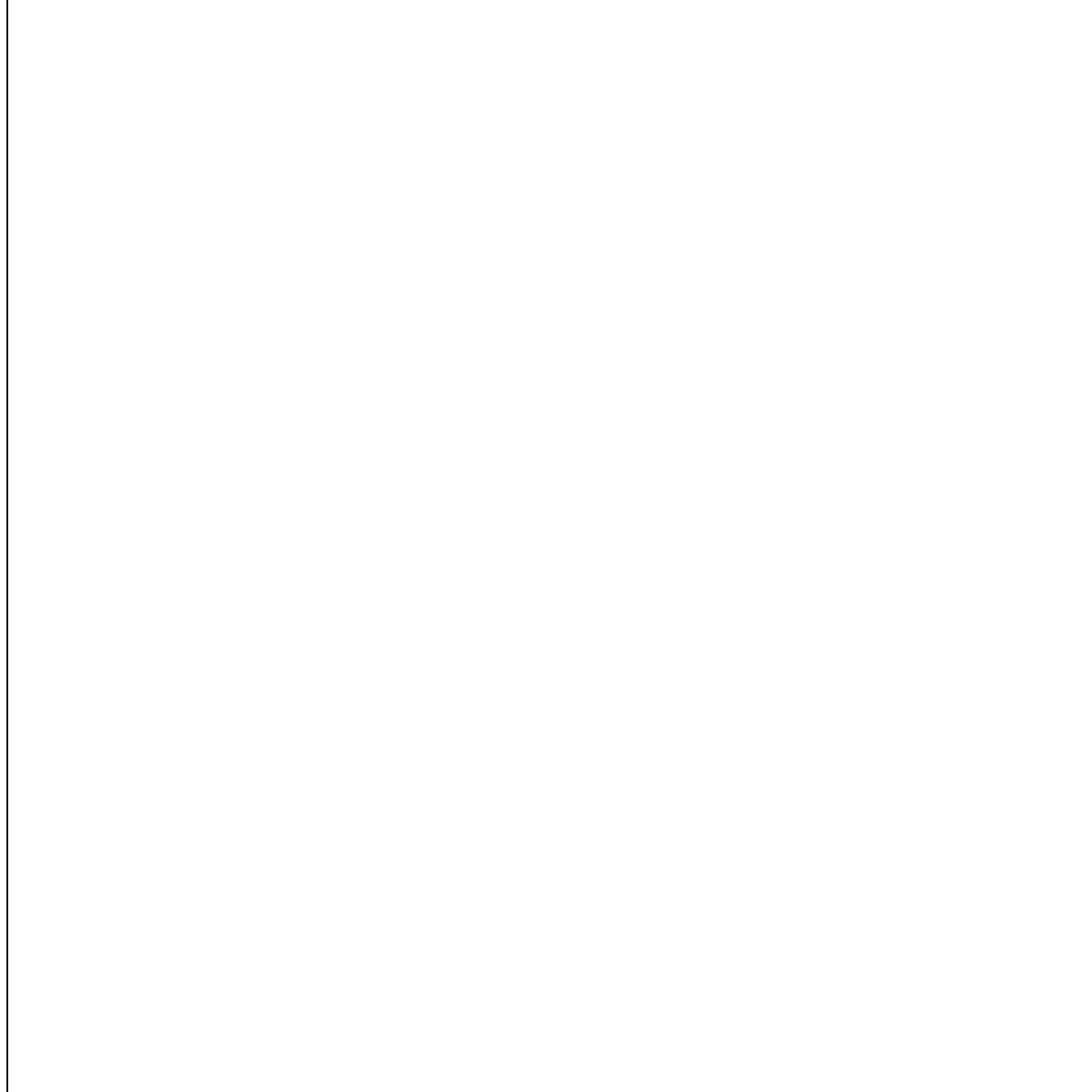
**SILTATION SOCK SEDIMENT CONTROL**



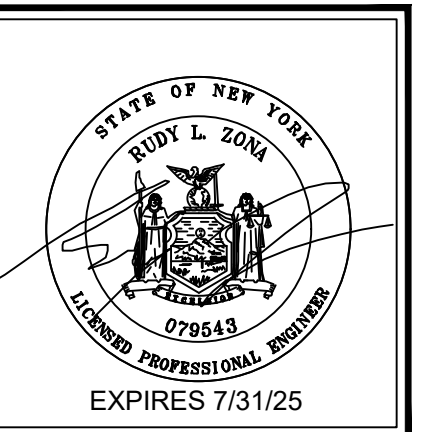
**SILTATION SOCK INLET PROTECTION**



**SILTATION SOCK INLET PROTECTION**





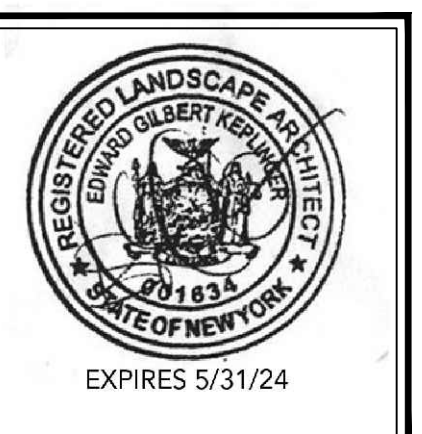


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 EAST SYRACUSE, NY 13057  
 PH: 315-445-7980

**BRIGHTON HILL  
 1001 EAST BRIGHTON AVE., SYRACUSE**



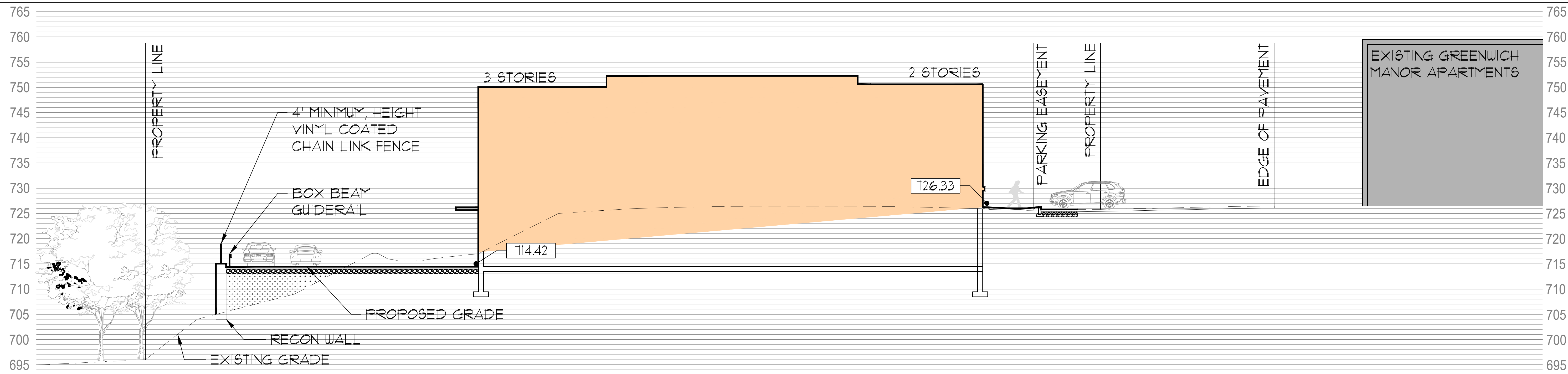
ISSUED AND REVISIONS NOTIFICATION	No. Rev.	Description	Date
	1	CRF SUBMISSION	5/9/24
	2	JPR GEN. REVISION UPDATE	6/17/24
	3	JPR WATER REVISIONS	6/19/24
	4	CRF REV. LAYOUT W/ SUP	6/19/24
	5	CRF CPC SUBMISSION	6/19/24



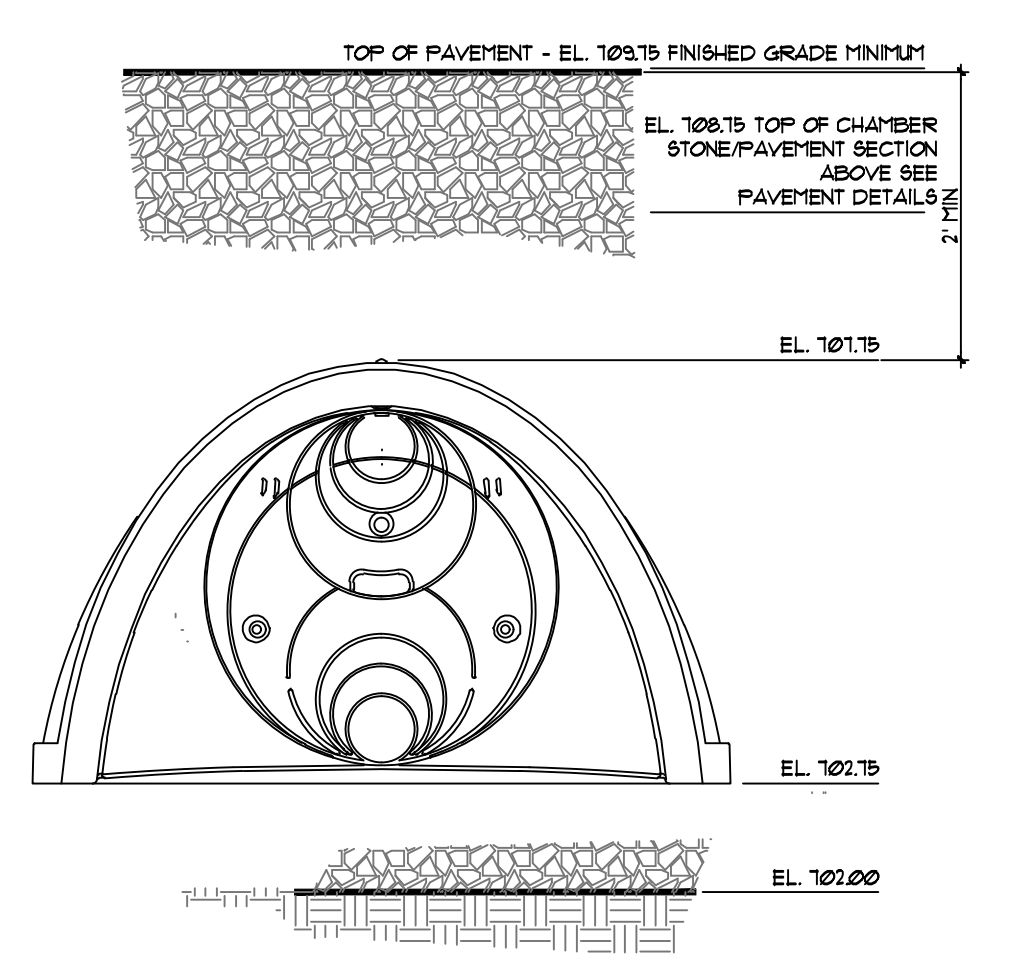
Drawn By: C.R.F.  
 Checked By: E.G.K.  
 MFA Proj. No.: 43022  
 Date: 26 FEBRUARY, 2024  
 Scale: AS NOTED

