



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

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

<u>SP-24-17</u>	<u>Staff Report – September 30, 2024</u>
Application Type:	Special Use Permit for “Residential Care Facility” use
Project Address:	3429 James St. (Tax Map ID: 025.-01-04.0)
Summary of Proposed Action:	Special Use Permit to convert an existing 4-unit apartment to 8-bedroom Residential Care Facility. The Crisis Residential program is under the guidance of New York State Mental Hygiene to create a licensed crisis residence for adults. The applicant proposes to demolish small portions of wood porches, wood decks, concrete sidewalks, and plants onsite. Four onsite parking spaces are proposed, including 1 ADA space. The applicant will build additions to the existing building to provide accessibility from the onsite parking area. The total lot size is 0.24 Acres or 10,497.5 SF. The gross floor area of the building footprint with the proposed addition will be 2,600 SF.
Owner/Applicant	Liberty Resources, Inc. (Owner) Jared McCormick, Architect (Applicant)
Existing Zone District:	MX-2 Neighborhood Center, MX-2 Zone District
Surrounding Zone Districts:	The neighboring properties to the north, west and east are located in the Neighborhood Center, MX-2, Zone District, and the properties to the south are located in the Urban Neighborhood, MX-1, Zone District.
Companion Application(s)	MiSPR-24-61: a minor site plan review for the demolition, wooden deck, site layout, etc.
Scope of Work:	The scope of work includes: 1) full renovation of interior layout to build 8 new sleeping room(2 on the first floor, 6 on the second floor), bathrooms and common living space, office; 2) Installing new mechanical, electrical and plumbing systems and services including a new NFPA 13R sprinkler system; 3) New exterior renovation in windows, doors, thermal envelope, siding, and roofing; 4) Built an additional accessible ramp with guardrail and handrail, and a new exterior deck at the back of the building, and a new accessible ramp to the front entrance; 5) Landscaping new plants including paperback Maple, Red Sunset Red Maple, Eastern Redbud.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The subject property was established as a 4-unit apartment on the second floor and a garage on the ground floor. Prior to the Special Use Permit application, the property was cited by the Code Enforcement Department for an illegal conversion from 4 units to a sleeping room/ office without a valid Change of Occupancy permit. - Mental Hygiene Law states that if the location is determined not appropriate by the administration of the City, who must suggest an alternative suitable location. <p>Recommended conditions if approved:</p> <ul style="list-style-type: none"> - The proposed Crisis Residential Program shall be certificated by the New York State Office of Mental Health. The applicant shall possess a state license to operate before operation commences. - The water service should be inspected and if found to be lead or galvanized which is not current plumbing code (copper pipe up to 2 inches), the water service should be replaced, the applicant shall contact the Syracuse Water Department for renovation.

	<ul style="list-style-type: none"> - Bicycle rack, staple-style (no wave racks), to be provided in a conspicuous and well-lit area near the building entrance closest to the parking facilities. - The parking area shall not encroach into the right-of-way and shall be set behind the façade of the building along Walter Drive. - Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review.
Zoning Procedural History:	<ul style="list-style-type: none"> - No Zoning History is available.
Summary of Zoning History:	<p>The subject building has been legally established for a 4-dwelling unit apartment building. . The land use did not change until the illegal conversion from the last property owner prior to the new owner acquiring the property.</p>
Code Enforcement History:	<p>See attached code enforcement history.</p>
Summary of Changes:	<p>Applicant revised their site plan to address a Zoning Violation and City Transportation Planner’s comments. The changes include: 1) Move the 4 parking spaces from the area between front building façade and the adjacent street frontage, 2) add a landscape buffer at western and northern property line, and 3) install 2 bike racks.</p>
Property Characteristics:	<p><u>Existing property characteristics:</u> The lot is a rectangle corner lot with 70 feet of frontage on James Street, with a lot depth of 150 feet (frontage on Water Drive); the total lot size: 0.24 Acres/ 10497.5 SF</p> <p>There will be no changes to the property line</p> <p><u>Proposed property characteristics:</u> The proposed addition with the existing building is 2636.5 SF covering 25.1% of the lot size; the parking surface area is 1493 SF covering 14.2%; the sidewalk on site is 410 SF covering 4% of the lot size</p>
SEQR Determination:	<p>Pursuant to the 6 NYCRR §617.4(al), the proposal is a Type Unlisted Action.</p>
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board on 9/11/2024 with modification comments: Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. (staff has added it as approval conditions)</p>

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey on boundary & Topographic Survey on Lot No.2-“Avery Terrace” Filed October 1, 1928- Map #2483. The city of Syracuse Known as No.3429 James Street, City of Syracuse, county of Onondaga, State of New York; Licensed Land Surveyor: James Richard Lighton; J.R.L Land Surveying, PLLC.; Dated: 11/24/2022; Scale: 1”=10’.
- Site Plan and Floor Plan- Liberty Resources- Crisis Residence: NOVA HOUSE- CRISIS RESIDENCE 3429 JAMES STREET, SYRACUSE, NY 13206 (G-0 Coversheet, G-1 Existing Site Plan w/photo key, L-1-1 Existing

SP-24-17

Conditions and Demolition Copy1, L-1-2&3 Site Plan. L-2-0 Grading & Erosion Control, AE-1 Existing Floor Plans, A-1 Proposed Floor Plans & Building Elevations, A-2 Exterior Materials and Colors)

Attachments:

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments (refer to SP-24-17)

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: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga/>

Special Use Permit Application



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

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

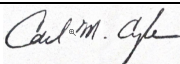
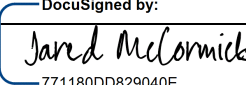
Business/project name: NOVA House (Liberty Resources Crisis Residence)		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 3429 James Street and Walter Drive		
Lot numbers: 01	Block number: 04	Lot size (sq. ft.) 10,500
Current use of property: Residential, Multi-Family		Proposed: Residential, Single
Current number of dwelling units (if applicable): 4		Proposed: 1
Current hours of operation (if applicable): 24/7		Proposed: 24/7
Current onsite parking (if applicable): 2		Proposed: 2
Zoning (base and any overlay) of property: MX-2		
Companion zoning applications (if applicable, list any related zoning applications): None		
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: N/A	Type:	Location:
Size: N/A	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): Establish an 8-bed Crisis Residential program per section 41.34 of the New York State Mental Hygiene Law. The proposed use would be residential community residence as defined by the current City of Syracuse Zoning Ordinance.		
Renovation of an residential use under NYSOMH guideline to create a licensed crisis residence for adults. Work includes interior layout modifications for new sleeping rooms, bathrooms and support space for the program. New mechanical, electrical and plumbing systems and services including a new NFPA 13R sprinkler system. New exterior windows, doors, thermal envelope, siding and roofing systems.		

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

<i>By signing this application below, I, as the owner of the property under review give my endorsement of this application.</i>	
Print owner's name: Liberty Resources, Inc	
Signature: 	Date: 7/18/24
Mailing address: 6723 Towpath Road, East Syracuse, NY 13057	
Print authorized agent's name: Jared McCormick	
DocuSigned by: Signature:  <small>771180DD829040E</small>	Date: 7/18/24
Mailing address: 225 Wilkinson Street, Suite 104 Syracuse, NY 13204	
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:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

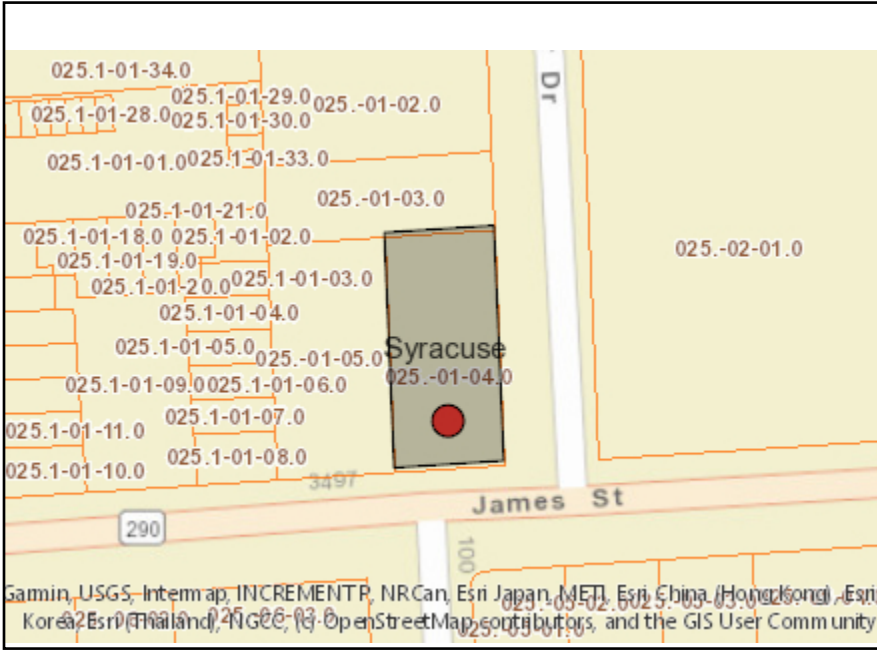
Part 1 – Project and Sponsor Information			
Name of Action or Project: Liberty Resources - Crisis Residence			
Project Location (describe, and attach a location map): 3429 James Street Syracuse, NY			
Brief Description of Proposed Action: Full renovation and rehabilitation of an existing two-story wood frame structure. Scope includes major upgrades to mechanical, electrical and plumbing systems, accessibility upgrades interior and exterior, upgrades to the thermal building envelope, replacement of exterior siding/trim, windows and doors and the replacement of existing paved off-street parking areas and landscaping. The systems and component being upgraded are in disrepair and require replacement to continue to efficiently and effectively meet the needs of the community residence use.			
Name of Applicant or Sponsor: Jared McCormick		Telephone: (607) 345-7050 E-Mail: jared@dmarch.pro	
Address: 225 Wilkinson Street, Suite 104			
City/PO: Syracuse		State: NY	Zip Code: 13204
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 checked="" 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: City of Syracuse New York State Office of Mental Health (NYSOMH)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? .24 _____ acres b. Total acreage to be physically disturbed? .06 _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .24 _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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 <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/owner: Jared McCormick _____ Date: 7/18/24		
Signature: <u>Jared McCormick</u> _____ Title: Project Manager		

EAF Mapper Summary Report

Wednesday, February 15, 2023 11:10 PM



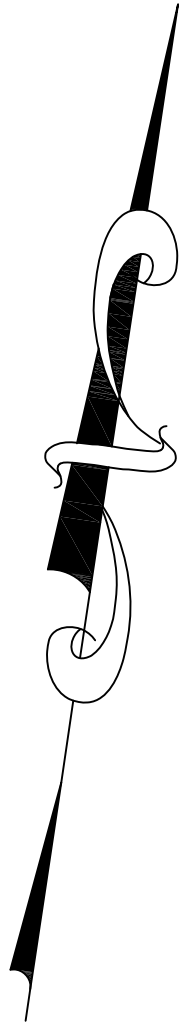
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (India), NICE, Esri, OpenStreetMap contributors, and the GIS User Community

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

SS



Lot 3
Lu Bway Doh Soh (R.O.)
Tax Parcel # 025-01-03.0
Book 2020 - Page 19085

Lot 2
0.24 Acre +/-
10497.5 Sq. Ft. +/-
Tax Parcel # 025-01-04.0

Lot 1
James Plaza Apts Assoc Inc. (R.O.)
Tax Parcel # 025-01-05.0
Book 4464 - Page 11

Two Story Frame House
No.3429
(1556.2 Sq. Ft. +/-)

Walter Drive
(Open - 60' Wide)

James Street
(Open - 66' Wide)

Legend

These standard symbols will be found in the drawing.

- Indicates Overhead Electric Line
- Indicates Sanitary Sewer Manhole
- Indicates Water Valve
- Indicates Gas Valve
- Indicates Iron Rod Set
- Indicates Septic Vent
- Indicates Traffic Sign

General Notes

- 1.) Survey Map prepared without the benefit of an accurate and up to date Abstract of Title and is subject to any statement facts enclosed therein.
- 2.) The locations of underground utilities shown hereon were compiled from observable surface evidence the actual locations are subject to field excavation.
- 3.) This survey is subject to and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.

Graphic Barscale

One Inch = Ten Feet



Survey Map Prepared For
Liberty Resources, Inc.

37 First Street, Camillus, New York 13031
Email: jrllandsurveying@aol.com

J.R.L. Land Surveying PLLC

Phone: (315) 263-9621
Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606



I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2022, J.R.L. Land Surveying PLLC.

Boundary & Topographic Survey on Lot No.2 - "Avery Terrace" Filed October 1, 1928 - Map #2483, City of Syracuse
Known as No.3429 James Street, City of Syracuse, County of Onondaga, State of New York.
Scale: 1"= 10' Date: 11-24-2022 Drawn By: JRL
Revisions:

90
C/L
500.0

PROJECT:

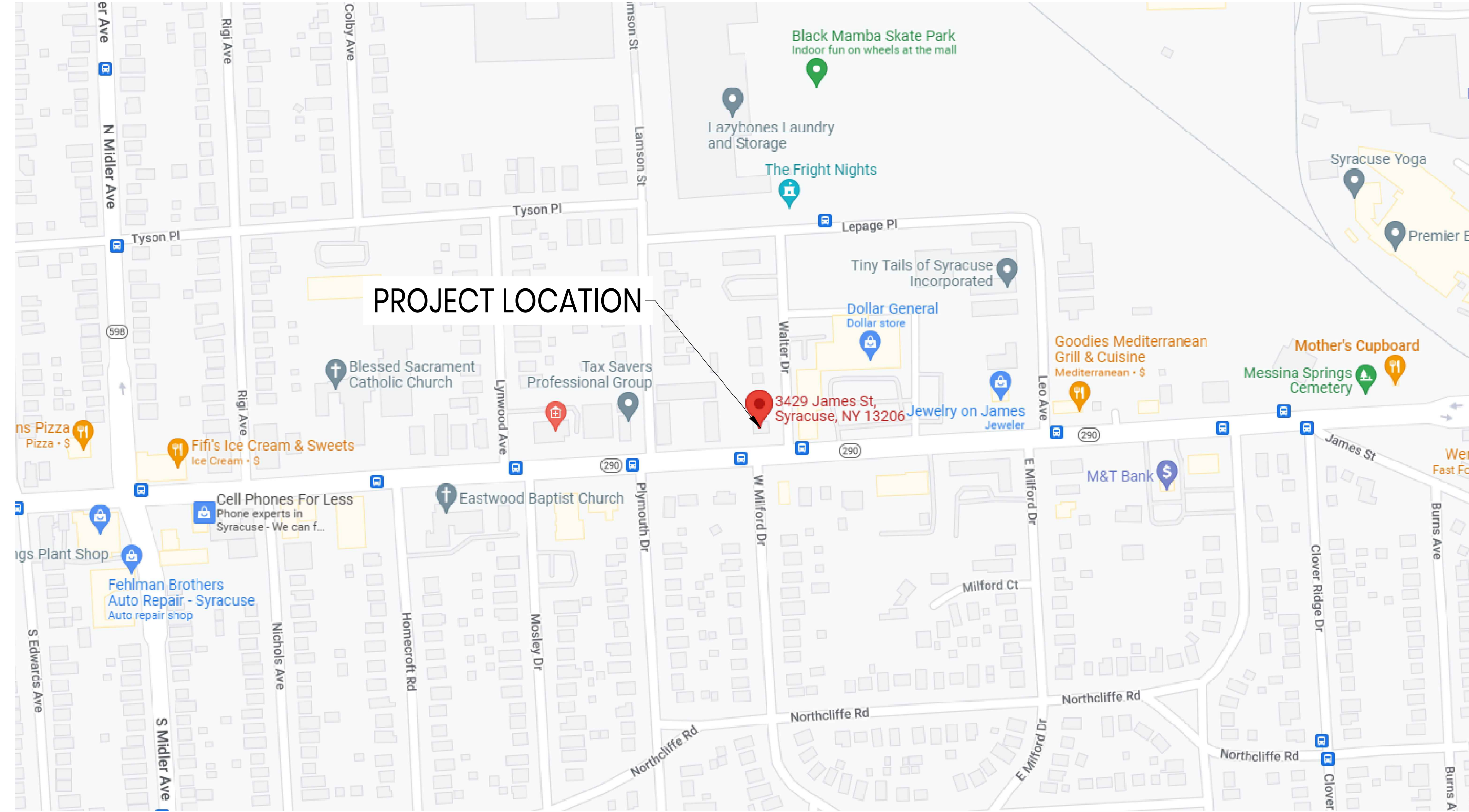
NOVA HOUSE

3429 JAMES STREET SYRACUSE, NY



PHONE: 315-472-2481
WWW.TERRYHORSTLANDSCAPEARCH.COM
308 HAWLEY AVENUE SYRACUSE, NY 13204

NOVA HOUSE
3429 JAMES ST SYRACUSE, NY



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SCALE:

