



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

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

<u>Z-2870</u>	Staff Report – September 30, 2024
Application Type:	Project Plan Review
Project Address:	776 Ostrom Ave (Tax Map ID: to be assigned)
Summary of Proposed Action:	Syracuse University proposes to construct a 4- to 6-story dormitory on the subject property for Syracuse University students. The proposed dormitory will have 168 dwelling units (570 bedrooms) and 8 on-site parking spaces (including 2 ADA parking spaces).
Owner/Applicant	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director of Campus Planning (Applicant)
Existing Zone District:	Planned Institutional, PID Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, and west are within the Planned Institutional, PID Zone District. The neighboring properties to the east are within the Open Space, OS Zone District, Single Unit Residential, R1 Zone District, and Low Density Residential, R2 Zone District.
Companion Application(s)	R-24-43M1 Resubdivision to combine 13 properties into 1 new lot.
Summary of Changes:	This project was previously reviewed by CPC on 8/8 meeting. No action has been taken on this project because it is pending on the Common Council’s decision on the designation of 727 Comstock Ave. The applicant has redesigned the project to exclude the property at 727 Comstock Ave out of the project area. The updated plans were presented to CPC on 9/9 meeting.
Scope of Work:	1) Demolition of a parking lot named Ostrom lot located at the corner of University Pl. and Ostrom Ave.; 2) demolition of a portion of a parking lot named Shaw lot located in the north of Shaw Hall; 3) Site grading and foundation excavation to prepare the site for construction; 4) Construction of a 4- to 6-story dormitory building including 168 dwelling units (570 bedrooms); 5) Improvement of the site including installation of retaining wall along western property boundary and construction of parking lot, fire lane, a trash/recycling area and a loading area.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed dormitory use is compliant with the District Plan of Syracuse University PID Sub-district 8. - The project will convert 0.86 acres of the subject property (2.55 acres in total) from meadows and grasslands into impervious surfaces. - The average depth to water table for the project site is 10 feet, while the maximum depth of the proposed site excavation is 25 feet. - The project will excavate the whole site to level the hilly topography. - The applicant proposes to install a subsurface stormwater pipe detention system to mitigate the stormwater runoff. - There are residential housing and residential Zone Districts located at the opposite side of Ostrom Avenue. - There will be potential noise concerns because the site is adjacent to residential properties, construction will last around 24 months, and heavy construction machinery and diesel generators will be used during construction. - The project will provide 8 on-site parking spaces. The ReZone Syracuse Zoning Ordinance requires the project to have a minimum of 70 off-street parking spaces (1 parking space per 10 bedrooms).

- The applicant will provide a comprehensive transportation system to accommodate the needs for commuting.
- The applicant states that sufficient off-site parking spaces will be provided in nearby campus parking facilities.
- The proposed structure will be 4- to 6- story in height while the adjacent residential houses are 2- to 3- stories in height.
- The project is adjacent to E.M. Mills Rose Garden, which is a property listed on the National Register of Historic Places and is a local aesthetic resource.
- The project is also substantially contiguous to 6 properties which are Eligible for National Register, 1 property which is National Register Listed and the Westcott/University Historic District which is eligible for National Register (See Figure 3).

Recommend Conditions:

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

Zoning Procedural History:

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

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

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

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

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

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

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

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

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

	<p><u>712-14 Ostrom Avenue</u> has no zoning history available and is currently an accessory parking lot for residents at 718 Ostrom Avenue.</p> <p><u>508 University Place & Ostrom Avenue</u> is currently a parking lot, and no zoning history is available.</p> <p><u>506 University Place</u> is currently a parking lot, and no zoning history is available.</p> <p><u>201 Euclid & Comstock Avenue</u> is currently a dormitory. In 1987 the BZA approved an addition to Shaw Hall (V-87-107). In 1993, the CPC approved a Project Plan Review (Z-2498) to approve a dining hall in Shaw Hall. In 2014, a modification to construct a two-story vestibule was approved by the CPC (Z-2489M1) and in 2015 a subsequent modification (Z-2489M2) was approved to allow the installation of an on-site emergency generator. Lastly, in 2022 a Site Plan Review (SR-22-08) was approved to install one CBRS antenna on the roof of Shaw Hall.</p>
Summary of Zoning History:	All involved 14 parcels is owned by the Syracuse University. Multiple buildings (760, 754, 750, 744, 740, 736, 732, 726, 718, 712-14 Ostrom Ave.) were demolished in 2019 and 2020, and the properties are maintained as grassland. 606 and 508 University Place is currently utilized as the Syracuse campus parking lot (Ostrom Ave. lot). 201 Euclid Ave. is an existing student dormitory (Shaw Hall).
Code Enforcement History:	Project site is consisting of vacant lands and parking lots. No significant violation found.
Zoning Violations:	<ul style="list-style-type: none">- Per ReZone, Art. 2, Sec. 2.15B(3)b. (Table 2.15), the off-street parking requirement for the project is: 1 space per 10 bedrooms of any college or university residential use.
Property Characteristics:	<p><u>Existing property characteristics:</u></p> <p>The subject property is irregular in shape with 44 feet of frontage on 760 Ostrom Avenue and a southern lot depth of 132 feet, and rear lot width of 48 feet. The north property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with inward distance separately to 2 feet and 6 feet.</p> <p>The subject property is irregular in shape with 52 feet of frontage on 754 Ostrom Avenue and a northern lot depth of 132 feet, and rear lot width of 48 feet. The southern property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with outward distance separately to 2 feet and 6 feet.</p> <p>The subject property is rectangle in shape with 50 feet of frontage on 750 Ostrom Avenue and a lot depth of 132 feet.</p> <p>The subject property is rectangle in shape with 74 feet of frontage on 744 Ostrom Avenue and a lot depth of 160 feet.</p> <p>The subject property is rectangle in shape with 50 feet of frontage on 740 Ostrom Avenue and a lot depth of 140 feet.</p> <p>The subject property is rectangle in shape with 50 feet of frontage on 736 Ostrom Avenue and a lot depth of 140 feet.</p>

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

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

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

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

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

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

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

Proposed property characteristics:

Proposed Lot 5A

The proposed lot will be known as 776 Ostrom Avenue and will be irregularly shaped and have a lot size of 111,034.4 SF (2.549 acres). The proposed northern most property line and primary street frontage along University Place will be 130 feet; the eastern property line and primary street frontage will be 734.56 feet along Ostrom Avenue; the southern property lines border Lot 5B for a cumulative total of 195.65 feet; and the western property lines border the Comstock Ave. properties for 684.99 feet and the University Pl. property for 165.46 feet.

Proposed Lot 5B

The proposed lot will be known as 201 Euclid Ave and will irregularly shaped and will have a lot size of 94,568.76 SF (2.171 acres). The proposed western property line will have 249 feet of street frontage along Comstock Ave.; the southern property line will have 360 feet of street frontage along Euclid Ave.; the eastern property line will have 284.50 feet of street frontage along Ostrom Avenue; and the northern property line will border 751 Comstock Ave. for 220.96 feet and Lot 5A for a cumulative total of 195.65 feet.

SEQR Determination:

Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action.

***Onondaga County
Planning Board***

The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n.

Referral:

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

- Project Plan Review application
- Full Environmental Assessment Form Part 1
- Resubdivison Map- For Lots 2A,5,15-19,21,24-27,31-35, 38&39 and Parts of 22, 23,36, 37 &40 of City Block 552- University Heights. Comstock Avenue, Ostrom Avenue, University Place and Euclid Avenue INTO New Lots 5A & 5B For Lots 2A,5,15-19,21,24-27,31-35, 38&39 and Parts of 22, 23,36, 37 &40 of City Block 552- University Heights., City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOCIATES; Scale: 1''= 40'; Dated: 05/15/2024
- Site Plan (Sheet Z-05). Prepared by Bohlin Cywinski Jackson; Scale: 1/32''= 1'; Dated: 08/22/2024.
- Elevation Plan (Sheet Z-06). Prepared by Bohlin Cywinski Jackson; Scale: 1/16''= 1'; Dated: 08/22/2024.

Attachments:

Project Plan Review Application

IPS Comments from City Departments



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

<i>R-24-43M1</i>	<i>Staff Report – September 30, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	776 Ostrom Ave (Tax Map ID: to be assigned), 13 lots are involved (See attach address list)
<i>Summary of Proposed Action:</i>	<p>The applicant (Syracuse University) intends to combine 12 lots and a portion of 201 Euclid and Comstock Ave. (see the attached parcel address) into a new lot. The new lot will be the site for the construction of a 570-bed (4-6 story) dormitory on Ostrom Avenue, to provide on-campus housing and amenities for Syracuse University students.</p> <p>2 new lots will be created by the proposed resubdivision: New lot 5A: 2.549 Acres/111,034.44SF New Lot 5B: 2.171 Acres/94,568.76SF(Shaw Hall)</p>
<i>Owner/Applicant</i>	Syracuse University (Owner) Jennifer C. Bybee, Assistant Director for Campus Planning (Applicant)
<i>Existing Zone District:</i>	Planned Institutional, PID Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, and east, are PID Zone District, and to the west of the properties are Single Residential R1 and Open Space OS Zone District.
<i>Companion Application(s)</i>	Z-2870-Project Plan Review for construction of a 570 beds (4-6 story) dormitory on 700 block Ostrom Avenue
<i>Scope of Work:</i>	Merge 13 adjacent properties along with Ostrom Avenues including a rear portion of 201 Euclid Avenue into one large new lot.
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - The subject properties have been vacant or are currently used as a parking lot for the last several years. - Combining the properties would allow the development to proceed forward. - All the subject properties are owned by Syracuse University and are within the PID Zone District. There are no regulations for lot width and the proposed resubdivided lot would be compliant to the SU subdistrict 8 PID plans. - Future land use would also comply with the subdistrict 8 PID plan. - The future land use of a high-density dormitory would alter the Ostrom Avenue “low-rise, low-density, single-unit structure” urban character.
<i>Zoning Procedural History:</i>	<p><u>760 Ostrom Avenue</u> is currently vacant land and there is no zoning history available. A single-story academic building was demolished in 2020.</p> <p><u>754 Ostrom Avenue</u> is currently vacant land and a Special Use Permit (SP-86-18) established educational offices at this property in 1986. The two-story building was demolished in 2019.</p> <p><u>750 Ostrom Avenue</u> is currently vacant land, and no zoning history is available. There was a two-story building that was demolished in 2019.</p> <p><u>744 Ostrom Avenue</u> is currently vacant land and there was a Project Plan Review (Z-2666) to establish the Daily Orange. Moreover, there was a Special Use Permit (SP-86-37) approved in 1985 to establish educational offices. The building was demolished in 2020.</p>