SITE DETAILS

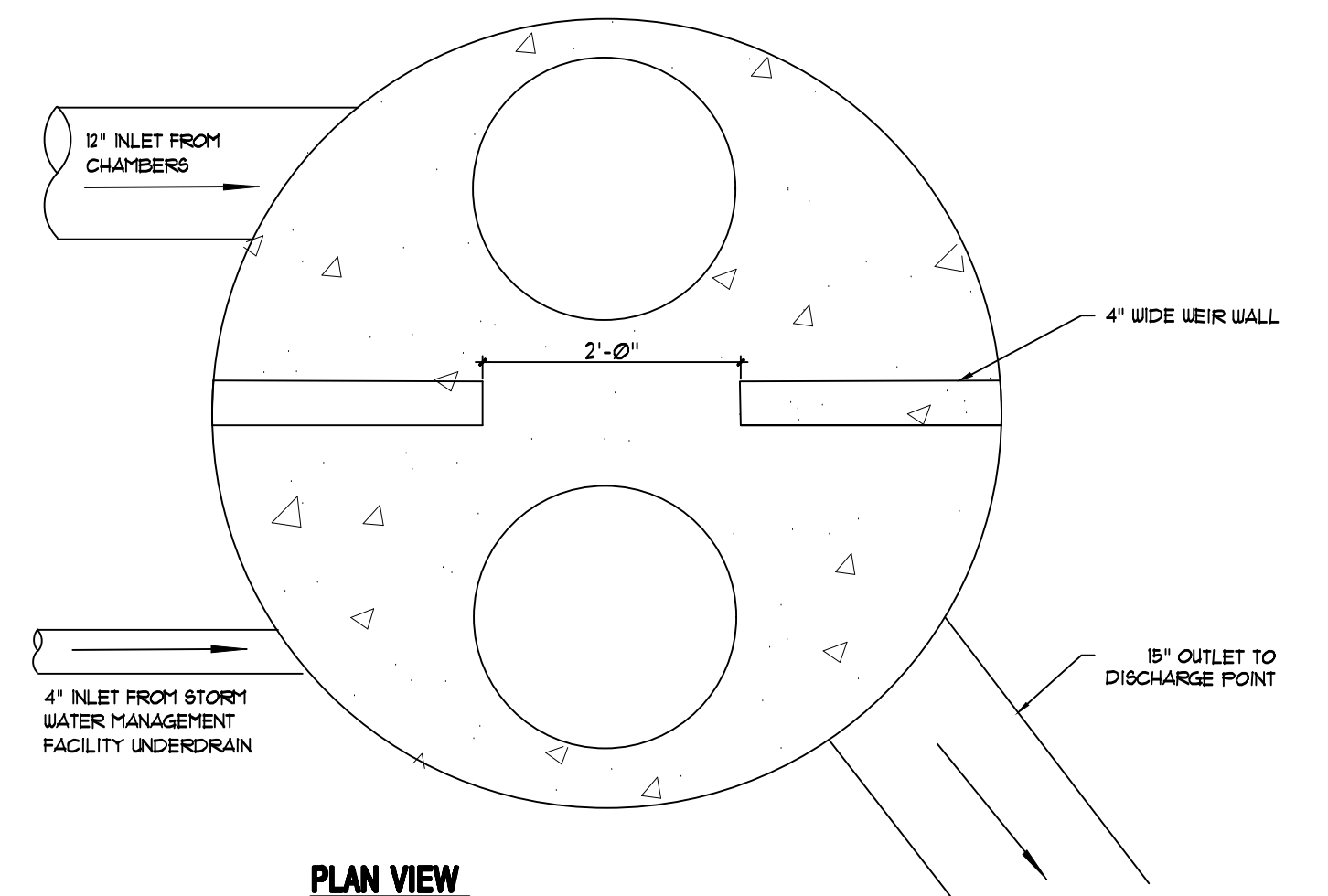
L6.1



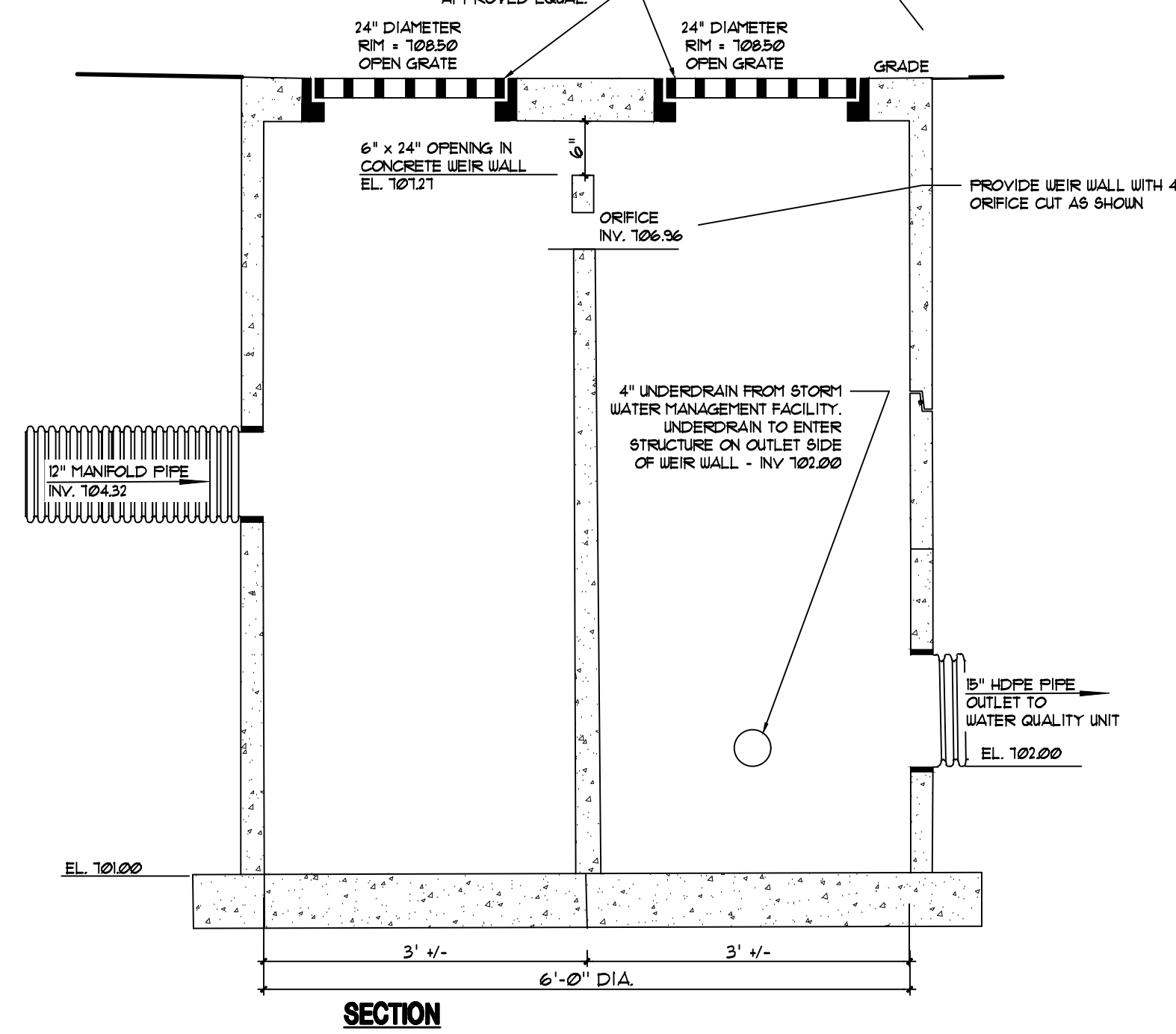
**12 SECTION A-A**  
 L6.1 NOT TO SCALE



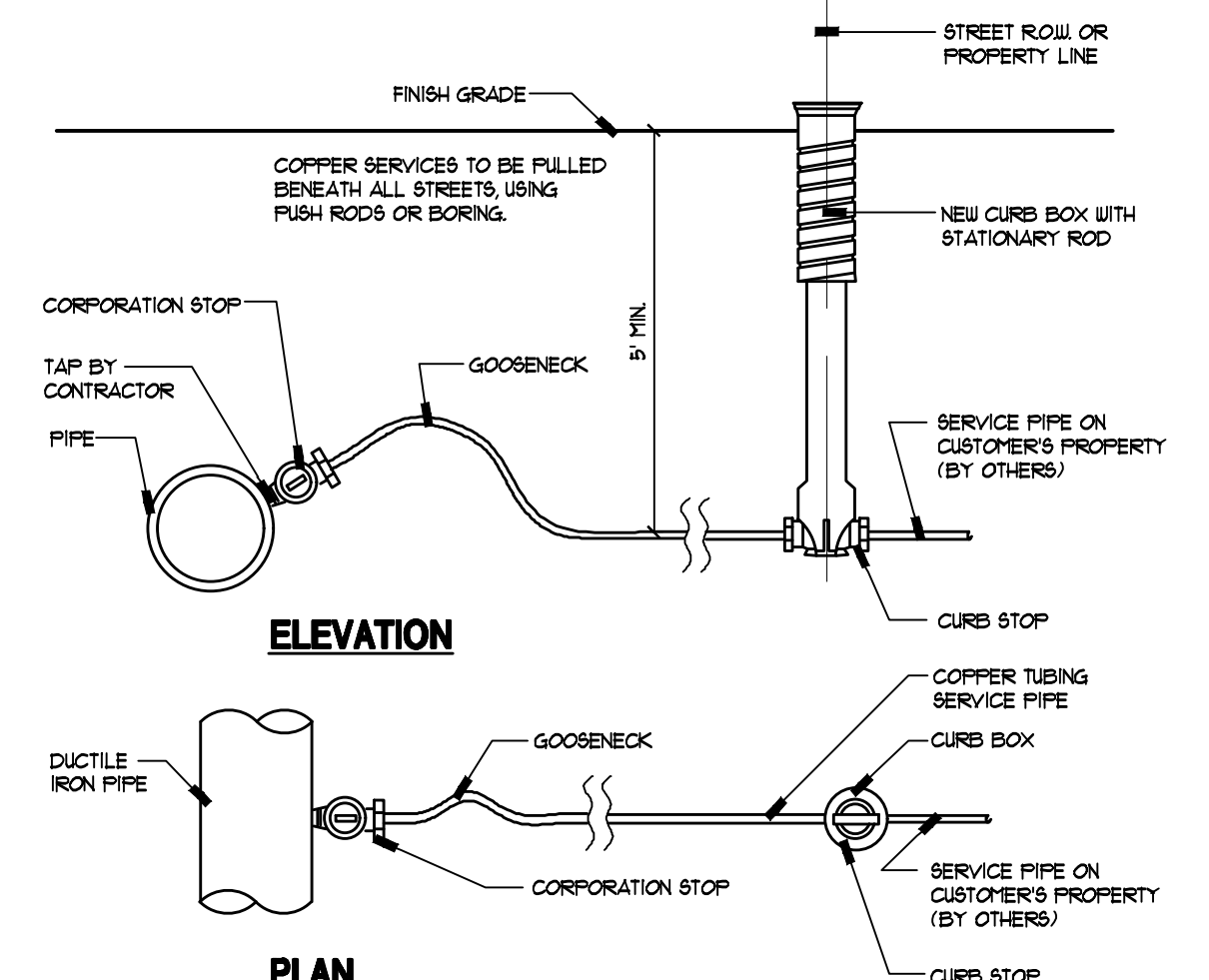
**CHAMBER SECTION**



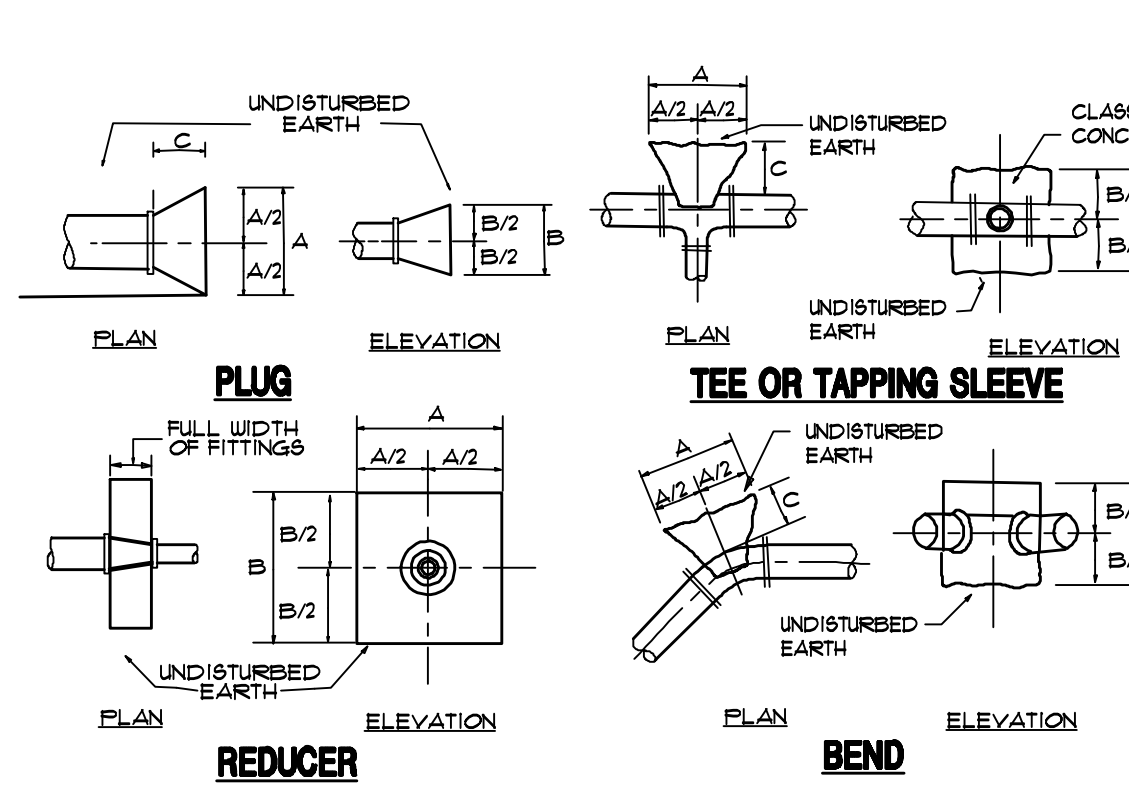
**PLAN VIEW**



**10 OUTFLOW CONTROL STRUCTURE & MC4500 STORM CHAMBERS**  
 L6.1 NOT TO SCALE



**9 CURB BOX DETAIL**  
 L6.1 N.T.S.

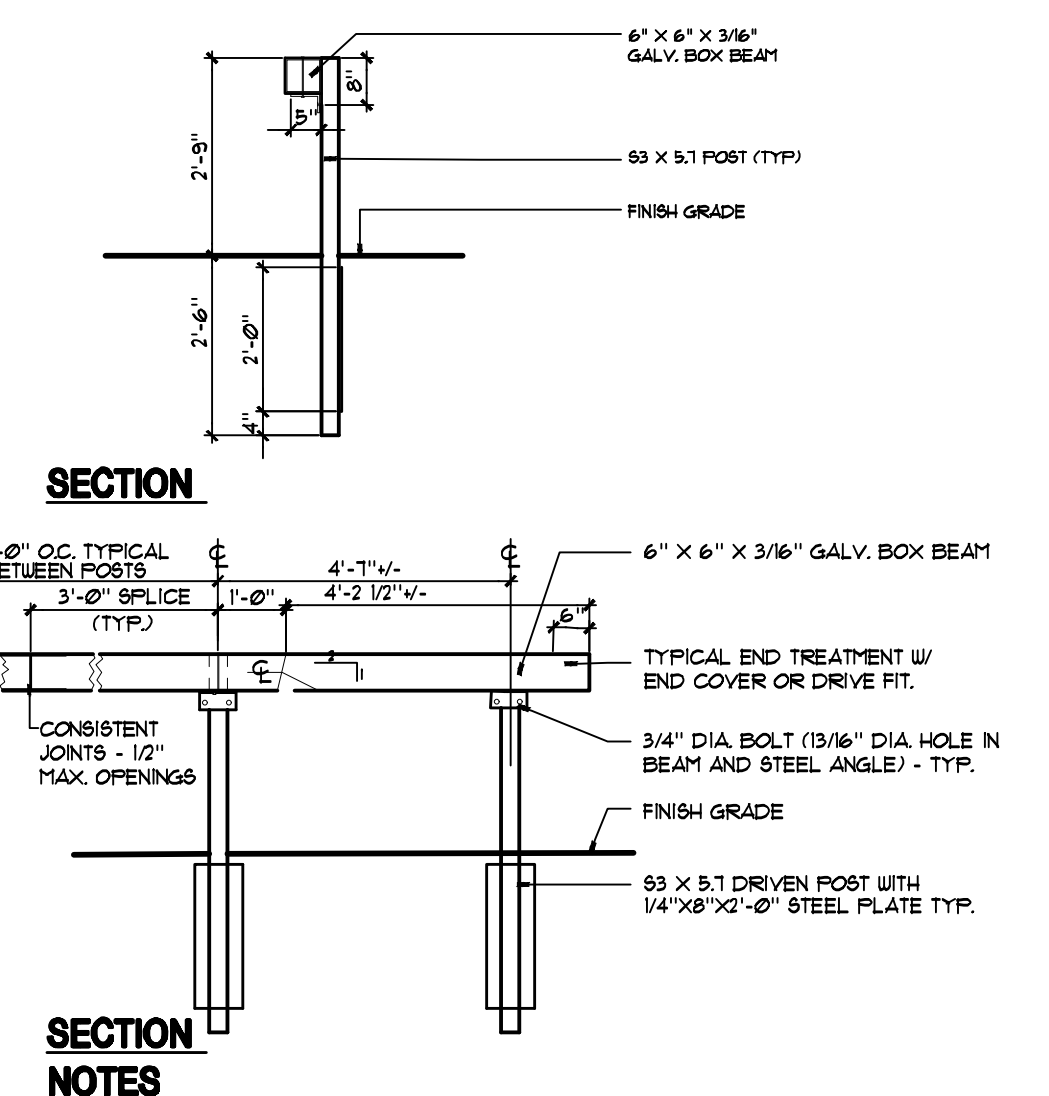


SIZE	CONCRETE ANCHOR 4 THRUST BLOCK DIMENSIONS							
	A	B	C	D	E	F	G	H
12" BEND	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
18" BEND	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"
24" BEND	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
30" BEND	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"
36" BEND	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
42" BEND	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"
48" BEND	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
54" BEND	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"
60" BEND	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
66" BEND	5'-6"	5'-6"	5'-6"	5'-6"	5'-6"	5'-6"	5'-6"	5'-6"
72" BEND	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
78" BEND	6'-6"	6'-6"	6'-6"	6'-6"	6'-6"	6'-6"	6'-6"	6'-6"
84" BEND	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"
90" BEND	7'-6"	7'-6"	7'-6"	7'-6"	7'-6"	7'-6"	7'-6"	7'-6"
96" BEND	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
102" BEND	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"
108" BEND	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
114" BEND	9'-6"	9'-6"	9'-6"	9'-6"	9'-6"	9'-6"	9'-6"	9'-6"
120" BEND	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"

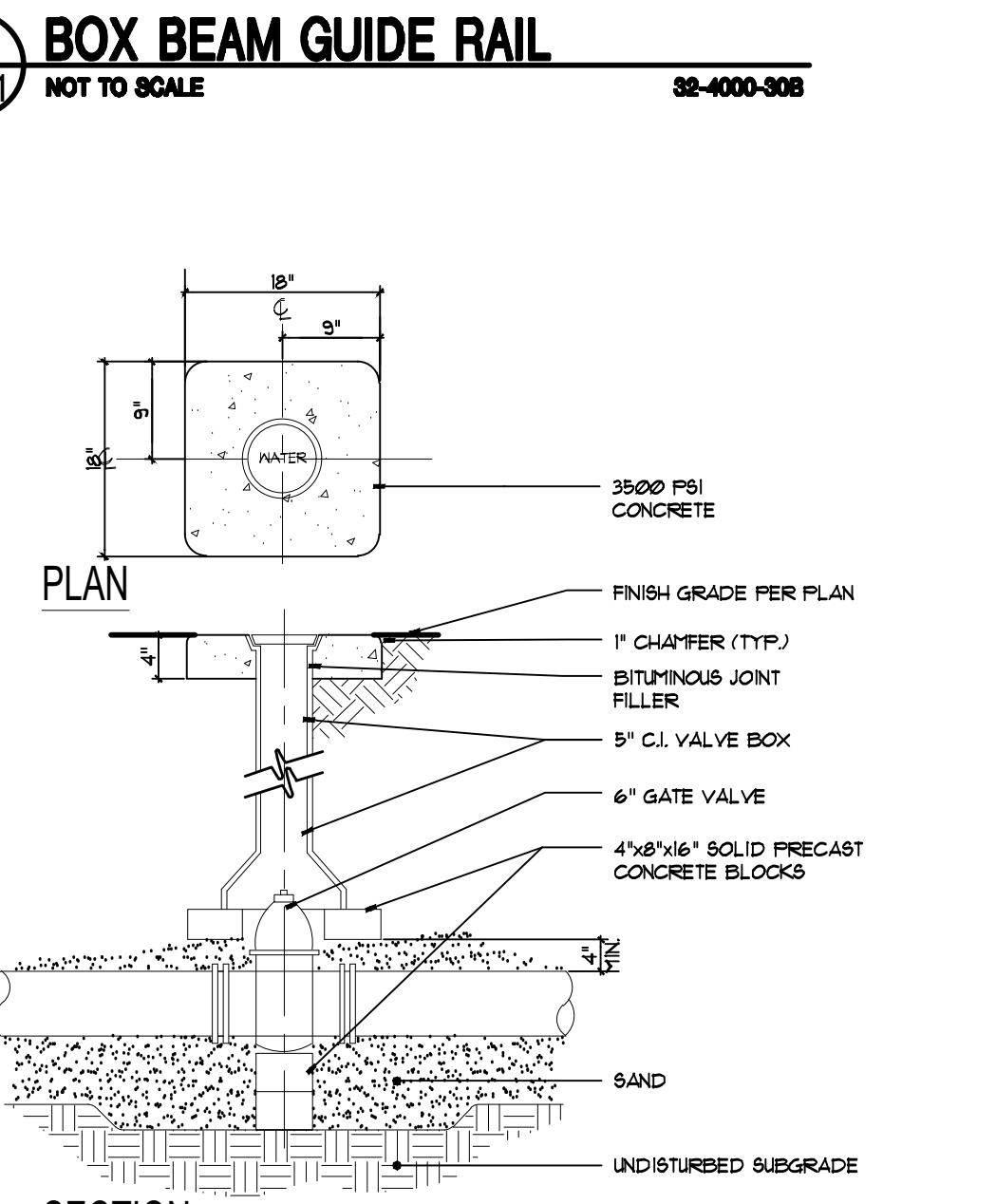
**THRUST BLOCK NOTES:**

- FOR REQUIRED BEARING AREA DIMENSIONS A, B, C, D, E, F, G, H SEE TABLE DIMENSIONS OF A, B OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
- CONCRETE NOT TO OVERLAP ANY JOINT.
- CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
- APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK  
 $V = L \times W \times D \times 0.15$   
 WHERE: V = VOLUME IN CUBIC YARDS  
 L = LENGTH OF BLOCK IN FEET  
 W = WIDTH OF BLOCK IN FEET  
 D = DEPTH OF BLOCK IN FEET  
 0.15 = THICKNESS OF CONCRETE IN FEET
- VALUES FOR TEE ALSO APPLY TO END PLUGS, CAPS, AND TAPPING SLEEVES.
- REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50% (75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. NOMINAL PIPE DIAMETER USED.
- REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3000 LBS PER SQUARE FOOT. IF POORER SOIL BEARING CONDITIONS ARE ENCOUNTERED, REQUIRED BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.
- IN THICK FEAT, OR RECENTLY PLACED FILL, ALL THRUST SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF SOIL UNDESIRABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.
- THRUST RESTRAINT FOR VERTICAL BENDS IN WATER PIPING SHALL BE PROVIDED BY MEANS OF RESTRAINED MECHANICAL JOINTS AND/OR ROODINGS TO ADJACENT PIPE JOINTS WITH POLYURETHANE METHOD TO BE APPROVED BY THE ENGINEER.

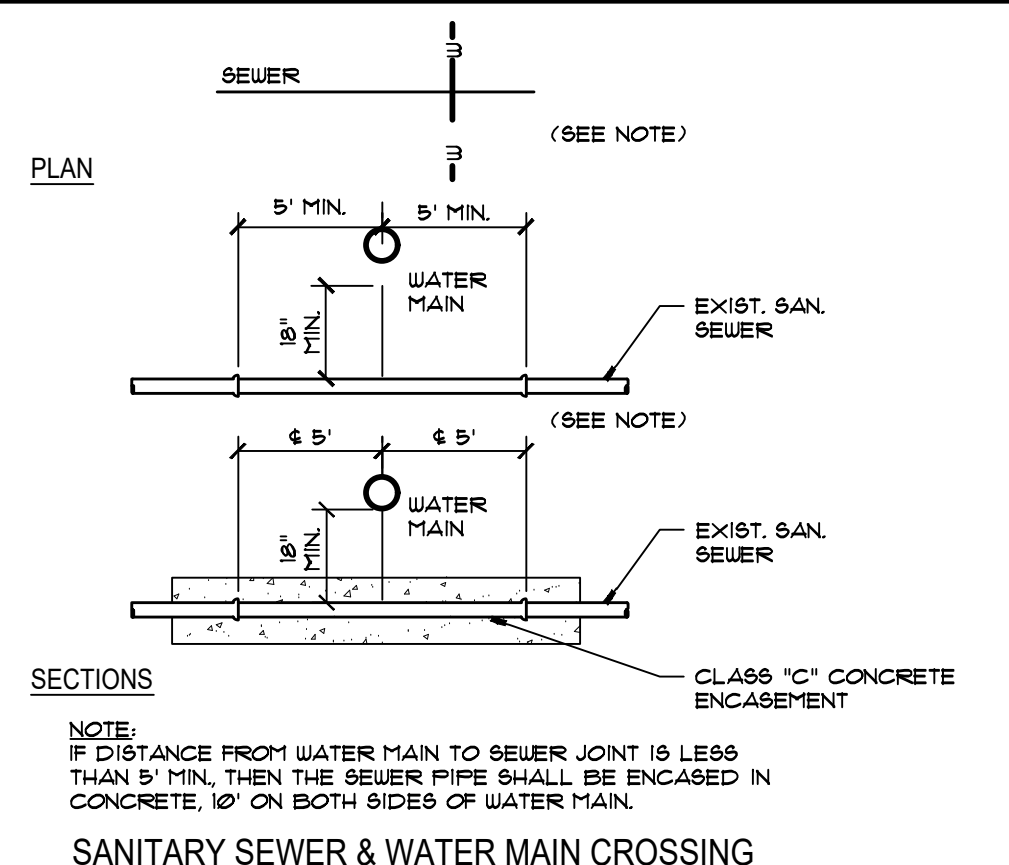
**8 THRUST BLOCK DETAILS**  
 L6.1 NOT TO SCALE



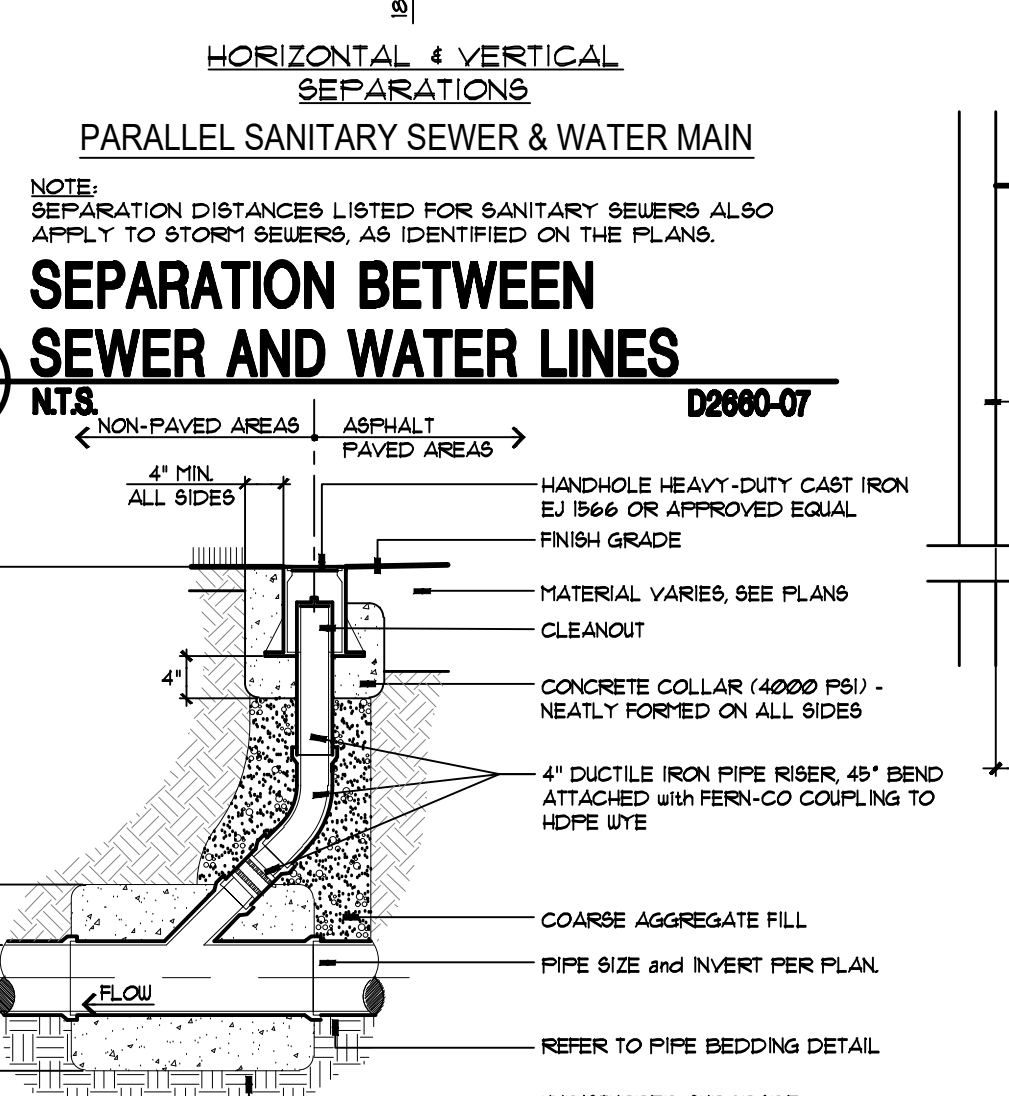
**7 BOX BEAM GUIDE RAIL**  
 L6.1 NOT TO SCALE