DRAWN BY: MCM

DATE: 01/23/2023

#	DATE	DESCRIPTION
1	10/2/23	90% CD

PROJECT TEAM:



DRAWING ISSUES LOG:

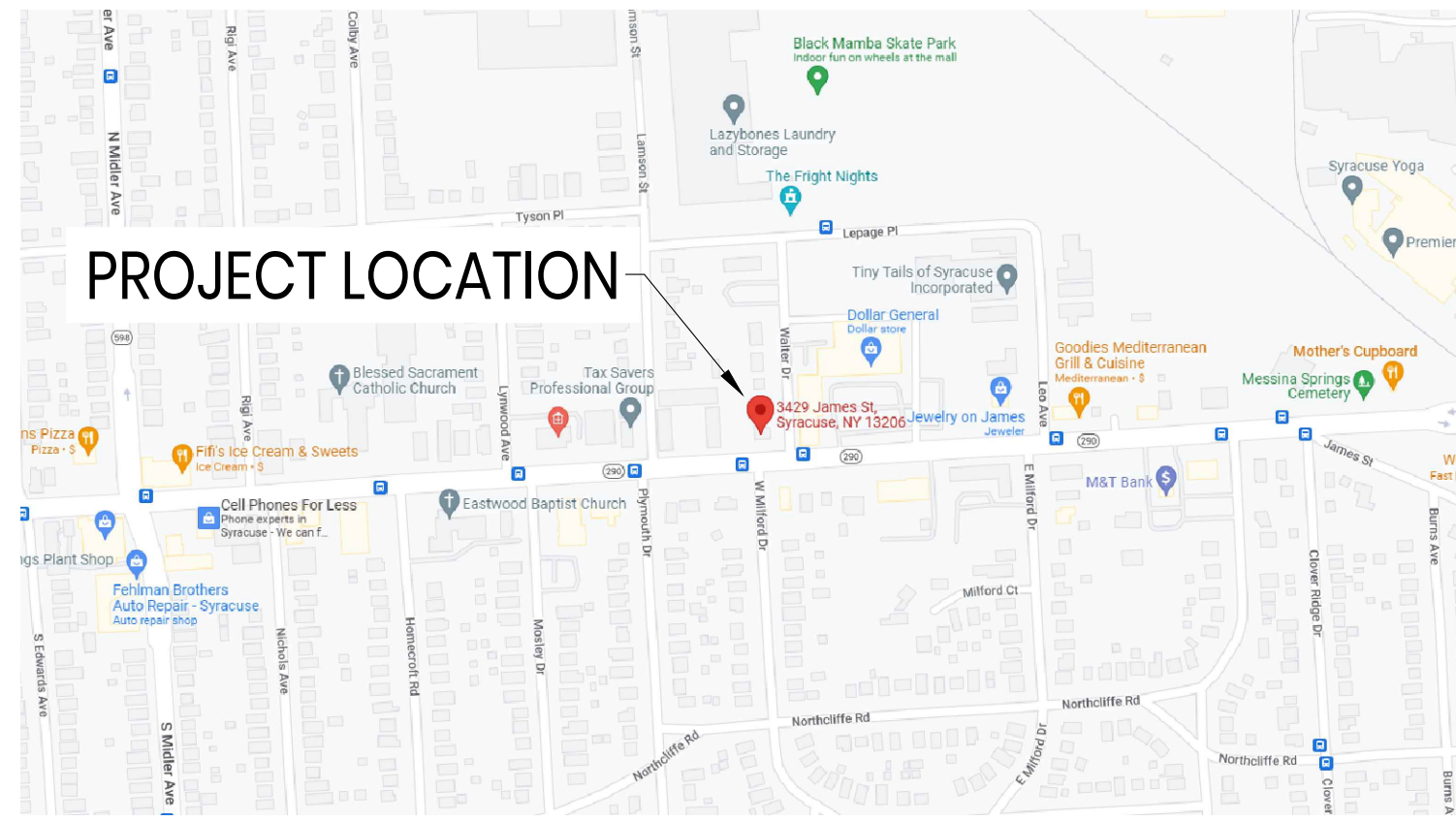
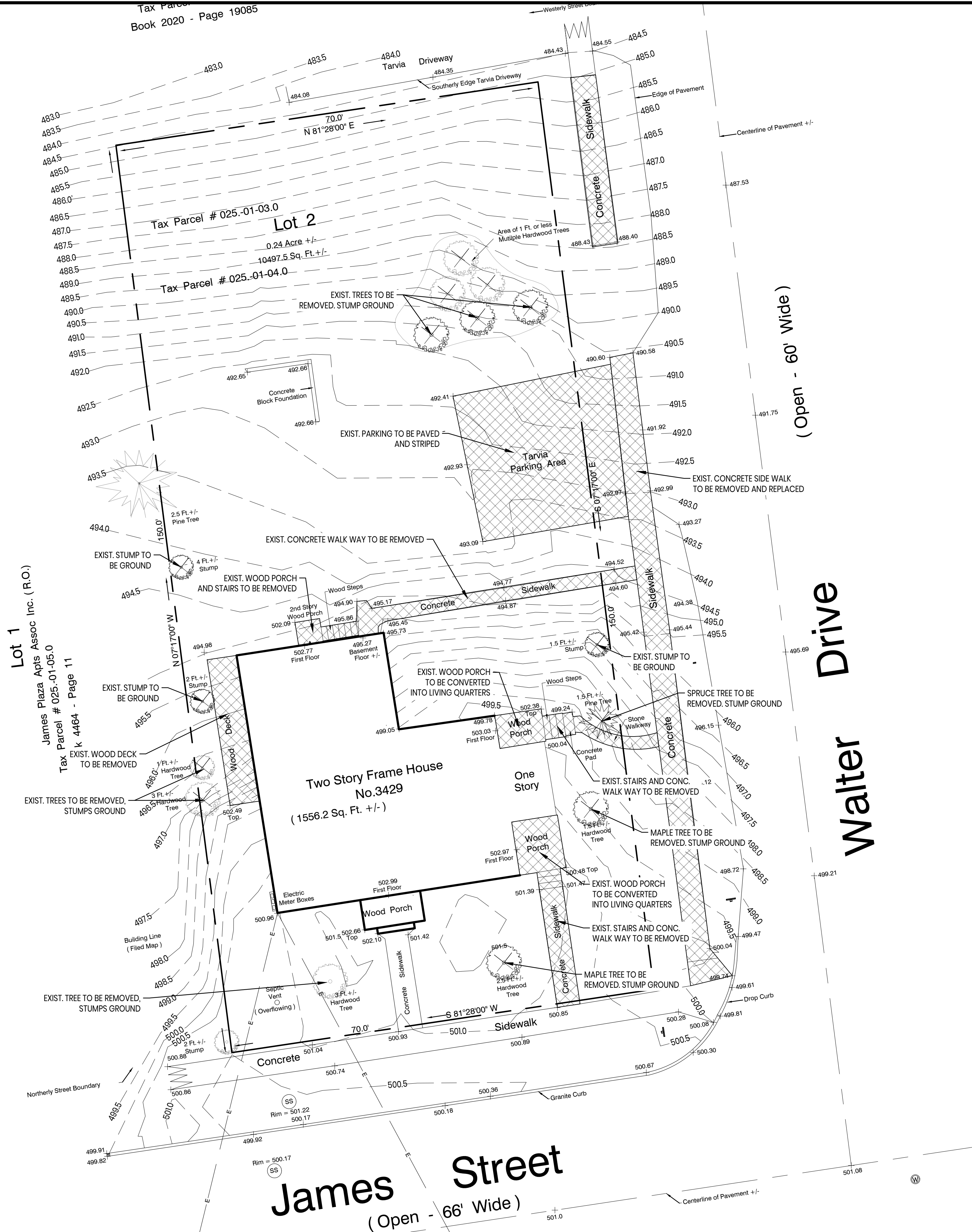
DRAWING SHEET INDEX:

- L1.0 COVER SHEET
- L1.1 EXIST. CONDITIONS / DEMO PLAN
- L1.2 SITE PLAN
- L1.3 PLANTING PLAN
- L2.0 GRADING & EROSION CONTROL PLAN

DRAWING:
COVER SHEET

DRAWING #

L1.0



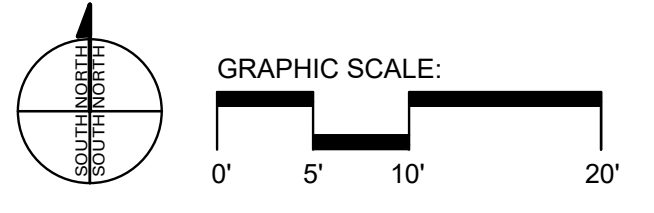
1 PROJECT LOCATION MAP
 L-1.1 NOT TO SCALE

CONSTRUCTION NOTES:

1. Survey taken from plan entitled: Boundary and Topographic Survey of Lot 2 "Avery Terrace" # 3429 James Street, City of Syracuse, Onondaga County, NY. Date 11-24-2022 by JRL Land Surveying PLLC. 315/263-9621
2. Verify layout with Landscape Architect prior to construction, if any discrepancies occur notify Landscape Architect and adjustments will be made. Do not scale drawings.
3. Each prime contractor is responsible for restoring to original condition any area disturbed by him or his subs.
4. Contractor shall verify location of existing utilities prior to construction. Contractor shall call "DIG SAFELY" at least two days prior to underground excavation, phone #: 1-800-962-7962. Contractor is responsible for the protection of all utilities during demolition & construction.
5. All contractors shall review all sheets and be familiar with their work and related work of others incidental to the execution of theirs.
6. All contractors shall visit the site prior to submitting his bid and familiarize himself with all existing conditions affecting the execution of all work items of this contract.
7. Topsoil & seed all disturbed areas.
8. Erosion Control Mats:
 To be used on all slopes that exceed 1:4 (25%).
 For slopes less than 33% or less than 19°, use Temporary Photo Degradable Erosion Control Mat S75, manufactured by North American Green (1-800-772-2040).
 For all slopes between 33% and 50% (19° to 27°), use Temporary Photo Degradable Erosion Control Mat S150, manufactured by North American Green (1-800-772-2040).
9. General Contractor to obtain a R.O.W. permit prior to any alterations to public roads (new driveways, roads, etc.) - Obtain from City of Syracuse D.P.W
10. Remove and legally dispose of all items indicated

LEGEND

EXIST. ELECTRICAL LINE	— E — E — E — E — E —
EXIST. PROPERTY LINE	— — — — —
EXIST. GRADE CONTOURS	— — — — — 123.4
EXIST. SAN MAN HOLE	SS
EXIST. WATER MAIN MH	W
EXIST. GRADE SPOT ELEVATIONS	X 123.4



Terry Horst
 LANDSCAPE
 ARCHITECTURE, P.C.
 PHONE: 315-472-2481
 WWW.TERRYHORSTLANDSCAPEARCH.COM
 308 HAWLEY AVENUE SYRACUSE, NEW YORK



NOVA HOUSE
 13429 JAMES ST SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: MCM