R-24-43M1

	<p><u>740 Ostrom Avenue</u> is currently vacant land, and no zoning history is available. The two-dwelling unit building was demolished in 2020.</p> <p><u>736 Ostrom Avenue</u> is currently vacant land, and no zoning history is available. The two-dwelling unit building was demolished in 2020.</p> <p><u>732 Ostrom Avenue</u> is currently vacant land, and no zoning history is available. The two-story residential building was demolished in 2020.</p> <p><u>726 Ostrom Avenue</u> is currently vacant land, and no zoning history is available. The two-story rooming house was demolished in 2019.</p> <p><u>718 Ostrom Avenue</u> is currently vacant land, and no zoning history is available. The 6-room apartment building was demolished in 2019.</p> <p><u>712-14 Ostrom Avenue</u> has no zoning history is available and is currently an accessory parking lot for residents at 718 Ostrom Avenue.</p> <p><u>508 University Place & Ostrom Avenue</u> is currently a parking lot, and no zoning history is available.</p> <p><u>506 University Place</u> is currently a parking lot, and no zoning history is available.</p> <p><u>201 Euclid & Comstock Avenue</u> is currently a dormitory. In 1987 the BZA approved an addition to Shaw Hall (V-87-107). In 1993, the CPC approved a Project Plan Review (Z-2498) to approve a dining hall in Shaw Hall. In 2014, a modification to construct a two-story vestibule was approved by the CPC (Z-2489M1) and in 2015 a subsequent modification (Z-2489M2) was approved to allow the installation of an on-site emergency generator. Lastly, in 2022 a Site Plan Review (SR-22-08) was approved to install one CBRS antenna on the roof of Shaw Hall.</p>
<i>Summary of Zoning History:</i>	All involved 13 parcels is owned by the Syracuse University. Multiple buildings (760, 754, 750, 744, 740, 736, 732, 726, 718, 712-14 Ostrom Ave.) were demolished in 2019 and 2020, and the properties are maintained as grassland. 506 and 508 University Place is currently utilized as the Syracuse campus parking lot (Ostrom Ave. lot). 201 Euclid Ave. is an existing student dormitory (Shaw Hall).
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<p><u>Existing property characteristics:</u></p> <p>The subject property is irregular in shape with 44 feet of frontage on 760 Ostrom Avenue and a southern lot depth of 132 feet, and rear lot width of 48 feet. The north property line consists of three-segment straight lines (68.7 feet, 30 feet, 33.3 feet) with inward distance separately to 2 feet and 6 feet.</p> <p>The subject property is irregular in shape with 52 feet of frontage on 754 Ostrom Avenue and a northern lot depth of 132 feet, and rear lot width of 48 feet. The southern property</p>

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Proposed property characteristics:

Proposed Lot 5A

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R-24-43M1

	<p>Comstock Ave. properties for 684.99 feet and the University Pl. property for 165.46 feet.</p> <p><u>Proposed Lot 5B</u></p> <p>The proposed lot will be known as 201 Euclid Ave and will irregularly shaped and will have a lot size of 94,568.76 SF (2.171 acres). The proposed western property line will have 249 feet of street frontage along Comstock Ave.; the southern property line will have 360 feet of street frontage along Euclid Ave.; the eastern property line will have 284.50 feet of street frontage along Ostrom Avenue; and the northern property line will border 751 Comstock Ave. for 220.96 feet and Lot 5A for a cumulative total of 195.65 feet.</p>
<i>SEQR Determination:</i>	Pursuant the 6 NYCRR § 617.4(b)(11), this project is a Type I Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n

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

- Resubdivision Application
- Full Environmental Assessment Form Part 1
- Resubdivison Map- For Lots 2A,5,15-19,21,24-27,31-35, 38&39 and Parts of 22, 23,36, 37 &40 of City Block 552- University Heights. Comstock Avenue, Ostrom Avenue, University Place and Euclid Avenue INTO New Lots 5A & 5B For Lots 2A,5,15-19,21,24-27,31-35, 38&39 and Parts of 22, 23,36, 37 &40 of City Block 552- University Heights., City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOCIATES; Scale: 1''= 40'; Dated: 05/15/2024
- Site Plan (Sheet Z-05). Prepared by Bohlin Cywinski Jackson; Scale: 1/32''= 1'; Dated: 08/22/2024.

Attachments:

Resubdivision Application
Code Enforcement History
Address List

IPS Comments from City Departments

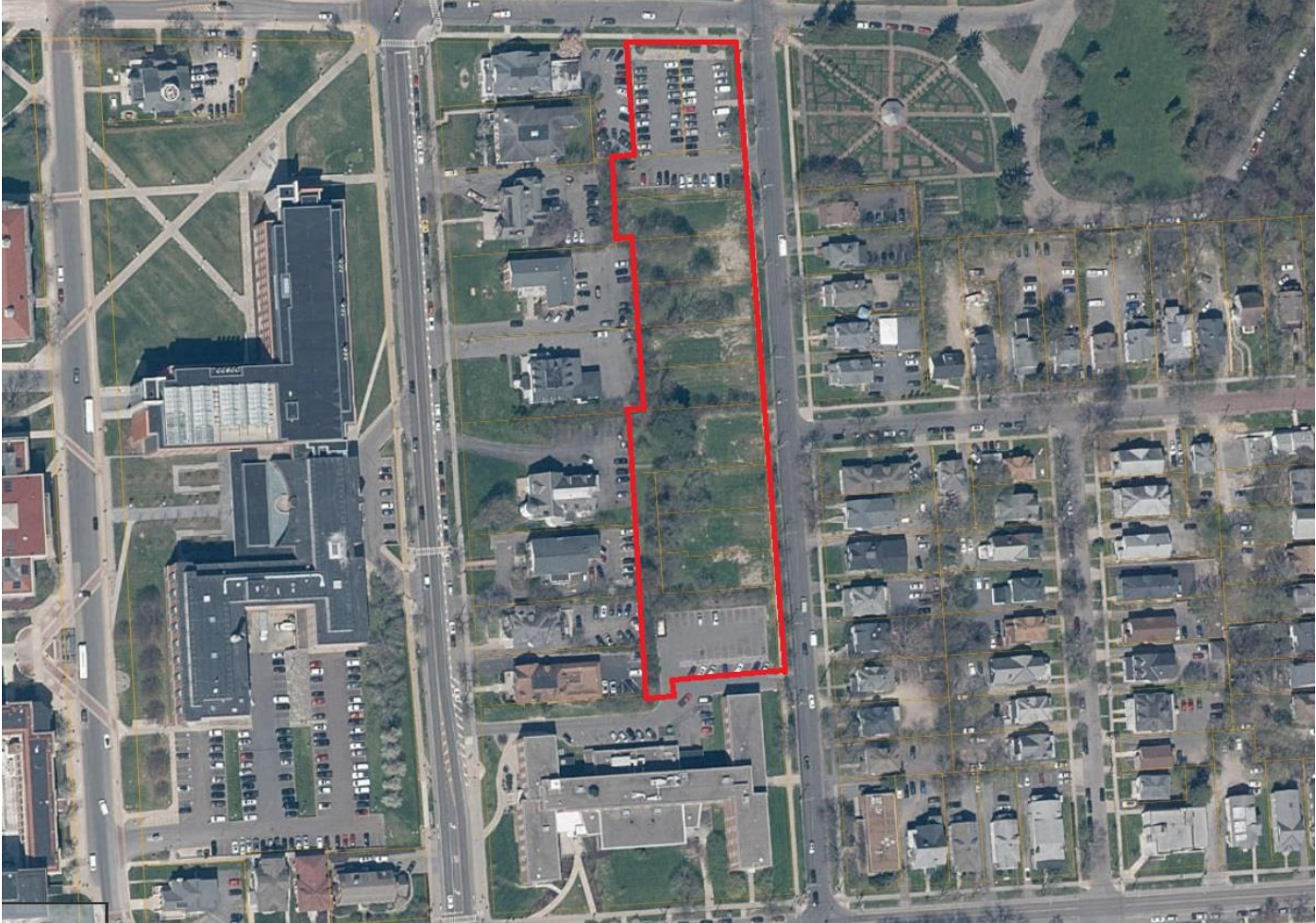
Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject parcels at Ostrom Ave & University Place
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 on subject parcels at Comstock & Ostrom Ave.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



August 22, 2024

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

**Re: Syracuse University ("SU") - New Residence Hall Housing Project
West Side of 700 Block of Ostrom Avenue
Main Campus Planned Institutional District ("P.I.D."), Subdistrict 8
SU Project #21106**

Dear Mr. Dishaw:

On behalf of Syracuse University ("SU"), please find enclosed a proposed amendment ("Amendment") to the application package submitted on June 24, 2024 for the proposed construction of a \pm 703-bed University dormitory, with typical amenities, generally located along the west side of Ostrom Avenue between University Place and Euclid Avenue.

By this Amendment, SU is proposing to remove 727 Comstock Avenue from the project site, decrease the bed count to \pm 570 beds and reduce the height of the building at the northern end from 6 stories to 5 stories (the revised project, the "Project").

This Amendment has been prepared to identify and deliver to you the information from the original application package, as changed. The changes are explained in the attached Table 1. References are to the document labelling in the original application package. Additionally, copies of the original form applications are included; changes are highlighted.

Taking into account the minor changes and the removal of 727 Comstock, we believe that there are no new substantive issues of concern. We will submit separately our responses to the City Department comments and to the comments received to date from staff on the Full EAF.

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

Sincerely,

Jennifer Champa Bybee
Assistant Director for Campus Planning

Enclosures

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

pc: P. Sala; J. Alfieri

TABLE 1

List of Revisions to New Residence Hall Project

Below is a table showing the changes to the June 24, 2024 application materials resulting from removal of 727 Comstock and lowering the height of “A Wing” at the northern end to 5 stories.

A. Removal of 727 Comstock Avenue:

1. Revise Site Plan - see Exhibit A-3;
2. Revise Project Elevations - see Exhibit A-3;
3. Revise Resubdivision Plat - see Exhibit B-2;
4. Demolition at 727 Comstock is removed - see Exhibit A;
5. Bed count is decreased to 570 beds - see Exhibit A, Exhibit A-2;
6. Photographs showing 727 Comstock are removed - see Schedule 1;
7. Site size is decreased - see Exhibits A-1, A-2, B-2, FEAF; and
8. 727 Comstock is removed from list of site parcels - see Exhibit A-Schedule 1; Exhibits A-1; Exhibits B-1, B-2.

B. Reduced Building Height:

1. Revised Project Elevations - see Exhibit A-3;
2. Revised Shadow Study - see Exhibit A-4; and
3. Revised building heights - see Exhibit A-3.

C. Changes to FEAF: Are shown in Exhibit C, Table 2. Also, changes are highlighted on the FEAF itself. Every change reduces or avoids potential impacts already identified by staff. Those are being responded to by separate submittal.