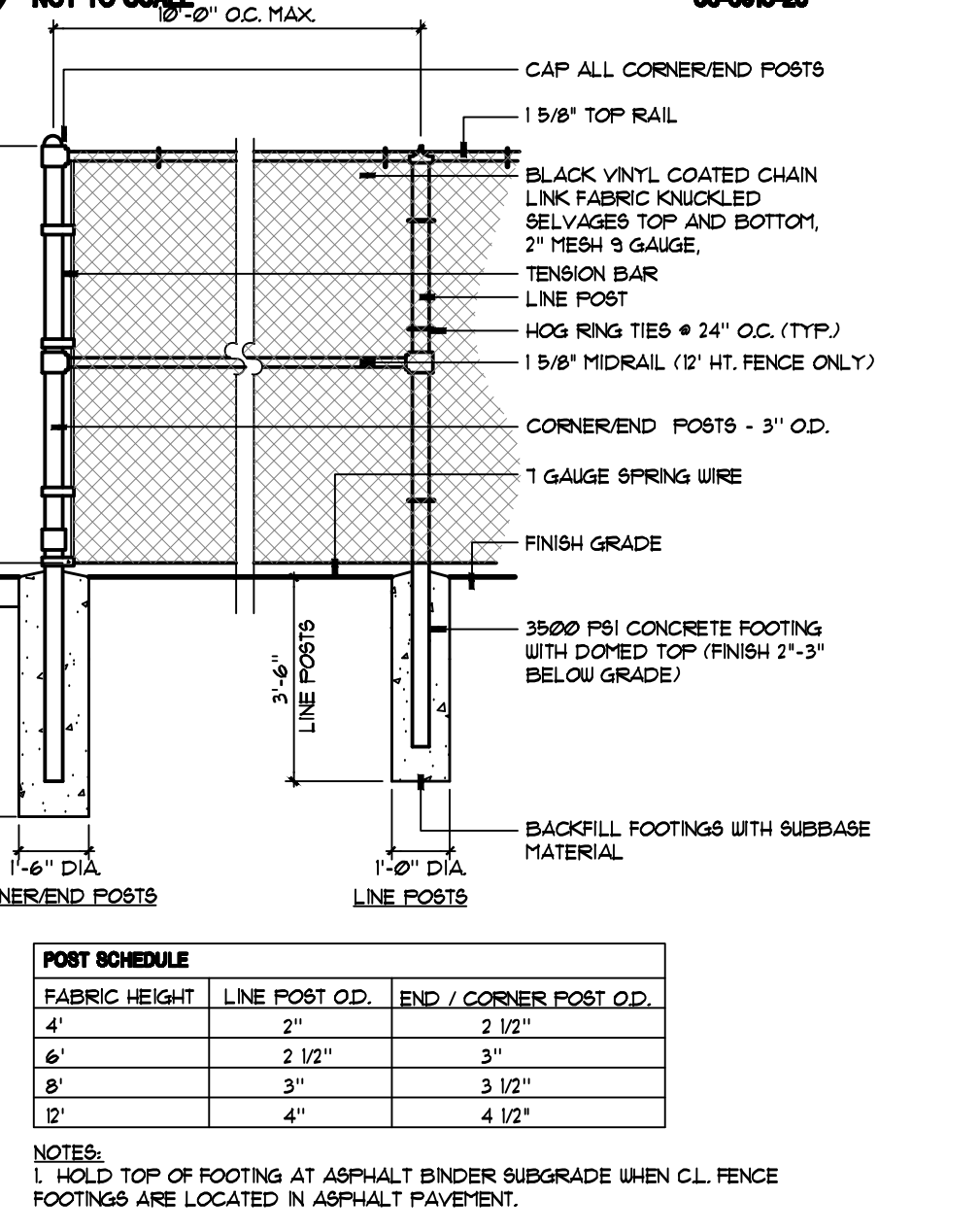
**6 GATE VALVE**  
 L6.1 NOT TO SCALE



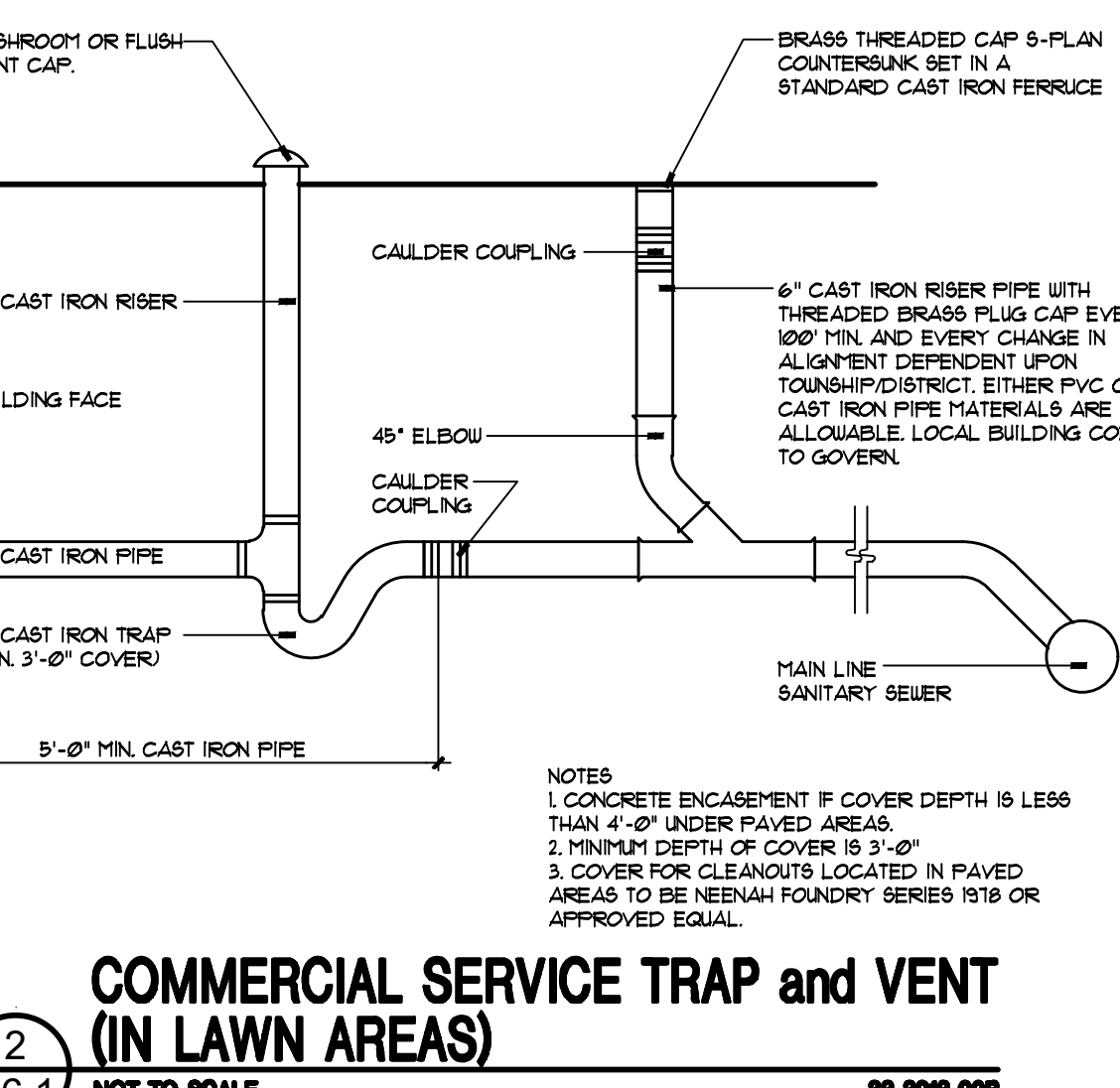
**SANITARY SEWER & WATER MAIN CROSSING**



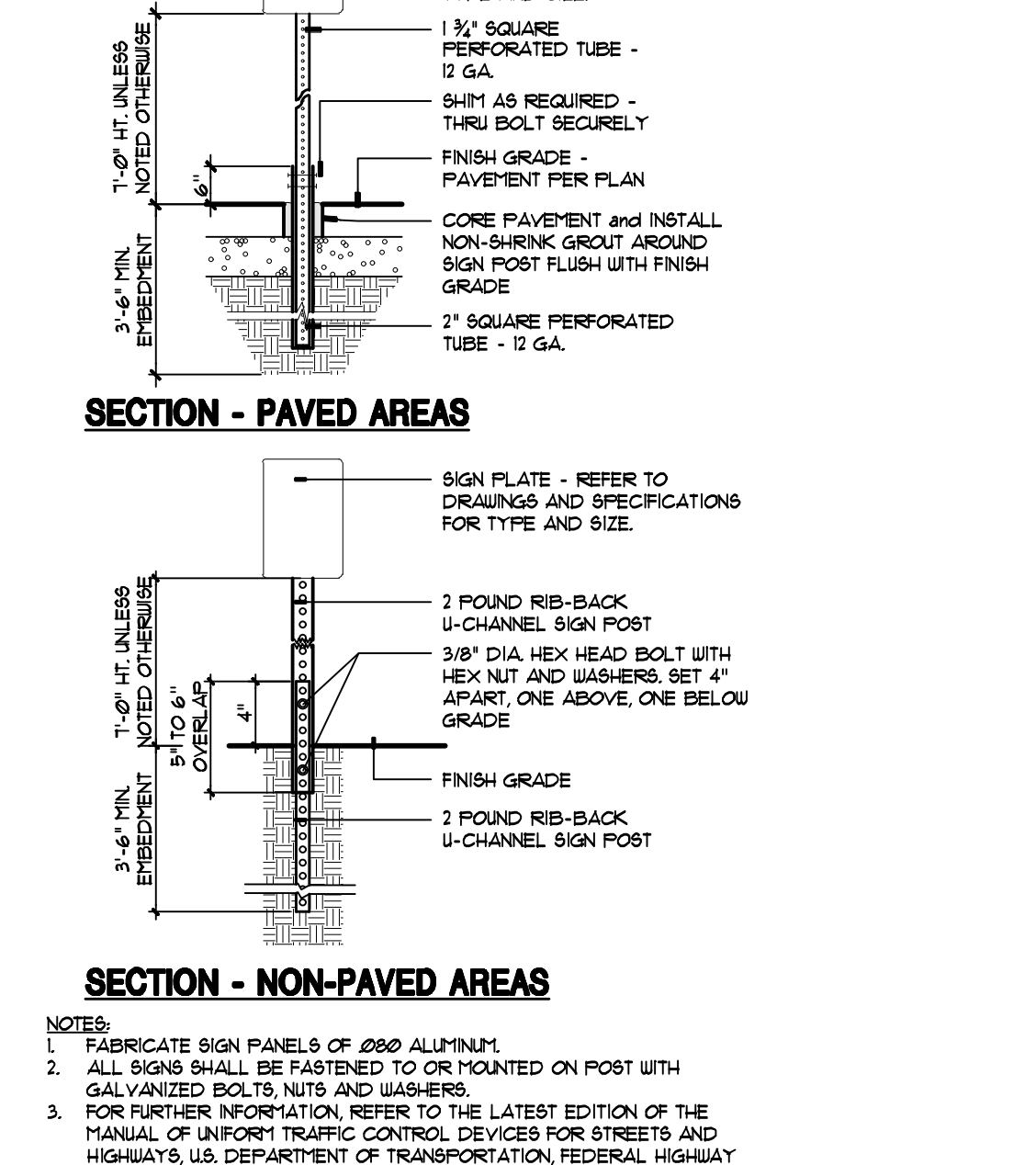
**5 SEPARATION BETWEEN SEWER AND WATER LINES**  
 L6.1 N.T.S.



**4 SANITARY CLEANOUT (CO)**  
 L6.1 NOT TO SCALE



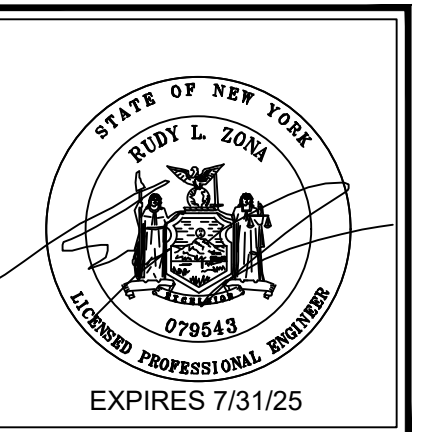
**2 COMMERCIAL SERVICE TRAP and VENT (IN LAWN AREAS)**  
 L6.1 NOT TO SCALE



**1 TRAFFIC CONTROL SIGN**  
 L6.1 NOT TO SCALE

L6.1



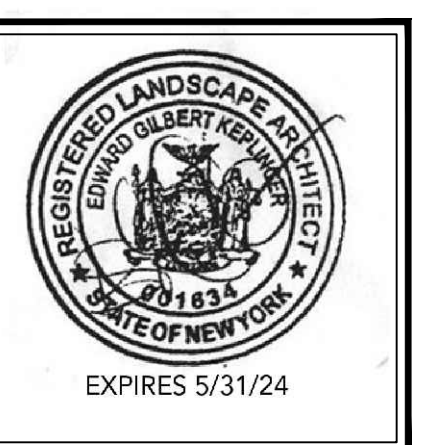


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**BRIGHTON HILL  
1001 EAST BRIGHTON AVE., SYRACUSE**



ISSUED AND REVISIONS NOTIFICATION	No	Rev	Description	Date
	1	CRF	CPC SUBMISSION	5/6/24
	2	UPR	GEN. REVISION UPDATE	6/7/24
	3	UPR	WATER REVISIONS	6/10/24
	4	CRF	REV. LAYOUT W/ SUP	6/19/24
	5	CRF	CPC RESUBMISSION	6/19/24



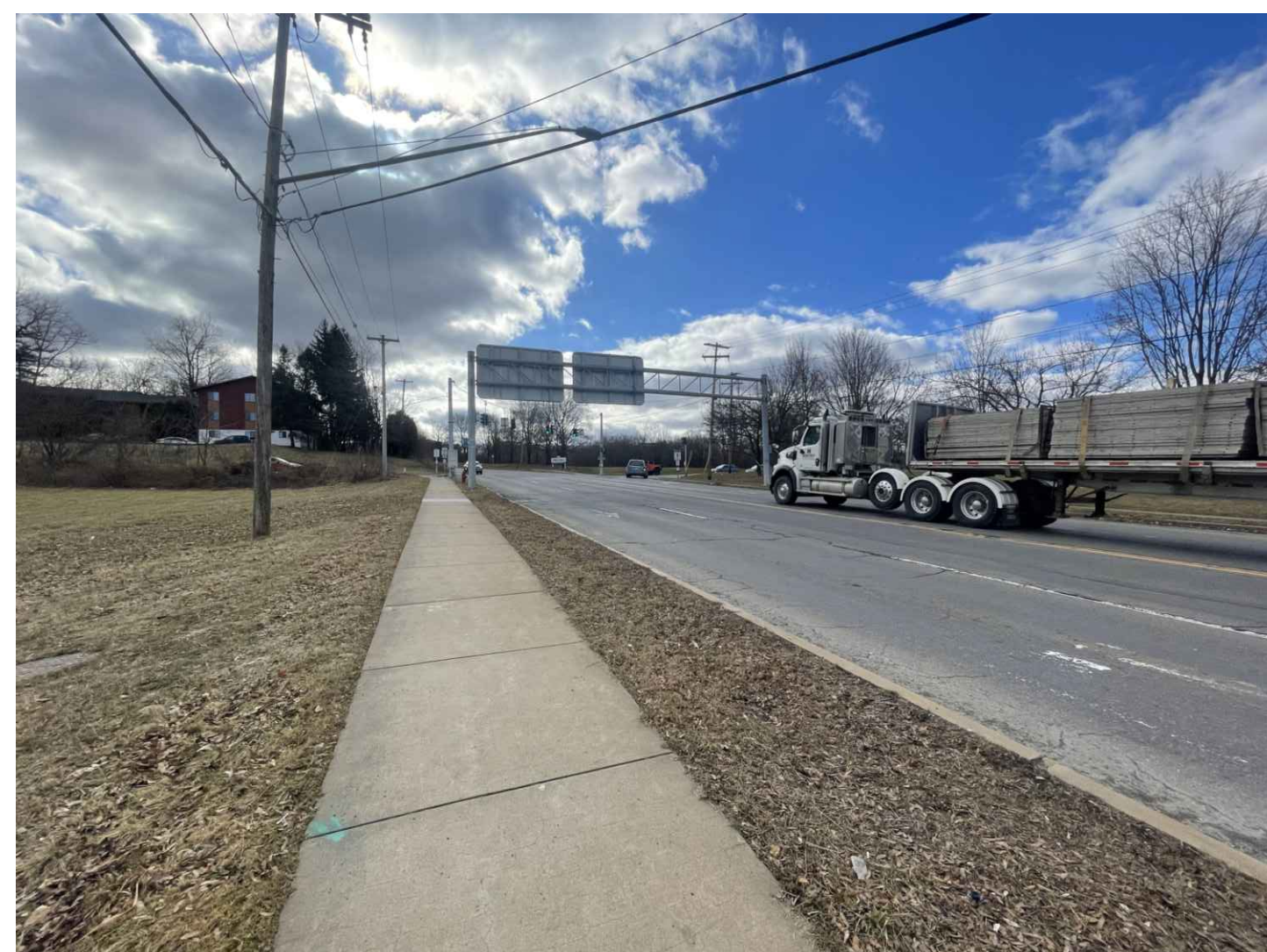
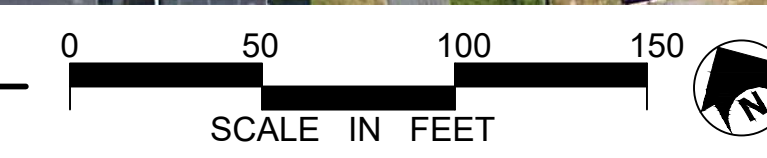
Drawn By: C.R.F.  
Checked By: E.G.K.  
KFA Proj. No.: 43022  
Date: 26 FEBRUARY, 2024  
Scale: AS NOTED

SITE  
PHOTOBOARD

L7.1



LOCATION MAP



1  
P1.0 LOOKING SOUTH ON E. SENECA TURNPIKE



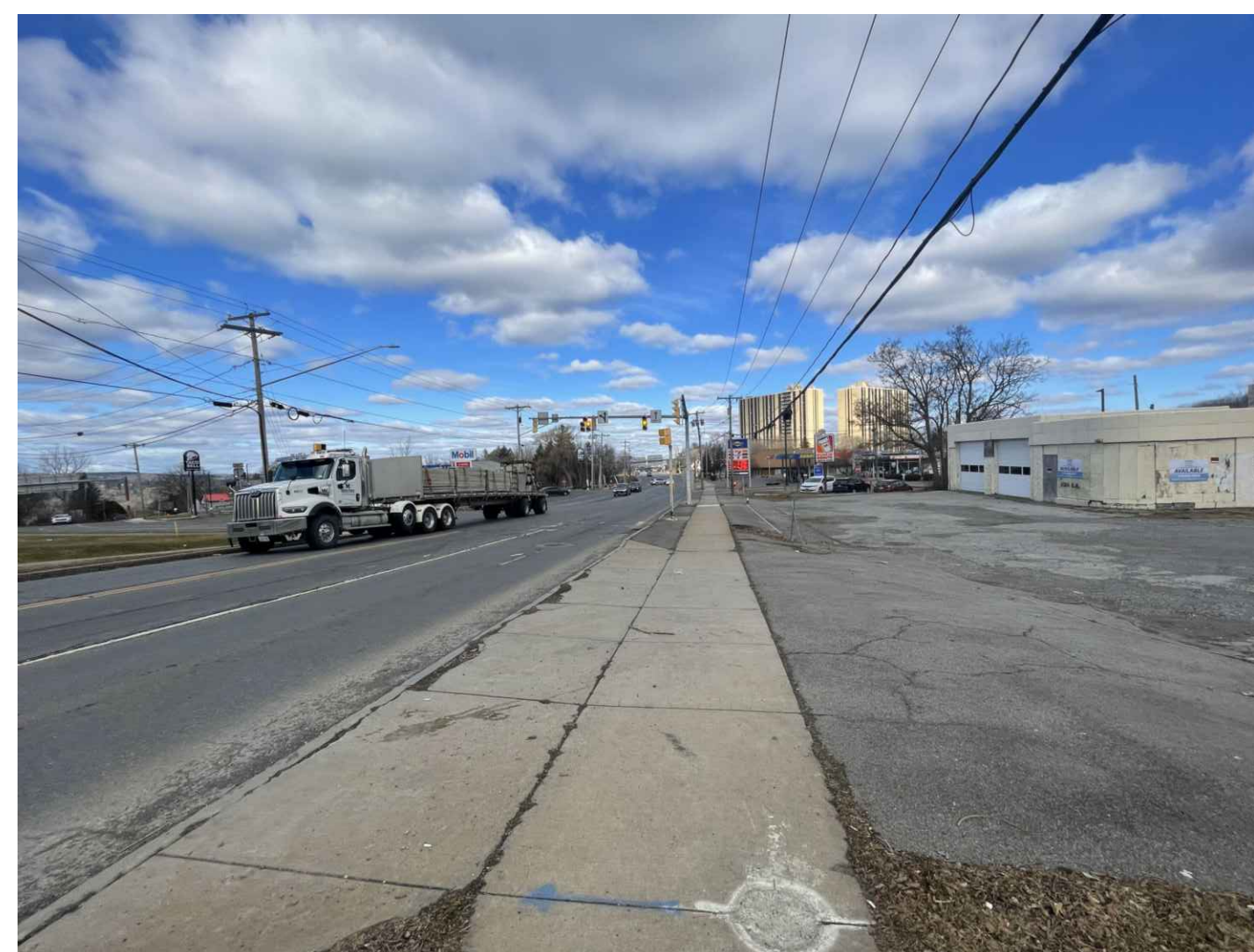
2  
P1.0 LOOKING WEST AT THE INTERSECTION OF LAFAYETTE ROAD AND E. SENECA TURNPIKE