DATE: 02/2/2023

#	DATE	DESCRIPTION
1	10/2/23	90% CD

DRAWING:
 EXIST. CONDITIONS
 &
 DEMOLITION

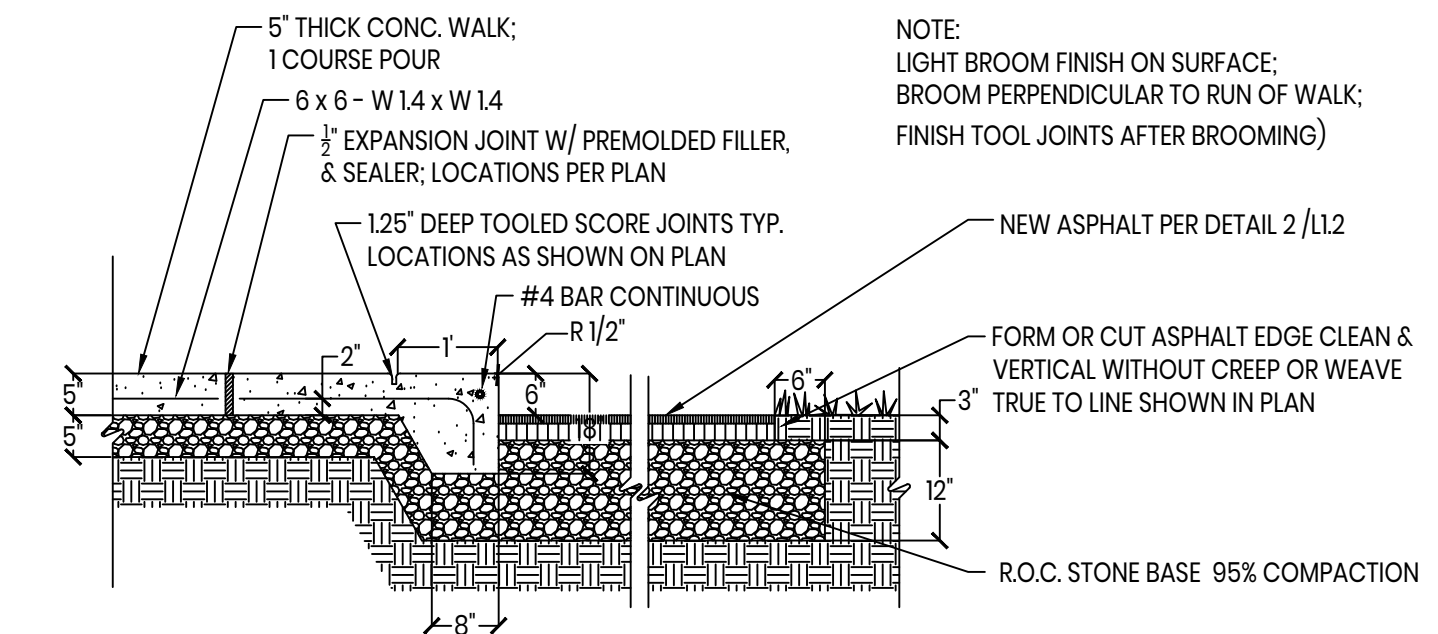
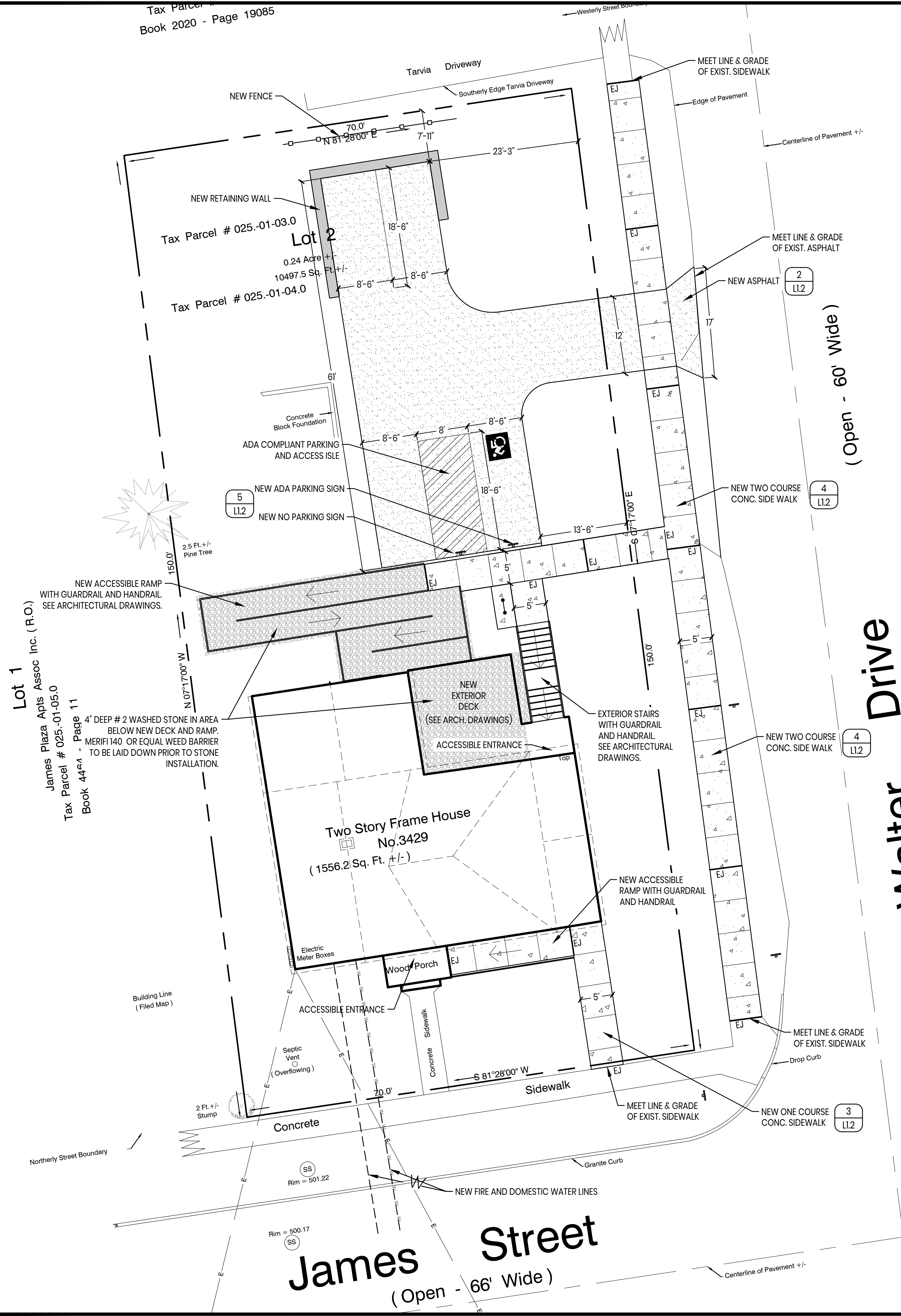
DRAWING #
 L-1.1

LOT DATE: 9/17/2024 4:43 PM

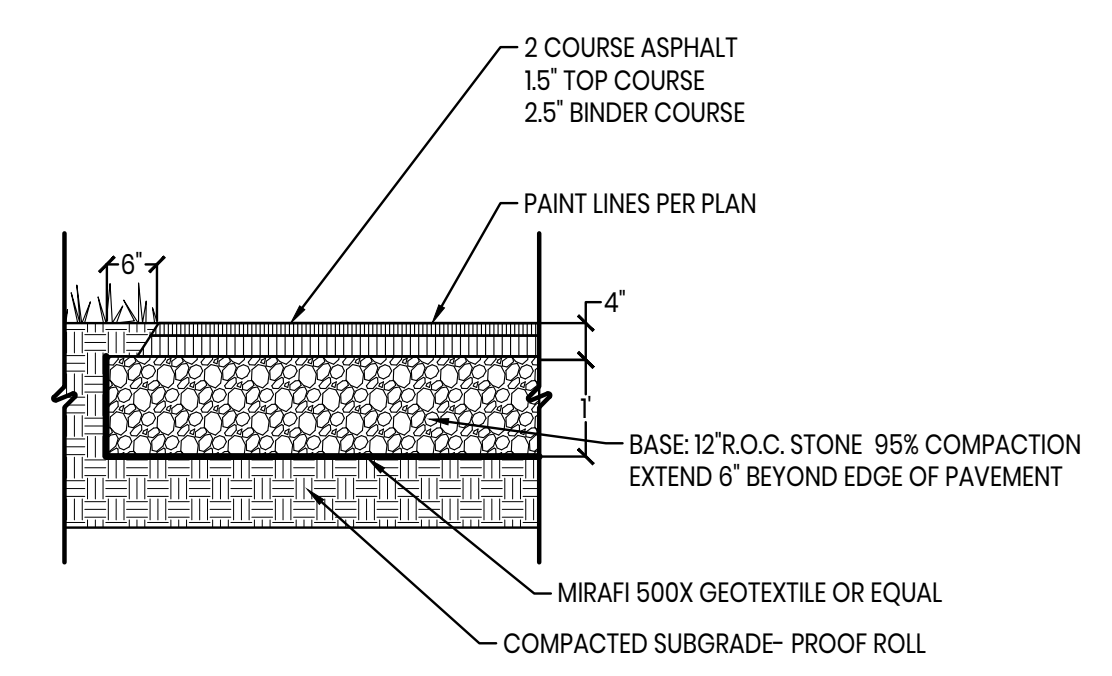
S:\CURRENT-PROJ\13530 Liberty Resources\13530 LIBERTY RESOURCES WORKING2.dwg

Tax Parcel # 025-01-03.0
Book 2020 - Page 19085

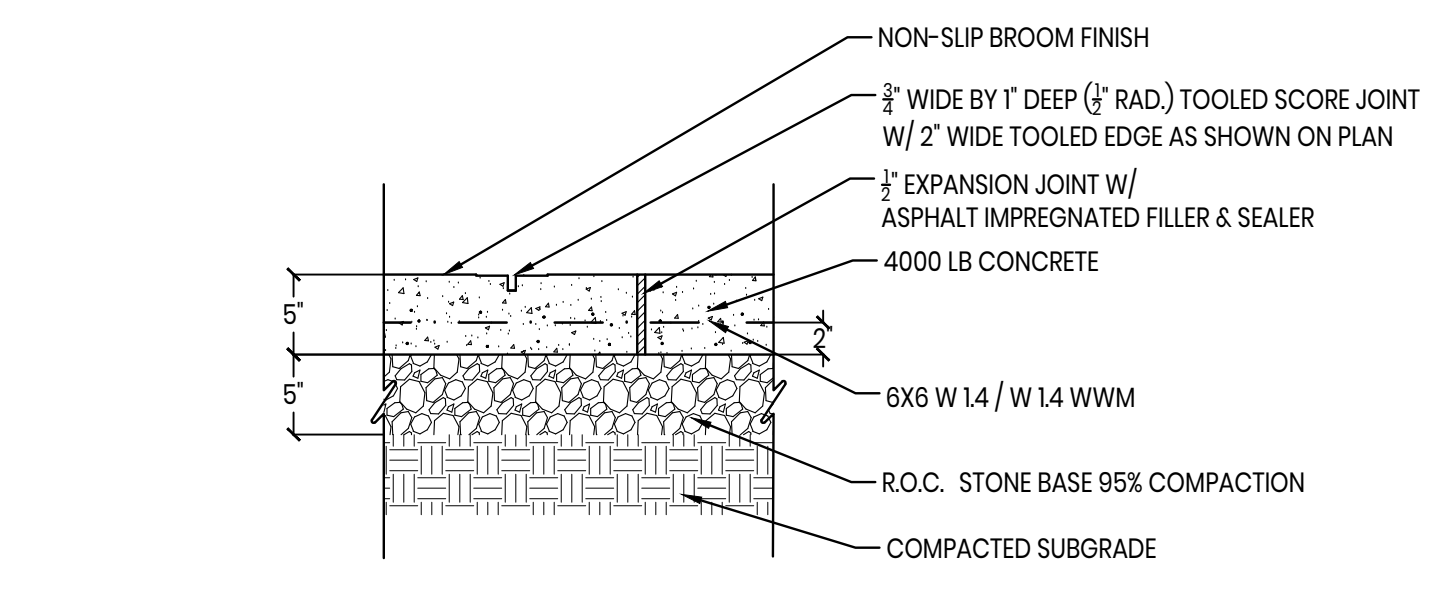
Lot 1
James Plaza Apis Assoc Inc. (R.O.)
Tax Parcel # 025-01-05.0
Book 44e1 - Page 11