D. Changes to Shaw Hall Application: NO CHANGES.

EXHIBIT A

PROJECT PLAN REVIEW APPLICATION FORM



Project Plan Review Application

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

For Office Use Only
Zoning District: _____
Application Number: Z- _____
Date: _____

Project 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: Syracuse University - New Residence Hall		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): See Schedule 1		
Lot numbers: See Schedule 1	Block number:	Lot size (sq. ft.)
Current use of property: University/Vacant		Proposed: University Housing
Current number of dwelling units (if applicable): None		Proposed: (+/-570 beds)
Current onsite parking (if applicable): 88		Proposed: 2-10
Zoning (base and any overlay) of property: Syracuse University Planned Institutional District - Main Campus - Subdistrict 8		
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision, Project Plan Review Amendment to Shaw		
Type of Project Plan: <input checked="" type="checkbox"/> New Application <input type="checkbox"/> Amendment		
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: TBD	Type:	Location:
Size:	Type:	Location:
Nature and extent of Project Plan requested (attach additional pages if necessary):		
<p>See Project Narrative attached as Exhibit A-2.</p>		



Project Plan Review Application

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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.
Print owner's name: Syracuse University - by Jennifer C. Bybee - Assistant Director for Campus Planning
Signature: Date: June 24, 2024 revised August 21, 2024
Mailing address: 1320 Jamesville Avenue, Syracuse, New York 13244
Print authorized agent's name: Jennifer C. Bybee Date: June 24, 2024 revised August 21, 2024
Signature: Jennifer C. Bybee
Mailing address: 1320 Jamesville Avenue, Syracuse, New York 13244
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