3  
P1.0 LOOKING NORTH DOWN E. SENECA TURNPIKE



4  
P1.0 LOOKING EAST ONTO SITE FROM E. SENECA TURNPIKE



5  
P1.0 LOOKING NORTH DOWN E. SENECA TURNPIKE



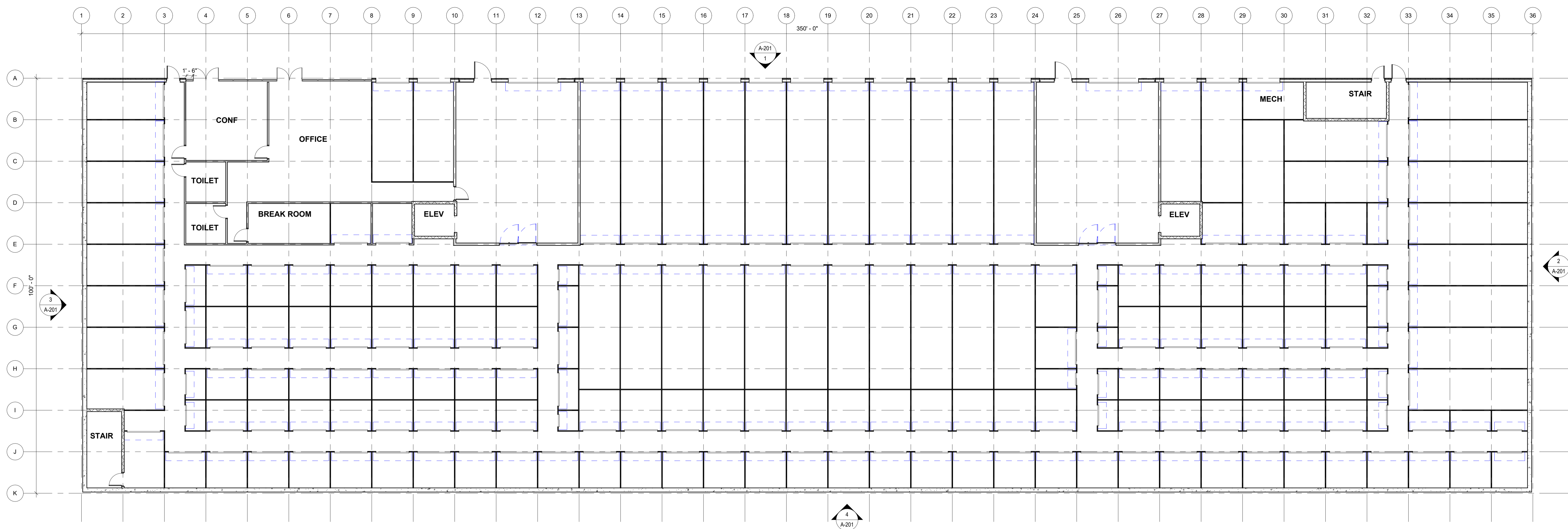
6  
P1.0 LOOKING EAST ONTO SITE FROM E. SENECA TURNPIKE

Prepared By:

Date Plotted:

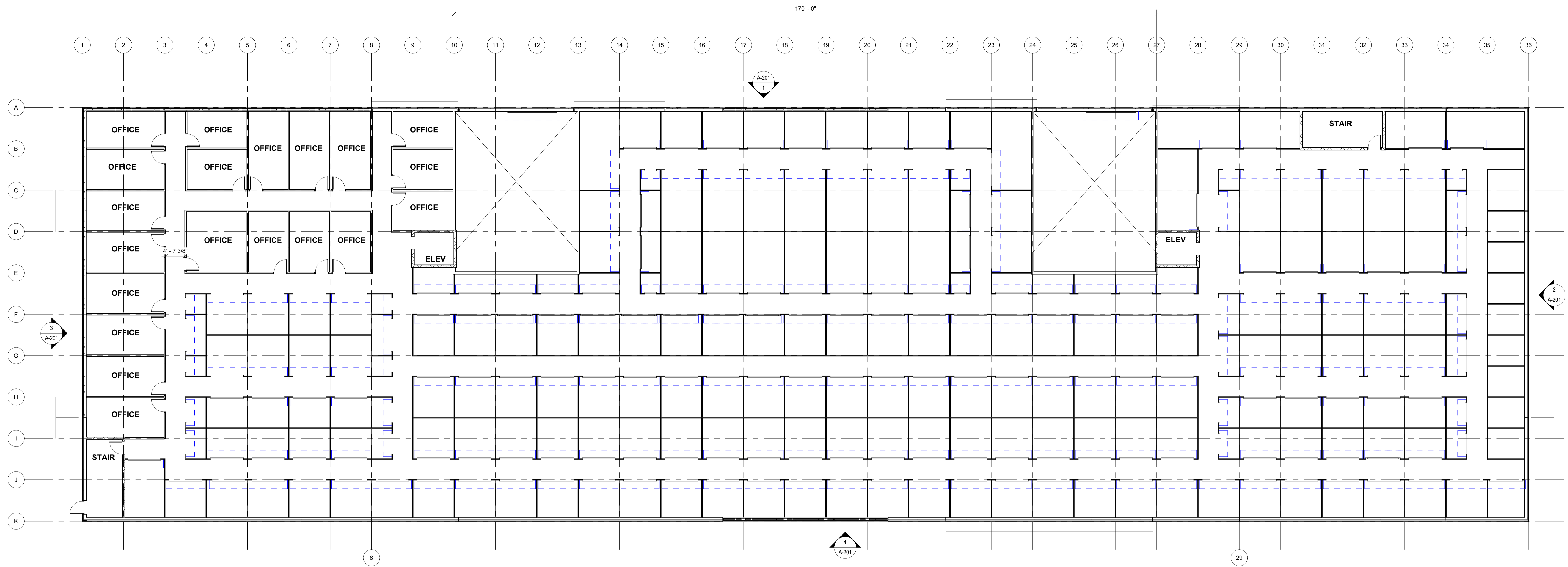
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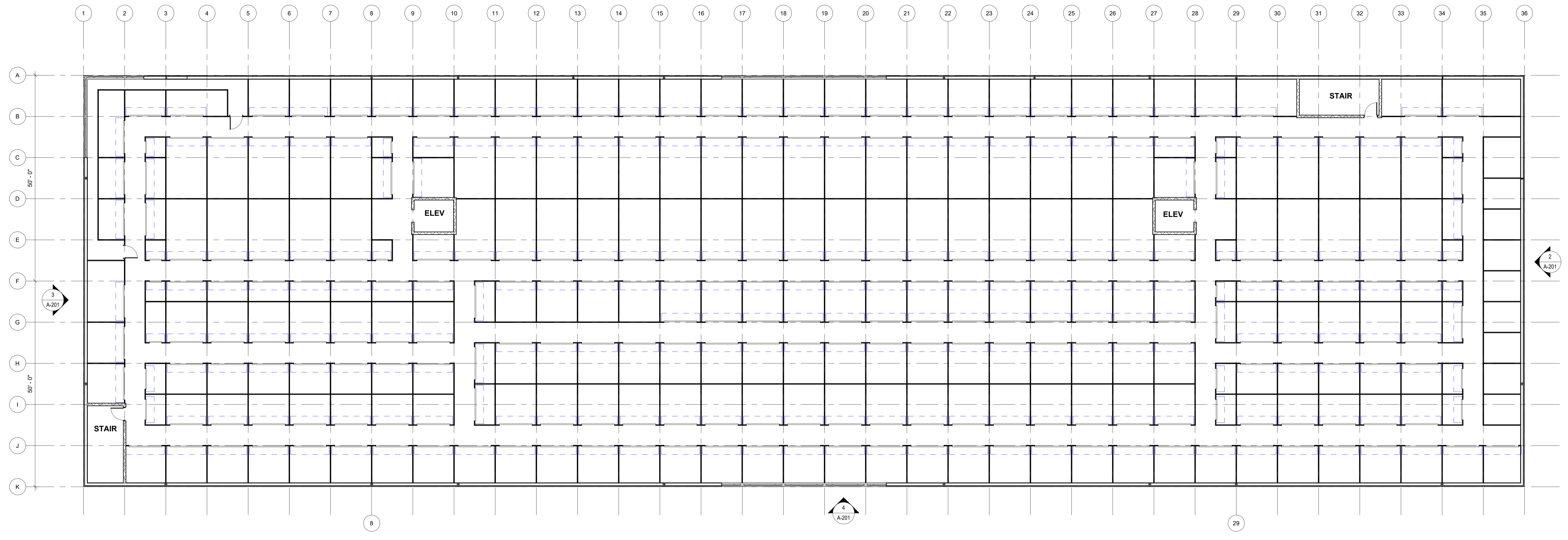


1 BASEMENT PLAN  
SCALE: 3/32" = 1'-0"

SAA architects		UNIT COUNT MATRIX				
PROJECT No. 24-007	Syracuse E Brighton Self Storage	DATE		19-Jun-24		
SAA - Layout Unit mix						
INTERIOR UNITS	BASEMENT	1ST FLOOR	2ND FLOOR	SUBTOTAL UNIT COUNT/ SIZE	SF/UNIT	SF TOTAL
<b>(TEMPERATURE CONTROLLED)</b>						
Rentable Office 15 x 15	0	1	0	1	225	225
Rentable Office 10 x 20	0	11	0	11	200	2,200
Rentable Office 10 x 15	0	8	0	8	150	1,200
10 x 40	11	0	0	11	400	4,400
10 x 30	22	0	0	22	300	6,600
10 x 25	4	0	0	4	250	1,000
10 x 20	8	5	1	14	200	2,800
10 x 15	2	22	57	81	150	12,150
10 x 10	78	126	125	329	100	32,900
7.5 x 10	28	26	32	86	75	6,450
5 x 15	0	0	2	2	75	150
5 x 10	15	23	34	72	50	3,600
5 x 5	9	14	14	37	25	925
SUBTOTAL UNIT COUNT/ FLOOR	177	236	265	678		74,600
<b>TOTAL RENTABLE SQUARE FEET</b>						<b>74,600</b>
GROSS BUILDING SQUARE FEET						104,500
PERCENTAGE OF RENTABLE SF						71.4%
AVERAGE UNIT SIZE (SF)						110.0

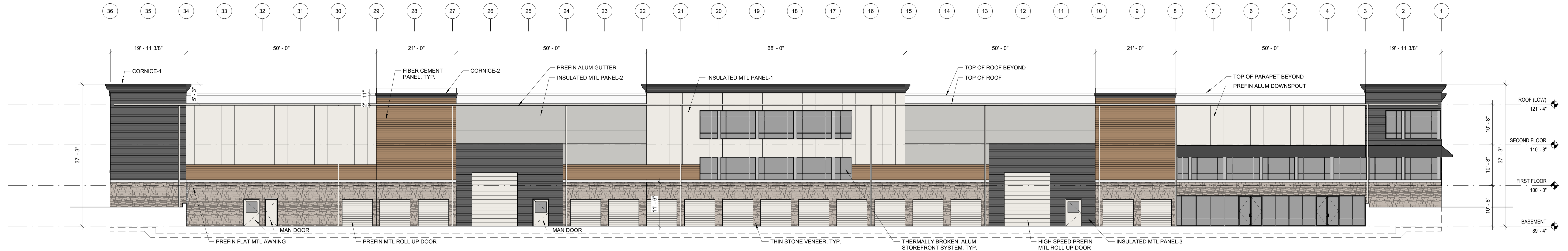


1 FIRST FLOOR PLAN  
 A-102 SCALE: 3/32" = 1'-0"

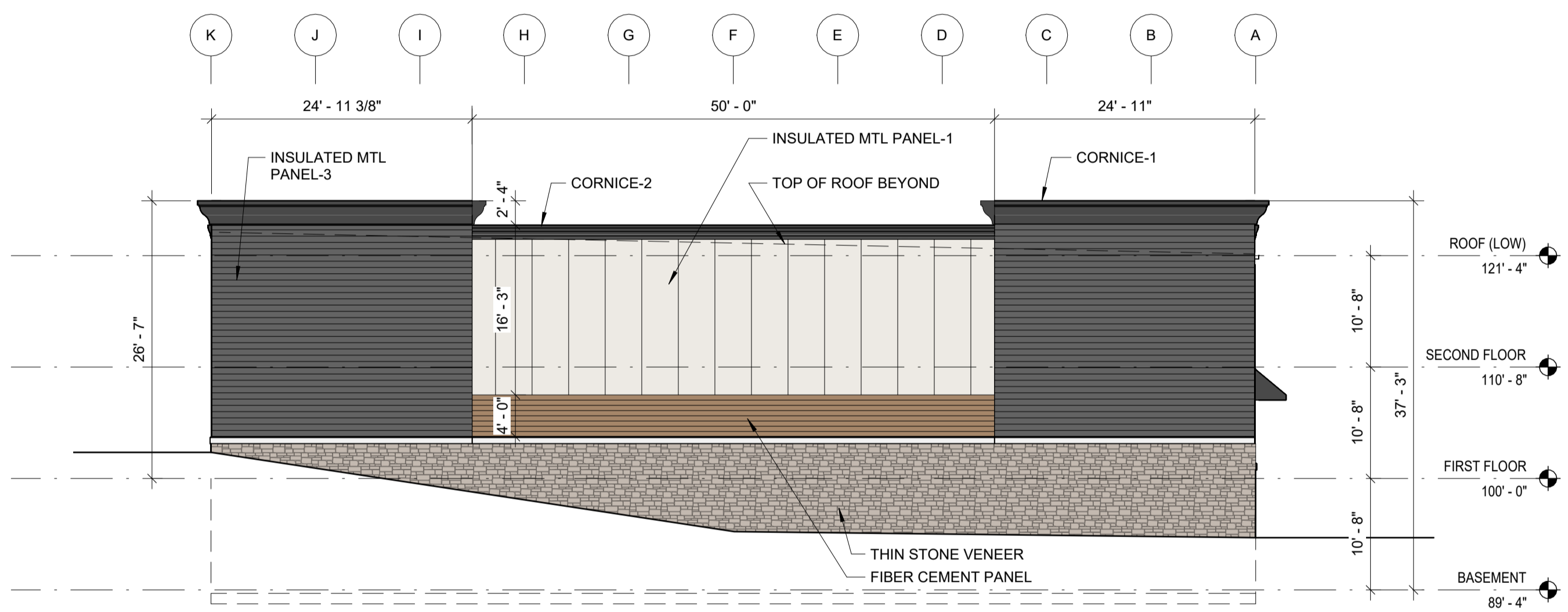


1 SECOND FLOOR PLAN  
 A-103 SCALE: 3/32" = 1'-0"

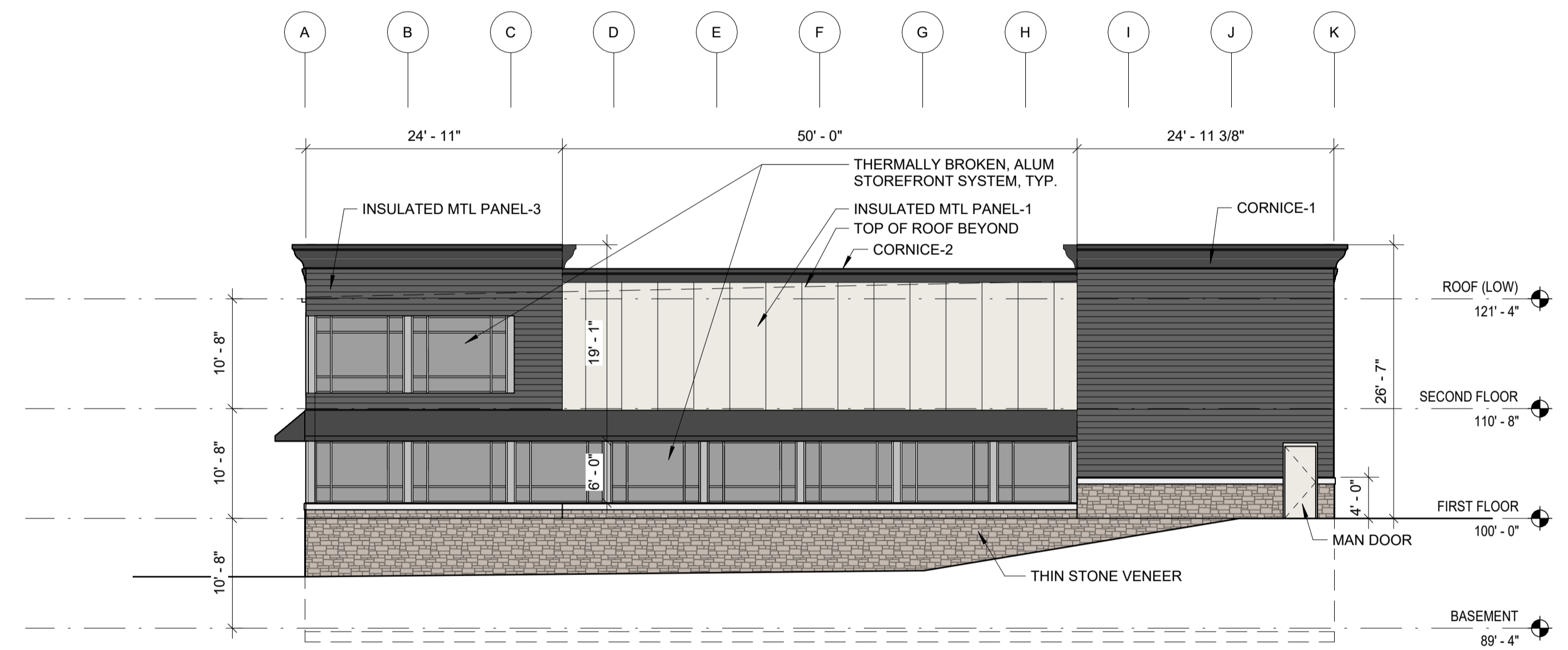




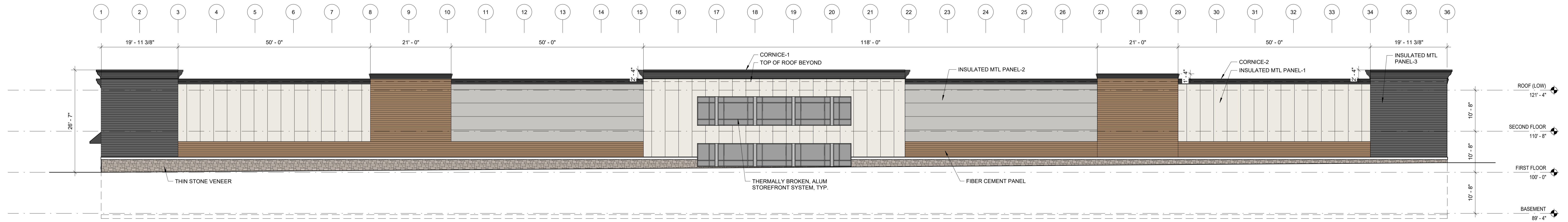
1 NORTH EXTERIOR ELEVATION  
A-201 SCALE: 3/32" = 1'-0"