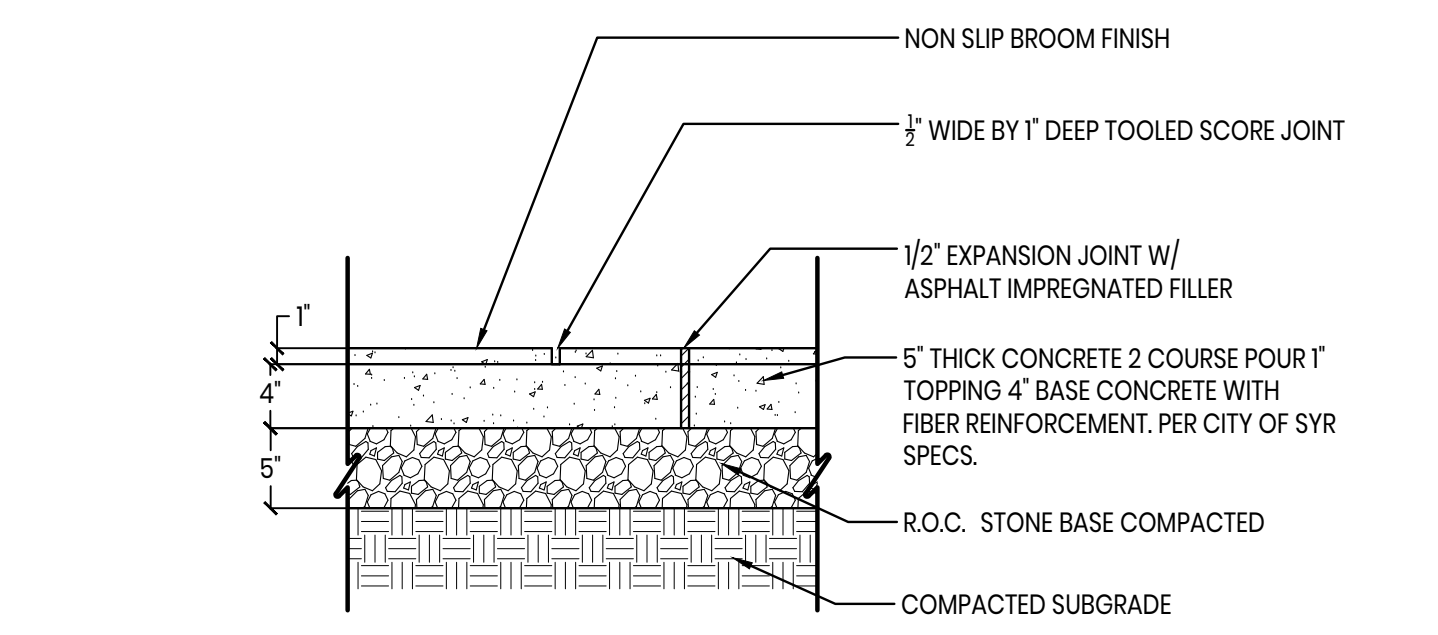
1 CONCRETE SIDE WALK WITH INTEGRAL CURBING
L-12 NOT TO SCALE



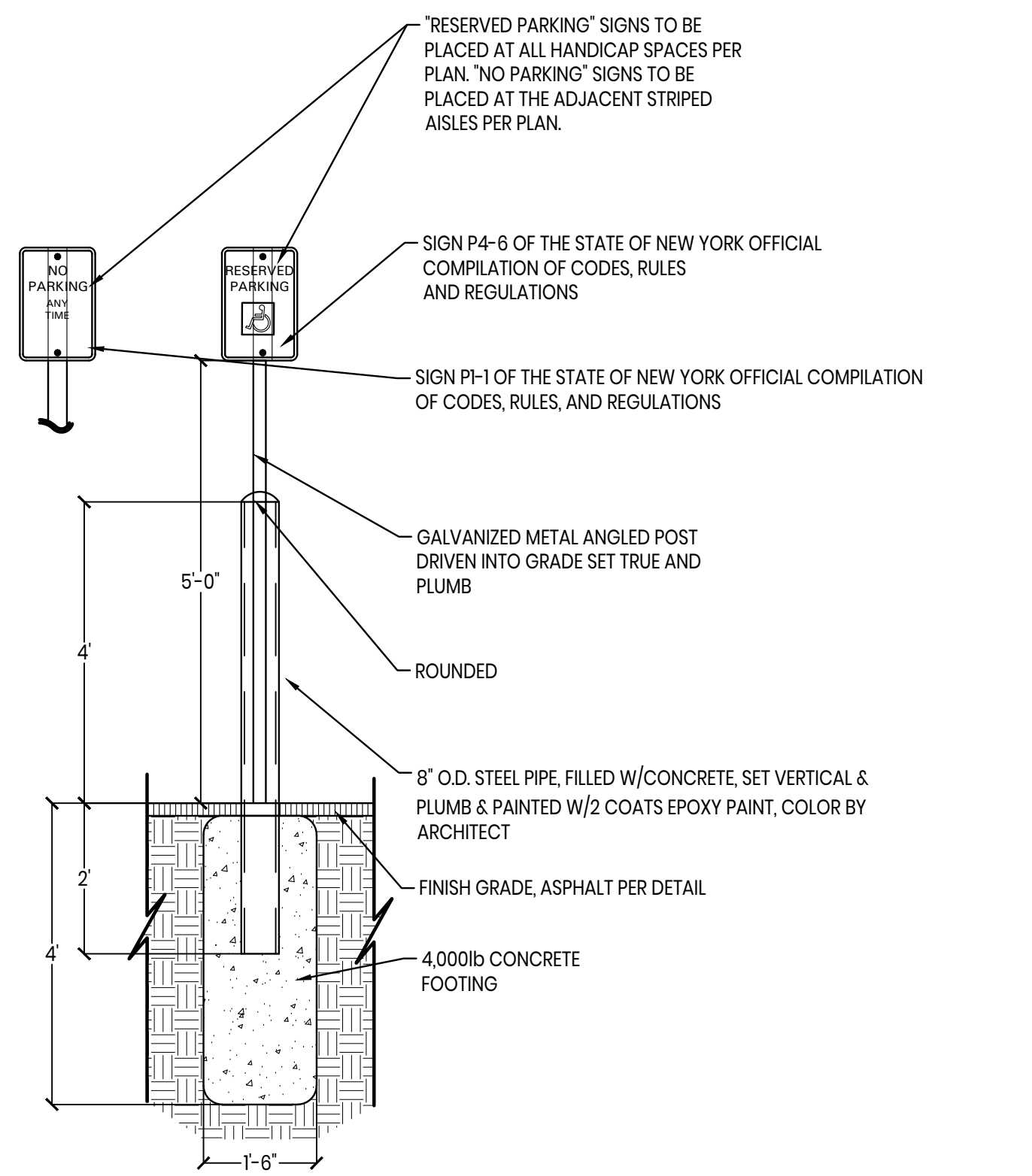
2 ASPHALT PAVING
L-12 NOT TO SCALE



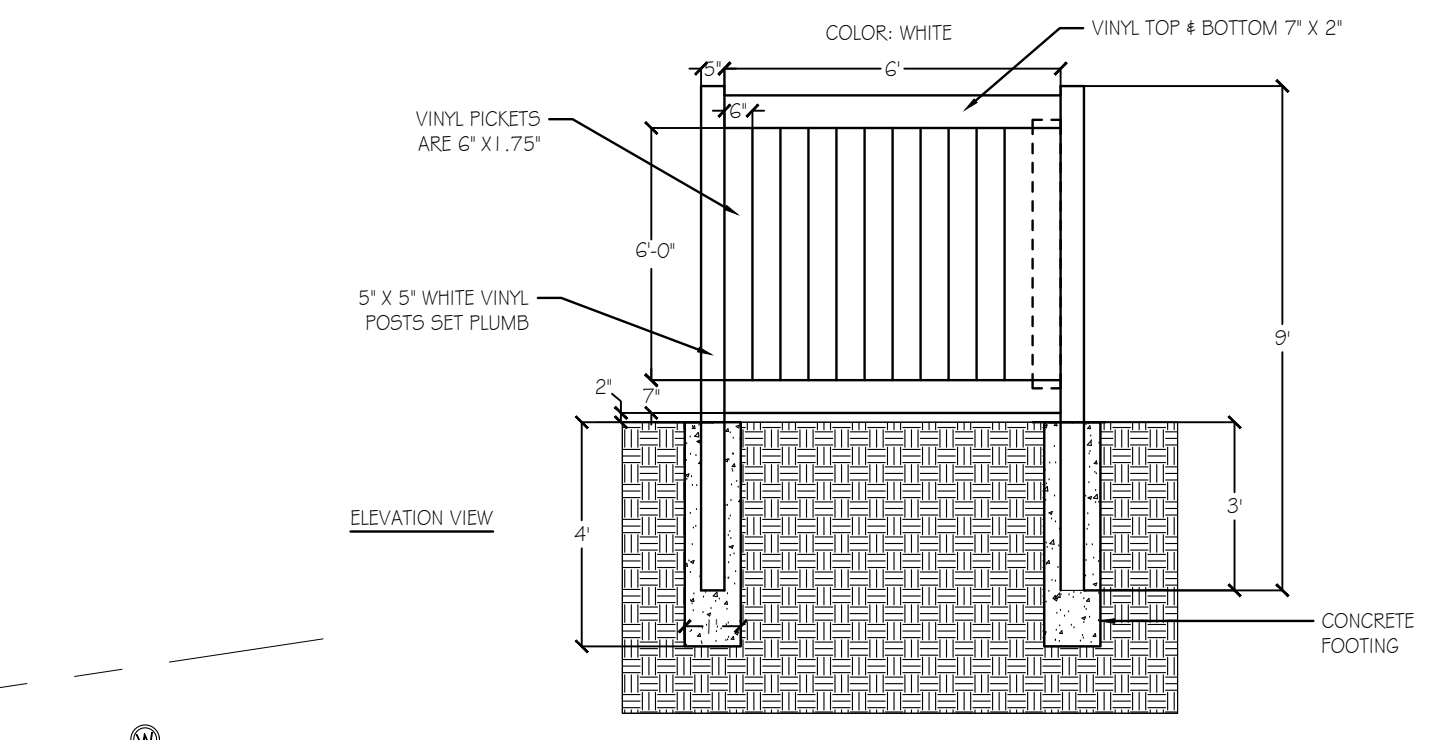
3 CONCRETE 1 COURSE SIDE WALK
L-12 NOT TO SCALE



4 CONCRETE 2 COURSE SIDE WALK
L-12 NOT TO SCALE



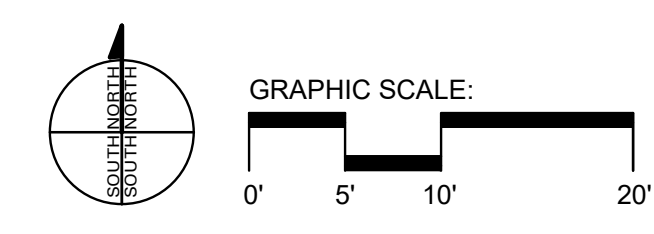
5 ADA SIGNAGE
L-12 NOT TO SCALE



6 PRIVACY FENCE
L-12 NOT TO SCALE

LEGEND

EXIST. ELECTRICAL LINE	— E — E — E — E — E —
EXIST. PROPERTY LINE	- - - - -
EXIST. GRADE CONTOURS	--- 123.4 ---
EXIST. SAN MAN HOLE	SS
EXIST. WATER MAIN MH	W
EXIST. GRADE SPOT ELEVATIONS	X 123.4
NEW CONCRETE	[Hatched Pattern]
NEW PARKING STRIPE	[Dashed Line]
NEW EXPANSION JOINT	EJ



Terry Horst
LANDSCAPE
ARCHITECTURE, P.C.
PHONE: 315-472-2481
WWW.TERRYHORSTLANDSCAPEARCH.COM
308 HAWLEY AVENUE, SYRACUSE, NEW YORK



NOVA HOUSE
13429 JAMES ST SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: MCM

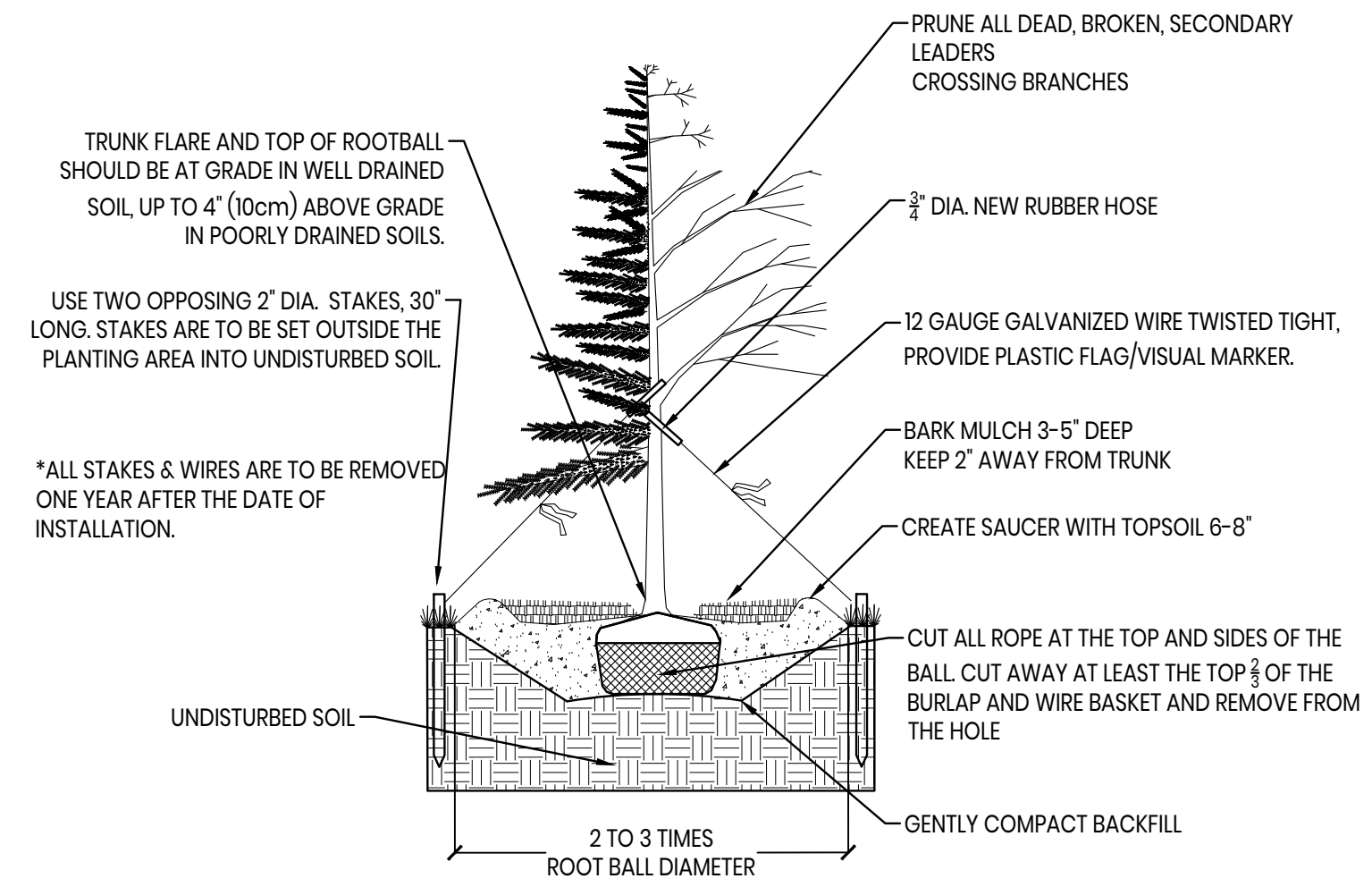
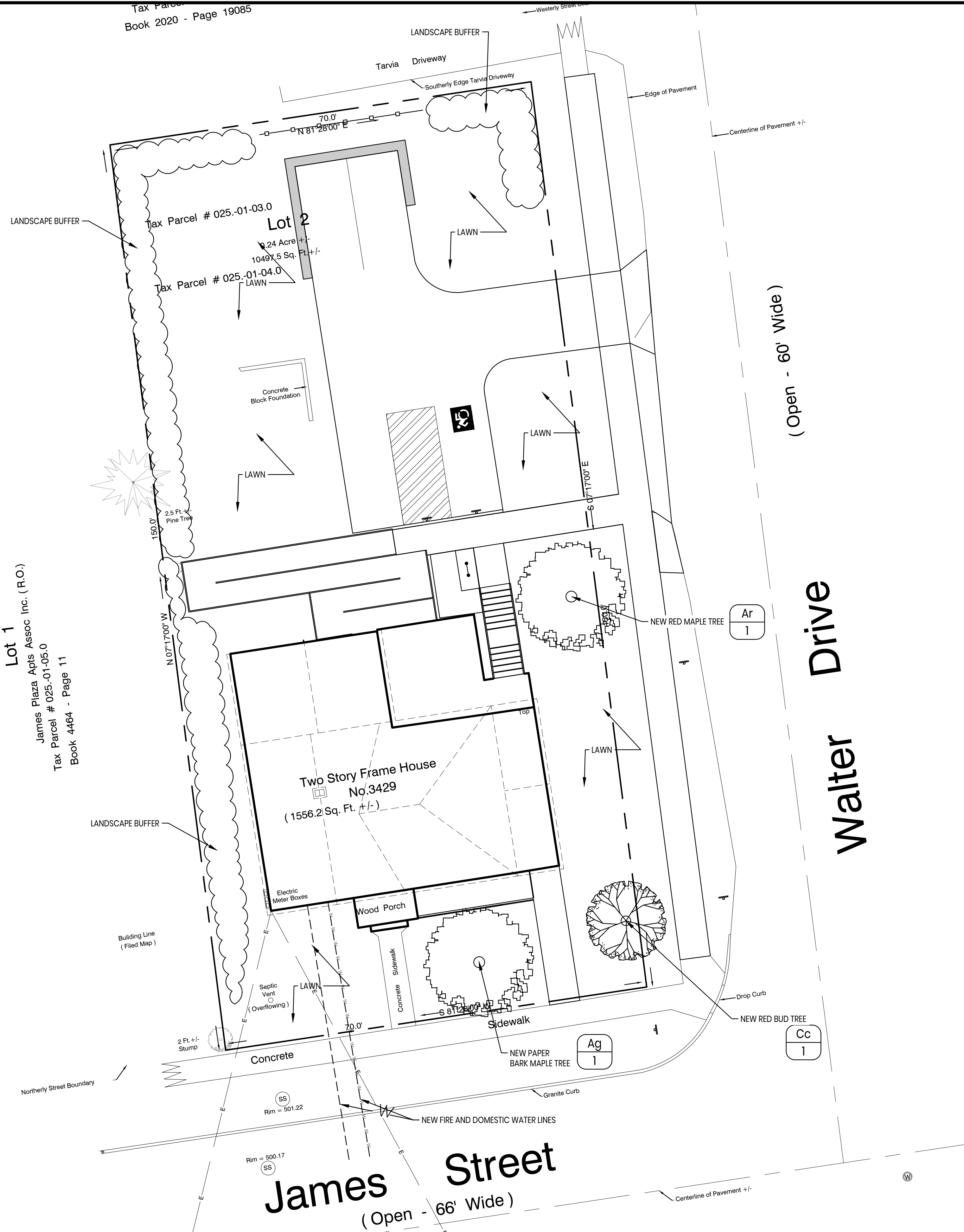
DATE: 02/2/2023