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



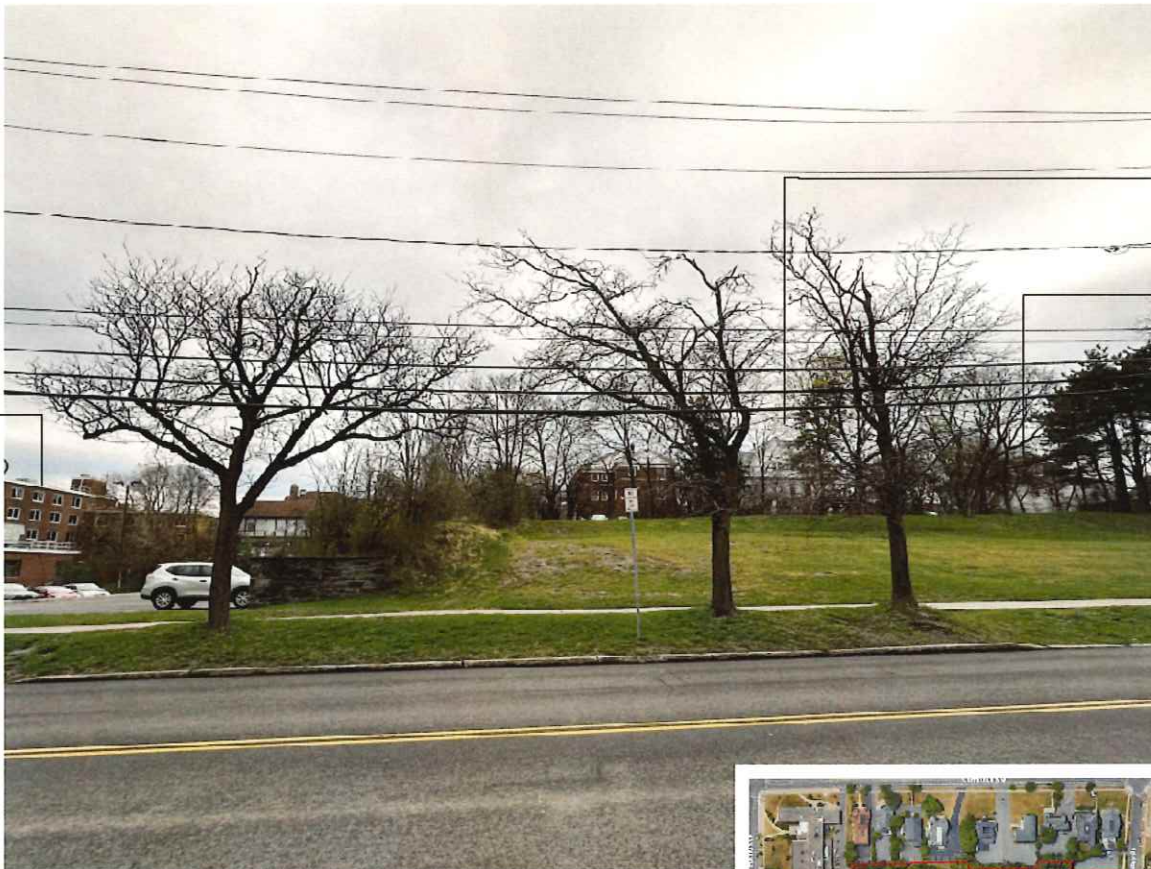
Project Plan Review Application

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

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

SCHEDULE 1

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



Shaw Hall

Sigma Chi
737 Comstock

727 Comstock

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



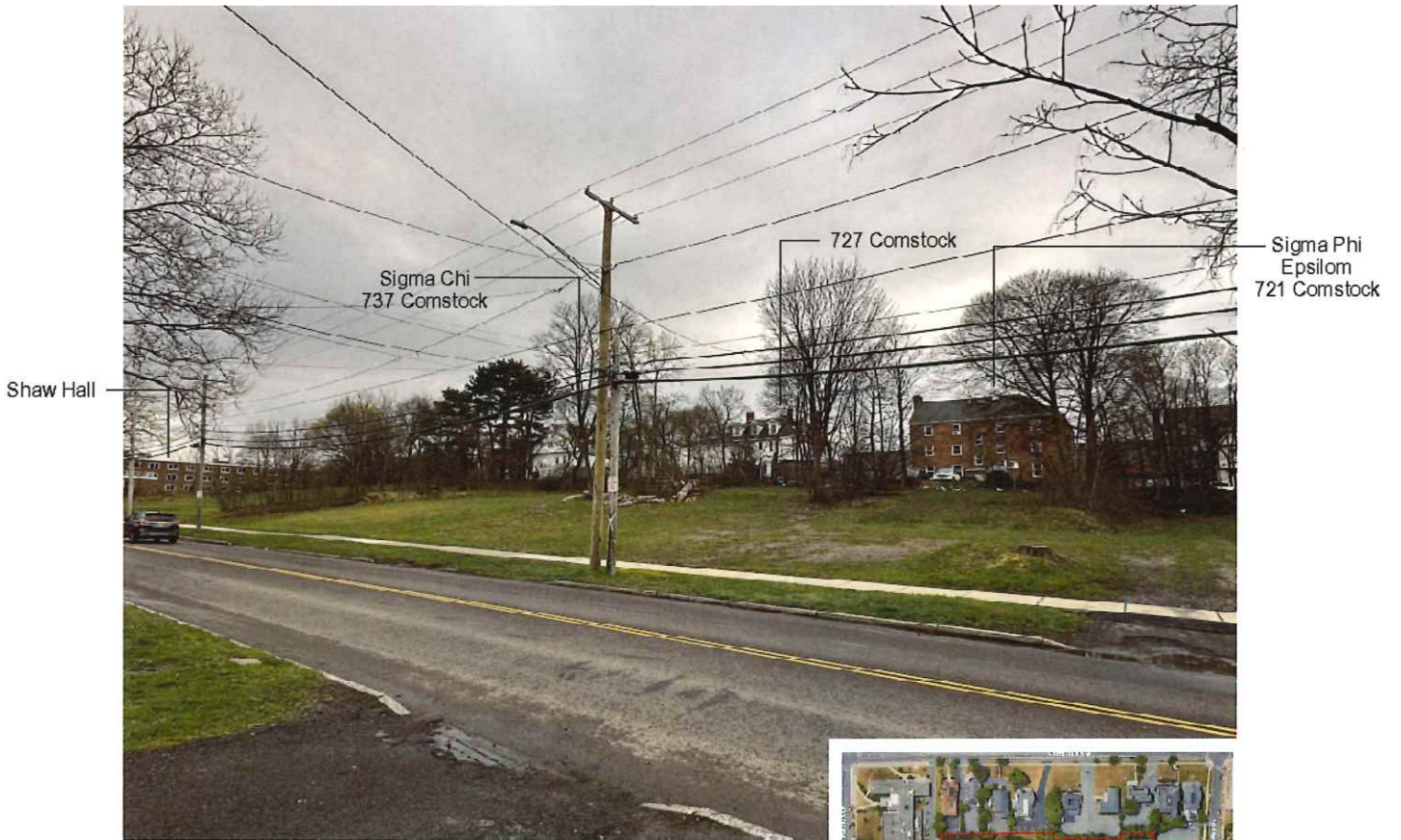
Sigma Chi
737 Comstock

727 Comstock

Sigma Phi
Epsilon
721 Comstock

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



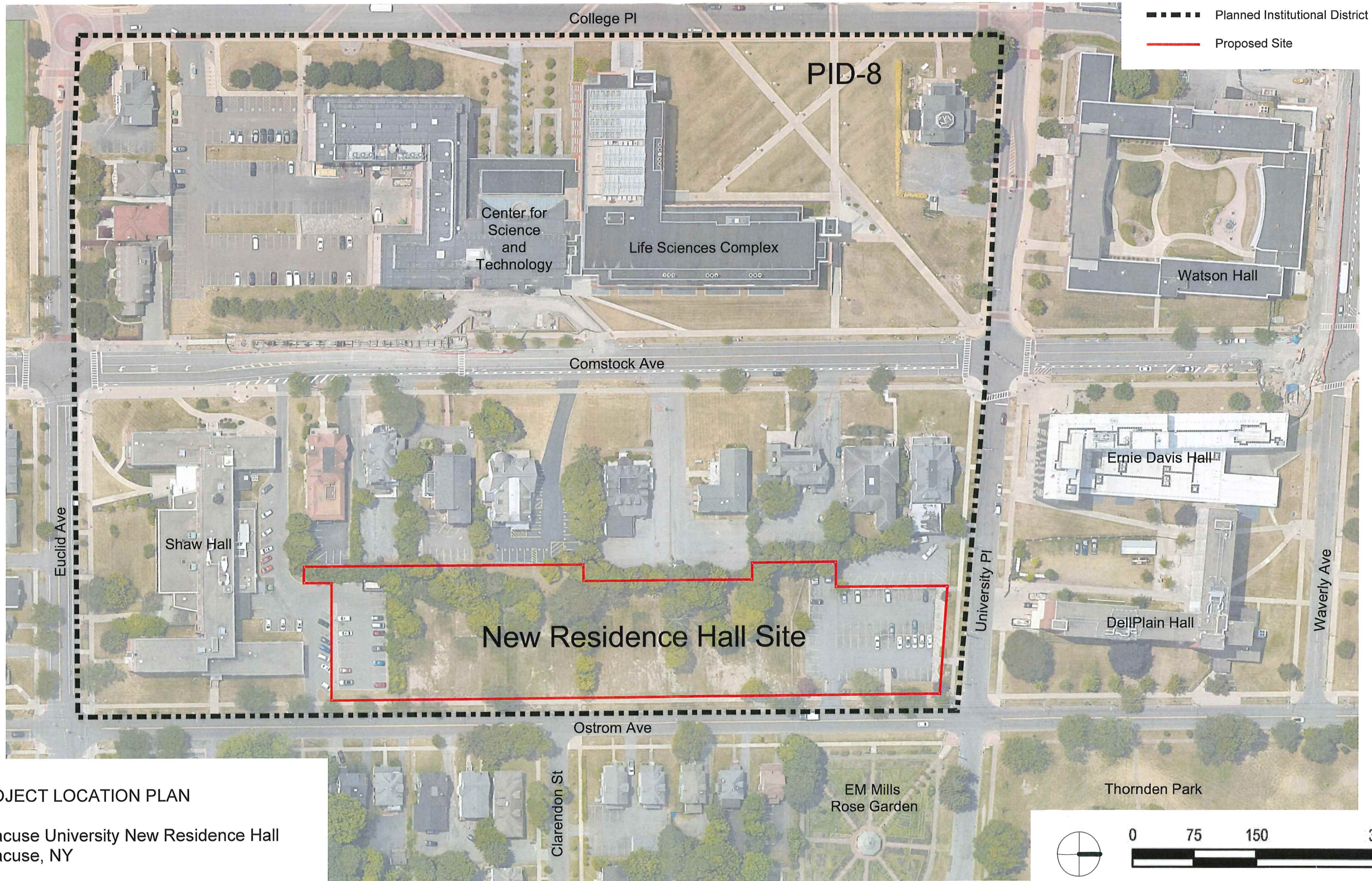


PROJECT SITE (EXISTING):
View Looking Southwest - Ostrom Ave



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

EXHIBIT A-1
PROJECT LOCATION MAP



PROJECT LOCATION PLAN

Syracuse University New Residence Hall
Syracuse, NY

- Planned Institutional District
- _____ Proposed Site

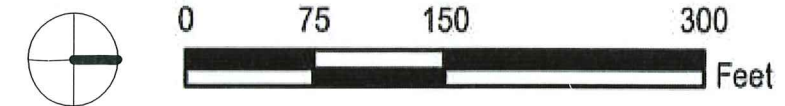


EXHIBIT A-2

PROJECT NARRATIVE

Project Description:

Syracuse University (“SU”) is proposing to construct a ±570-bed dormitory, including associated amenities, in a 4-6 story building located on the SU Campus (“Project”). The Project is generally located west of Ostrom Avenue, south of University Place, east of Comstock Avenue and north of Euclid Avenue. The Project is to provide housing for second-year students at SU who are currently housed at the SU South Campus ±1.5 miles away and separated from the SU Main Campus.

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

The Project amends the initially proposed 703-bed dormitory project submitted on or about June 24, 2024 which included the 727 Comstock Avenue lot. This amendment does the following:

- removes 727 Comstock Avenue from the Project;
- reduces the bed count to ±570 (from ±703); and
- reduces the height of the building at the north end to 5 stories (from 6 stories).

Zoning Considerations:

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

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

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

Project Compliance with Table 2.15 Development Standards		
<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	Substantially conforms to 25 feet	>25 feet.
Side Setback	None	≥10 feet.
Rear Setback	None	≤24 feet.
Maximum Building Height	None	≤71 feet 4 in.

Minimum Lot Width	None	≥100 feet.
Minimum Lot Area	n/a - already zoning PID	±2.55 acres.
Maximum Impervious Coverage	90%	±61%.
Off-Street Loading	None	1.
Landscaping, Buffering and Screening	None	Per University typical standards.
Exterior Lighting	No off-site spillover glare	Will meet required standard.
Off-Street Parking	57 spaces (1 space/10 bedrooms except as otherwise approved by CPC as part of Project Plan Review)	2-10 spaces on site ≥ 47-55 spaces - sufficient parking exists off-site to satisfy zoning requirement.
Signs	TBD	Subject to later zoning review.

As shown above, the Project complies with the governing development standards; and taking into account ample campus parking that is available, the proposed Project on-site parking spaces are sufficient.

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

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

The E.M. Mills Rose Garden of Thornden Park (“Rose Garden”) is across Ostrom Ave to the east at the northern end of the site. The project building near the Rose Garden is 5 stories tall (approximately 61 ft), set back approximately 33 feet from Ostrom Avenue, and approximately 99 feet from the closest edge of the Rose Garden. The Rose Garden is just that. There are no buildings or residents.

No potential impacts to the Rose Garden have been identified. The Project architects conducted a shadow study, attached as Exhibit A-4. It was based upon the projected condition of

the new residence hall constructed. It indicates that the Rose Garden will receive at least 8 hours of full sun per day during the growing season (from March 21st - September 21st). This is generally considered to be adequate for rose growth.

Resubdivision:

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

Shaw Hall PPR:

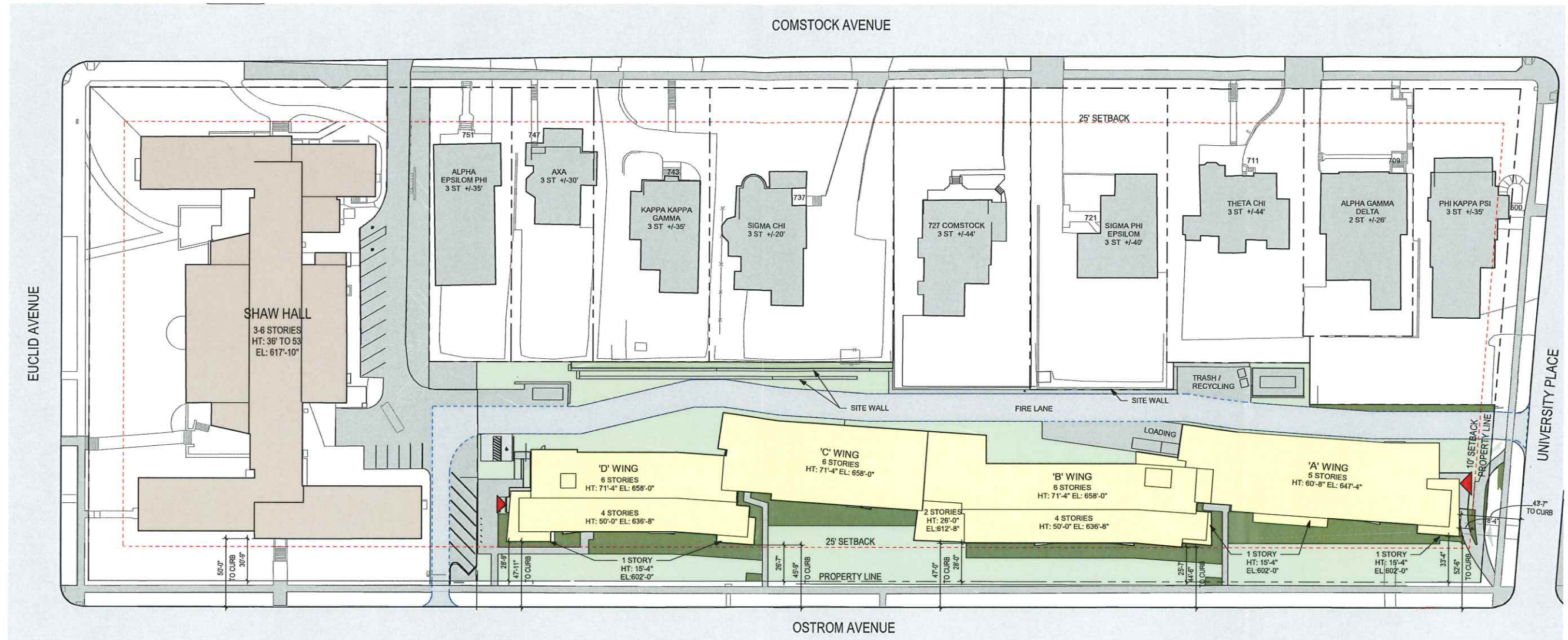
While no building permits are needed relating to the existing ±2.6 acre Shaw parcel, ±0.4 acres of land currently included in the Shaw Hall parcel are proposed to be incorporated into the Project site. The Shaw Hall parcel size would be reduced to ±2.2 acres. As part of that parcel size reduction, ±28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

SEQRA:

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

EXHIBIT A-3

PROJECT DRAWINGS, INCLUDING SITE PLAN AND ELEVATIONS



PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROVIDED - COMPLIES WITH ALL APPLICABLE DIMENSIONAL REGULATIONS
FRONT SETBACK	25 FOOT SETBACK FROM OSTROM AVENUE, 10 FOOT SETBACK FROM UNIVERSITY PLACE	PROJECT CONFORMS TO REQUIRED SETBACKS
SIDE SETBACK	NONE	≥ 10 FEET
REAR SETBACK	NONE	≤ 24 FEET
MAXIMUM BUILDING HEIGHT	NONE	≤ 71 FEET 4 IN
MINIMUM LOT WIDTH	NONE	129' FEET 7 IN
MINIMUM LOT AREA	N/A - ALREADY ZONING PID	±2.55 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	±61%
OFF STREET LOADING	NONE	1
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE 57 SPACES (1 SPACE / 10 BEDROOMS EXCEPT AS OTHERWISE APPROVED BY CPC AS PART OF PROJECT PLAN REVIEW)	WILL MEET REQUIRED STANDARD 2-10 SPACES ON SITE. 55-47 SPACES - SUFFICIENT PARKING EXISTS OFF-SITE TO SATISFY ZONING REQUIREMENT.
OFF STREET PARKING		
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW

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

KEY:
 - - - - - PROPERTY LINE
 - - - - - SETBACK LINE TO PROPERTY LINE



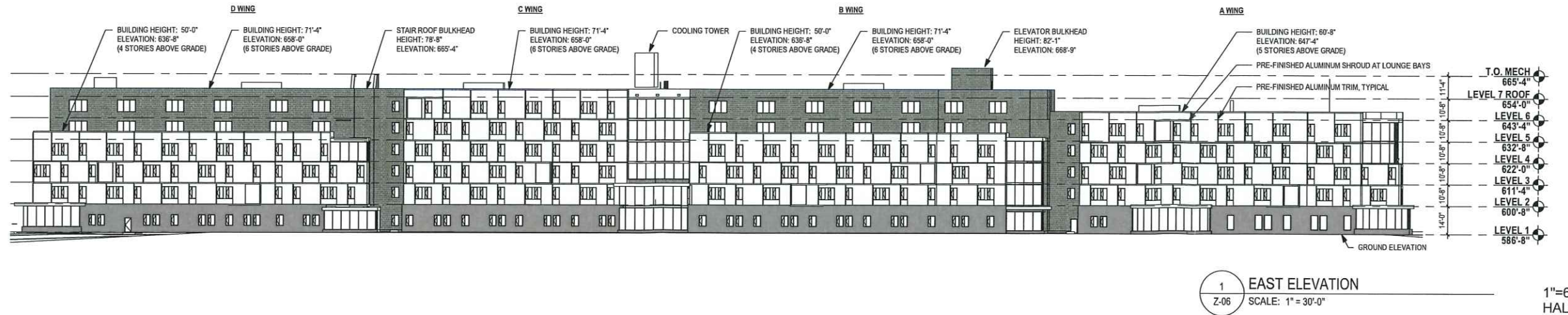
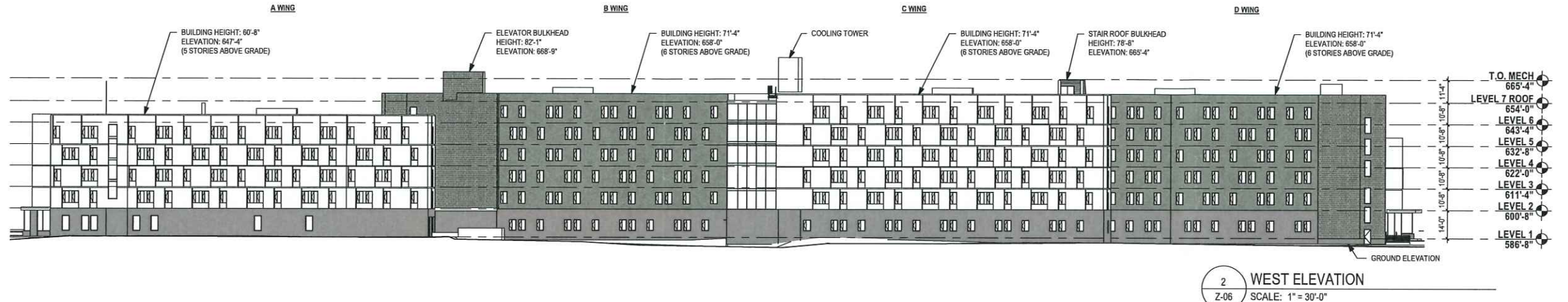
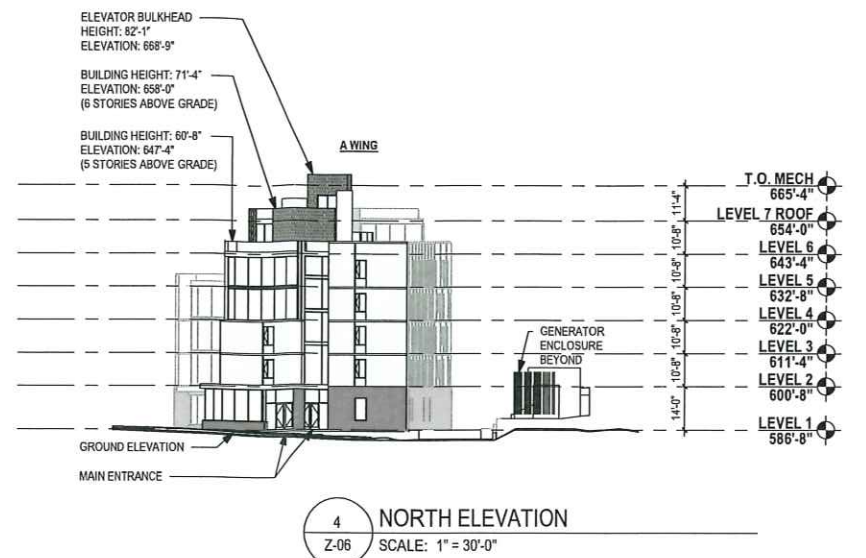
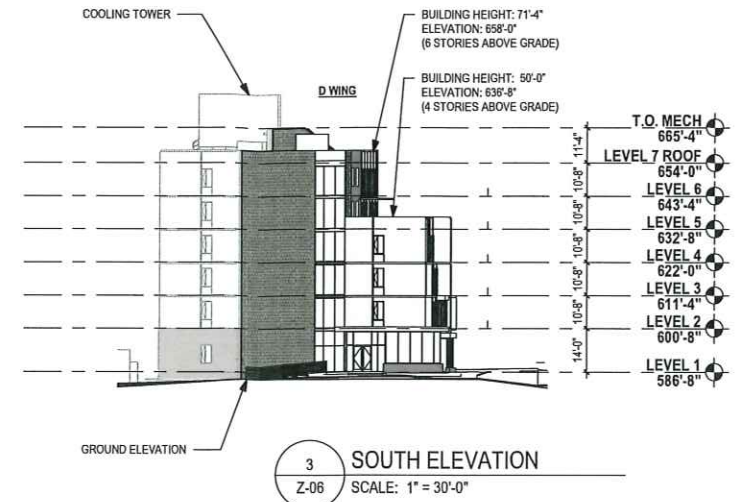
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Seal Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco 123 South Broad Street Suite 2900 Philadelphia, PA 19109 v. 215.790.5900 © 2024 Bohlin Cywinski Jackson	No. _____ Description _____ Date _____	SYRACUSE UNIVERSITY NEW RESIDENCE HALL 700 OSTROM AVENUE	ZONING - SITE PLAN DESIGN DEVELOPMENT	AUGUST 22, 2024 DATE	1" = 40'-0" SCALE
				23311 BCJ PROJECT NUMBER	Z-05 SHEET NUMBER

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EXTERIOR MATERIALS LEGEND & GENERAL NOTES

<p>WALL TYPE W30 EXTERIOR WALL PANEL-THIN BRICK OR CEMENT FIBERBOARD - COLOR 1</p> 	<p>WALL TYPE W20, W21 FACE BRICK</p> 	<p>1. SEE SHEET A0.50 FOR EXTERIOR ASSEMBLY TYPES 2. SEE SHEET A5.00 FOR WINDOW & WINDOW WALL TYPES 3. SEE SHEET A5.01 FOR WINDOW WALL & CURTAIN WALL TYPES</p>
<p>WALL TYPE W30 EXTERIOR WALL PANEL-THIN BRICK OR CEMENT FIBERBOARD - COLOR 2</p> 	<p>WALL TYPE W31 PREFIN FLAT SEAM METAL PANEL</p> 	<p>GLAZING / FENESTRATION</p> 
<p>WALL TYPE W30 EXTERIOR WALL PANEL-THIN BRICK OR CEMENT FIBERBOARD - COLOR 3</p> 	<p>WALL TYPE W40 EXTERIOR WALL PANEL-THIN BRICK OR CEMENT FIBERBOARD - COLOR 3</p> 	

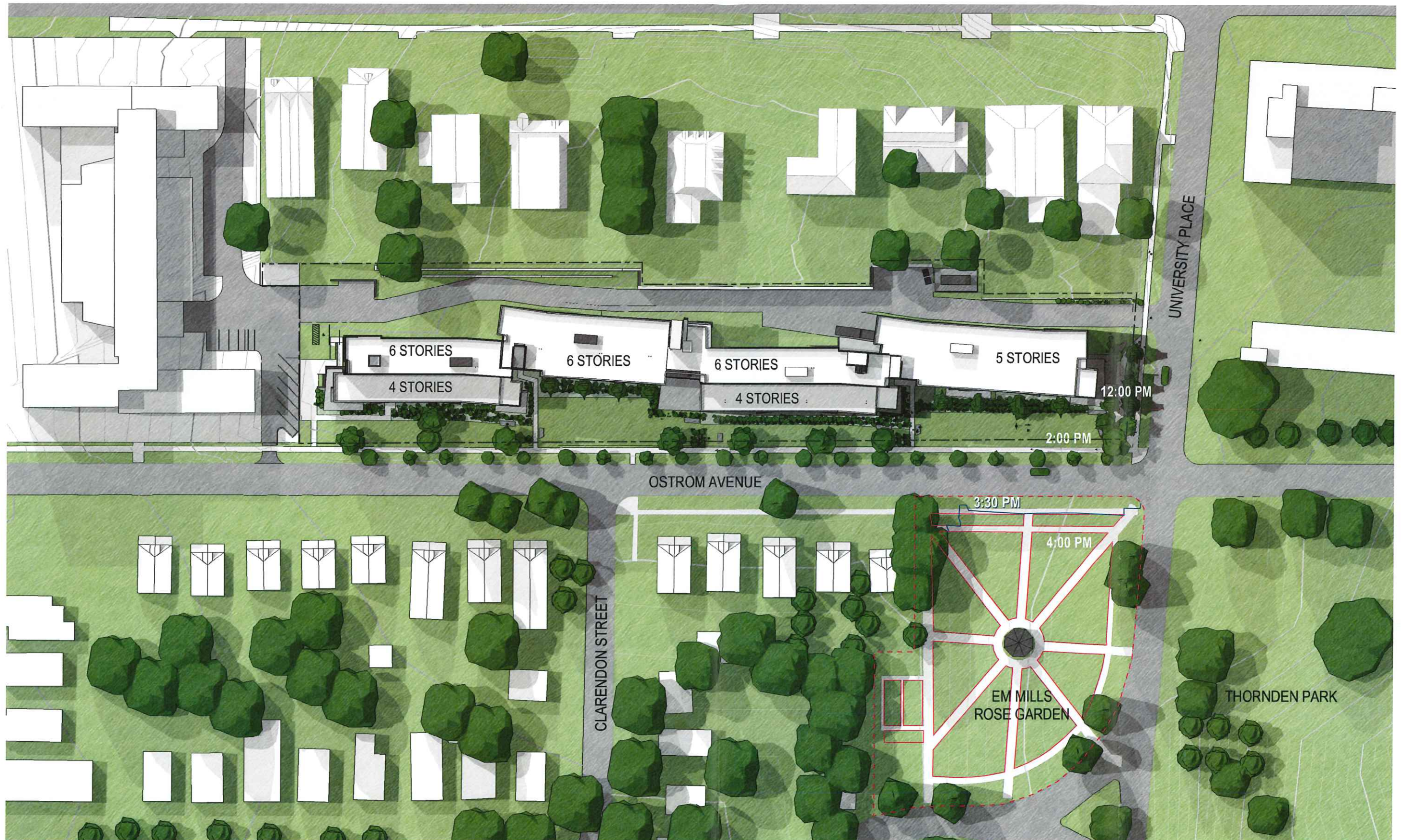


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<p>Seal</p>	<p>Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco 123 South Broad Street Suite 2900 Philadelphia, PA 19109 v. 215.790.5900 © 2024 Bohlin Cywinski Jackson</p>	<p>No.</p>	<p>Description</p>	<p>Date</p>	<p>SYRACUSE UNIVERSITY NEW RESIDENCE HALL 700 OSTRUM AVENUE</p>	<p>ZONING - ELEVATIONS DESIGN DEVELOPMENT</p>	<p>AUGUST 22, 2024</p>	<p>As indicated</p>
							<p>DATE</p>	<p>SCALE</p>
							<p>23311 BCJ PROJECT NUMBER</p>	<p>Z-06</p>
								<p>SHEET NUMBER</p>