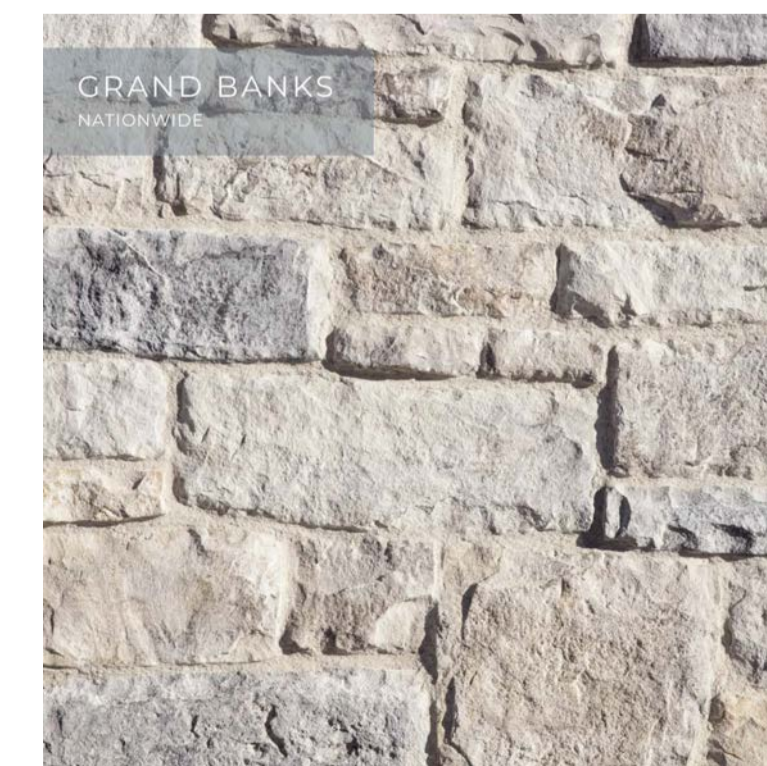
2 EAST EXTERIOR ELEVATION  
A-201 SCALE: 3/32" = 1'-0"



3 WEST EXTERIOR ELEVATION  
A-201 SCALE: 3/32" = 1'-0"



4 SOUTH EXTERIOR ELEVATION  
A-201 SCALE: 3/32" = 1'-0"



STONE VENEER IMAGE REFERENCE

EXTERIOR FINISH SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MATERIAL/PROFILE	COLOR
THIN STONE VENEER	THIN STONE VENEER	ELDORADO OR EQ	LIMESTONE	GRAND BANKS
FIBER CEMENT PANEL	FIBER CEMENT PANEL	NICHIHA OR EQ	VINTAGE WOOD	CEDAR
INSULATED MTL PANEL-1	PREFINISHED INSULATED MTL PANEL	METL-SPAN OR EQ	CF LIGHT MESA	SNOW WHITE
INSULATED MTL PANEL-2	PREFINISHED INSULATED MTL PANEL	METL-SPAN OR EQ	CF LIGHT MESA	REGAL GRAY
INSULATED MTL PANEL-3	PREFINISHED INSULATED MTL PANEL	METL-SPAN OR EQ	CF 7.2 INSUL-RIB	CHARCOAL GRAY
CORNICE-1	FIBERGLASS CORNICE	EDON CORP OR EQ	CR-424	DARK CHARCOAL/BLACK
CORNICE-2	FIBERGLASS CORNICE	EDON CORP OR EQ	CR-276	DARK CHARCOAL/BLACK

06/06/2024

August 6, 2024

Steven Kulick, Chair  
City Planning Commission  
(CPC)  
Zoning Office  
One Park Place  
300 S State Street Suite 700  
Syracuse, NY 13202



Re: Brighton Mews Interior-Self Storage:

- SP-25-15 Special Use Permit
- MaAPR-24-28 Major Site Plan Review 1001 E Brighton Avenue Joe Hucko, Brighton Mews, LLC (Owner) Michael Charles, Benchmark Development (Applicant) CM Zone District

Steve and members of the City Planning Commission, Our office has reviewed the Public's comments related to the Brighton Hill Project. The Public's comments are listed below followed by the design team response in bold italics. Comments received at CPC Meeting on July 8th, 2024

RE: **SAROFEEEN & ARBON, PLLC, COMMENTING ON BEHALF OF GREENWICH MANOR, LLC**

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1. The proposed project is completely inconsistent with the predominant character of the area and inconsistent with the surrounding structures and landscaping. A three story industrial type building will be an eyesore springing up against the surrounding one and two story structures. The height, location and industrial style of the structure is visually offensive and restrictive to residents of adjacent Greenwich Manor Apartments as well as other surrounding residential, office and retail properties.  
***REPNONSE: The proposed development adheres to architectural standards and building face articulations set by ReZone Syracuse code. This project represents a visual aesthetic superior to several existing contextual properties. The project, while bordering residential parcels is also adjacent to offices and a car wash & gas station uses, which are more impactful than this proposed use in regards to traffic impact & visual disturbance. The height of the building is lower than that of adjacent Greenwich Manor; see Section A-A' detail on sheet L6.1, which also shows how one half of the bottom floor is tucked into grade making it less than a true '3 story building.'***
2. The number of storage units proposed will substantial increase in traffic above present levels.  
***REPNONSE: Attached is a Traffic Review letter from a professional traffic engineer outlining the negligible impacts the proposed use would have relative to traffic impact.***



3. The proposed facility and its associated paving would cover such an overwhelming percentage of the subject property, the project would undoubtedly cause damaging storm water discharge to adjacent properties as well as an increase in the potential for erosion and flooding. This is especially true considering the proposed car wash adjoining the project.  
**REPNONSE: The proposed car wash is a separate project, KFA cannot comment on this as it is not related to our project. KFA's project is under review by City of Syracuse, which includes a comprehensive analysis of stormwater management practices. A full SWPPP has been provided by project engineers RZ Engineering, see attachment.**
4. Although there are no legally mandated set-backs in commercial areas, this is not a downtown type area. To be consistent with the surrounding residential, office and retail properties, the Commission should, at least, require significant setbacks on the subject property similar to all other properties in the area. This is especially critically to Greenwich Manor which has been used as a residential apartment complex for over three decades. We maintain, however, that with or without setbacks, the subject property is much too small for the proposed project.  
**REPNONSE: Proposed project is not built out to the property line, but uses space between property line and adjoining parcels for buffering and grading. Project requires no variances in current layout and respects a significant encroachment onto property via allowance of conveyed easement with Greenwich Manor Apartments.**
5. All surrounding properties have significant green space and/or storm water facilities. The proposed project does not.  
**REPNONSE: Project engineering was not complete at the time of this comment. Attached is SWPPP and plans have been updated to depict functional stormwater management system.**
6. The proposed facility will absolutely result in a change in use or intensity of use of land. Again, the project is inconsistent with all surrounding uses and would cover an overwhelming percentage of the subject property.  
**REPNONSE: The proposed facility represents a change in use or intensity of use, but is consistent with the predominant character of the existing built landscape around it.**
7. The proposed project will absolutely impair the character and quality of the existing community.  
**REPNONSE: See response to comment number one.**
8. (from letter written on 7/24/24) We are asking that copies any further submissions for the project, including storm drainage plan, be provided to us sufficiently in advance of any additional action by agency to allow time for us to consult with our own engineers for review and comment.  
**RESPONSE: SWPPP has been provided in this application submission.**

RE: **KATHLEEN A. STRIBLEY, PUBLIC CONCERNED  
CITIZEN**

---

1. This application was anticipated by the neighborhood at least a year ago or more (owner statements) when the illegal segmentation of environmental actions was approved by the CPC during the resubdivision of the larger site. Now the impacts from this action are separated from yet-to-be constructed car wash to the north and there is no way for the CPC to judge the impacts from these two actions together on the Brighton/E. Seneca Turnpike/Lafayette Rd. intersections.

Previous Comment: I believe this request represents an illegal “segmentation” of the environmental impact of the project. They are splitting off a significant portion of the site and not specifying a future use (possibly self storage) or impact. A self-storage facility would require massive deforestation and grading of the site. The impact of the car wash and the development of the eastern portion of the site need to be considered together given the traffic and environmental issues. For instance, almost all of the buffering vegetation to the apartments could be removed by this parcels development.

***REPOSNE: City has deemed this comment invalid as it has been determined that no segmentation has occurred.***

2. This proposal is a radical change to the landscape and demonstrates that the owner/applicant is shoving an inappropriate use into an existing highly sloped and vegetated site adjacent to a residential development. It will require extensive deforestation and grading on the scale of a mining operation. It is overbuilt that it will require a wall that ranges from 4-over 11 feet tall but which is predominantly between 8-11 feet tall on the north edge.

***REPOSNE: Project grading improvements are related to the sites former use as a spoils dump location for projects benefiting the Syracuse community. Some walls are required.***

3. While the CM zoning allows this use, the CPC should consider the impacts to the surrounding uses and to the character of the area.

***REPOSNE: No comment.***

4. The planting plan shows there will be no buffer to the residential site as was required by the car-wash.

***REPOSNE: A planting plan has been provided, that shows a buffer between Greenwich Manor and the proposed building.***

5. In spite of all these impacts, the applicant answers “yes” to the SEQR form question: “Is the proposed action consistent with the predominant

character of the existing built or natural landscape?"

**REPOSE: The proposed development is in character with the existing built landscape.**

6. The access drive involves a left-hand turned into the storage facility which is very close to the Lafayette Ave. entry to the housing project. I have personally witnessed children walking from Kinney Drugs up the driveway to the apartments. The addition of this immediate left-hand turn will cause conflicts with pedestrians who are being completely ignored in this plan and who are not currently accommodated. The applicant includes no information on traffic demands so turning movements are a guess.

**REPOSE: Attached is a letter from a professional traffic engineer outlining the negligible impacts the proposed use would have relative to traffic impact.**

RE: **WU ZHITONG, PLAN EXAMINER II –  
COMMENTS RELAYED FROM COUNTY**

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1. The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.

**REPOSE: Provided survey furnishes access to East Seneca Turnpike.**

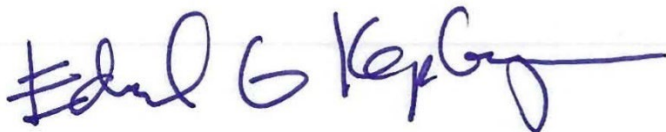
2. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the City is encouraged to require the applicant to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.

**REPOSE: KFA has noted that contractor shall adhere to regulations related to clearing and bat roosting season.**

3. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.

**REPOSE: KFA has greatly improved plantings and incorporated tree species that reach maturity at different times to maximize tree canopy coverage on site.**

Please note that our review is based on the understanding that the information furnished  
Regards,



**Edward Keplinger, RLA ASLA**  
Keplinger Freeman Associates



**T Consulting**



1396 White Bridge Road  
Chittenango, NY 13037  
Tel: (315) 391-5110

July 17, 2024

Benchmark Development  
PO Box 432  
Greater Barrington, MA 01230

Attn: Mr. Michael Charles

**Re: Traffic Review – Proposed Brighton Hill Storage Facility  
1001 East Brighton Avenue – Syracuse, NY**

Dear Mr. Charles:

I have completed my review of the traffic operations associated with the proposed Brighton Hill storage facility at 1001 East Brighton Avenue in the City of Syracuse, NY. This letter summarizes the work completed in this review as well as my findings.

#### *Project Understanding*

The project site is located on the east side of East Brighton Avenue, immediately north of Lafayette Road, in the City of Syracuse, NY. The property is currently vacant. The proposed storage facility includes a 3-story self-storage building totaling 105,000 SF. The building will include 678 storage units with a total rentable square footage of 74,600 SF. Access to the development is proposed via one full access driveway to Lafayette Road, which has signalized access to East Brighton Avenue.

A site layout plan prepared by Keplinger Freeman Associates has been attached.

#### *Existing Operations*

Brighton Avenue has two westbound through lanes with share turning movements, one eastbound through lane with share left turn movements, and an auxiliary eastbound right turn lane at the Lafayette Road intersection. Both Lafayette Road approaches to the intersection are single lane approaches. The speed limit is 30 mph on Brighton Avenue within the City of Syracuse. The intersection of Brighton Avenue with Lafayette Road is controlled by a coordinated traffic signal with one phase for the Brighton Avenue movements and one phase for the Lafayette Road movements.

GTS Consulting previously collected turning movement counts at the Brighton Avenue/Lafayette Road intersection in October 2023 during the weekday morning and evening peak commuter periods. Based on the counts collected, Brighton Avenue carries approximately 637 vehicles westbound/276 vehicles eastbound at the intersection during the weekday morning peak hour (7:15-8:15am) and 366 vehicles westbound/740 vehicles eastbound at the intersection during the evening peak hour (4:30-5:30pm). The northbound Lafayette Road approach carries approximately 150-160 vehicles approaching Brighton Avenue during each peak hour while the southbound Lafayette Road approach (the site side of the intersection) carries less than 10 vehicles during both peak hours.

Mr. Charles  
 July 17, 2024  
 Page 2 of 3

**Re: Traffic Review – Proposed Brighton Hill Storage Facility  
 1001 East Brighton Avenue – Syracuse, NY**

Based on previous capacity analyses completed for the intersection, the Brighton Avenue/Lafayette Road intersection operates at a Level of Service B during both peak hours. Existing delays on site side approach to the intersection are minimal.

*Trip Generation Estimate*

The proposed development includes a 105,000 SF self-storage building with 678 total storage units. Trips generated by the development were reviewed using the ITE Trip Generation, 11<sup>th</sup> Edition, which is the industry accepted standard for estimating traffic generated by new developments. Land Use 151 – Mini Warehouse was used for the estimate which specifically includes self-storage facilities. The trip generation estimates were prepared based on both the overall square footage of the facility as well as the number of storage units.

The following tables summarizes the trip generation estimates for the proposed Brighton Hill storage facility/

**Trip Generation Estimate – Based on Overall Square Footage**

	Overall Weekday		Morning Peak Hour		Evening Peak Hour	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Storage Facility – 105,000 SF	76	76	5	4	7	9

**Trip Generation Estimate – Based on Number of Storage Units**

	Overall Weekday		Morning Peak Hour		Evening Peak Hour	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Storage Facility – 678 Units	61	61	4	4	6	6

The detailed trip generation calculations have been attached.

Overall, the proposed development is a minimal traffic generator that will generate less than 10 cars entering and existing during the peak hours.



Mr. Charles  
July 17, 2024  
Page 3 of 3

**Re: Traffic Review – Proposed Brighton Hill Storage Facility  
1001 East Brighton Avenue – Syracuse, NY**

*Impacts on Adjacent Street*

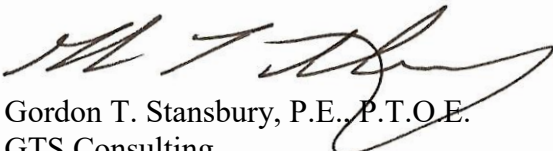
With less than 10 vehicles entering or exiting during the peak hours, the additional traffic generated by the proposed development will have negligible impacts on traffic operations in the area. The traffic generated by the development will generally not even be noticeable to existing motorists traveling through the area on Brighton Avenue or Lafayette Road.

*Conclusions*

The additional traffic generated by the proposed Brighton Hill storage facility is minimal and will have no noticeable impact on traffic operations on Brighton Avenue in the City of Syracuse. There are no significant capacity concerns at the signalized intersection of Brighton Avenue with Lafayette Road and there are no other off-site mitigation measures anticipated or recommended.

If you have any questions or need additional information, please call.

Sincerely,

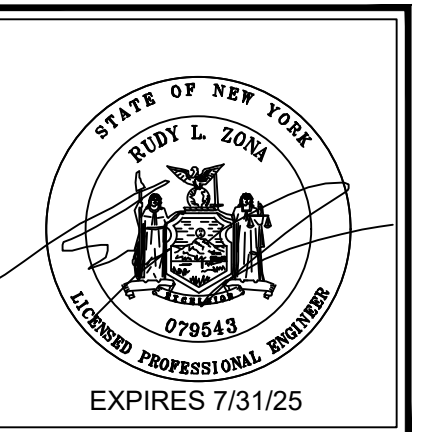


Gordon T. Stansbury, P.E., P.T.O.E.  
GTS Consulting

Attachments – Site Layout Plan

Trip Generation Calculations





ISSUED AND REVISIONS NOTIFICATION			
No.	Rev.	Description	Date
1	CRF	CRP SUBMISSION	5/9/24
2	JPR	GEN. REVISION UPDATE	6/7/24
3	JPR	WATER REVISIONS	6/10/24
4	CRF	REV. LAYOUT W/ SUP	6/19/24



**ZONING CHART - CITY OF SYRACUSE**

TAX PARCELS INVOLVED:  
 LOT 2 OF 062-02-0110 2.93 ACRES (1001 EAST BRIGHTON AVE.)

ZONED: COMMERCIAL (CM)

YARD SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	NO MIN.	16'-0"
SIDE YARD SETBACK	NO MIN.	4'-0"
REAR YARD SETBACK	NO MIN.	8'-0"