#	DATE	DESCRIPTION
1	10/2/23	90% CD
2	9/4/24	PARKING

DRAWING:
SITE PLAN

DRAWING #
L-1.2

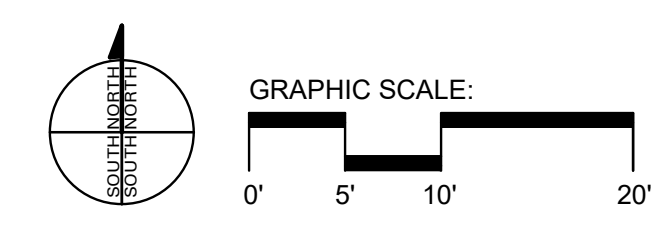
Lot 1
James Plaza Apts Assoc Inc. (R.O.)
Tax Parcel # 025-01-05.0
Book 4464 - Page 11



1 STAKED TREE PLANTING DETAIL
L-1.3 NOT TO SCALE

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
Ag	1	Acer griseum	Paperbark Maple	2.5-3"	
Ar	1	Acer rubrum	Red Sunset Red Maple	3.5-4"	
Cc	1	Cercis canadensis	Eastern Redbud	2.5-3"	Single stem TF



NOVA HOUSE
13429 JAMES ST SYRACUSE, NY

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DATE: 02/2/2023

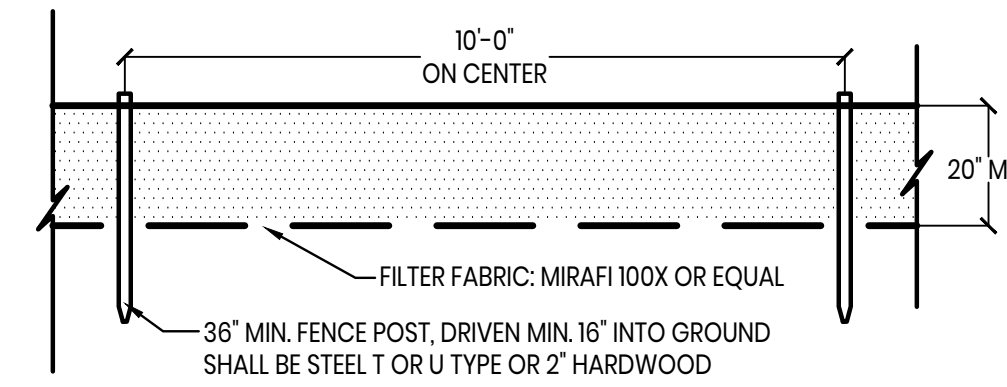
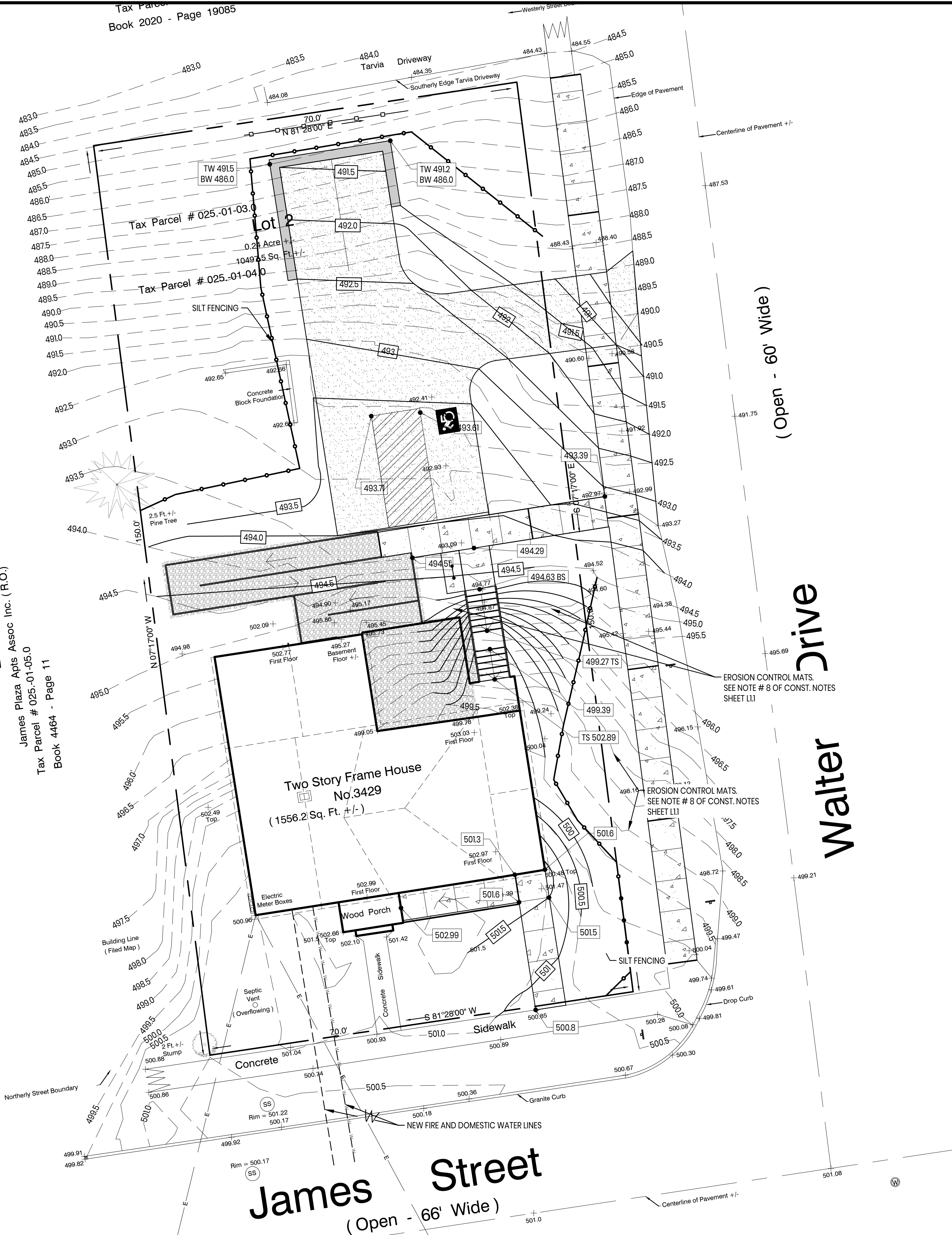
#	DATE	DESCRIPTION
1	10/2/23	90% CD

DRAWING:
SITE PLAN

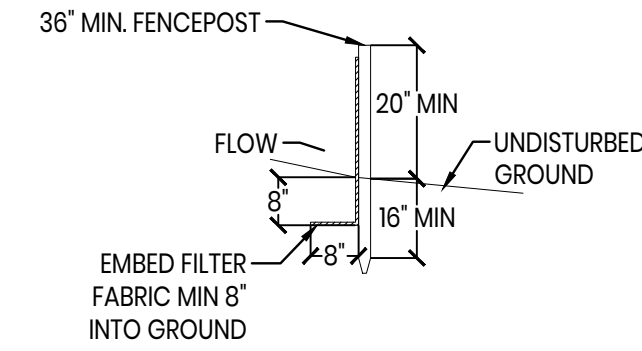
DRAWING #

L.1.3

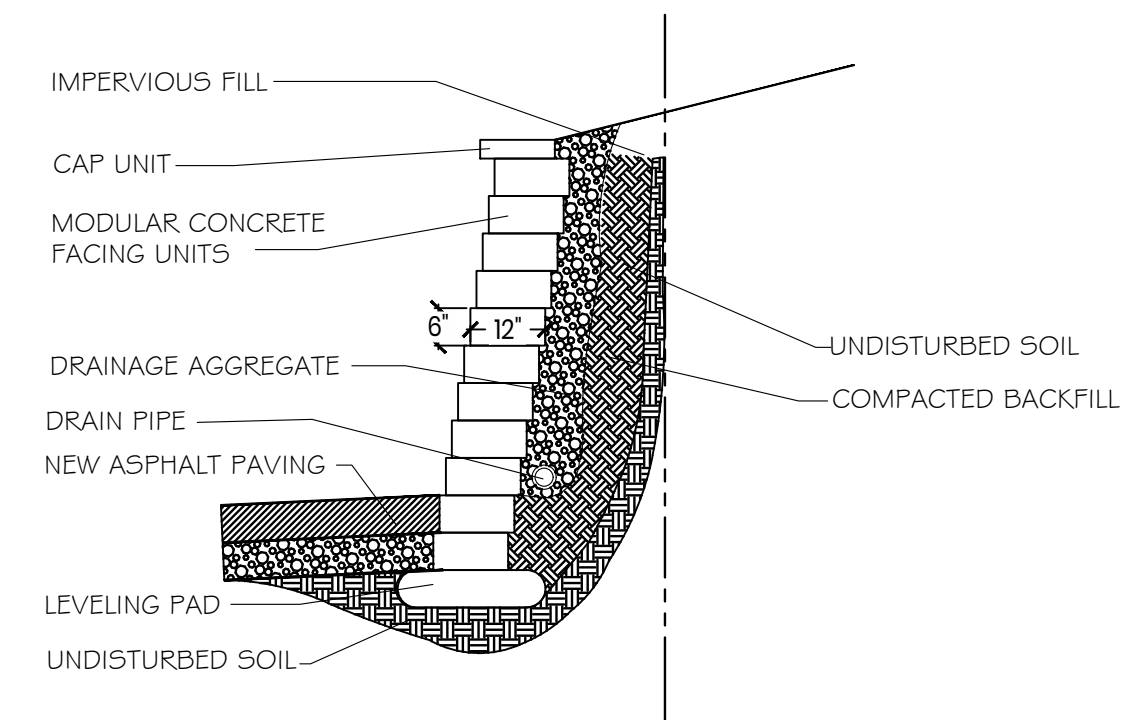
Lot 1
James Plaza Apts Assoc Inc. (R.O.)
Tax Parcel # 025-01-05.0
Book 4464 - Page 11



- NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. MAINTENANCE SHALL BE PROVIDED AS NEEDED AND MATERIALS REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE, OR AS DIRECTED BY L.A.



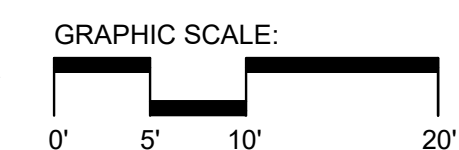
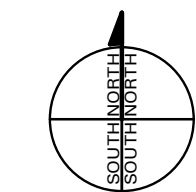
1 SILT FENCING DETAIL
L-2.0 NOT TO SCALE



2 RETAINING WALL
L-2.0 NOT TO SCALE

LEGEND

- EXIST. GRADE CONTOURS ———— 123.4
- EXIST. GRADE SPOT ELEVATIONS X 123.4
- NEW GRADE CONTOURS ———— 123.4
- NEW GRADE SPOT ELEVATION ● 123.4



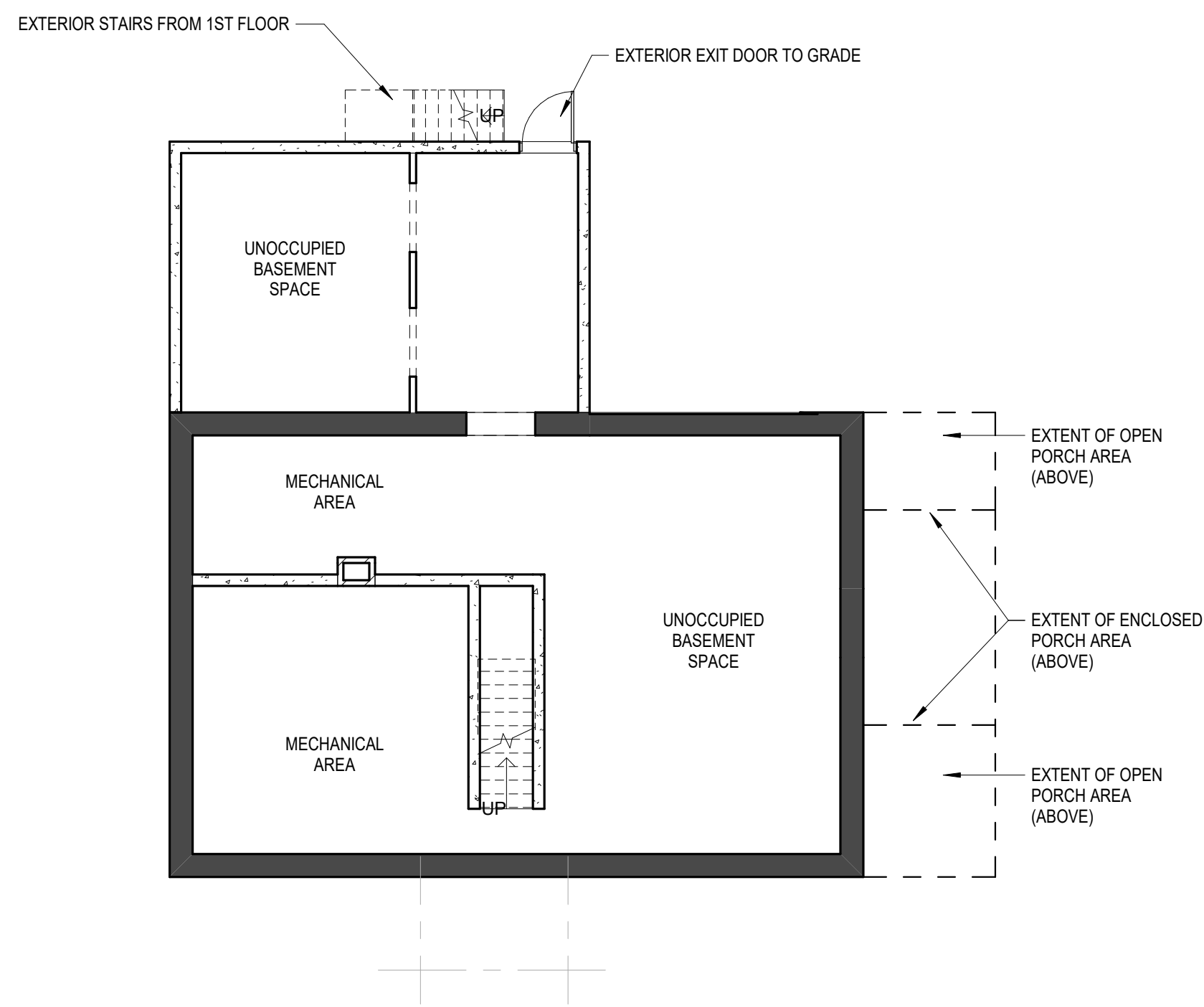
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SCALE: 1" = 10' - 0"