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EXHIBIT A-4
PROJECT SHADOW STUDY



- KEY:**
- - - PERIMETER OF ROSE GARDEN
 - EXTENT OF ROSE PLANTS
 - BUILDING SHADOW AT TIME OF DAY THAT CROSSES INTO ROSE GARDEN

(Represents Approximate Start of Growing Season) (Represents Approximate Peak Growing Season) (Represents Approximate End of Growing Season)

	Spring Equinox	Summer Solstice	Autumnal Equinox
March 21st			
Sunrise:	7:05 AM	5:25 AM	6:51 AM
First Shadow:	3:30 PM	4:55 PM	3:30 PM
Full Sun:	8h25m	11h30m	8h39m
June 21st			
Sunrise:	7:05 AM	5:25 AM	6:51 AM
First Shadow:	3:30 PM	4:55 PM	3:30 PM
Full Sun:	8h25m	11h30m	8h39m
September 21st			
Sunrise:	7:05 AM	5:25 AM	6:51 AM
First Shadow:	3:30 PM	4:55 PM	3:30 PM
Full Sun:	8h25m	11h30m	8h39m

Shadow Study
 Note: Equinox shown in image above. Solstice not shown.

August 22, 2024

EXHIBIT B
RESUBDIVISION APPLICATION FORM

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION
One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov *
www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: Zoning District:

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	New Residence Hall	Consolidate 13	+/- 2.55 acres
<input type="checkbox"/> Lot Alteration:		Lots into 1	

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

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

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

1) Project Plan Review 2) 3)

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

Demolition (full and partial):
 New Construction: Construct +/-570 bed 4-6 story University Dormitory
 Façade (Exterior) Alterations:
 Site Changes:

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: New Residence Hall
Current Land Use(s): University/vacant
Proposed Land Use(s): New Residence Hall
Number of Dwelling Units: n/a
Days and Hours of Operation: 24/7
Number of Onsite Parking Spaces: ≤10

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

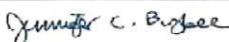
See Project Narrative attached as Exhibit A-2 to Project Application Package and proposed Resubdivision Map attached as Exhibit B-2.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

Syracuse University, by Jennifer C. Bybee, Assistant Director for Campus Planning

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
1320 Jamesville Avenue	Syracuse	NY 13210			see email below
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> jchampa@syr.edu
<i>* Signature:</i> 			<i>Date:</i> June 24, 2024 revised August 21, 2024		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

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

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

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

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

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

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

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

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

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

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

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

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

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

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

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

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

SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

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

**Resubdivision / Lot Alteration
MAP FILING PROCEDURES**

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

OBTAIN PRINTED MAPS FROM THE SURVEYOR

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

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

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

Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

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

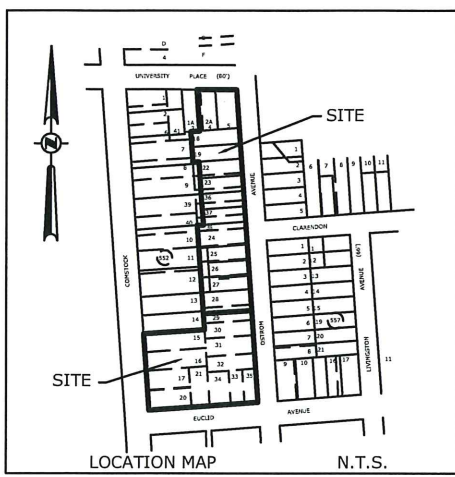
FILE RESUBDIVISION / LOT ALTERATION MAP

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

EXHIBIT B-1 TO RESUBDIVISION APPLICATION

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

EXHIBIT B-2 TO RESUBDIVISION APPLICATION
RESUBDIVISION PLAT



MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ROW PLAT BEARING DATUM. DRAWING FILE NORTH ORIENTATION IS BASED ON GRID NORTH PER RTK GPS OBSERVATION.
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED ON DECEMBER 19, 2023 and JANUARY 12, 2024.

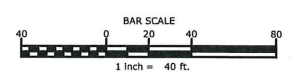
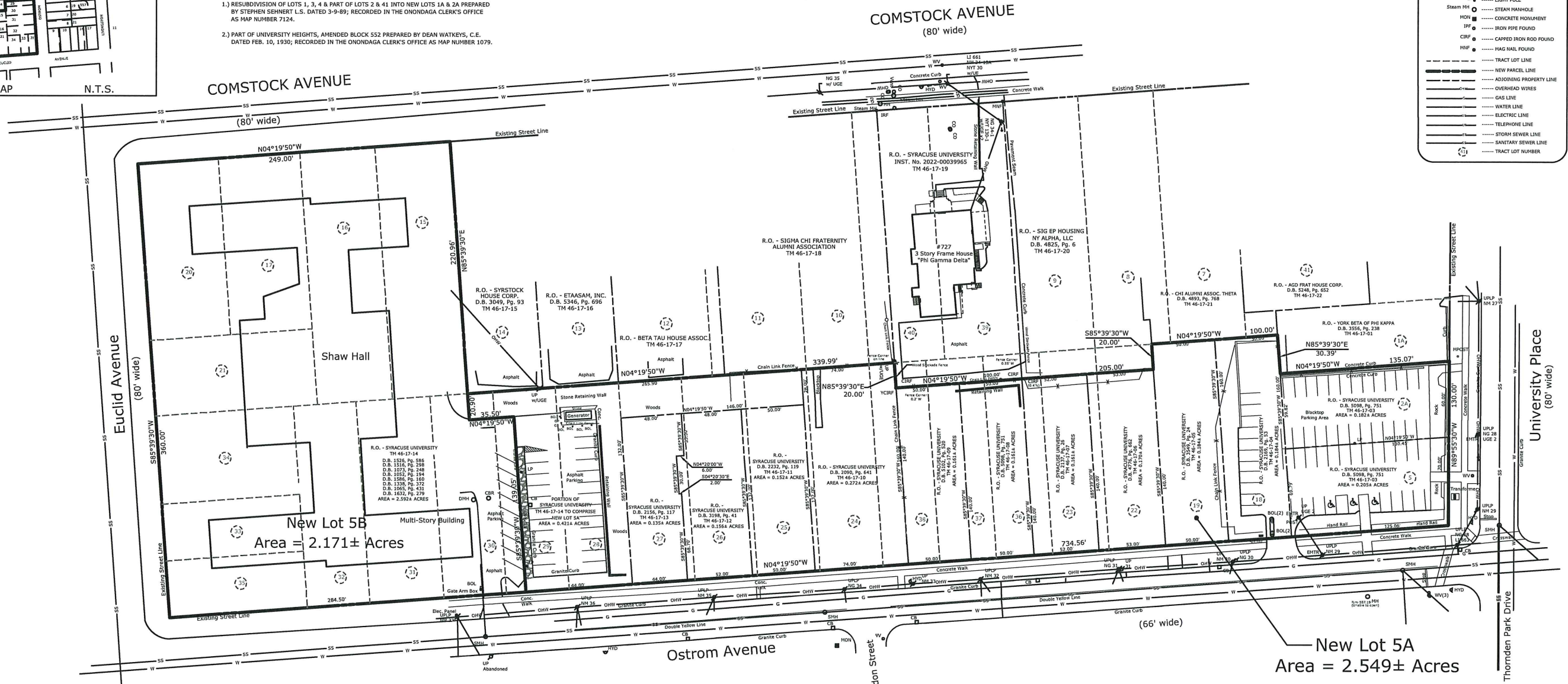
MAP REFERENCES

- 1.) RESUBDIVISION OF LOTS 1, 3, 4 & PART OF LOTS 2 & 41 INTO NEW LOTS 1A & 2A PREPARED BY STEPHEN SEHNERT L.S. DATED 3-9-89; RECORDED IN THE ONONDAGA CLERK'S OFFICE AS MAP NUMBER 7124.
- 2.) PART OF UNIVERSITY HEIGHTS, AMENDED BLOCK 552 PREPARED BY DEAN WATKEYS, C.E. DATED FEB. 10, 1930; RECORDED IN THE ONONDAGA CLERK'S OFFICE AS MAP NUMBER 1079.



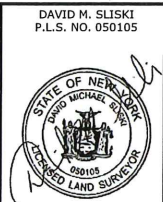
LEGEND

- GHTR □ GAS METER
- BOL □ BOLLARD
- SHH ○ SANITARY MANHOLE
- CD □ CLEAN OUT
- CRB ○ ROUND CATCH BASIN
- DRH ○ DRAINAGE MANHOLE
- WV ○ WATER VALVE
- HYD ○ HYDRANT
- GV ○ GAS VALVE
- ULP ○ UTILITY POLE W/ LIGHT
- UP ○ UTILITY POLE
- HH ○ HAND HOLE
- GLW ○ GUY WIRE
- LP ○ LIGHT POLE
- SMH ○ STEAM MANHOLE
- MON ○ CONCRETE MONUMENT
- IPF ○ IRON PIPE FOUND
- CRP ○ CAPPED IRON ROD FOUND
- MNF ○ MAG NAIL FOUND
- TL ○ TRACT LOT LINE
- NPL ○ NEW PARCEL LINE
- APL ○ ADJOINING PROPERTY LINE
- OWL ○ OVERHEAD WIRES
- GL ○ GAS LINE
- WL ○ WATER LINE
- EL ○ ELECTRIC LINE
- SSL ○ STORM SEWER LINE
- SHL ○ SANITARY SEWER LINE
- TLN ○ TELEPHONE LINE
- TLN ○ TRACT LOT NUMBER



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

David M. Sliski
 DAVID M. SLISKI, P.L.S. #50105 August 22, 2024 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
05/23/24	Revise site map, title blk, legend	dms	dms	dms
08/22/24	Remove Comstock parcel form Lot 5A; Change scale	dms	dms	dms

RESUBDIVISION PLAT
 FOR LOTS 2A, 5, 15-21 & 24-35 and PART OF LOTS 22, 23, 36, 37 & 38
 OF CITY BLOCK 552 - UNIVERSITY HEIGHTS