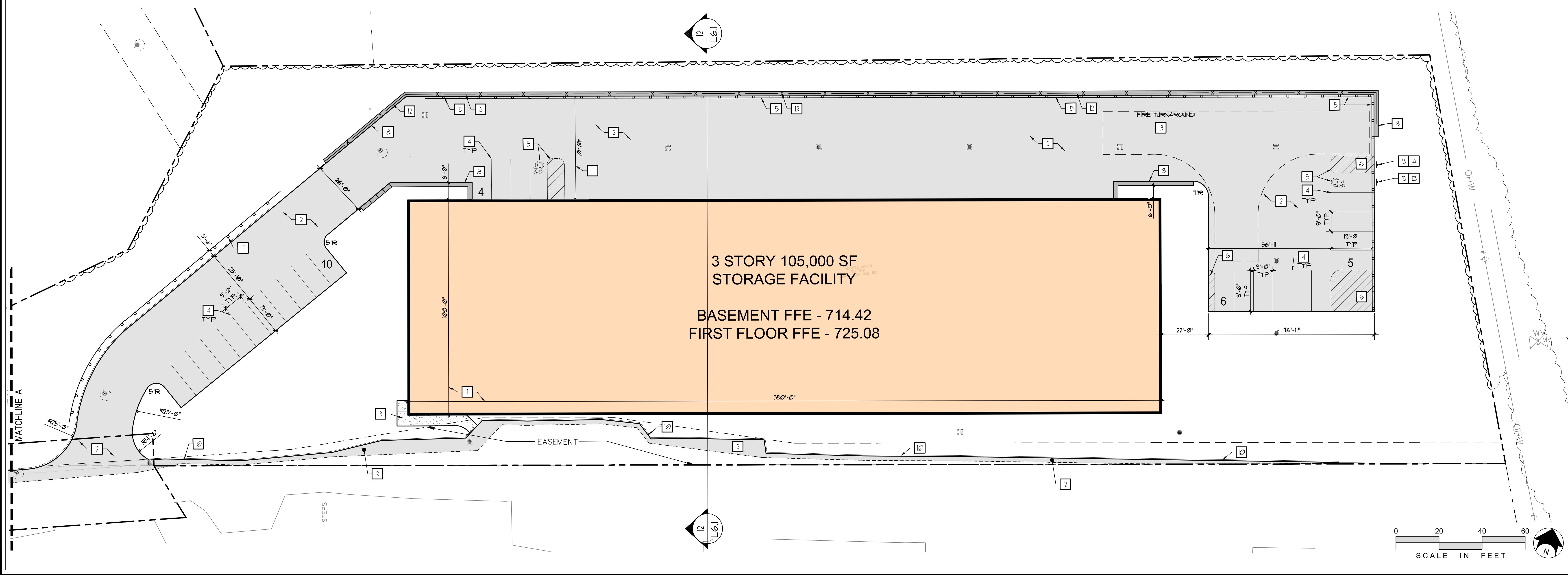
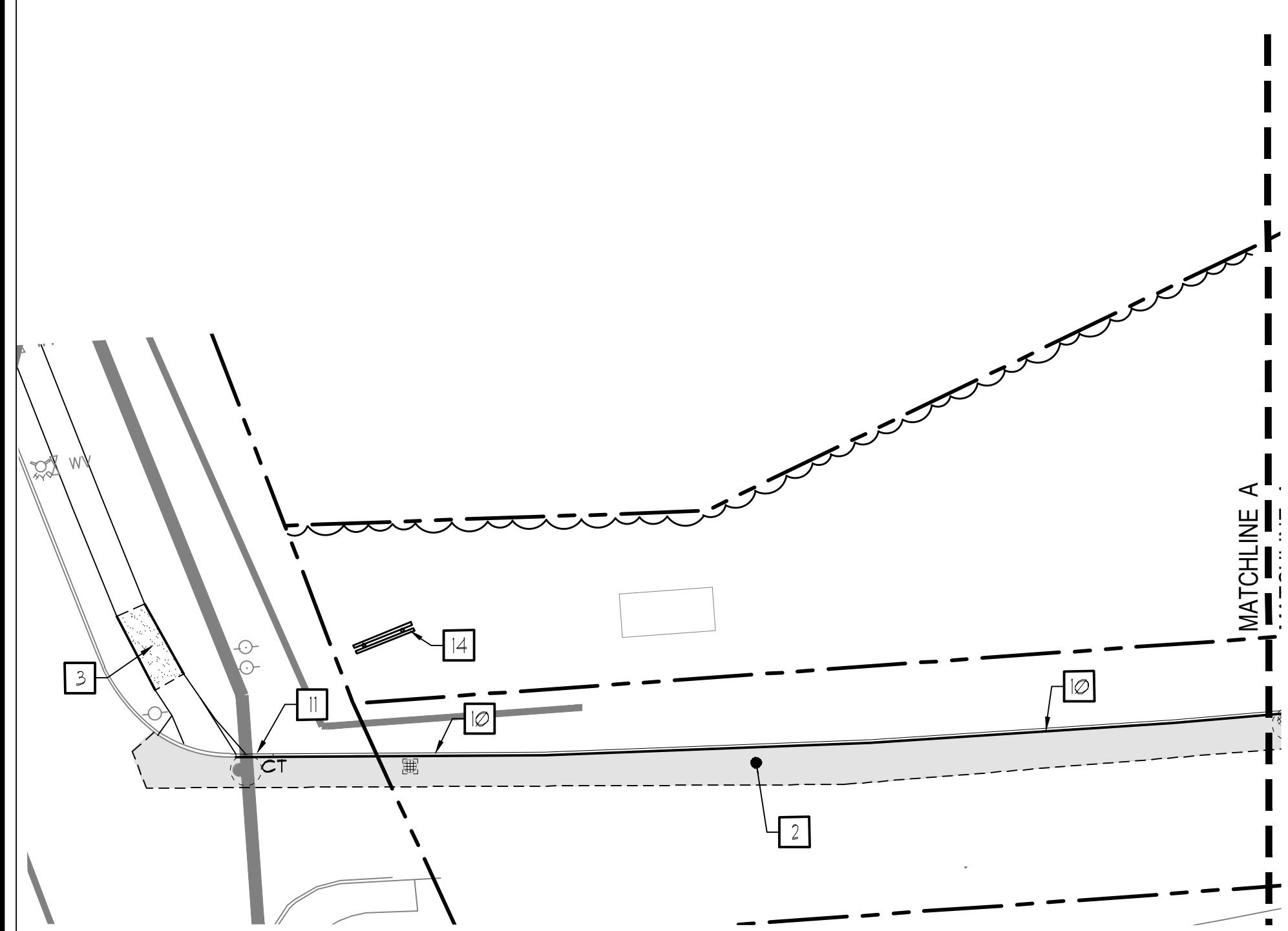
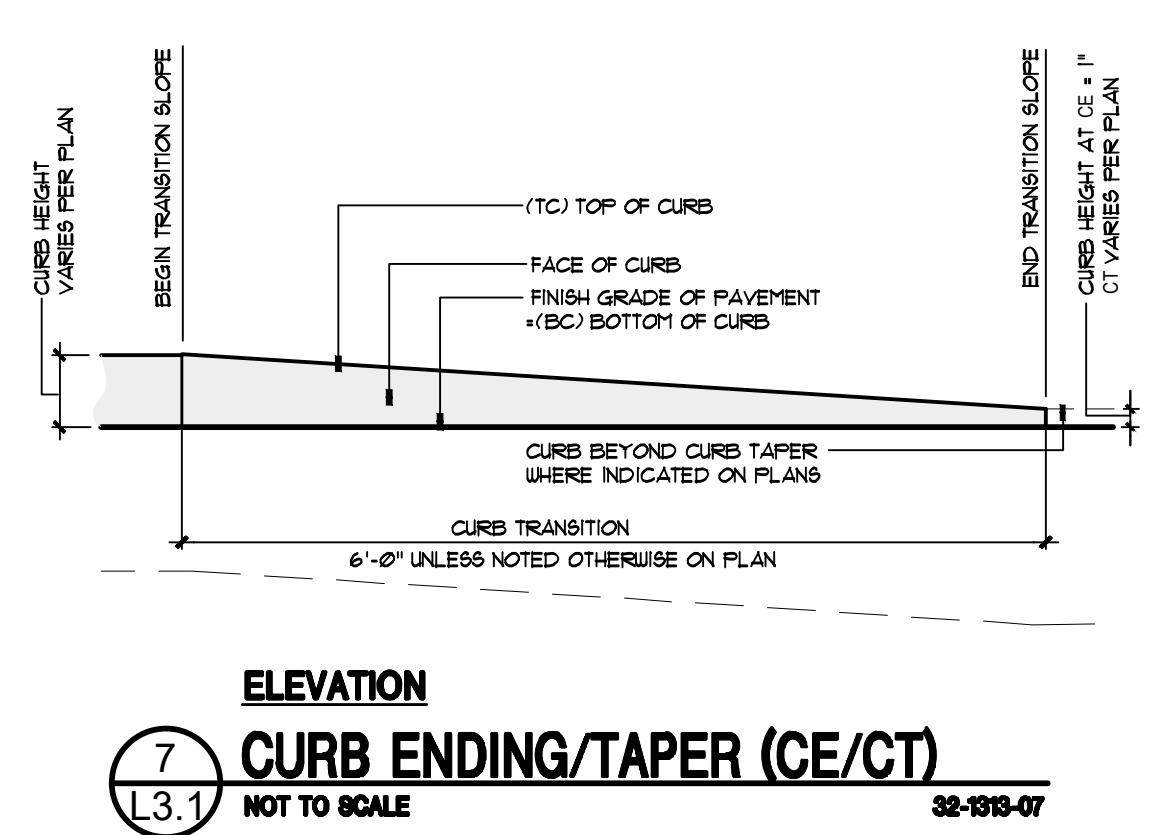
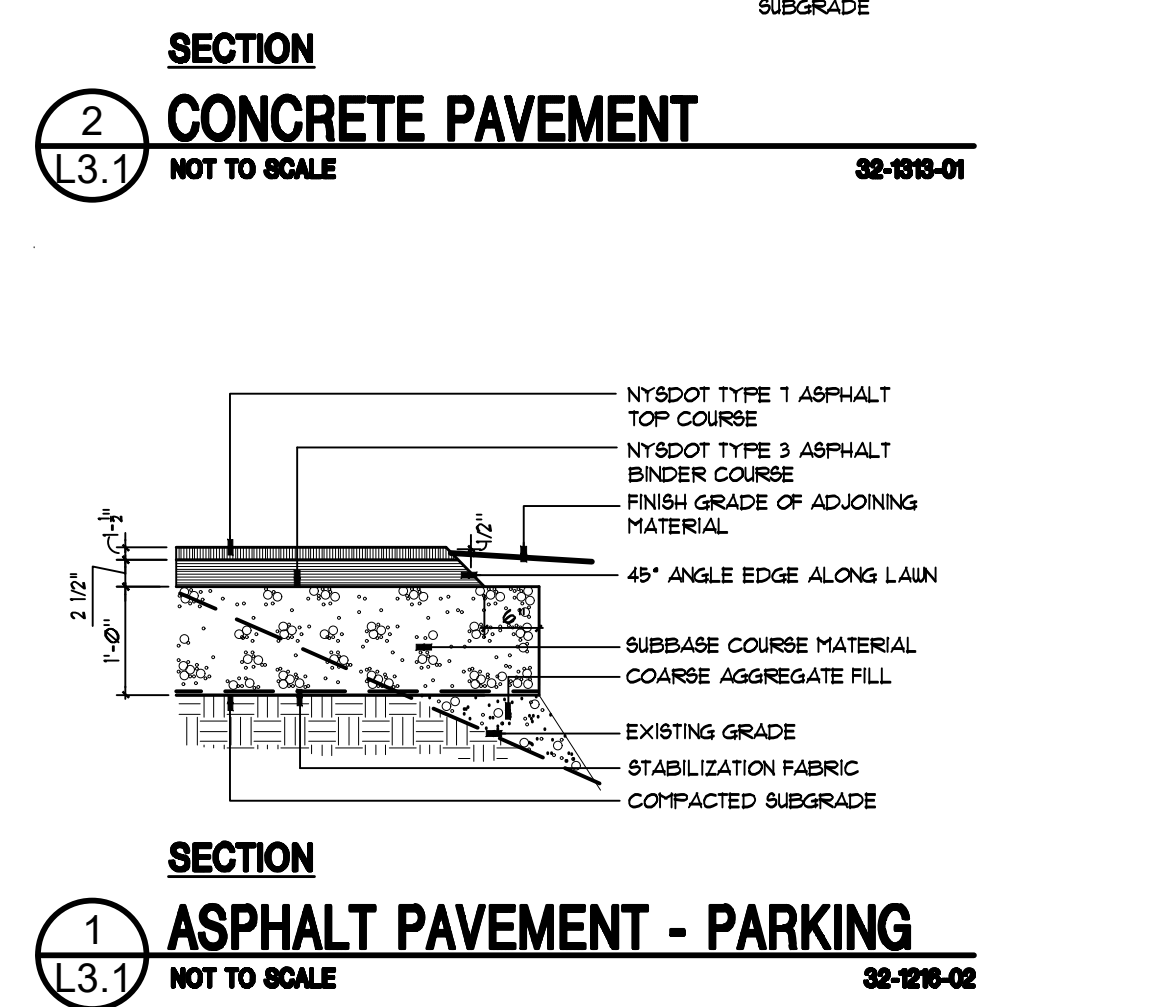
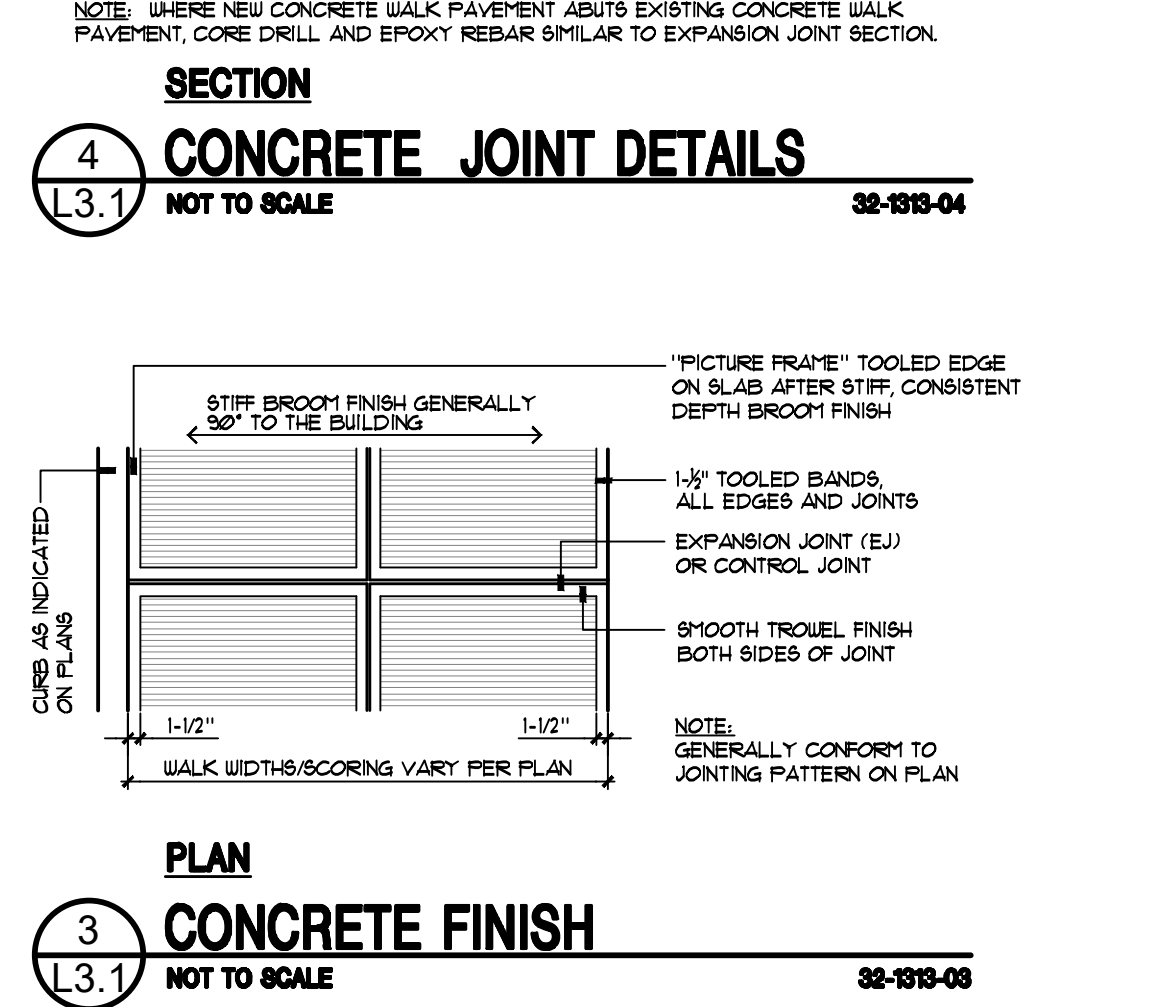
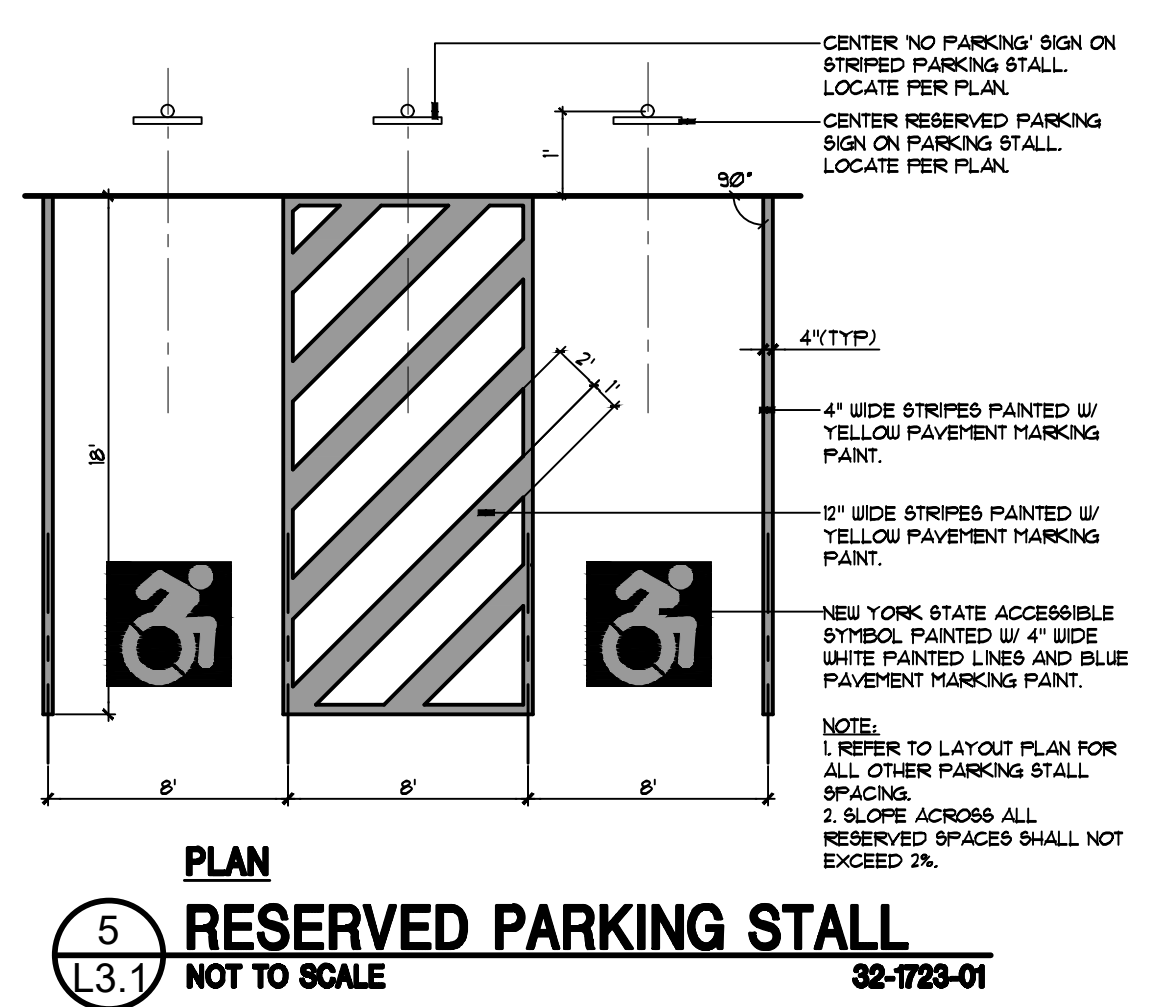
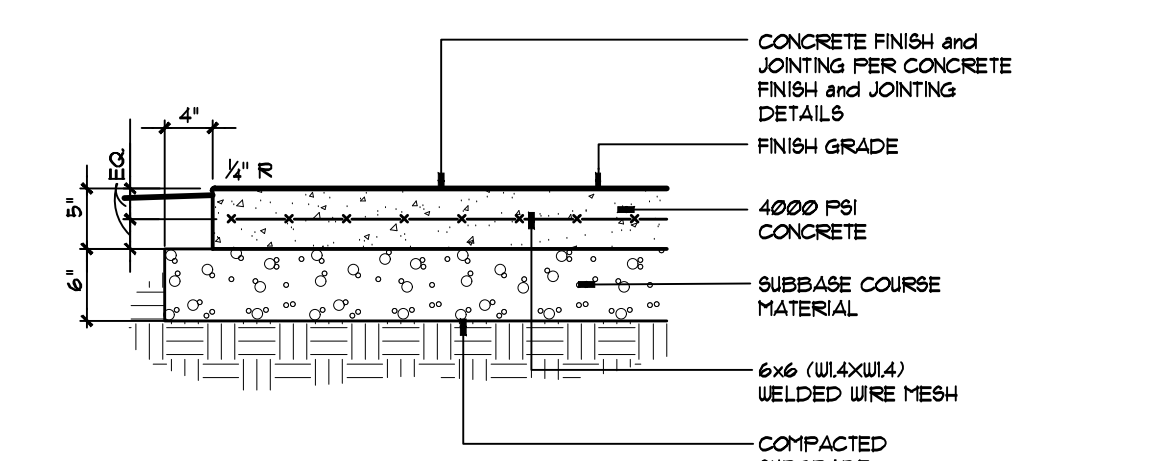
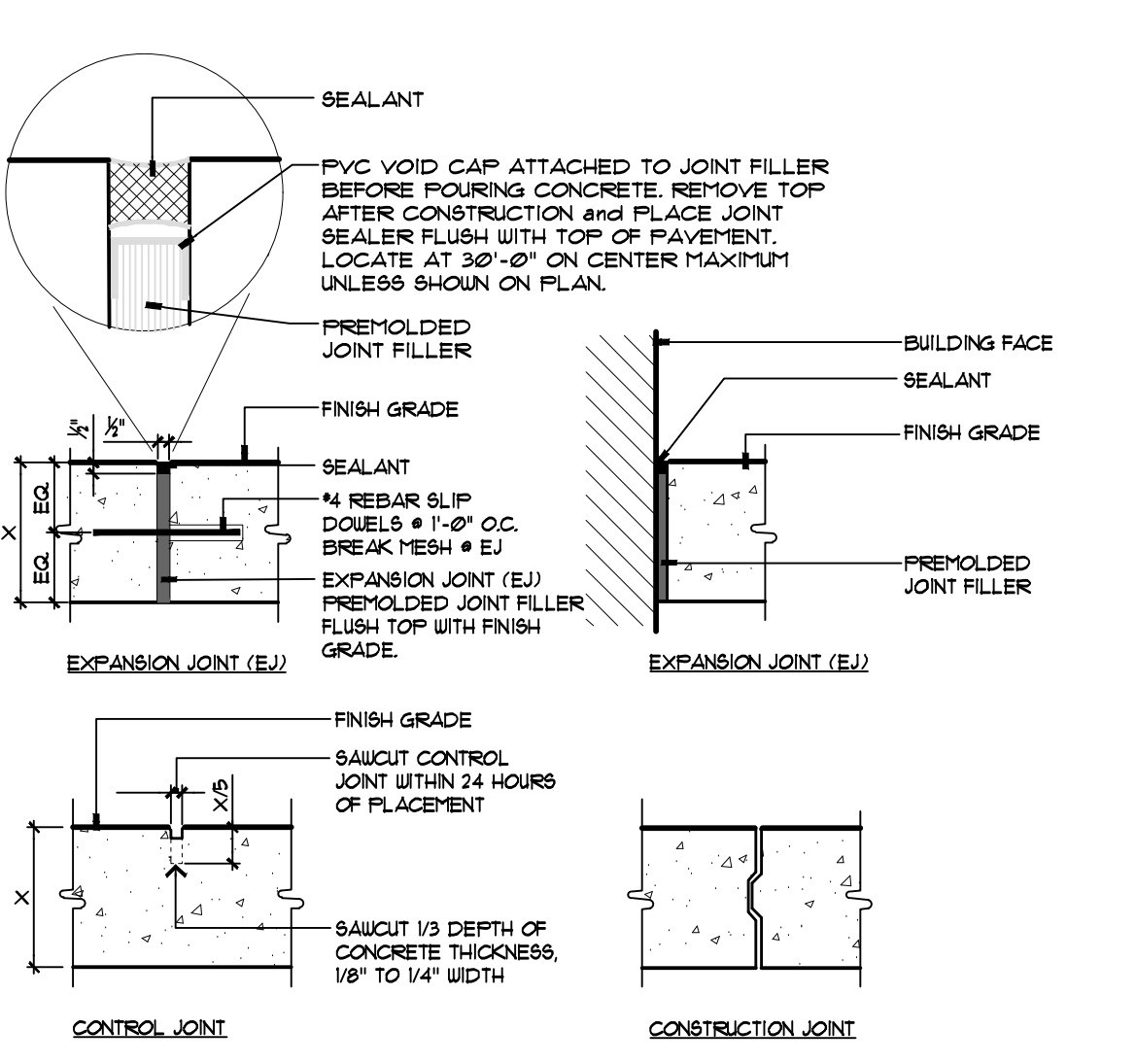
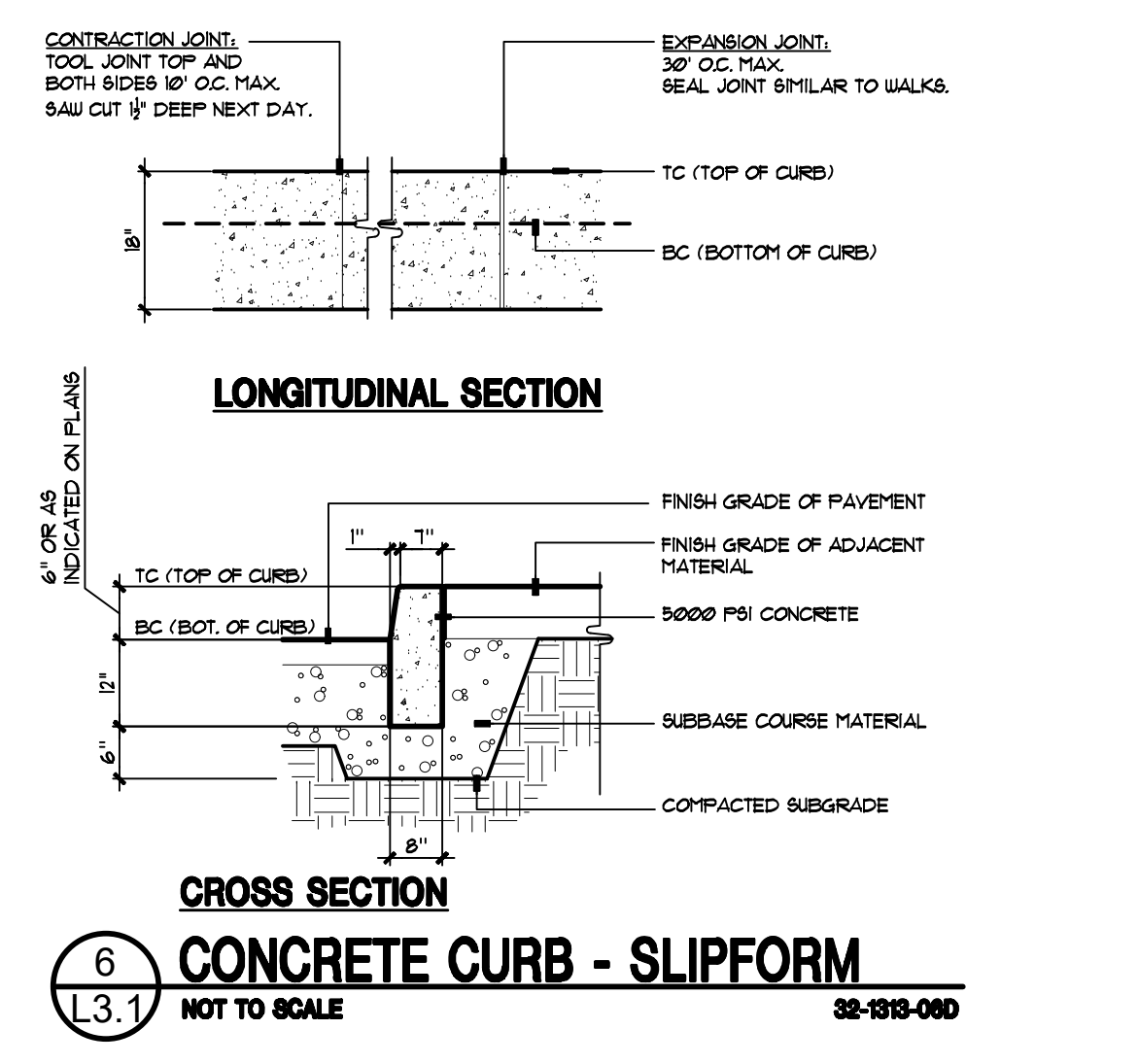
STALL SIZE: 18'-0" X 9'-0"  
 DRIVE AISLE: 24'-0" MIN. WIDTH