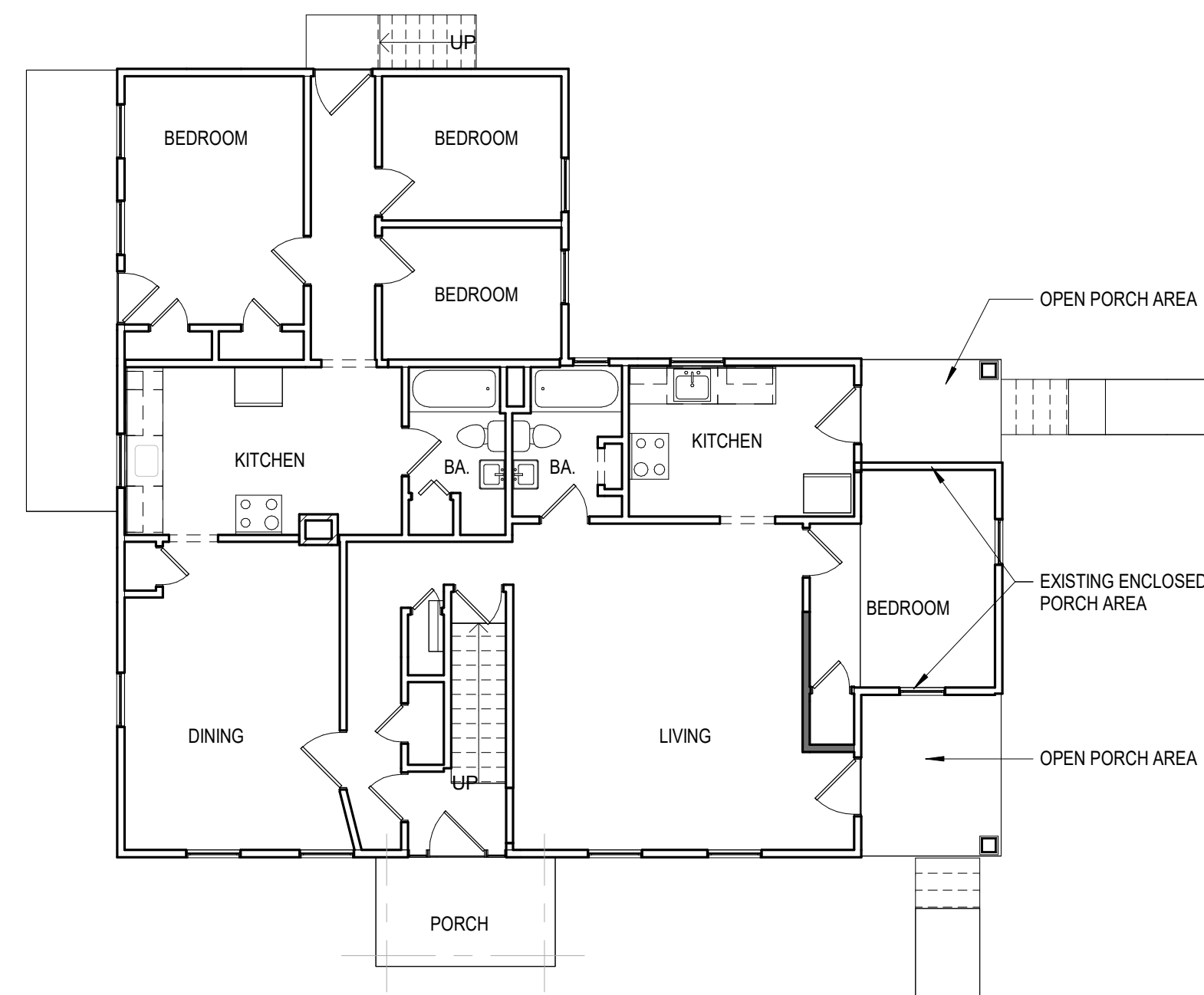
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DATE: 02/2/2023

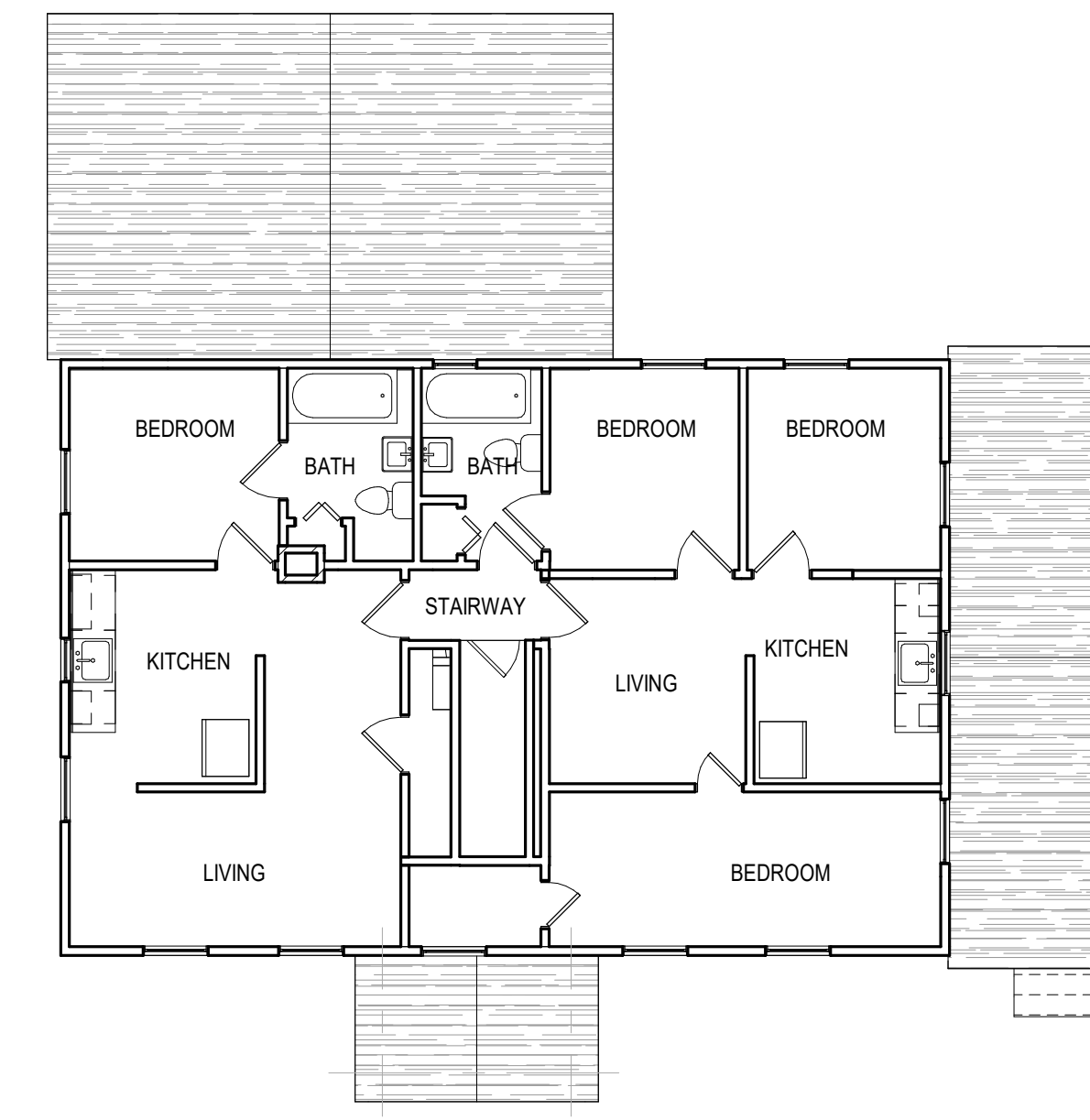
#	DATE	DESCRIPTION
1	10/2/23	90% CD



2
AE-1
EXISTING BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"



1
AE-1
EXISTING 1ST FLOOR PLAN



3
AE-1
EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
LIBERTY RESOURCES - CRISIS RESIDENCE:
NOVA HOUSE - CRISIS RESIDENCE
3429 JAMES STREET, SYRACUSE, NY 13206

ARCHITECT:
JMA
DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
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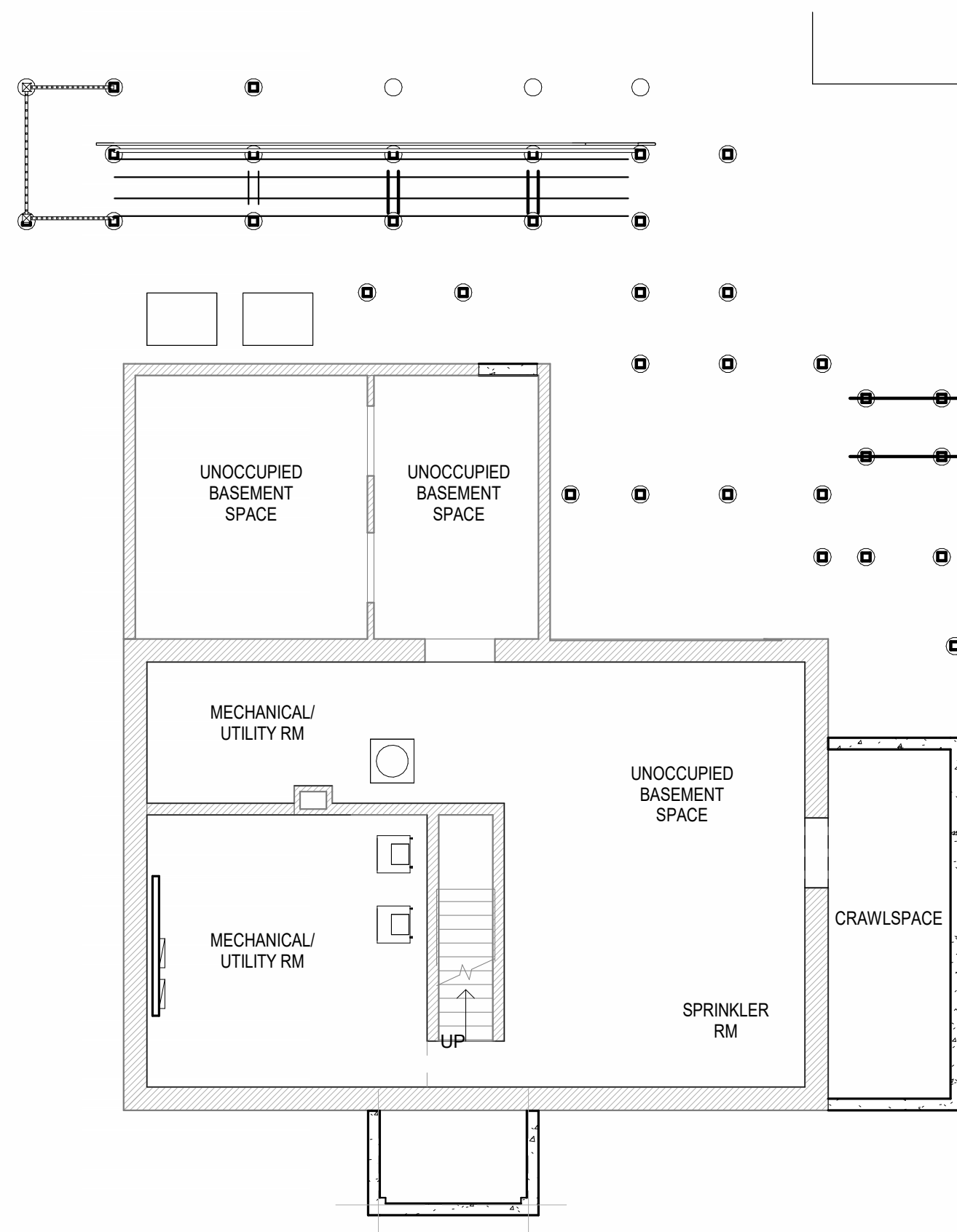
PROJECT NORTH

Revision	
No	Date

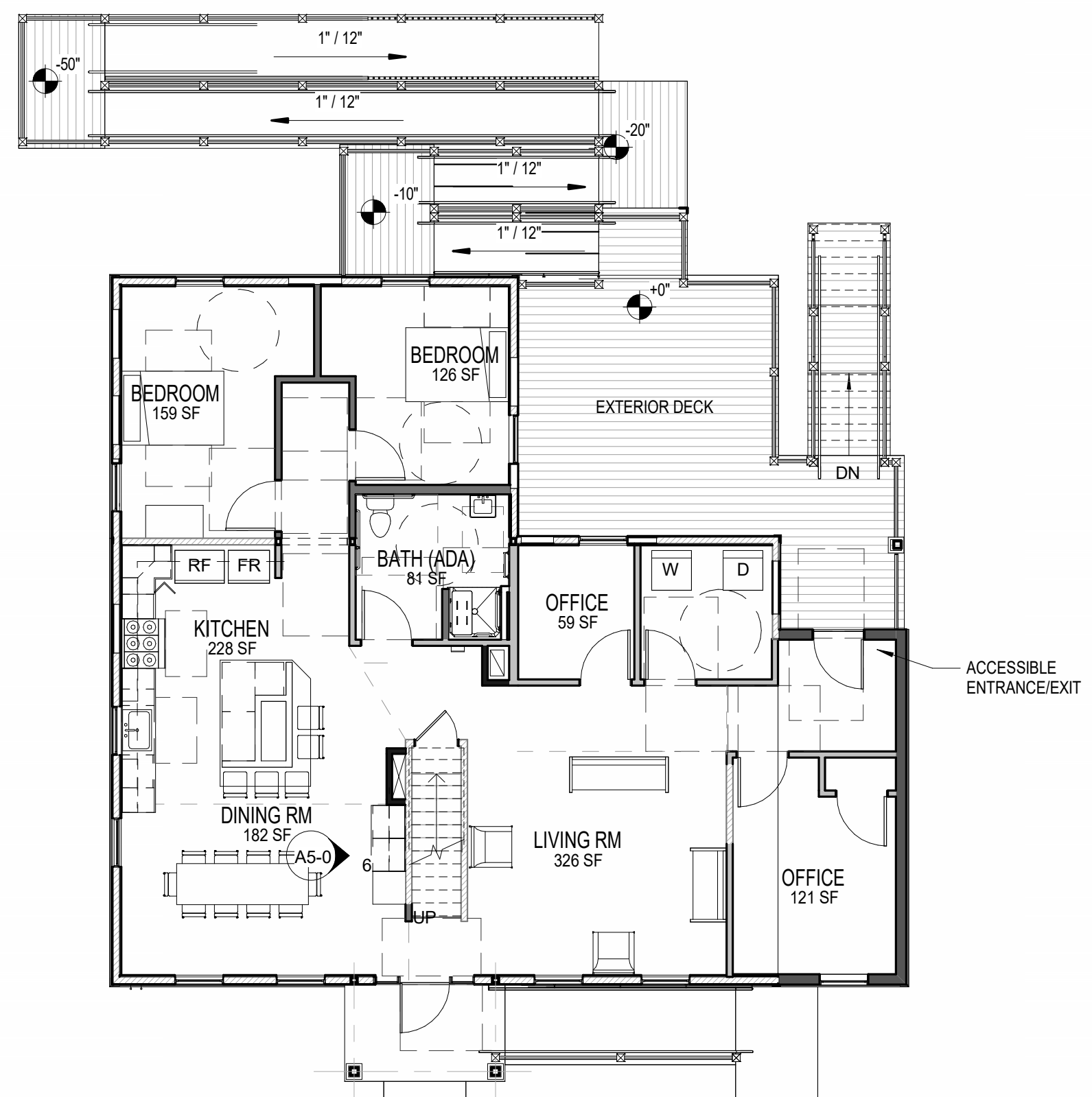
DATE	SCALE
7/18/24	1/8" = 1'-0"
DRAWN BY	JOB No.
JRM	22046