INTO NEW LOT 5A & 5B
 COMSTOCK AVENUE, OSTRUM AVENUE AND UNIVERSITY PLACE

FOR LOTS 2A, 5, 15-21 & 24-35 and PART OF LOTS 22, 23, 36, 37 & 38 OF BLOCK 552, UNIVERSITY HEIGHTS
 ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518-786-7400
 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
 JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
 www.ctmale.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

2024
 C.T. MALE ASSOCIATES
 APPROVED:
 DRAFTED : KC
 CHECKED : DMS
 PROJ. NO : 23.3654
 SCALE : 1" = 40 FT.
 DATE : MAY 15, 2024

SHEET 1 OF 1
 DWG. NO: 24-0136

EXHIBIT C

FULL ENVIRONMENTAL ASSESSMENT FORM

Table 2 - FEAF Changes

A. Project Location: Ostrom Avenue between Euclid Avenue and University Place.

Brief Description: construction of a ±570-bed (4-6 story) dormitory along Ostrom Avenue, to provide on-campus housing and typical associated amenities for Syracuse University Students

D. Project Details:

- (p.3) D.1.b: change from ±3.00 acres to ±2.55 acres
- (p.3) D.1.d(iv): change to N/A (a single lot)
- (p.4) D.1.g(ii): change to 71.4' height; and ±700' length
- (p.4) D.1.g(iii): change from 272,000 GSF to 231,000 GSF
- (p.4) D.2.a(ii): change from ±43,500 CY to ±38,750 CY
- (p.4) D.2.a(iv): added stormwater management measures
- (p.4) D.2.a(v), (vi): change from ±3.00 acres to ±2.55 acres
- (p.5) D.2.c(i): change from 17,800 GPD to 15,150 GPD
- (p.5) D.2.d(i): change from 15,730 GPD to 12,000 GPD
- (p.6) D.2.d(iii): delete use of combined sewer mains to Comstock Avenue
- (p.6) D.2.e(i): change from ±2.5 acres to ±1.55 acres impervious surface; change from ±3.0 acres to ±2.55 acres the parcel size
- (p.7) D.2.j(iii): change existing parking spaces from 114 to 107; change decrease in parking from 104 to 78-86
- (p.7) D.2.k(i): change 3,150 KVA to 2,950 KVA

E. Site and Setting:

(p.9) E.1.b: change table as follows:

	Current (acreage)	After Completion (acreage)	Change (acreage)
roads, buildings, etc.	0.69	1.55	±0.86
meadows, grasslands, etc.	1.86	1.00	-0.86

- (p.11) E.2.e: change moderately well-drained soil from 47% to 74%; change poorly drained soil from 53% to 26%
- (p.11) E.2.f: change 0-10% slopes from 50% to 20%; change 10-15% slopes from 40% to 70%

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Syracuse University - New Residence Hall		
Project Location (describe, and attach a general location map): West Side of Ostrom Avenue between Euclid Avenue and University Place.		
Brief Description of Proposed Action (include purpose or need): Construction of a +/- 570 bed (4-6 story) dormitory, along Ostrom Avenue, to provide on-campus housing and typical associated amenities for Syracuse University students.		
Name of Applicant/Sponsor: Syracuse University	Telephone: see email below	
	E-Mail: jchampa@syr.edu	
Address: 1320 Jamesville Avenue		
City/PO: Syracuse	State: NY	Zip Code: 13244
Project Contact (if not same as sponsor; give name and title/role): Jennifer Champa Bybee, Assistant Director for Campus Planning	Telephone: see email below	
	E-Mail: jchampa@syr.edu	
Address: 1320 Jamesville Avenue		
City/PO: Syracuse	State: NY	Zip Code: 13244
Property Owner (if not same as sponsor): Syracuse Universtiy	Telephone: see above	
	E-Mail:	
Address: 1320 Jamesville Avenue		
City/PO: Syracuse	State: NY	Zip Code: 13244

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Plan Review Resubdivision (lot consolidation)	On or about June 24, 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): City of Syracuse Pedestrian Shed _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

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

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Syracuse City School District

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

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

d. What parks serve the project site?
Thornden Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? +/- 2.55 acres
b. Total acreage to be physically disturbed? +/- 2.55 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 5.2 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Parcels will be combined into one for institutional development
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: +/- 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

One Family Two Family Three Family Multiple Family (four or more)

Initial Phase

At completion

of all phases

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

University Dormitory

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: +/-71'4" height; +/-60'0" width; and +/- 700' length

iii. Approximate extent of building space to be heated or cooled: 231,000 GSF total square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

i. Purpose of the impoundment: Stormwater detention

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify:

Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: +/- 0.1 million gallons; surface area: 0 acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

Subsurface stormwater pipe detention system

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? Site grading and structure foundation excavation

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

• Volume (specify tons or cubic yards): +/- 38,750 CY

• Over what duration of time? TBD

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Soil will be transported for reuse at a TBD location.

iv. Will there be onsite dewatering or processing of excavated materials?

Yes No

If yes, describe. Any needed stormwater removal from excavated areas will be handled as part of the overall stormwater management measures.

v. What is the total area to be dredged or excavated? +/- 2.55 acres

vi. What is the maximum area to be worked at any one time? +/- 2.55 acres

vii. What would be the maximum depth of excavation or dredging? +/- 25 feet

viii. Will the excavation require blasting?

Yes No

ix. Summarize site reclamation goals and plan:

Following construction, remaining disturbed soils will be restored with topsoil and grass

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: +/-15,150 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: City of Syracuse
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: +/-12,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Syracuse Metropolitan Wastewater Treatment Plant
- Name of district: Onondaga County Sanitary District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

• Do existing sewer lines serve the project site?
 • Will a line extension within an existing district be necessary to serve the project?
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 New sewer laterals will be extended to the existing City of Syracuse combined sewer mains on Ostrom Avenue.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or +/-1.55 acres (impervious surface)
 _____ Square feet or +/-2.55 acres (parcel size)
- ii. Describe types of new point sources. Roof drains, parking lot, sidewalks, lawn areas
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site underground stormwater detention facilities, where it will be held and slowly released to the municipal combined sewer system.
 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Heavy equipment during construction, delivery vehicles
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Potential for use of temporary power generators, stormwater pumps, temporary heaters, ground thaw machines
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Diesel generator operation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing 107 Proposed 21-29 Net increase/decrease decrease of apx 78-86

iv. Does the proposed action include any shared use parking? Yes No
Project will meet zoning parking requirement.

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Yes No
Proposed is SZO standard in PID, to be located on SU Campus
 Access drives will be modified per the project drawings

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
2,950 kVA

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
local utility and diesel generator

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am - 9:00 pm
- Saturday: 7:00 am - 9:00 pm
- Sunday: 7:00 am - 9:00 pm
- Holidays: 7:00 am - 9:00 pm

ii. During Operations:

- Monday - Friday: 24 hrs. / day
- Saturday: 24 hrs.
- Sunday: 24 hrs.
- Holidays: 24 hrs.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 During construction of the student housing _____

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

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Outdoor lighting will comply with zoning requirements. _____

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):
 Pesticides as part of a pest control program _____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: +/-75 tons per week for 20 mon (unit of time)
- Operation: +/-90 tons per year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Separation of debris - scrap metal recycling, cardboard or other recyclables, C&D waste, general waste
- Operation: Typical SU solid waste collection, disposal, recycling practices.

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

- Construction: Separated Dumpsters or offsite separation of dumpsters to be brought to local recycling and/or waste management facility
- Operation: Typical SU solid waste collection, disposal, recycling practices.

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): Park

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.69 +/-	1.55 +/-	+ 0.86
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.86 +/-	1.0 +/-	- 0.86
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____			

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

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

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

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

iii. Describe any development constraints due to the prior solid waste activities: _____

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Silt Loam _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 10 feet

e. Drainage status of project site soils: Well Drained: _____ 0 % of site
 Moderately Well Drained: _____ 74 % of site
 Poorly Drained _____ 26 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 20 % of site
 10-15%: _____ 70 % of site
 15% or greater: _____ 10 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Rodents _____</p> <p>Birds _____</p> <p>Insects _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p style="padding-left: 40px;">Northern Long-eared Bat - Syracuse University engaged an environmental expert who completed an on-site assessment in March 2024, _____</p> <p style="padding-left: 40px;">and concluded that Northern Long-eared Bats did not exist at the site.</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: See EAF Mapper Summary Report

iii. Brief description of attributes on which listing is based: _____

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

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Syracuse University Date: June 24, 2024 revised August 21, 2024

Signature *Juniper C. Bybee* Title Assistant Director for Campus Planning

EAF Mapper Summary Report

Thursday, May 9, 2024 2:43 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.

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

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

EXHIBIT D

SHAW HALL PROJECT PLAN REVIEW AMENDMENT



Project Plan Review Application

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

For Office Use Only		
Zoning District:	_____	
Application Number: Z-	_____	
Date:	_____	

Project 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: Syracuse University - Shaw Hall		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 201 Euclid and Comstock Ave.		
Lot numbers:	Block number: 046.17-14	Lot size (sq. ft.) +/-2.2 acres
Current use of property: Shaw Hall	Proposed: Shaw Hall	
Current number of dwelling units (if applicable): None	Proposed: None	
Current onsite parking (if applicable): See PPR Application for New Residence Hall Proposed: +/-19		
Zoning (base and any overlay) of property: Syracuse University Planned Institutional District - Main Campus - Subdistrict 8		
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision, Project Plan Review for New Residence Hall		
Type of Project Plan: <input type="checkbox"/> New Application <input checked="" type="checkbox"/> Amendment		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: No changes	Type:	Location:
Size:	Type:	Location:
Nature and extent of Project Plan requested (attach additional pages if necessary): Shaw Hall Project Plan Amendment See Project Narrative attached as Exhibit D-1.		



Project Plan Review Application

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

Owner/Owner's Agent Certification

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

SEE PROJECT PLAN REVIEW APPLICATION FOR NEW RESIDENCE HALL. IT INCLUDES THE INFORMATION REQUIRED BELOW. Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

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



Project Plan Review Application

Office of Zoning Administration

300 S State St, Suite 700

Syracuse, NY 13202

Phone: (315) 448-8640

Email: zoning@syr.gov.net

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

EXHIBIT D-1

SHAW HALL PROJECT PLAN AMENDMENT NARRATIVE

In connection with the New Residence Hall project, minor site changes are being proposed to the existing Shaw Hall lot. The site is being reduced in size from ±2.6 acres to ±2.2 acres. ±24 parking spaces are being removed. Sufficient parking is available elsewhere on the SU Campus and will be made available to those that currently use such spaces.

Shaw Hall has existed at this site for more than 70 years. It was renovated and expanded in 1988 (more than 35 years ago) and in 2015 (almost 10 years ago). Taking into account the above-described changes, it will continue to comply with the Table 2.15 Development Standards:

Shaw Hall Compliance with Table 2.15 Development Standards		
<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback	Substantially conforms to 25 ft.	>25 feet.
Side Setback	None	Same as existing.
Rear Setback	None	Same as existing.
Maximum Building Height	None	Same as existing.
Minimum Lot Width	None	Same as existing.
Minimum Lot Area	n/a - already zoning PID	±2.2 acres.
Maximum Impervious Coverage	90%	Same as existing.
Off-Street Loading	None	Same as existing.
Landscaping, Buffering and Screening	As approved by CPC	Same as existing.
Exterior Lighting	No off-site spillover glare	Same as existing.
Off-Street Parking	25 spaces (1space/10 bedrooms except as approved otherwise by CPC as part of Project Plan Review)	19 spaces on site. ≥ 6 spaces (sufficient parking exists off site to satisfy zoning requirement).
Signs	Per Zoning Law.	Same as existing.

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

Agency Use Only [If applicable]
Project : Z-2870
Date : 9/26/2024

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

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

Tips for completing Part 2:

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

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

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

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

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

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

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

NO YES

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

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

NO YES

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

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO

YES

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO

YES

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

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Syracuse University Residence Hall

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Jake Dishaw

Address: One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

Telephone Number: 315-448-8640

E-mail: zoning@syr.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University
From: Zhitong Wu, Zoning Planner
Date: 9/26/2024 4:48:00 PM
Re: Project Plan Review Z-2870
727 Comstock Ave, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW Sewers - Zoning	Internal Review Complete	07/15/2024	Vinny Esposito	A full SWPPP will be required including grading and drainage plan. Local sewer evaluation will be required. 9-11-24
DPW Sidewalks - Zoning	Pending	07/15/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	07/26/2024	Mirza Malkoc	****08-28-2024**** <ul style="list-style-type: none"> 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. Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. Stormwater Access & Maintenance Agreements shall be submitted for review. Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. Onondaga County Plumbing Control shall review and approve the plans as well.

****07-26-2024****

- 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.
- Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.
- Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.
- Stormwater Access & Maintenance Agreements shall be submitted for review.
- Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
- Onondaga County Plumbing Control shall review and approve the plans as well.

City Engineer - Zoning	Pending	07/15/2024		
Eng. Mapping - Zoning	Approved	07/19/2024	Ray Wills	Work should have no impact on Mapping Division assets in the area.
City Planning - Zoning	Internal Review Complete	07/26/2024	Owen Kerney	<p>I have reviewed the new residence hall project proposal at 727 Comstock Avenue. The project is situated in the Syracuse University Planned Institutional District. It is also situated directly adjacent to the University neighborhood, which primarily consists of one- and two-unit residential structures, parks and other typical amenities.</p> <p>During the April 29, 2024 pre-development with the project team, the City identified the importance and relevance of this relationship with the adjacent neighborhood, Comstock and Ostrom Avenues, and more generally the context of the surrounding area. Specific items that were discussed include the following the building layout and the proposed scale of the building.</p> <p>The proposed building layout is entirely inconsistent with adjacent residential structures. The adjacent housing has a consistent front yard setback, and residential design features like porches and direct access to the adjacent streets. This proposal has a paved front yard on Comstock Avenue, an irregular setback along Ostrom Avenue, limited to no programmed outdoor spaces, and an inadequate relationship to the adjacent streetscape.</p> <p>The proposed scale and massing of the building is also inconsistent with all the adjacent residential structures. The six-story structure does have modest, four-story steps downs along Ostrom Avenue, but at the depth of a full City block, seventy-three feet tall and approximately nine hundred feet long, the building's scale and massing are incongruent with the surrounding residential structures.</p> <p>These relevant concerns were acknowledged with the design team in April. Few if any changes have been made to address these comments.</p> <p>The University's Campus Plan - 2023 Refresh acknowledges this project location as location for a</p>

future residence hall, but the Plan appropriately illustrates two smaller buildings at this location instead of the current proposal that nearly spans a full City block. The plan also notes on page 72 (and depicts on page 74) that, “New residence halls should include spaces for individual study and virtual meetings..... and active ground floors that support a sense of community within each residence hall and the surrounding neighborhood of student residents.” The Plan’s acknowledgement of multiple smaller buildings that include “active ground floors” and “support a sense community within each residence hall and the surrounding neighborhood of students” (non-student residents may also appreciate this sense of community), is inconsistent with the current student residence proposal.

This is an appropriate site for a higher density residence hall, and the PID zoning does allow the University to build “University Housing” and has limited design standards, but the proposed building lacks cohesion with and connection to the adjacent structures, streetscapes and neighborhood. While these considerations may not be directly regulated in the PID zoning district, they are acknowledged in the University’s planning documents, they were discussed during the predevelopment process, and they will likely be acknowledged during the Planning Commission’s public meeting on this application.

Ignoring these appropriate and typical neighborhood characteristics should be reconsidered. The City respectfully asks that the University consider its own plan that states that, “Improvements to the civic realm are relatively modest investments that yield significant returns”. The City’s civic realm extends beyond this site and the potentially adverse impacts of this proposal on the civic realm should be re-examined.

DPW Traffic Control- Zoning	Conditionally Approved	07/23/2024	Charles Gafrancesco	7.23.24 Conditionally Approved. - An MUTCD compliant work zone traffic plan shall be submitted and put in place to protect vehicles, pedestrians and property in the public ROW. All necessary warning signs detours and barriers shall be in place and maintained by applicant for entirety of project. Ingress and egress shall be maintained for residential and commercial properties. If the applicant is unfamiliar with requirements, they are instructed to reach out to the permit desk for help. Area is subject to inspection by City of Syracuse DOT and any other applicable department. Non-Compliance with MUTCD or non-compliance to adjust traffic plan by direction of the City of Syracuse may result in permit being revoked at any time.
Landmark Preservation Board	On Hold	08/07/2024	Kate Auwaerter	SLPB will review revised application at its 9/12 SLPB meeting 8/22/24: Applicant withdrew application 8/1/24:Applicant requested that the SLPB hold its review at the 8/1/24 meeting. Next SLPB meeting is 8/22/24.
Planning Commission	Pending	09/09/2024		On hold. Pending on applicant to provide mitigations on environmental impact.
Zoning Planner	On Hold	09/12/2024	Zhitong Wu	Pending on approval from CPC. 8/26/24 - Per ReZone, Art. 2, Sec. 2.15B(3)b.L.(Table 2.15), the off-street parking requirement for the project is: 1 space per 10 bedrooms of any college or university residential use. Per the applicant, sufficient off-site

parking spaces will be provided in the nearby campus parking facility to meet parking requirement.

<p>DPW - Transportation Planner</p>	<p>Conditionally Approved</p>	<p>07/22/2024</p>	<p>Neil Milcarek-Burke</p>	<p>9/23/24 Some comments are addressed in revised documents, the remaining items will need to be updated as this project continues and into the permitting process.</p> <ul style="list-style-type: none"> - Bike parking is to be accommodated through both short (exterior) and long term (interior) accommodations. - The fire lane is to be gated. Combing maintenance (trash/etc.) functions with the fire lane is not permissible, unless area is gated - to which appropriate parties can be provided access with expressed stipulation of no parking/stopping at any time. Without controlled access there is no guarantee the applicant can provide that the area will remain free of obstruction at all time (signs and statements do not keep lanes clear) - All drive isles and parking lot areas to be curbed - Curb-cuts to be dimensioned, adhering to absolute minimums for Fire Lane - Fire lane to utilize controlled access, posted signage is not sufficient to ensure Fire Lane remains clear at all times - Old curb-cuts and other street features are to be properly abandoned and restored - Driveway to conform to NYSDOT Type-3 opening, sidewalk to continue through opening without dip, apron <p>8/26/24 Revised site plans required, no major concern with building revision</p> <ul style="list-style-type: none"> - All drive isles and parking lot areas to be curbed - Curb-cuts to be dimensioned, adhering to absolute minimums for Fire Lane - Fire lane to utilize controlled access, posted signage is not sufficient to ensure Fire Lane remains clear at all times - Sidewalks are to be replaced in full along all frontages to 6' wide minimum to reflect significant increase in intensity of the new build. To incorporate street tree plantings and any necessary remediation (consult City Forestry) - Bike parking is required via interior long-term storage and exterior short-term storage in a conspicuous and well-lit area near entrances (staple-style racks, no wave racks) - Old curb-cuts and other street features are to be properly abandoned and restored - Driveway to conform to NYSDOT Type-3 opening, sidewalk to continue through opening without dip, apron to make up grade <p>7/21/24 Revised plans required As relayed to the project team during the pre-development meeting:</p> <ul style="list-style-type: none"> - Parking lot in the front of the building along Comstock is not of an acceptable design, nor appropriate as it is a significant departure from existing streetscape - Sidewalks are to be replaced in full along all frontages to 6' wide minimum to reflect significant increase in intensity of the new build. To incorporate street tree plantings (consult City Forestry.) - Bike parking is required via interior long-term storage and exterior short-term storage in a conspicuous and well-lit area near entrances (staple-style racks, no wave racks) - Fire Lanes to be curbed with 6" mountable curbing and incorporate appropriate gates with knoxbox. Open curb-cuts for Fire Lanes are not applicable as this design does not produce unimpeded emergency access due to regular blockage.
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- Old curb-cuts and other street features are to be properly abandoned and restored.
- Driveway to conform to NYSDOT Type-3 opening, sidewalk to continue through opening without dip, apron to make up grade.

DPW - Sanitation & Sewers	Conditionally Approved	07/15/2024	Vinny Esposito	A full SWPPP will be required including grading and drainage plan. Local sewer evaluation will be required.
Water Engineering - Zoning	Pending	07/15/2024		
Fire Prevention - Zoning	Conditionally Approved	08/05/2024	Elton Davis	Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syracuse University
From: Haohui Pan, Zoning Planner
Date: 9/26/2024 4:49:04 PM
Re: Resubdivision R-24-43M1
736 Ostrom Ave, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	09/09/2024	Zhitong Wu	Pending CPC Approval
Eng. Mapping - Zoning	Conditionally Approved	08/30/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 145 & 163
Finance - Zoning	Internal Review Complete	08/29/2024	Veronica Voss	All properties owned by SU and are due for October CS & CO; no past due taxes. Properties researched were: 712-14 Ostrom, 718 Ostrom, 726 Ostrom, 732 Ostrom, 736 Ostrom, 740 Ostrom, 744 Ostrom, 750 Ostrom, 754 Ostrom, 760 Ostrom, 508 University Pl, 506 University Pl, 201 Euclid
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	08/28/2024	Romeo Kpolo	Development on these lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.
Eng Sewers- Zoning	Internal Review Complete	08/28/2024	Romeo Kpolo	Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/28/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.