**SIGN SCHEDULE**

KEY	SIGN PLATE	SIGN SIZE MOUNTING HT.	NY S.D.O.T. MULT.C.D. NO. / COMMENTS
A	NO PARKING ANY TIME	12" X 18" T-0" HT.	SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
B	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" T-0" HT.	SIGN NO. P4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER, COMMENTS:

NOTES:  
 1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.  
 2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

- LAYOUT CONSTRUCTION NOTES**
- DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO BUILDING
  - INSTALL ASPHALT PAVEMENT - PARKING PER DETAIL 1 / L3.1
  - INSTALL CONCRETE PAVEMENT PER DETAIL 2 / L3.1
  - 4" WIDE WHITE PAINTED LINE - WHITE (TYP.)
  - INSTALL RESERVED PARKING STALL PER DETAIL 5 / L3.1
  - INSTALL 4" WIDE WHITE PAINTED LINES AT 45° @ 2' O.C.
  - INSTALL TIMBER RAIL PER DETAIL 2 / L2.1
  - INSTALL SEGMENTAL RETAINING WALL PER DETAIL 1 / L2.1
  - INSTALL TRAFFIC CONTROL SIGN PER DETAIL 1 / L6.1
  - INSTALL CONCRETE CURB PER DETAIL 6 / L3.1
  - INSTALL CONCRETE CURB TAPER PER DETAIL 1 / L3.1
  - INSTALL 4" MINIMUM HEIGHT BLACK VINYL COATED CHAIN LINK FENCE ON WALL PER DETAIL 3 / L2.1 AND 3 / L6.1.
  - INSTALL CONCRETE CURB TAPER PER DETAIL 1 / L3.1
  - INSTALL 4" MINIMUM HEIGHT BLACK VINYL COATED CHAIN LINK FENCE ON WALL PER DETAIL 3 / L2.1 AND 3 / L6.1.
  - INSTALL 5' X 10' DOUBLE SIDED GROUND SIGN (UNDER 20' TALL)
  - INSTALL BOX BEAM GUIDERAIL PER DETAIL 1/L6.1.



Drawing File: \_\_\_\_\_  
 Date Plotted: \_\_\_\_\_  
 Plotted By: \_\_\_\_\_

**Proposed Brighton Hill Storage Facility  
1001 Brighton Avenue - Syracuse, NY  
Trip Generation Estimate**

**Proposed Development**

105,000 SF - Storage Facility  
678 Units (74,600 SF Rentable Space)

**ITE Trip Generation - 11th Edition**

Land Use 151 - Mini Warehouse

Based on Square Footage

Weekday	1.45 Trips/1,000 SF	50% Enter	50% Exit
AM Peak Hour	0.09 Trips/1,000 SF	59% Enter	41% Exit
PM Peak Hour	0.15 Trips/1,000 SF	47% Enter	53% Exit

Based on Number of Units

Weekday	17.96 Trips/100 Units	50% Enter	50% Exit
AM Peak Hour	1.21 Trips/100 Units	51% Enter	49% Exit
PM Peak Hour	1.68 Trips/100 Units	50% Enter	50% Exit

**Trip Generation Estimate - Brighton Hill Storage - Based on Square Footage**

Development	Size	Overall Weekday			Morning Peak Hour			Evening Peak Hour		
		Total Trips	Entering	Exiting	Total Trips	Entering	Exiting	Total Trips	Entering	Exiting
Storage Facility	105,000 SF	152	76	76	9	5	4	16	7	9

**Trip Generation Estimate - Brighton Hill Storage - Based on Number of Units**

Development	Size	Overall Weekday			Morning Peak Hour			Evening Peak Hour		
		Total Trips	Entering	Exiting	Total Trips	Entering	Exiting	Total Trips	Entering	Exiting
Storage Facility	678 Units	122	61	61	8	4	4	12	6	6



## EASEMENT AGREEMENT

This Easement Agreement (the "Agreement") is made as of \_\_\_\_\_, 2023 between BRIGHTON MEWS LLC., a New York limited liability company having a mailing address at 120 E. Washington Street, Syracuse, New York 13202 ("Grantor") and GREENWICH MANOR, LLC, a New York limited liability company having an address of 683 E Seneca Turnpike, Apt B6, Syracuse, NY, 13205 (the "Grantee"). Grantor and Grantee may also be identified in this Agreement as a "Party" or together as the "Parties".

### RECITALS

A. Grantor is the holder of the fee simple title to certain real property located in the City of Syracuse, County of Onondaga, State of New York, having acquired same by virtue of a deed (the "Grantor's Deed") dated March 8, 2023 and recorded in the Onondaga County Clerk's Office on March 13, 2023 at Instrument No. 2023-00008031 ("Grantor's Property").

B. Grantee is the holder of the fee simple title to certain real property adjacent to, and southerly of, Grantor's Property in the City of Syracuse, County of Onondaga, State of New York, by virtue of a deed dated June 28, 2001 and recorded in the Onondaga County Clerk's Office on July 6, 2001 at Book of Deeds number 4571, page 309 and following ("Grantee's Property").

C. A dispute has arisen in connection with the common boundary line separating the respective properties owned by Grantor and Grantee. The legal description in Grantor's Deed contains an alternate, more modern description which depicts the northerly boundary of Grantee's Property and the southerly boundary of Grantor's Property, south of where Grantee maintains it should be. The effect of this particular placement of such common boundary line takes a portion of the parking area in what Grantee claims is Grantee's Property and otherwise places it in what Grantor claims is Grantor's Property.

D. The parties are desirous of resolving the dispute.

NOW THEREFORE, for and in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The above Recitals are true and correct, and are hereby incorporated into this Agreement.

2. Easement. Grantor hereby grants and conveys to Grantee, its employees, agents, invitees and contractors an exclusive easement (the "Easement") over, across, under, and through the area as described and depicted on the attached Schedule A and A-1 (the "Easement Area") together with the exclusive right to use, occupy, possess, cross in, on, over, across and through the Easement Area in connection therewith. In addition, Grantee shall have the right to improve the Easement Area in any way it deems necessary or desirable. Grantee shall have the right to configure and reconfigure the improvements within the Easement Area in any way it deems necessary or desirable. Grantee, its successors and assigns in interest, shall maintain the Easement Area. Grantor will not alter the Easement Area in any way (including the dumping of any materials thereon) nor will Grantor interfere with Grantee's use of and activities within the Easement Area.

3. **Compliance with Laws.** Grantee shall comply with all applicable laws, ordinances, rules and regulations with respect to its use of the Easement Area and shall be responsible for any and all costs associated with damage to the Easement Area.

4. **Obligations to Run with the Land.** The rights and obligations of Grantor and Grantee under the terms and conditions hereof and the terms, rights, conditions, restrictions and limitations contained with respect thereto shall (i) burden and run with Grantor's Property, (ii) burden and run with the Grantee's Property, and (iii) inure to the benefit and use of Grantee and any successor owner or owners of Grantee's Property and its and their successors and assigns, as well as any employees, agents, invitees, lessees and contractors thereof.

5. **No Waiver.** Failure by any party to enforce any covenant, restriction or other provision of this Agreement or to seek redress for the breach of or default in performance under any such covenant, restriction or other provision of this Agreement shall in no way constitute a waiver of the right to enforce such covenant, restriction or provision of this Agreement or seek redress for the breach thereof. The waiver by any party hereto of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of the same or any other provision hereof.

6. **Entire Agreement.** This Agreement contains the entire agreement between the parties relating to the rights granted and the obligations assumed and has been duly authorized by the parties hereto. Any oral representations or modifications concerning this Agreement shall be of no force and effect. This Agreement may be modified or amended only in writing. Grantor and Grantee expressly agree and acknowledge that no other rights other than as set forth in this Agreement are granted to either party hereunder.

7. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties to this Agreement.

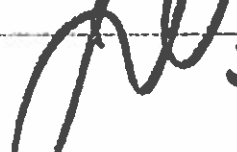
8. **Severability.** In the event that any one or more of the provisions of this Agreement shall be determined to be void or unenforceable by a court of competent jurisdiction or by law, such determination will not render this Agreement invalid or unenforceable, and the remaining provisions hereof shall remain in full force and effect.

9. **Miscellaneous.** This Agreement (i) may be executed in any number of counterparts, each of which when taken together shall be deemed one in the same instrument; (ii) shall be construed and enforced under the laws of the State of New York; (iii) shall be recorded in the office of the Onondaga County Clerk; and (iv) has been duly authorized by each party hereto.

IN WITNESS WHEREOF, Grantor and Grantee have caused their signatures to be affixed hereto on the date above first written.

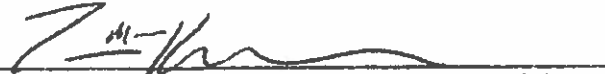
GRANTOR:


BRIGHTON MEWS LLC

By:   
Name: Joe Nucko  
Title: MEMBER

GRANTEE:

GREENWICH MANOR, LLC

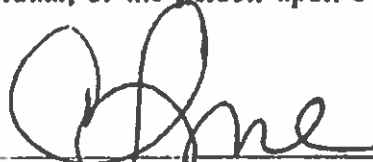
  
Tina Marie Knapp-Nelson as co-trustee of the  
Wayne Knapp Trust for the Benefit of Tina Marie  
Knapp-Nelson under Agreement dated November 6,  
2015, Member

  
T. Andrew Devorsetz as co-trustee of the Wayne  
Knapp Trust for the Benefit of Tina Marie Knapp-  
Nelson under Agreement dated November 6, 2015,  
Member

(NYDL)

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) SS:

On the 7<sup>th</sup> day of December, in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH H. HUCKO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

**CLAIRISA A MOORE**  
Notary Public - State of New York  
No. 01MO6389476  
Qualified in Onondaga County  
My Commission Expires 03/25/2027

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) SS:

On the 11 day of December, in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared TINA MARIE KNAPP-NELSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

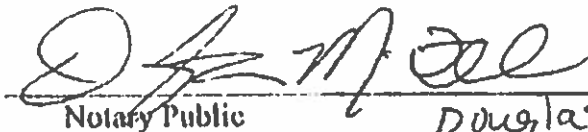


Notary Public

SHANE M BUZZARD  
Notary Public - State of New York  
NO. 01BU6258069  
Qualified in Onondaga County  
My Commission Expires Mar 19, 2024

State of Florida (DF)  
County of Collier

On the 8 day of December, in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared T. ANDREW DEVORSETZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Douglas M. Fee

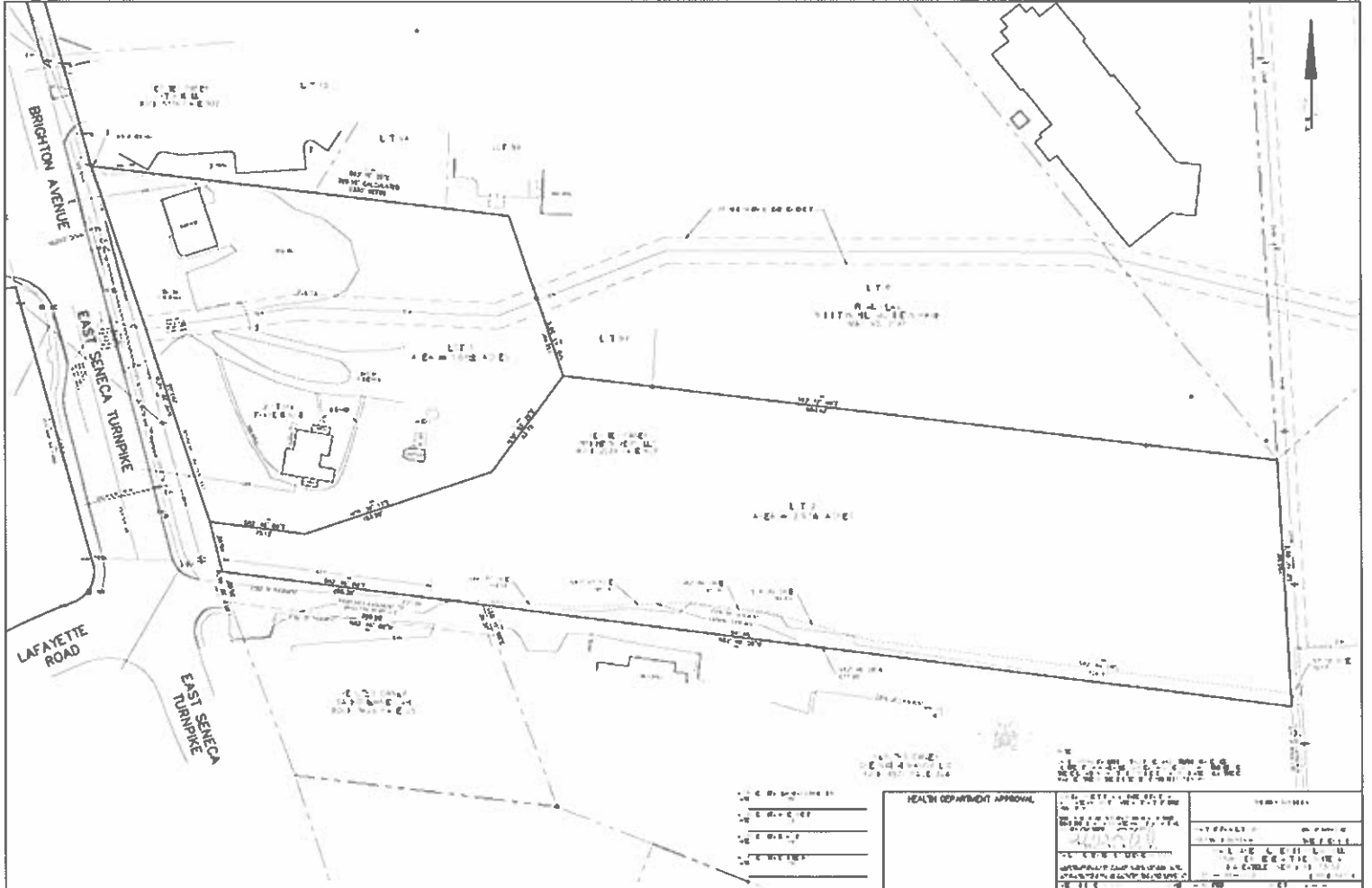
Record and Return to: Michael J. Sarofeen  
110 W. Fayette St., Ste 1110  
Syracuse, NY 132020



DOUGLAS M. FEE  
Notary Public  
State of Florida  
Comm# HH400515  
Expires 6/11/2027



# SCHEDULE A



1. 1/4" = 100' (SCALE)  
 2. 1/4" = 100' (SCALE)  
 3. 1/4" = 100' (SCALE)  
 4. 1/4" = 100' (SCALE)

HEALTH DEPARTMENT APPROVAL  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1. 1/4" = 100' (SCALE)  
 2. 1/4" = 100' (SCALE)  
 3. 1/4" = 100' (SCALE)  
 4. 1/4" = 100' (SCALE)

NO.	DESCRIPTION	DATE
1	APPROVED	10/15/2010
2	APPROVED	10/15/2010
3	APPROVED	10/15/2010
4	APPROVED	10/15/2010
5	APPROVED	10/15/2010
6	APPROVED	10/15/2010
7	APPROVED	10/15/2010
8	APPROVED	10/15/2010
9	APPROVED	10/15/2010
10	APPROVED	10/15/2010

SCHEDULE A-1

**PROPOSED NARRATIVE LEGAL DESCRIPTION  
BRIGHTON SUBDIVISION  
EASEMENT TO GREENWICH MANOR LLC**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York, being part of Farm Lot 121 and Commencing at a point on the easterly boundary of East Seneca Turnpike at its intersection with the northwesterly corner of lands belonging to Sarkodie-Mensah as filed in the Onondaga County Clerk's Office in book 3625 of deeds at page 25; thence S82°46'08"E along said Sarkodie-Mensah's northerly boundary for a distance of 163.5 feet to a point and place of beginning; thence S86°31'10"E for a distance of 114.04 feet to a point; thence N87°57'10"E for a distance of 90.18 feet to a point; thence S82°46'08"E for a distance of 61.36 feet to a point; thence S74°35'54"E for a distance of 84.44 feet to a point; thence S82°46'08"E for a distance of 328.37 feet to a point on the easterly boundary of Brighton Mews LLC as filed in the Onondaga County Clerk's Office in book of deeds 2023 page 8031; thence S03°12'07"E for a distance of 10.17 feet to a point northeasterly corner of lands belonging to Greenwich Manor LLC as filed in the Onondaga County Clerk's Office in book 4571 of deeds at page 308; thence N82°46'08"W, along said northerly boundary of Greenwich Manor LLC, for a distance of 677.96 feet to a point and place of beginning. The above described legal description is as shown on a map prepared by Paul James Olszewski, PLS, PLLC. Map being the Brighton Subdivision Easement to Greenwich Manor LLC and dated December 7, 2023.

Subject to all covenants, easements, and restrictions of record.



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 31, 2024

OCPB Case # Z-24-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Joe Hucko for the property located at 639 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing construction of a 3-story, 105,000 sf storage facility on a 2.93-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-198) to construct this proposed storage facility; the Board has reviewed numerous referrals regarding this property, most recently a subdivision referral (S-23-22) to split the subject lot (Lot 1) from a larger parcel and a special permit referral (Z-23-179) to construct a car wash facility on the proposed subdivided 1.60-acre Lot 1, advising the City and applicant to confirm the presence and location of any easements and have all easements depicted on the plans, confirm safe and adequate access to proposed Lot 2, and encouraging changes to the proposal to place the building along the road frontage and reduce the visual impact of driveways, parking, and dumpsters; previous referrals concerned development of the parcel (S-16-80, Z-16-395, 396), none of which were completed; and
- WHEREAS, the site is a vacant recently subdivided lot located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site is wooded, has 40' of frontage along Brighton Avenue, and abuts a private segment of LaFayette Road and the parking lots for the Greenwich Manor Apartments to the south; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and
- WHEREAS, per the Site Layout Plan dated 2/26/24, the applicant is proposing construction of a 3-story, 105,000 sf storage facility with an office at the center of the new lot with driveway access from the adjacent parcel to the south; 14 parking spaces will be located along the driveway and at the entrance at the northeast corner along with 11 parking spaces and a turnaround to be located at the rear of the building; and
- WHEREAS, the Brighton Subdivision Plan dated 5/11/23 depicts a proposed access easement for this site on the abutting private section of LaFayette Road, allowing access to East Seneca Turnpike; per the referral materials, the site slopes down to the north and has an approximately 30' change in elevation; the Site Layout Plan



depicts an easement belonging to Greenwich Manor Apartments along a portion of the southern parcel boundary that appears to coincide with some asphalt parking spaces belonging to the adjacent Greenwich Manor Apartments; per the referral materials, no construction will occur within this easement; the easement agreement was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/9/24, 2.93 acres of the site will be disturbed by the proposed project and “onsite stormwater will be collected” and “sent to existing stormwater facilities; the Site Drainage and Utilities Plan dated 2/26/24 shows stormwater infrastructure circulating the rear of the building, along the northern side of the building under the proposed driveway, connecting to storm chambers, and eventually connecting at the East Seneca Turnpike frontage;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to City of Syracuse public drinking water and is proposing a new connection; and

WHEREAS, per the referral notice, a new connection to public sewers is proposed; the site is located within the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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>; and

WHEREAS, per the Site Planting Plan dated 2/26/24, trees will be planted along the southeastern corner of the building and southern sides of the driveway/parking lot; the plan shows the proposed grading along the northern sides of the driveway will be steep and possibly prohibitive to establishing trees; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located adjacent to the site at the intersections of East Seneca Turnpike with East Brighton Avenue and East Seneca Turnpike with LaFayette Road; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan dated 2/26/24, it appears that some significant wooded areas on site will be removed;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York

Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.

The Board offers the following comments:

1. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the City is encouraged to require the applicant to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
2. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.



Martin E. Voss, Chairman  
Onondaga County Planning Board



# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: July 31, 2024

OCPB Case # Z-24-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Joe Hucko for the property located at 639 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 3-story, 105,000 sf storage facility on a 2.93-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-197) to construct this proposed storage facility; the Board has reviewed numerous referrals regarding this property, most recently a subdivision referral (S-23-22) to split the subject lot (Lot 1) from a larger parcel and a special permit referral (Z-23-179) to construct a car wash facility on the proposed subdivided 1.60-acre Lot 1, advising the City and applicant to confirm the presence and location of any easements and have all easements depicted on the plans, confirm safe and adequate access to proposed Lot 2, and encouraging changes to the proposal to place the building along the road frontage and reduce the visual impact of driveways, parking, and dumpsters; previous referrals concerned development of the parcel (S-16-80, Z-16-395, 396), none of which were completed; and
- WHEREAS, the site is a vacant recently subdivided lot located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site is wooded, has 40' of frontage along Brighton Avenue, and abuts a private segment of LaFayette Road and the parking lots for the Greenwich Manor Apartments to the south; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and
- WHEREAS, per the Site Layout Plan dated 2/26/24, the applicant is proposing construction of a 3-story, 105,000 sf storage facility with an office at the center of the new lot with driveway access from the adjacent parcel to the south; 14 parking spaces will be located along the driveway and at the entrance at the northeast corner along with 11 parking spaces and a turnaround to be located at the rear of the building; and
- WHEREAS, the Brighton Subdivision Plan dated 5/11/23 depicts a proposed access easement for this site on the abutting private section of LaFayette Road, allowing access to East Seneca Turnpike; per the referral materials, the site slopes down to



the north and has an approximately 30' change in elevation; the Site Layout Plan depicts an easement belonging to Greenwich Manor Apartments along a portion of the southern parcel boundary that appears to coincide with some asphalt parking spaces belonging to the adjacent Greenwich Manor Apartments; per the referral materials, no construction will occur within this easement; the easement agreement was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/9/24, 2.93 acres of the site will be disturbed by the proposed project and "onsite stormwater will be collected" and "sent to existing stormwater facilities; the Site Drainage and Utilities Plan dated 2/26/24 shows stormwater infrastructure circulating the rear of the building, along the northern side of the building under the proposed driveway, connecting to storm chambers, and eventually connecting at the East Seneca Turnpike frontage;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to City of Syracuse public drinking water and is proposing a new connection; and

WHEREAS, per the referral notice, a new connection to public sewers is proposed; the site is located within the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Site Planting Plan dated 2/26/24, trees will be planted along the southeastern corner of the building and southern sides of the driveway/parking lot; the plan shows the proposed grading along the northern sides of the driveway will be steep and possibly prohibitive to establishing trees; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located adjacent to the site at the intersections of East Seneca Turnpike with East Brighton Avenue and East Seneca Turnpike with LaFayette Road; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan dated 2/26/24, it appears that some significant wooded areas on site will be

removed;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.

The Board offers the following comments:

1. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the City is encouraged to require the applicant to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
2. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.



Martin E. Voss, Chairman  
Onondaga County Planning Board

<b>Project:</b>	MaSPR-24-28 & SP-24-15
<b>Date:</b>	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"/>



## *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.

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.

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)

City of Syracuse  
**Parcel History**  
 01/01/1900 - 08/12/2024  
 Tax Map #: 062.-02-11.0  
 Owners: Brighton Mews, LLC  
 Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	06/11/53	Project	Conditional Use	Approved	C-1019   TO REPLACE EXISTING GAS STATION WITH NEW STATION.
1001 Brighton Ave E	06/14/13	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	06/14/13	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1001 Brighton Ave E	06/14/13	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Closed	
1001 Brighton Ave E	06/14/13	Violation	2010 IMC - Section 304.2 - Protective Treatment	Closed	
1001 Brighton Ave E	06/14/13	Violation	2010 IMC - Section 302.3 - Sidewalks and Driveways	Closed	
1001 Brighton Ave E	06/28/13	Inspection	Complaint Re-Inspection	Fail	
1001 Brighton Ave E	07/22/13	Inspection	Complaint Re-Inspection	No Progress	
1001 Brighton Ave E	08/05/13	Inspection	Complaint Inspection	In Progress	
1001 Brighton Ave E	08/23/13	Completed Complaint	Property Maintenance- Ext	Completed	2013-14400   vacant structure, overgrowth, broken windows
1001 Brighton Ave E	08/23/13	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	08/13/14	Project	Pre-Development	Withdrawn	Brighton Mews   Potential mixed commercial development of this property, pending Land Use Study of this corridor. Property currently zoned residential (RB1).
1001 Brighton Ave E	04/15/15	Project	Zoning (Converted)	Approved	Z-2781   CHANGE OF ZONE FROM RB-1 TO CB
1001 Brighton Ave E	04/25/16	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	04/25/16	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1001 Brighton Ave E	05/03/16	Completed Complaint	Property Maintenance- Ext	Completed	2016-10071   Liiter & Trash
1001 Brighton Ave E	05/05/16	Inspection	Complaint Re-Inspection	N/A	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	09/28/16	Project	Multi-Building Review	Approved	Z-2798   Demolish existing buildings and structures in order to facilitate site alterations and construction of multiple mixed-use buildings. Companion to: S-16-04 (street dedication) and R-16-51
1001 Brighton Ave E	10/12/16	Permit Application	Demolition	Issued	25569   Demolition of a single story wood structure
1001 Brighton Ave E	10/13/16	Inspection	Inspector Notification	In Progress	
1001 Brighton Ave E	12/07/16	Inspection	Final Inspection	Pass	
1001 Brighton Ave E	12/07/16	Completed Permit	Demolition	Certificate Issued	25569   Demolition of a single story wood structure   Certificate of Completion #25569
1001 Brighton Ave E	03/07/17	Inspection	Complaint Inspection	In Progress	
1001 Brighton Ave E	03/27/17	Inspection	Progress Inspection	No Progress	
1001 Brighton Ave E	03/28/17	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	03/28/17	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
1001 Brighton Ave E	03/30/17	Permit Application	Site Work	Issued	27981   Tree removal
1001 Brighton Ave E	03/31/17	Permit Application	Site Work	Application Expired	27859   Site work
1001 Brighton Ave E	03/31/17	Inspection	Inspector Notification	In Progress	
1001 Brighton Ave E	03/31/17	Inspection	Site Plan Inspection	In Progress	
1001 Brighton Ave E	04/11/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	04/25/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	05/01/17	Inspection	Progress Inspection	In Progress	
1001 Brighton Ave E	05/16/17	Violation	SZC - Section VI-Sign Restrictions	Closed	
1001 Brighton Ave E	05/19/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	06/02/17	Inspection	Complaint Inspection	<None>	
1001 Brighton Ave E	06/05/17	Completed Complaint	Complaint Reqst - General	Completed	2017-05018   Large temporary promotion signage all across the entire Brighton Ave. E. frontage (installed on a chain-link fence), seeming to violate City regulations. This replaces a smaller promotional sign which had been on the site for some time. This signage is excessive and potentially distracting at this intersection.

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	06/09/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	06/09/17	Inspection	Progress Inspection	In Progress	
1001 Brighton Ave E	06/28/17	Inspection	Complaint Inspection	N/A	
1001 Brighton Ave E	07/06/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	07/12/17	Completed Complaint	Overgrowth: Private, Occ	Completed	2017-17606   overgrowth
1001 Brighton Ave E	08/01/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	08/03/17	Inspection	Progress Inspection	In Progress	
1001 Brighton Ave E	09/05/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	09/25/17	Inspection	Progress Inspection	Pass	
1001 Brighton Ave E	09/27/17	Completed Permit	Site Work	Certificate Issued	27981   Tree removal   Certificate of Completion #27981
1001 Brighton Ave E	09/27/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/20/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/30/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	11/14/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	12/04/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	12/29/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	02/20/18	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	06/20/18	Inspection	Complaint Re-Inspection	Pass	
1001 Brighton Ave E	06/25/18	Completed Complaint	Building W/O Permit	Completed	2017-06971   Clearing land. Site work w/o permit
1001 Brighton Ave E	05/12/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	06/15/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	07/13/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	08/10/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	09/17/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	10/19/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1001 Brighton Ave E	11/30/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1001 Brighton Ave E	12/31/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1001 Brighton Ave E	04/12/21	Inspection	Complaint Re-Inspection	Vacant & Secured	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	04/19/21	Violation	2020 PMCNYS - Section 302.9 - Defacement of Property	Closed	
1001 Brighton Ave E	04/19/21	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
1001 Brighton Ave E	04/19/21	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	04/26/21	Inspection	Complaint Re-Inspection	Fail	
1001 Brighton Ave E	05/07/21	Inspection	Complaint Re-Inspection	No Progress	
1001 Brighton Ave E	04/04/22	Project	Resubdivision	Withdrawn	R-22-21   Divide one parcel situated at 1001 E Brighton Ave into four new lots.
1001 Brighton Ave E	05/23/22	Completed Complaint	Vacant House	Completed	V2021-0350   Graffiti
1001 Brighton Ave E	05/23/22	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	05/23/22	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1001 Brighton Ave E	06/22/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	07/08/22	Completed Complaint	Graffiti: PrivateProperty	Completed	2022-04636
1001 Brighton Ave E	07/08/22	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	09/29/22	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	10/27/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	11/28/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	12/16/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	01/20/23	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	02/17/23	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	03/13/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	03/17/23	Completed Complaint	Vacant House	Completed	V2020-0277
1001 Brighton Ave E	03/17/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	03/17/23	Complaint	Vacant House	Referred to BAA	V2023-0335
1001 Brighton Ave E	03/31/23	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	04/03/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	05/02/23	Project	Major Site Plan Review	Approved	MaSPR-24-02   New construction for a drive-through car wash facility
1001 Brighton Ave E	05/09/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
1001 Brighton Ave E	05/15/23	Project	Resubdivision	Approved	R-23-31   Divide one, 1001 East Brighton Avenue (062.-02-11.0), properties into two new lots.
1001 Brighton Ave E	05/18/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
1001 Brighton Ave E	05/18/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	05/18/23	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
1001 Brighton Ave E	06/08/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	07/28/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	08/03/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1001 Brighton Ave E	08/04/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	08/08/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1001 Brighton Ave E	08/08/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	08/15/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	08/22/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	09/06/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	09/14/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	09/15/23	Violation	Section 105.2 Building Permits	Closed	
1001 Brighton Ave E	09/21/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	09/21/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	09/28/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	10/02/23	Project	Resubdivision	Approved with	R-23-31M1   Divide one, 1001 East Brighton Avenue (062.-02-11.0), properties into two new lots  Applicant resubmit a new map for resubdivision approval The applicant submitted a wrong proposed maps for approval because the map on project R-23-31 wasnt the final plan.  Total area: 4.61 acres / 200811.6 sqft
1001 Brighton Ave E	10/03/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/10/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/20/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	10/30/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	11/30/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	01/31/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	02/22/24	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	02/27/24	Completed Complaint	Building W/O Permit	Resolved	2023-06496   Early stages of work, appearance of encroaching into adjacent property. See attached pics.
1001 Brighton Ave E	02/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	03/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	04/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	05/01/24	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1001 Brighton Ave E	05/21/24	Project	Major Site Plan Review	On Hold	MaSPR-24-28   6.7.24 updated plans show a 3-story building Build a 4 story, 140,000 SF indoor sotrage facility with access lane, small parking area, storm water management system and installations of utilities. New address: 639 E Seneca Turnpike

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1001 Brighton Ave E	05/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	06/21/24	Project	SP - Other	On Hold	SP-24-15   Establish an Mini-Storgae use in CM Zone District. New address: 639 E Seneca Turnpike
1001 Brighton Ave E	06/28/24	Inspection	Complaint Re-Inspection	No Progress	
1001 Brighton Ave E	07/31/24	Inspection	Vacant Property - Routine Inspection	No Progress	





OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Brighton Mews, LLC  
From: Cristian Toellner, Zoning Planner  
Date: 8/16/2024 11:37:57 AM  
Re: Major Site Plan Review MaSPR-24-28  
1001 Brighton Ave E, Syracuse, 13205

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	05/22/2024	Vinny Esposito	A full SWPPP must be submitted to and approved by the City Engineer. Any sewer connections must be approved and inspected by the City and WEP. Street cut permits will apply.
DPW - Transportation Planner	Conditionally Approved	05/21/2024	Neil Milcarek-Burke	- Cross-access and any related agreements between two parcels is required to be included with submittals - Timber rail to be utilized on both sides of the drive isle to prevent tracking/errant parking - All drive isles/parking areas are to be curbed or make use of fixed vertical objects such as timber rail/bollard/etc. (no wheel stops) to prevent errant parking/loading/other - Traffic study required
Zoning Planner	On Hold	08/07/2024	Cristian Toellner	Plans conform to zoning ordinance. Applicant has addressed all adverse comments. On hold until approval from CPC.  7/9/2024 - CPC cannot make final determination on 7/8 meeting due to the lack of OCPB's review and comments. On hold for future CPC meeting.  8/7/2024 - the applicant submitted updated plans and application to response to comments from the public and city reviewing departments.
Parks - Forestry	Approved	06/03/2024	Jeff Romano	Forestry comments; Consider replacing the Ginkgo Tree with a native species; Am. Linden, Kentucky Coffee Tree, Burr Oak. Recommend to plant in pairs /groups of

3 to minimize monoculture.

Planning Commission	Pending	07/08/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	06/03/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>• All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>• This is just a reminder that the City of Syracuse has a paving project along East Brighton Avenue. Applicant shall coordinate all work in the City's ROW with the City of Syracuse Engineering Department. Also, the City has existing traffic loops for the existing driveway that go into private property. These existing traffic loops will be replaced as part of the East Brighton paving project since the existing traffic signal at the Brighton &amp; Lafayette intersection will be replaced.</li> <li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>• Stormwater Access &amp; Maintenance Agreements shall be submitted for review.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; 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.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
City Engineer - Zoning	Pending	05/21/2024		
Eng. Mapping - Zoning	Approved	06/12/2024	Ray Wills	No impact to Mapping Division assets. Provided the easement to the south of the parcel to Brighton Mews is accepted, no objections.
Water Engineering - Zoning	Conditionally Approved	06/10/2024	Kim Kelchner	<p>06/10/2024 SWD has submitted a detail with changes for service locations, Main shown on print does not exist. Main is in the middle of the road. 2 inch Domestic and 6 inch fire should be moved to the north and pass the sign on its north side. Getting the services out of the handy cap corner. Water will set the curb box just inside the curb line, owner/contractor will have to come to this point to connect. Need the Meter Pit Detail and Hot Box detail because drawing L2.1 says they are to be designed( so I can not review them now). Road Cut Permit is Required. Cut restoration for all utilities installed in the City Rite of Way including cuts in road is the responsibility of the Owner/Developer/Contractor.</p> <p>05/29/2024 ON-HOLD: Water main on Brighton Ave has been moved, location is in middle of road, see added water print. Private water main or water services over 100 feet require a Water Meter Pit and a Hot Box for back flow preventers. 2nd, Separate Domestic and Fire Services have to run from the Connection to the City of Syracuse water Main and run all the way to the building ( can not be split at the building) with curb boxes in the the public rite-of-way. NOTE: Placing water meter and backflow in entry building would eliminate the need for meter pit and hot box. Also water services then could stay outside of proposed easement. Is there a resub division for this property, separating car wash from this storage building? Contact Kkelchner@syr.gov SWD</p>
Fire Prevention - Zoning	Conditionally Approved	05/24/2024	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	06/05/2024	Charles Gafrancesco	<p>6.5.24 Conditionally Approved.</p> <p>-Traffic study as well as Transportation approval required.</p> <p>-WZTP must be submitted and approved if the nature of site work is to affect the safe passage of vehicular or pedestrian traffic in the public ROW. - No sidewalk obstructions or closures, lane restrictions or road closures will be allowed as part of this work unless accompanied by MUTCD compliant detour.</p>
Onondaga Co Planning Board	Conditionally Approved	07/31/2024	Zhitong Wu	<ol style="list-style-type: none"> <li>1. The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.</li> <li>2. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the applicant is required to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.</li> <li>3. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.</li> </ol>