DRAWING DESCRIPTION
EXISTING FLOOR PLANS

SHEET NUMBER
AE-1



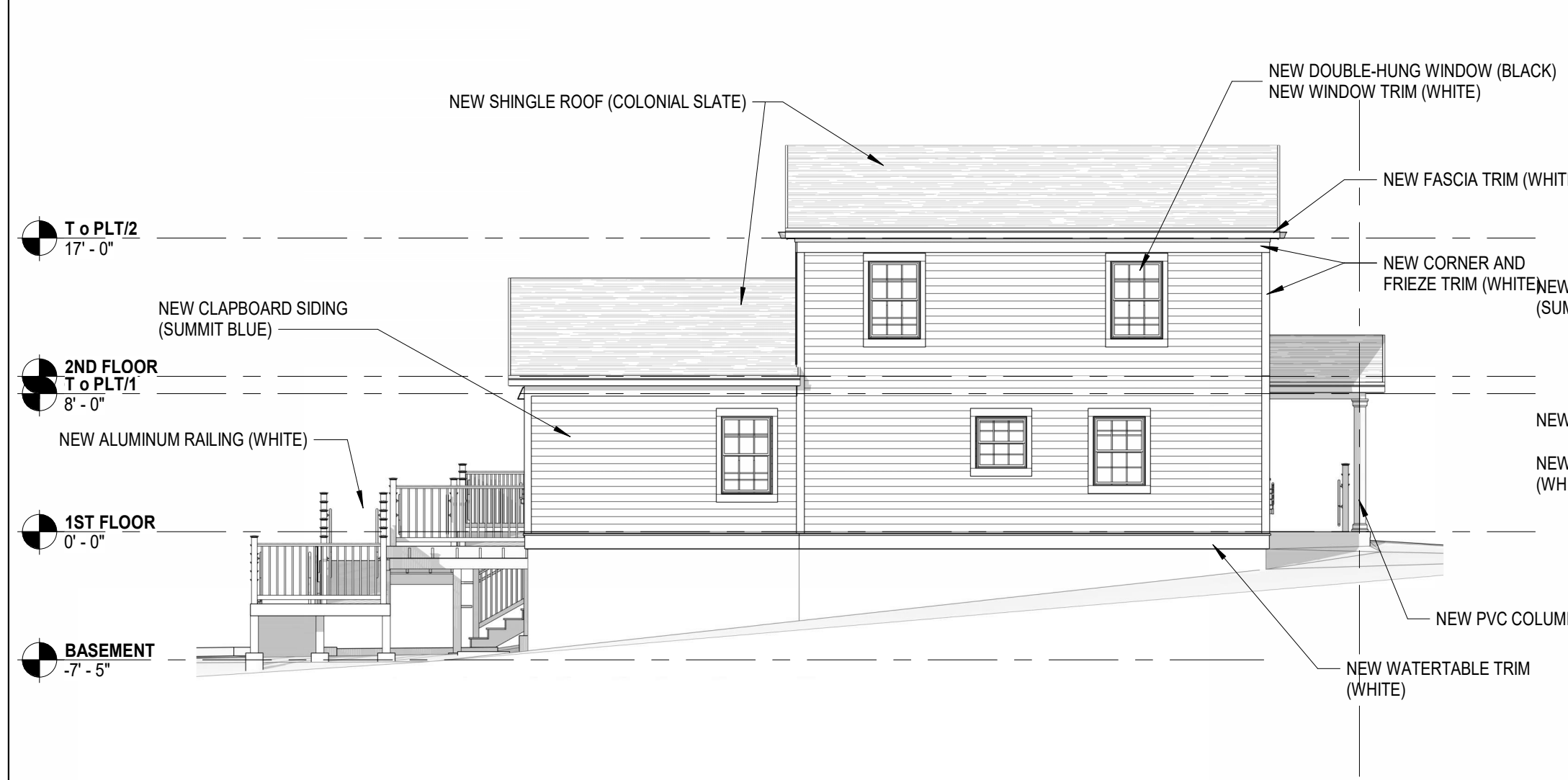
1 BASEMENT ZONING
SCALE: 1/8" = 1'-0"



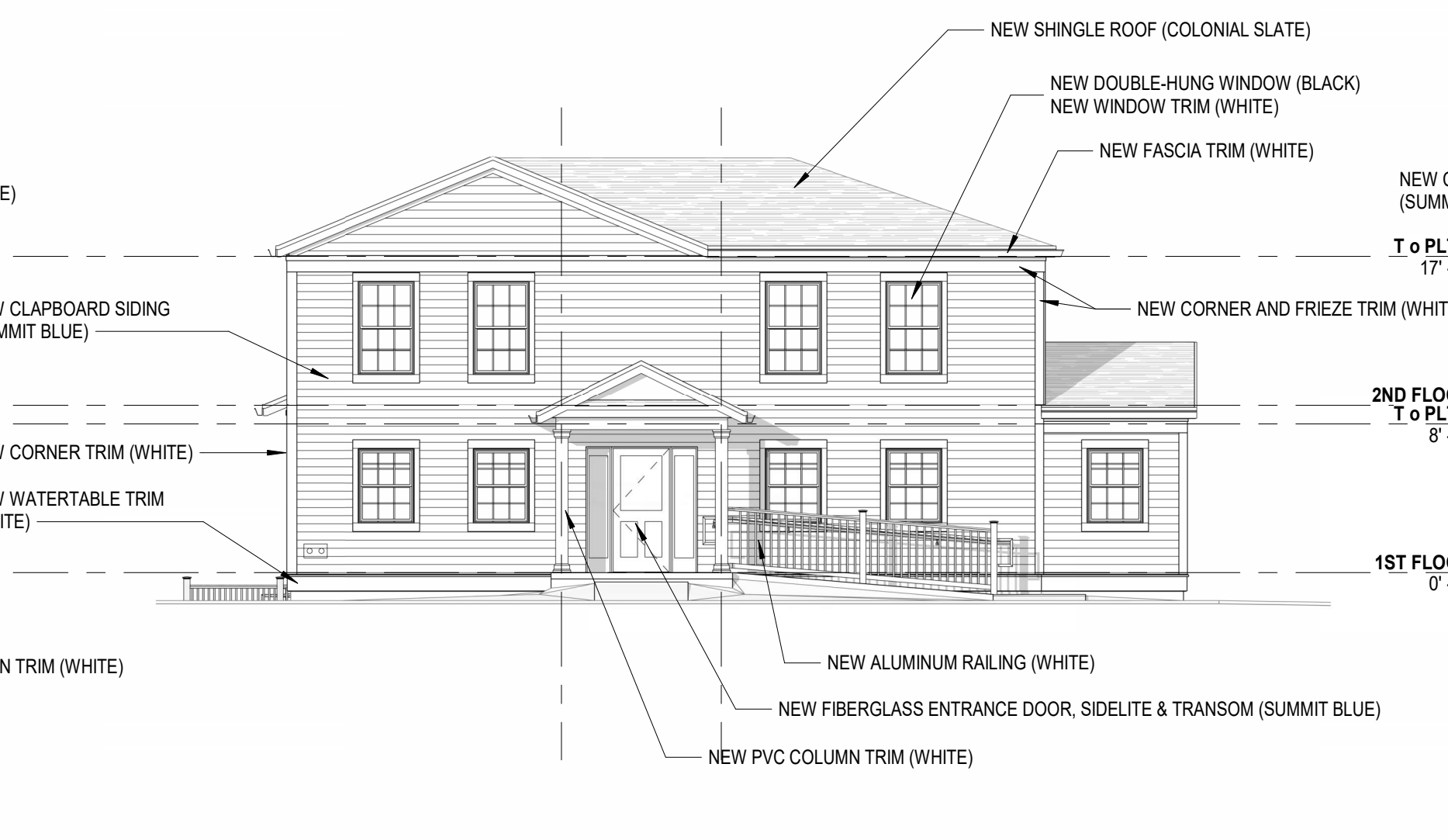
2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



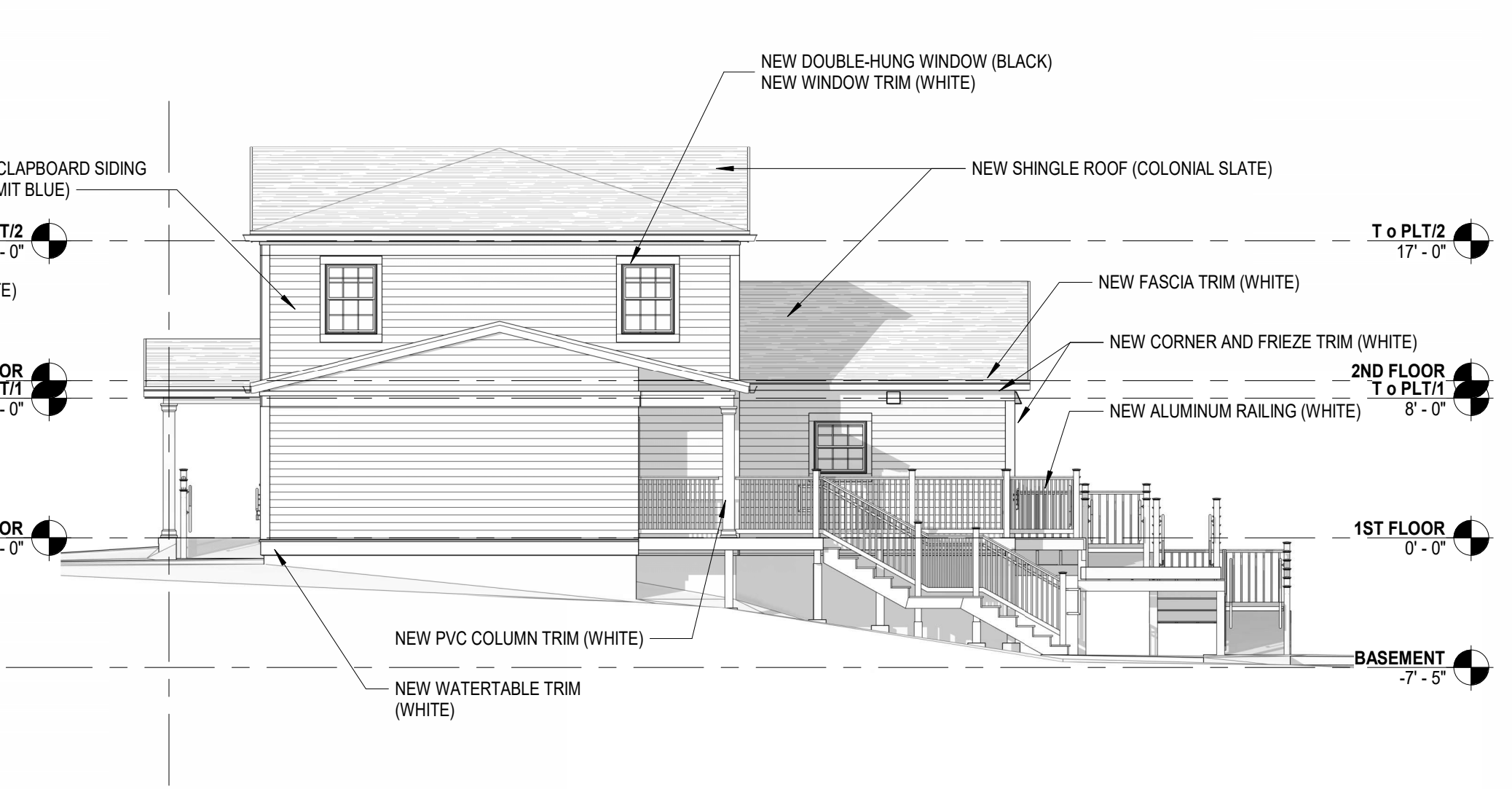
3 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



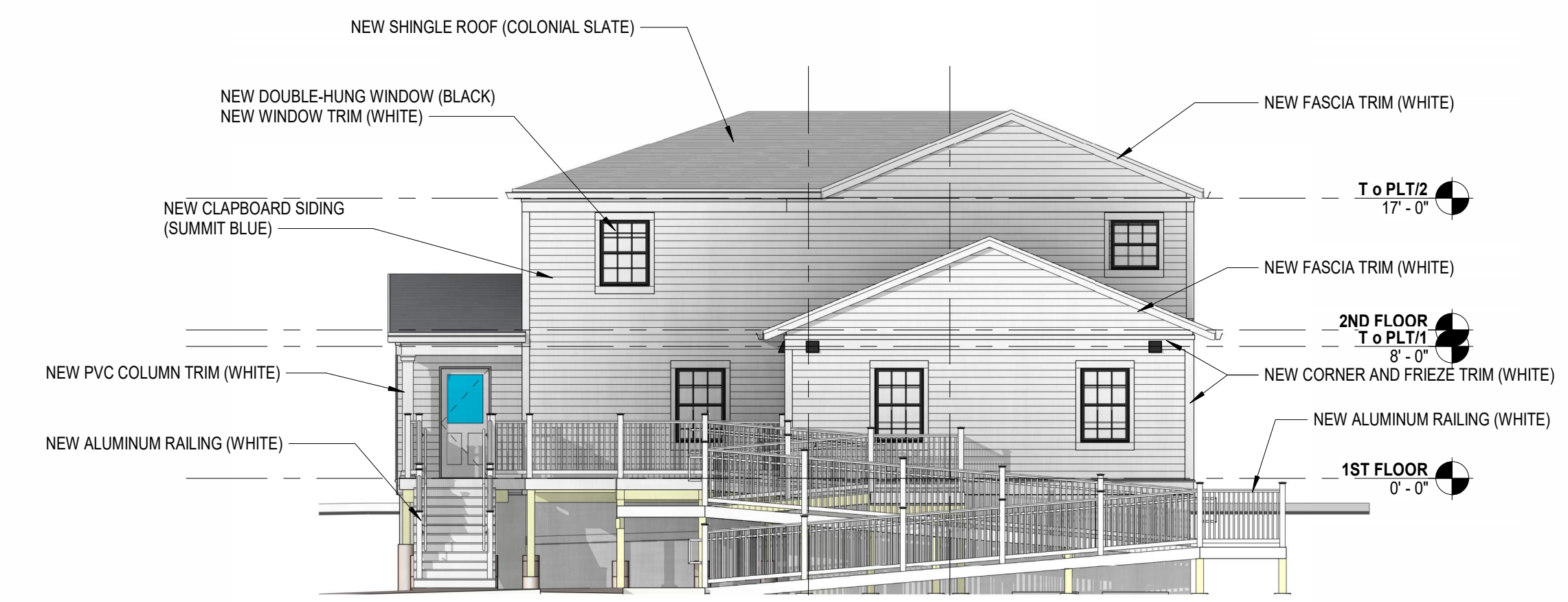
6 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION (JAMES ST)
SCALE: 1/8" = 1'-0"



7 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: LIBERTY RESOURCES - CRISIS RESIDENCE:
NOVA HOUSE - CRISIS RESIDENCE
3429 JAMES STREET, SYRACUSE, NY 13206

ARCHITECT: **DANIEL MANNING ARCHITECT PLLC**
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF NEW YORK AND THAT I HAVE PREPARED THIS DOCUMENT IN MY OWN PERSONAL CAPACITY AND UNDER MY OWN SUPERVISION AND CONTROL. I HAVE NOT DELEGATED ANY OF MY PROFESSIONAL RESPONSIBILITIES TO ANY OTHER PERSON. THIS STATEMENT IS REQUIRED BY LAW.

PROJECT NORTH

Revision	
No	Date

DATE: 7/18/24 SCALE: 1/8" = 1'-0"
DRAWN BY: JRM JOB No. 22046

DRAWING DESCRIPTION
PROPOSED FLOOR PLANS & BUILDING ELEVATIONS

SHEET NUMBER
A-1

Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP

BRING THE BOLD LOOK OF CEDAR TO YOUR STRUCTURES WITHOUT MANY OF THE WORRIES OF TRADITIONAL UNTREATED WOOD SIDING.

- Made of engineered wood, one of the most durable lap siding options on the market
- 16' lengths can result in faster installation and may create fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option helps eliminate the need to measure and set lap reveal; consistent spacing contributes to a clean look
- APA-certified lap siding
- Treated engineered wood strand substrate
- Available pre-primed and in 16 prefinished ExpertFinish® colors



SUMMIT BLUE



AZEK THREE-PLUS-ONE COLUMN WRAP

This easy-to-install Three-Plus-One Column Wrap profile saves time and installation costs. Three connected panels and a fourth "locking" panel fit easily and securely around a structural support with press-fit seams and clean corners.

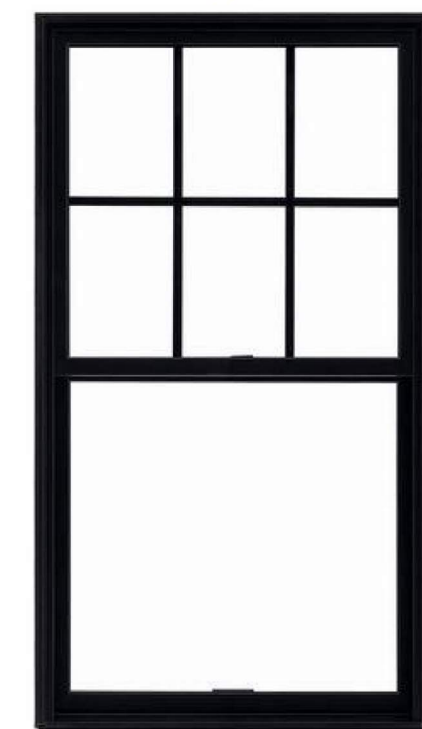
THREE-PLUS-ONE COLUMN WRAP				
NOMINAL	INTERIOR DIMENSION	OUTSIDE DIMENSION	8" x 8"	10"
4 x 4	3 3/8" x 3 3/8"	4 1/8" x 4 1/8"	S	S
4 x 4	5 1/8" x 5 1/8"	6 1/8" x 6 1/8"	S	S
8 x 8	7 3/8" x 7 3/8"	8 1/8" x 8 1/8"	S	S



Column Wrap installs quickly with three interlocking boards and special locking panel.



MARVIN



Exterior Finish



Ebony



Exterior View

Essential Double Hung

The Essential™ Double Hung window, made of Ultrex® fiberglass, offers a classic look with simplified design. Top and bottom sash tilt and remove for easy cleaning and streamlined options offer the right level of customization.

- Fiberglass interior and exterior
- Fits openings up to 4' wide by 6.5' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit into existing window openings



RESIDENTIAL ROOFING
LANDMARK® PRO



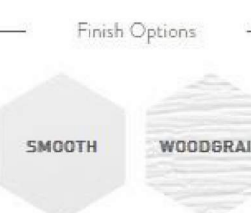
LEARN MORE



AZEK TRIM FINISHES AND OPTIONS

AZEK offers a wide variety of trim board sizes and options to provide installers, builders and architects the perfect solution for any project or jobsite. All our trim options are made from rot-resistant engineered polymer and are backed by a lifetime limited warranty.

- **Moisture-resistant**
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.
- **Unprecedented durability**
Flexible and durable cellular PVC prevents jobsite breakage and delivers long-lasting protection for homeowners.
- **Rot-resistant**
Say goodbye to splitting, splintering, and rotting caused by consistent exposure to the elements.



PRODUCTS INSPIRATION PROFESSIONAL RESOURCES SUPPORT WHERE TO BUY BLOG

← Belleville 2 Panel Half (22") Lite Exterior Doors Where to Buy

MASONITE

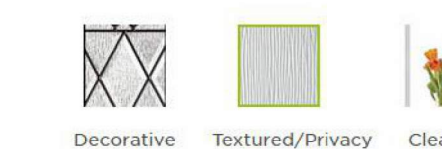


Belleville 2 Panel Half (22") Lite Exterior Doors
Belleville

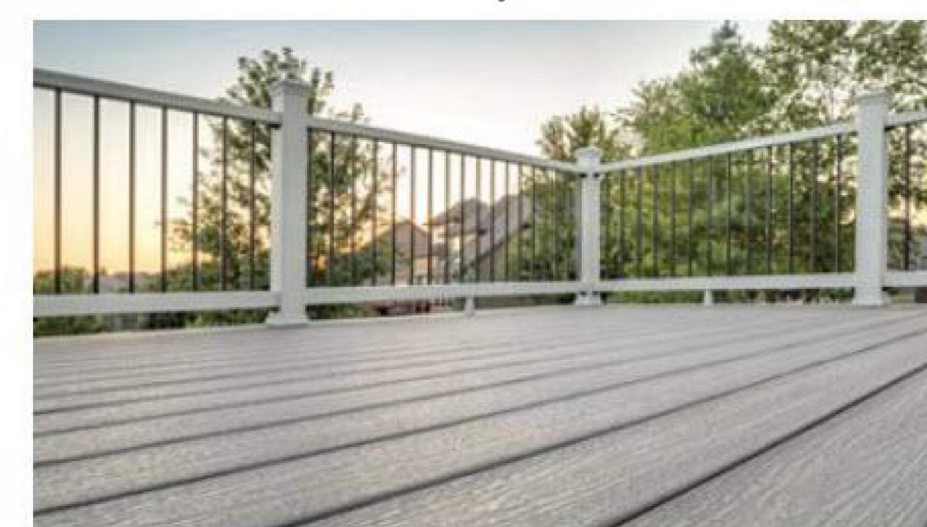
Belleville 2 Panel Half (22") Lite Exterior Doors | Fiberglass Front Doors | Masonite

Glass Options

Types



Designs



Trex Select®
RAILING

Available Colors

RAIL & BALUSTERS



Aluminum balusters

Trex Select® Composite Decking
Pebble Grey



Trex Select® in Pebble Grey

PROJECT: LIBERTY RESOURCES - CRISIS RESIDENCE:
NOVA HOUSE - CRISIS RESIDENCE
3429 JAMES STREET, SYRACUSE, NY 13206

ARCHITECT: **JMA**
DANIEL MANNING ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

PROJECT NORTH

Revision	
No	Date

DATE 7/18/24	SCALE
DRAWN BY JRM	JOB No. 22046

DRAWING DESCRIPTION
EXTERIOR MATERIALS AND COLORS

SHEET NUMBER
A-2



Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II
COUNTY EXECUTIVE

Meeting Date: September 11, 2024

OCPB Case # Z-24-249

- 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 NOVA House for the property located at 3429 James Street; 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 the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a special permit to convert an existing 4-unit apartment house into an 8-bedroom residential care facility on a 0.24-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the site is located in the Eastwood neighborhood of the City of Syracuse, near the municipal boundary with the Town of DeWitt; the area is characterized by a mix of residential and commercial uses along James Street, surrounded by residential; neighboring parcels include an apartment complex, a shopping plaza, multi-family residential, and single-family houses; and
- WHEREAS, the site is located at the corner of James Street and Walter Drive and contains a large house and a small asphalt parking area with a driveway onto Walter Drive, a local road; the house currently contains four apartments; per aerial imagery, a line of trees buffer the site from the adjacent residential property; and
- WHEREAS, the applicant is proposing to convert the existing building from 4 dwelling units to an 8-bedroom Residential Care Facility; the proposed work includes extensive interior renovations to result in eight sleeping rooms, bathrooms, a common living space, and office; exterior renovations include new windows, doors, siding, and roofing, construction of accessible entrances and ramps at the front and rear of the building, a new deck, and parking lot improvements including converting 3 spaces to 2 ADA-compliant spaces, sidewalks, and curbs; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/18/24, 0.06 acres of the site will be disturbed by the proposed project and the proposal will not create additional stormwater discharge; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; the proposed change in use may result in an increase in demand; and
- WHEREAS, per the referral notice, the site is served by public sewers and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; the proposed change in use may result in an increase in demand; the Site Plan dated 10/2/23 shows a "septic vent" near the southwest corner of the parcel, near the sidewalk; per aerial imagery, this vent appears to be a Syracuse mushroom cap sewer vent, located adjacent to a sanitary manhole;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734032, 734064) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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:

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.



Martin E. Voss, Chairman
Onondaga County Planning Board

City of Syracuse
Parcel History
 01/01/1900 - 08/21/2024
 Tax Map #: 025.-01-04.0
 Owners: Liberty Resources Inc.
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
3429 James St & Walter Dr	05/18/16	Periodic Inspection	Smoke Certification	SC - Issued	
3429 James St & Walter Dr	02/08/17	Periodic Inspection	C of C	Invalid - failed to	
3429 James St & Walter Dr	09/12/17	Completed Complaint	Bulk Household Items	Completed	2017-26731 couch + 5 trash bags (knows limit, clearly advised)
3429 James St & Walter Dr	10/18/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-30415 code violation
3429 James St & Walter Dr	04/18/18	Permit Application	Electric	Issued	31818 electric
3429 James St & Walter Dr	04/19/18	Inspection	Inspector Notification	In Progress	
3429 James St & Walter Dr	05/01/18	Inspection	Final Inspection	Pass	
3429 James St & Walter Dr	05/21/18	Completed Permit	Electric	Completed - No	31818 electric Completed #31818
3429 James St & Walter Dr	01/30/20	Completed Complaint	Sewer Back Up	Completed	2020-01806 Sewer Backup
3429 James St & Walter Dr	02/05/20	Completed Complaint	Sewer Back Up	Completed	2020-02381 vent overflowing
3429 James St & Walter Dr	07/02/20	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	07/02/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
3429 James St & Walter Dr	08/03/20	Inspection	Complaint Re-Inspection	No Progress	
3429 James St & Walter Dr	08/27/20	Completed Complaint	Smoke Alarm Certification	Completed	2020-10213
3429 James St & Walter Dr	09/26/20	Completed Complaint	Sewer Back Up	Completed	2021-01635 OUTSIDE VENT OVER FLOW
3429 James St & Walter Dr	04/28/21	Completed Complaint	Sewer Back Up	Completed	2021-11463 Sewer B/U--Someone will be home.. call 15min before arriving
3429 James St & Walter Dr	06/14/21	Completed Complaint	Sewer Back Up	Completed	2021-16242 Sewer B/U-- Dispatched to: Frank
3429 James St & Walter Dr	07/13/21	Complaint	Certificate of Compliance	Referred to Law	2021-19500 Certificate of Compliance, 4 apts
3429 James St & Walter Dr	07/13/21	Violation	SPCC SEC. 27-15	Open	
3429 James St & Walter Dr	08/23/21	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	10/05/21	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	10/05/21	Violation	2020 FCNYS- - 105.2 - Building permits	Open	
3429 James St & Walter Dr	11/05/21	Inspection	Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3429 James St & Walter Dr	12/08/21	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	12/27/21	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	01/03/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
3429 James St & Walter Dr	01/24/22	Completed Complaint	Smoke Alarm Certification	Completed	2021-23916
3429 James St & Walter Dr	02/02/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	02/16/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	03/04/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	03/29/22	Inspection	Complaint Inspection	In Progress	
3429 James St & Walter Dr	04/08/22	Inspection	Complaint Inspection	In Progress	
3429 James St & Walter Dr	06/01/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	06/01/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	06/13/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	06/13/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	06/22/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	07/15/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	08/15/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	09/22/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	10/21/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	12/19/22	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	12/19/22	Violation	2020 PMCNYS - Section 506.2 - Maintenance	Closed	
3429 James St & Walter Dr	12/28/22	Completed Complaint	Property Maintenance- Ext	Completed	2022-10782 Vent stack overflow
3429 James St & Walter Dr	12/28/22	Inspection	Complaint Re-Inspection	Pass	
3429 James St & Walter Dr	01/12/23	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	01/12/23	Violation	SPCC - Section 27-52 (c) (7) Sewage Draining System	Closed	
3429 James St & Walter Dr	02/02/23	Inspection	Complaint Inspection	N/A	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
3429 James St & Walter Dr	02/03/23	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	02/03/23	Inspection	Complaint Re-Inspection	In Progress	
3429 James St & Walter Dr	02/15/23	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	02/24/23	Inspection	Complaint Re-Inspection	In Progress	
3429 James St & Walter Dr	03/24/23	Inspection	Complaint Re-Inspection	No Progress	
3429 James St & Walter Dr	03/28/23	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	03/28/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
3429 James St & Walter Dr	04/21/23	Inspection	Complaint Re-Inspection	Pass	
3429 James St & Walter Dr	04/25/23	Completed Complaint	Property Maintenance- Ext	Completed	2023-00312 Sewer vent overflow
3429 James St & Walter Dr	04/25/23	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	05/09/23	Completed Complaint	Smoke Alarm Certification	Completed	2023-00503
3429 James St & Walter Dr	12/04/23	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	01/19/24	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	04/05/24	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	05/17/24	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	06/07/24	Inspection	Complaint Inspection	In Progress	
3429 James St & Walter Dr	06/21/24	Inspection	Complaint Inspection	No Progress	
3429 James St & Walter Dr	06/24/24	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
3429 James St & Walter Dr	06/24/24	Inspection	Complaint Inspection	Fail	
3429 James St & Walter Dr	07/08/24	Completed Complaint	Smoke Alarm Certification	Completed	2024-04258
3429 James St & Walter Dr	07/12/24	Inspection	Complaint Inspection	In Progress	
3429 James St & Walter Dr	08/08/24	Inspection	Complaint Inspection	In Progress	

Project: SP-24-17

Date: 9/30/2024

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	SP-24-17
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Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission	9/30/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM