



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>R-24-48</u>	Staff Report – September 9th, 2024
Application Type:	Resubdivision
Project Address:	429 N State St, 417-19 N State St, & 413 N State St (Tax Parcel ID: 17-13-02.1, 17-13-03.0 & 17-13-04.1)
Summary of Proposed Action:	Resubdivision to combine three adjacent lots into one
Owner/Applicant	Tino Marcoccia, (Owner/Applicant)
Existing Zone District:	Urban Core, MX-4 Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, and west are all classified as Urban Core Zone MX-4 District. The neighboring property to the east is Planned Institutional PID Zone District
Companion Application(s)	MiSPR-24-42
Scope of Work:	The scope of work includes combing three lots into one new lot for the purpose of making site improvements to a vacant property to make it more attractive to potential clients. Other improvements include building a retaining wall to expand the parking to 24 spaces, building a 4 ft high fence will be on top of the wall for security, adding landscaping across the street, and repaving and restriping the parking spaces.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - Proposed Resubdivision is compliant with the Rezone MX-4 dimensional standards. - The Onondaga County Planning Agency letter confirms the 911 address for the new combined Lot 22-2B is 423 & 425 North State Street.
Zoning Procedural History:	<p><u>429 N State Street</u></p> <ul style="list-style-type: none"> - R-95-20: Resubdivision to combine two parcels into one new lot - SP-95-26: Modification of a SUP for a restaurant - PS-19-01: Landmark Preservation Board Protected Site for exterior of structure located on property. <p><u>417-19 N State Street</u></p> <ul style="list-style-type: none"> - No Zoning history available, has always been a parking lot <p><u>413 N State Street</u></p> <ul style="list-style-type: none"> - SP-95-17: Special Use Permit for establishment of a restaurant - SP-98-08: Special Use Permit for restaurant and SUP modifications - R-98-02: Resubdivision to combine two parcels into one new lot - SP-10-08M1: Special Use Permit modification for a restaurant
Summary of Zoning History:	In 2019 the Landmark Preservation Board recommended that structure located on 429 N State St be designated a Local Protected Site at its meeting on July 18, 2019. Recommended by CPC for action by the Common Council on 10/7/2019 and approved by Common Council on 11/18/2019. The structure is currently a vacant commercial building. 429 & 413 N State St have been through several resubdivision and special use permit applications. The history of resubdivisions at 413 N State St & 429 N State St were to combine several parcels into new larger lots. The history of special use permits at property located at 429 N State St relate to the establishment and modification of restaurants >1,000 sq ft, parking and signage. The history of special use permits for 413 N State St relate to the establishment and modification of a restaurant >1,000 sq ft, and later the demolition of two buildings at this address to acquire additional parking space. The structure previously

	located at 413 N State Street was demolished in 2009 and is currently vacant commercial land. The previous zoning for these properties required a special use permit for restaurant land use, >1,000 sq ft, but this use is now permitted by right in the MX-4 Zone District pursuant to Art. 3 Sec 3.2(e) of the current Zoning Ordinance.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing Property Characteristics</u></p> <p>The subject property at 429 N State St. is irregularly shaped with a lot size of 4,015 SF (0.09 acres). The property is improved by a three-story brick commercial building connected to a two-story commercial brick building totaling 2,076 SF. The property has two primary street frontages with 55 FT of frontage on N State St and 73 FT of frontage on E Beldon Ave.; the west property line and has 55 FT of frontage along the lot of 200-04 E Belden Ave.; the south property line has 72.76 FT of frontage along the lot of 417-19 N State St.</p> <p>The subject property at 417-19 N State St. is regularly shaped rectangle with a lot size of 4,008.4 (0.09 acres). The property is currently all impervious surface and is used for off street accessory parking. The property has one primary street frontage with 55 FT of frontage on N State St.; the north property line and has 72.76 FT of frontage along the lot of 429 N State St.; the south property line has 72.76 FT of frontage along the lot of 413 N State St.; the west property line has 55 FT of frontage along the property lines of two mixed-use lots along Pearl St.</p> <p>The subject property at 429 N State St. is irregularly shaped with a lot size of 3,995.89 SF (0.09 acres). The property is currently all impervious surface and is used for off street accessory parking. The property has one primary street frontage with 54.34 FT of frontage on N State St the west property line and has 55.34 FT of frontage along a detached row property located on Pearl St.; the south property line has 74.54 FT of frontage along vacant commercial land property located on 409-11 N State St.</p> <p><u>Proposed Property Characteristics</u></p> <p>The proposed resubdivided lot will be known at Lot 22-2B at 423 & 425 N State St. The property is improved by a three-story brick commercial building connected to a two-story commercial brick building totaling 2,076 SF. The northern property line will be 73 FT and will run parallel along E Beldon Ave. The western property line will border 164 FT along several mixed use and vacant commercial lots located on Pearl Street. The southern property line will border 74.54 FT of property with vacant commercial land. The eastern property line will border 164.34 FT along N State St.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(a), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition

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

- Resubdivision application

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

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

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

Attachments:

Resubdivision Application
 Short Environmental Form Part I

Code Enforcement History
 IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Lots proposed for resubdivision on the property. Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date:

Case:

Zoning District:

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

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

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

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

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

1) _____ 2) _____ 3) _____

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

Demolition (full and partial): _____

New Construction: _____

Façade (Exterior) Alterations: _____

Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: _____

Current Land Use(s): _____

Proposed Land Use(s): _____

Number of Dwelling Units: _____

Days and Hours of Operation: _____

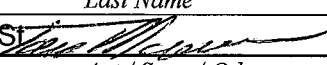
Number of Onsite Parking Spaces: _____

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

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.**

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

<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>
* Signature			Date		

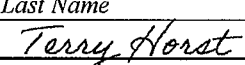
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i>
* Signature			Date		

<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>
* Signature			Date		

*** 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)

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

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

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

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

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

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

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

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

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

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

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

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

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

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

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

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

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

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

Please submit ONE (1) COPY of the following:

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

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

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

Resubdivision / Lot Alteration
MAP FILING PROCEDURES

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

OBTAIN PRINTED MAPS FROM THE SURVEYOR

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

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

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

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

Contact the Syracuse Zoning Office to make an appointment.

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

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

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

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

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

Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

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

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

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

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

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

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

FILE RESUBDIVISION / LOT ALTERATION MAP

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

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

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

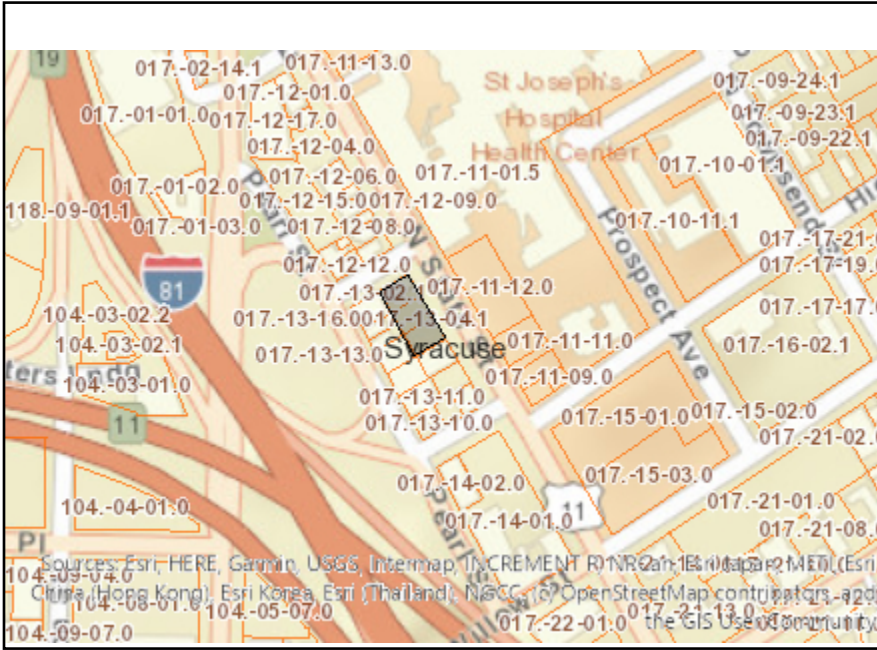
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

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

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

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



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



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

Project:

Date:

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

Part 2 is to be completed by the Lead Agency.

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

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

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

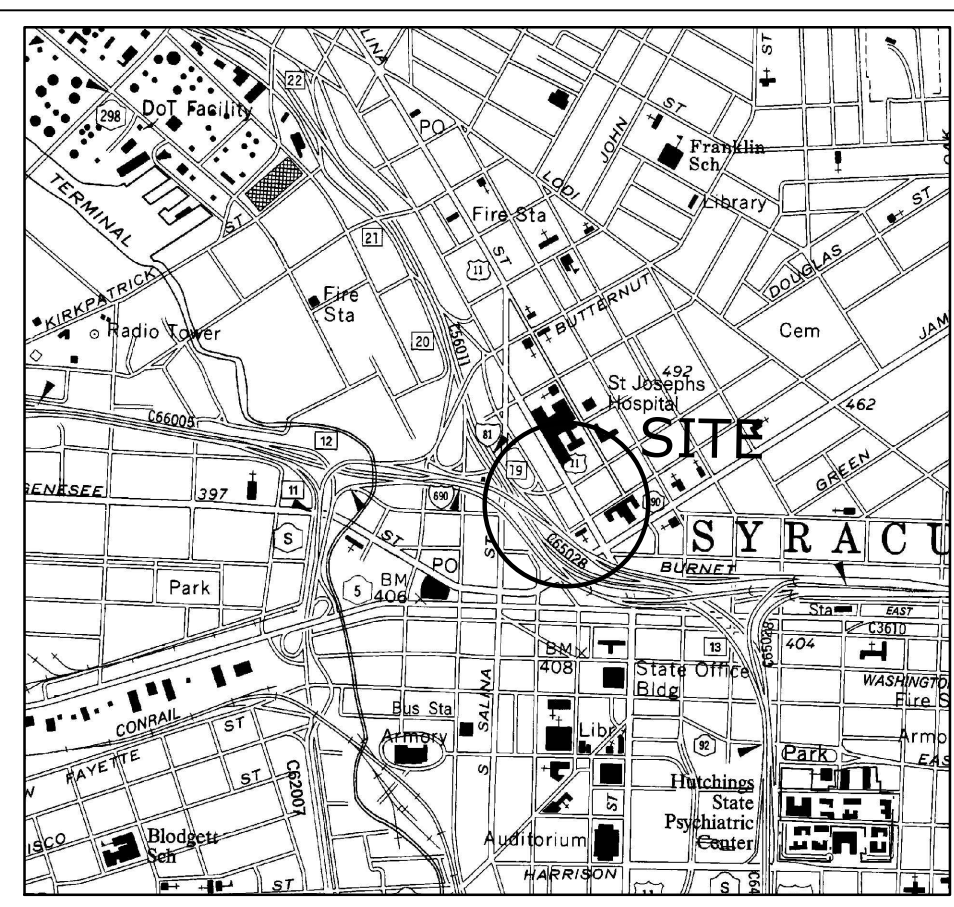
Date

Print or Type Name of Responsible Officer in Lead Agency

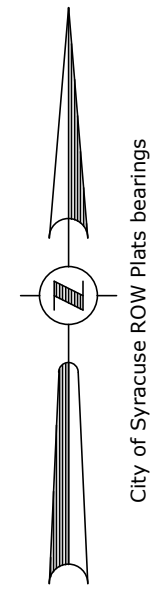
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



LOCATION PLAN - SYRACUSE WEST QUADRANGLE Not To Scale

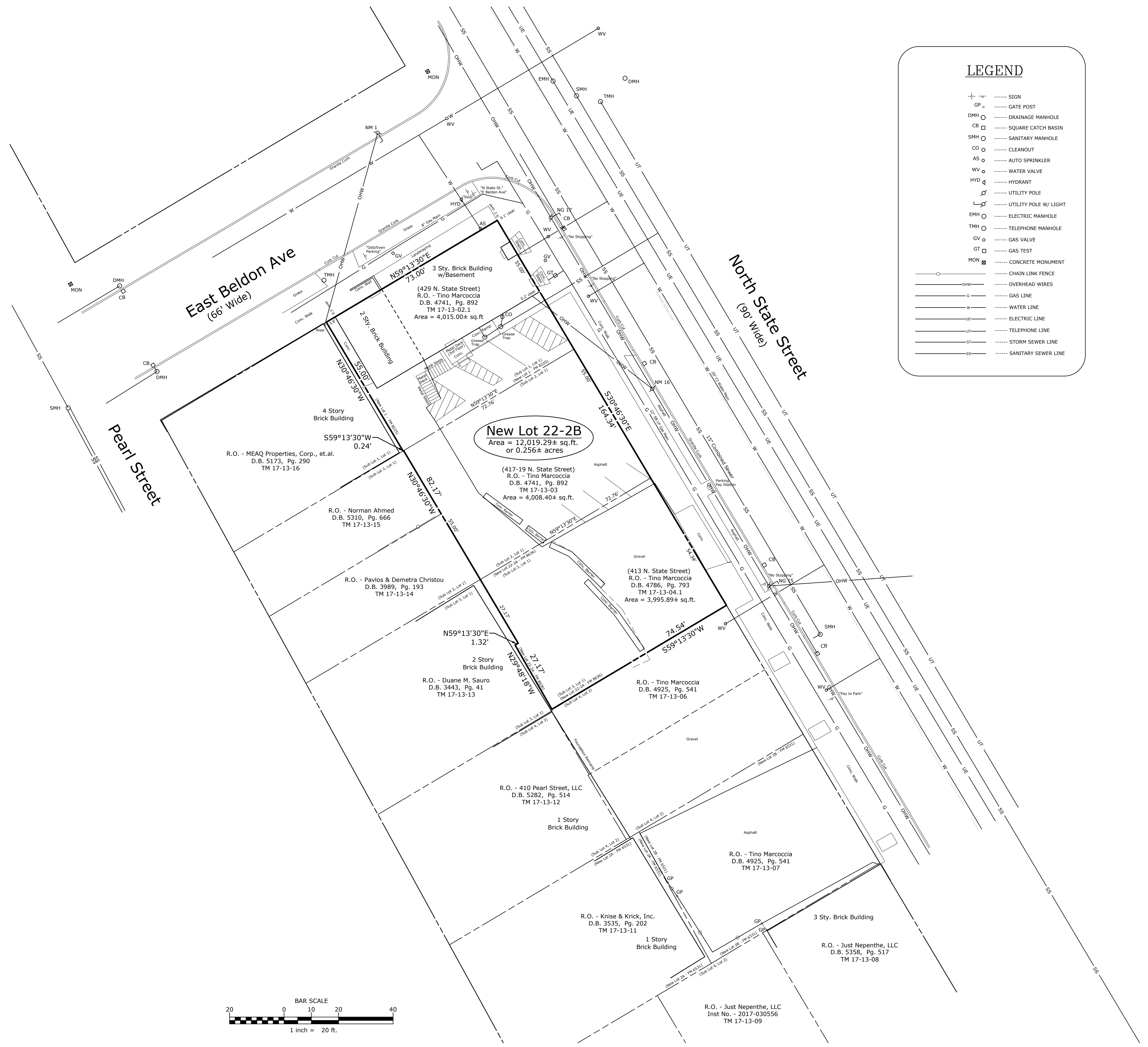


MAP NOTES

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

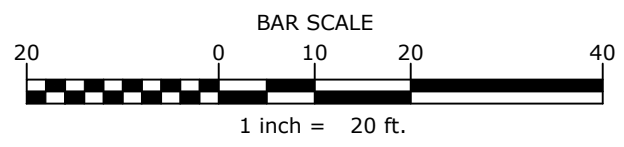
MAP REFERENCES

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



LEGEND

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



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

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

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

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 C.T. MALE ASSOCIATES

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

RESUBDIVISION PLAT

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

BEING NEW LOTS 1 & 22-A AND PART OF SUB. LOT 2 OF LOT 1 IN CITY BLOCK 22

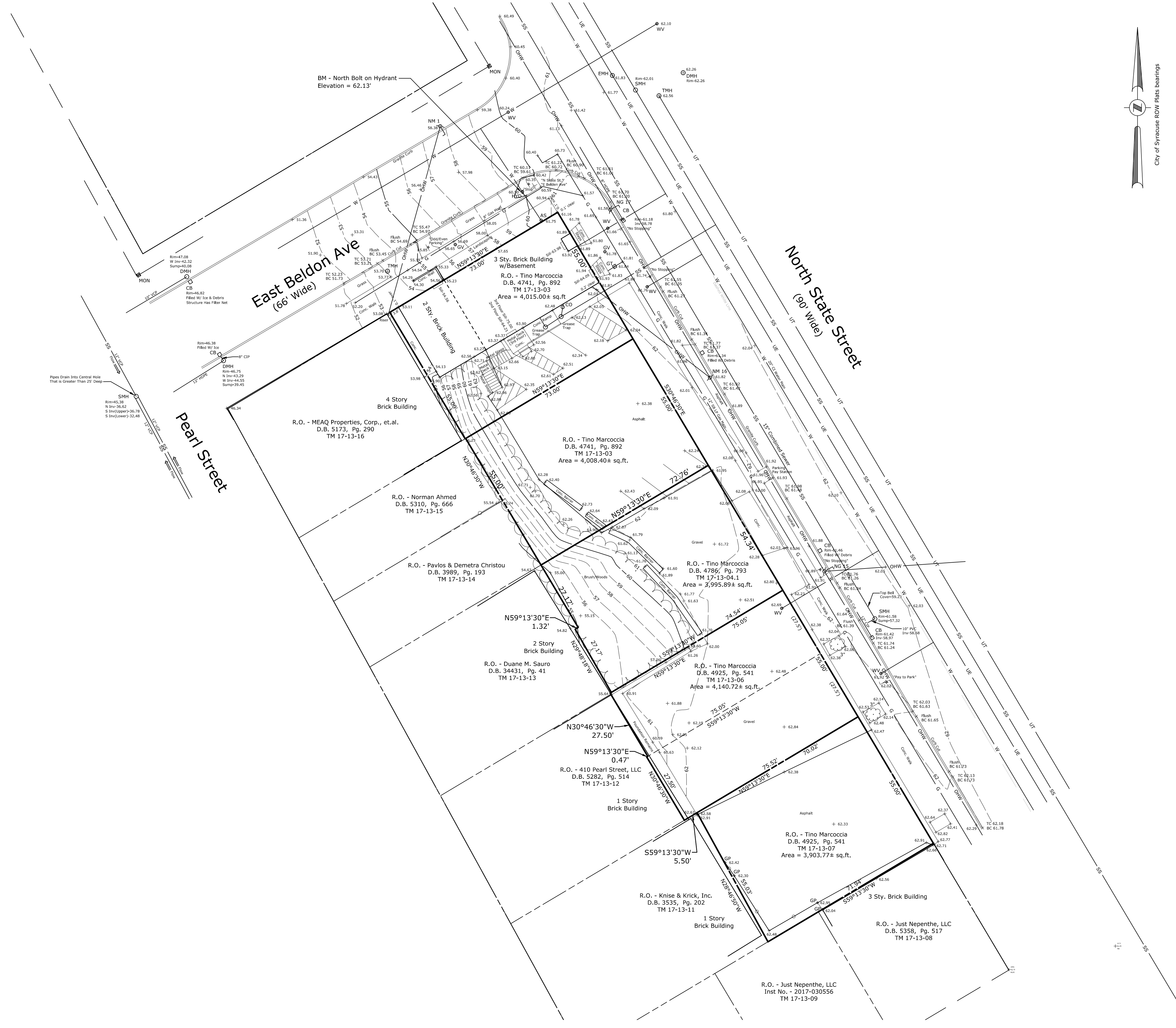
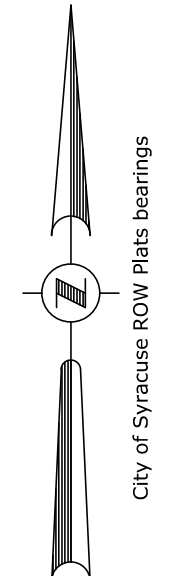
CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

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

SHEET 1 OF 1
 DWG. NO: 24-0424

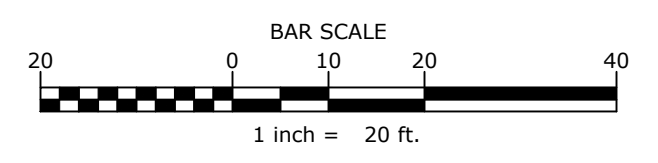
- MAP NOTES**
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 - 2.) RESUBDIVISION MAP - FILED MAP 8225.



LEGEND

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



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

David M. Sliski 04/10/2019

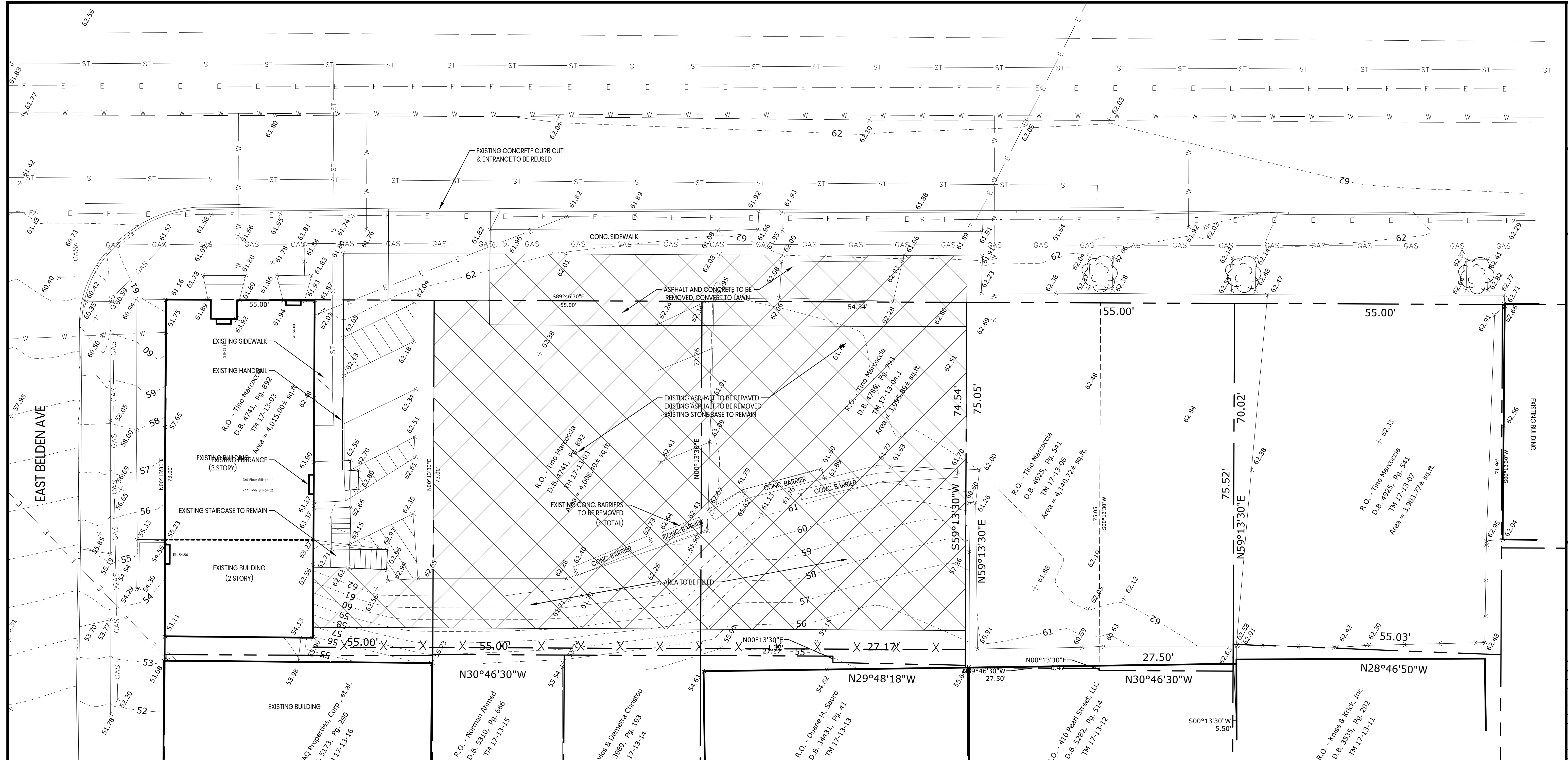
DAVID M. SLISKI PLS # 50105 DATE

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
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DAVID M. SLISKI P.L.S. NO. 50105 	BOUNDARY AND TOPOGRAPHIC SURVEY MAP FOR THE LANDS NOW OR FORMERLY OF TINO MARCOCCIA 429 NORTH STATE STREET PART OF CITY BLOCK 22 ONONDAGA COUNTY, NEW YORK C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY • JOHNSTOWN, NY LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY www.ctmale.com
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"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY."

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



ZONING:

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

* USE - POSSIBLE FUTURE RESTAURANT WITH RESIDENTIAL UNITS

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

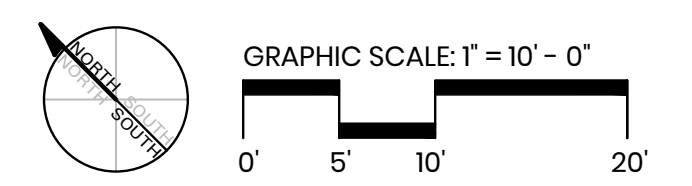
LEGEND

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

UTILITIES LEGEND

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

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



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

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

#	DATE	DESCRIPTION
1	00-00-00	DESCRIPTION

DRAWING:
 EXISTING CONDITIONS

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L.1.0

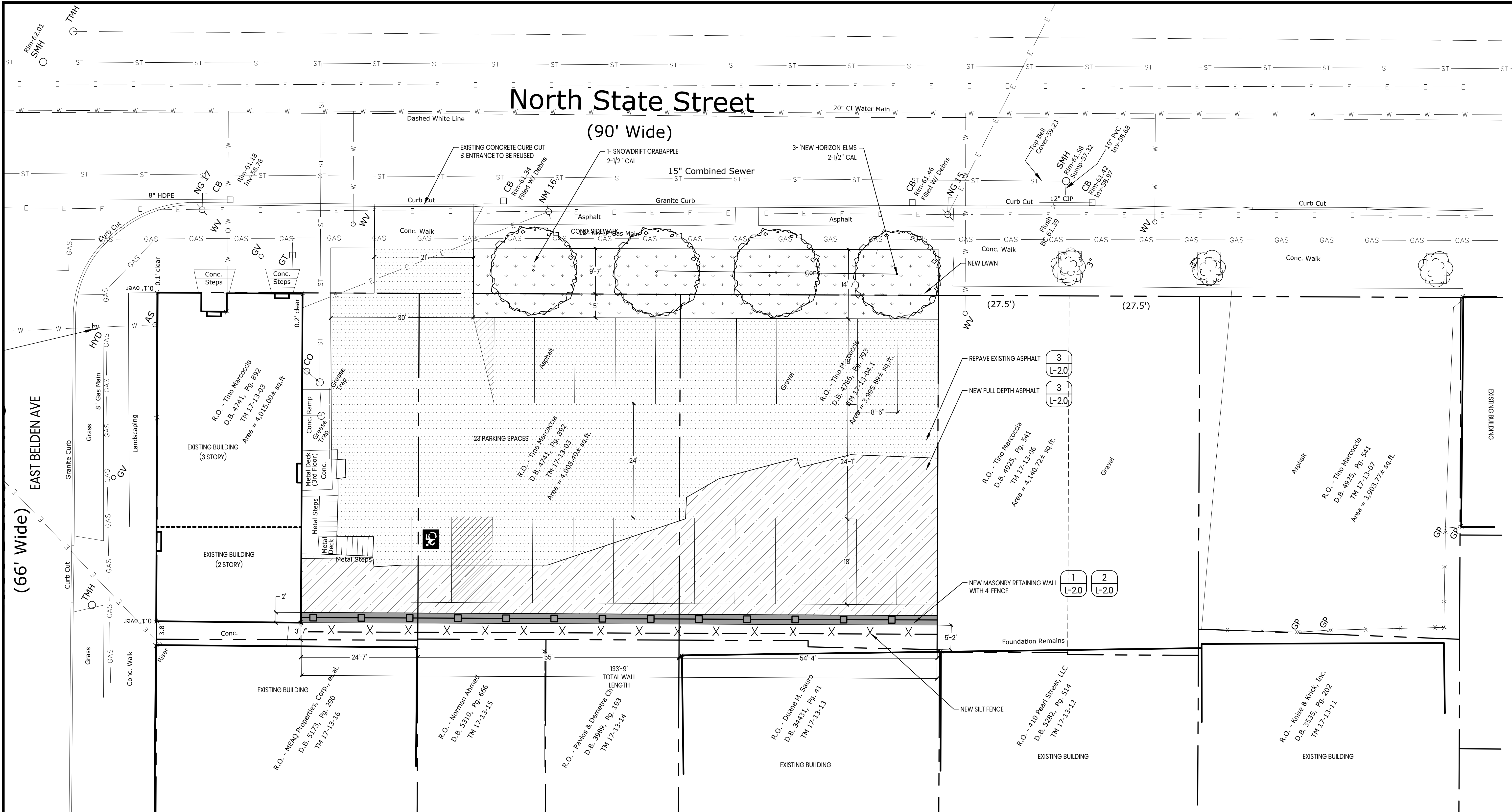
S:\CURRENT-PROJ\3407_400 State St.dwg\3407_400 State St_Working1.dwg

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

S:\CURRENT-PROJ\3407_400 State Street\3407_400 State St_Working1.dwg

North State Street (90' Wide)

(66' Wide)
EAST BELDEN AVE



SITE DISTURBANCE

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

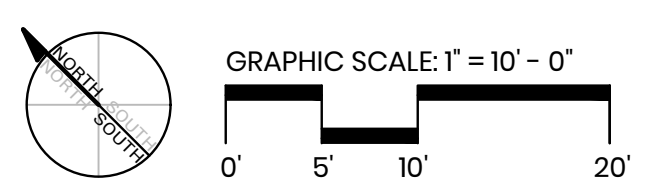
SITE PLAN
SCALE: 1" = 10' - 0"

LEGEND

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

UTILITIES LEGEND

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



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



429 N STATE STREET SITE IMPROVEMENTS

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

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SCALE: 1" = 10' - 0"

DRAWN BY: AK

DATE: 7-31-24

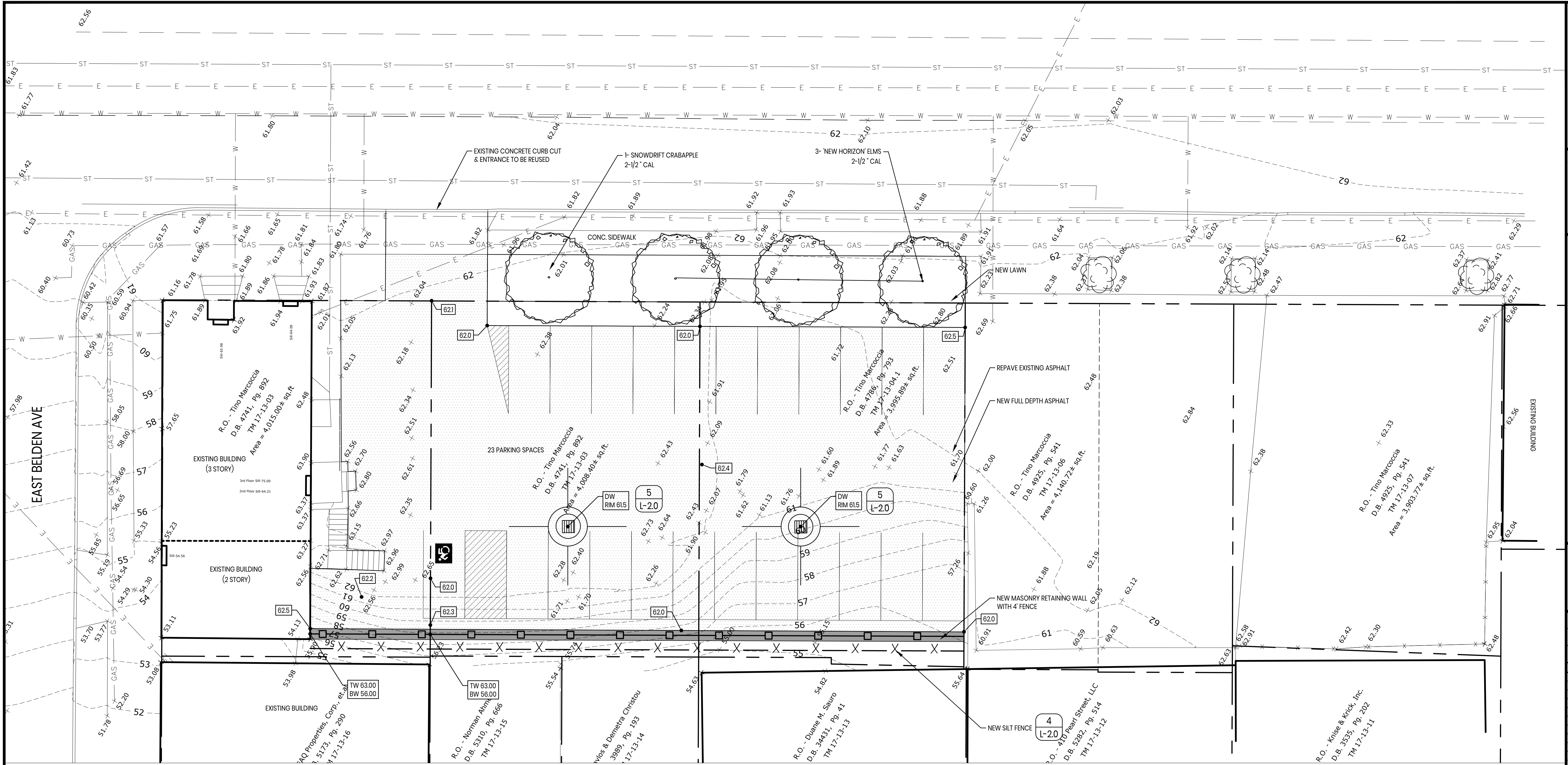
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DRAWING: SITE PLAN

DRAWING #
L.11

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

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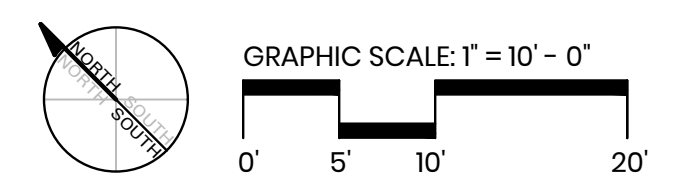
SITE PLAN
SCALE: 1" = 10' - 0"

LEGEND

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

UTILITIES LEGEND

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



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

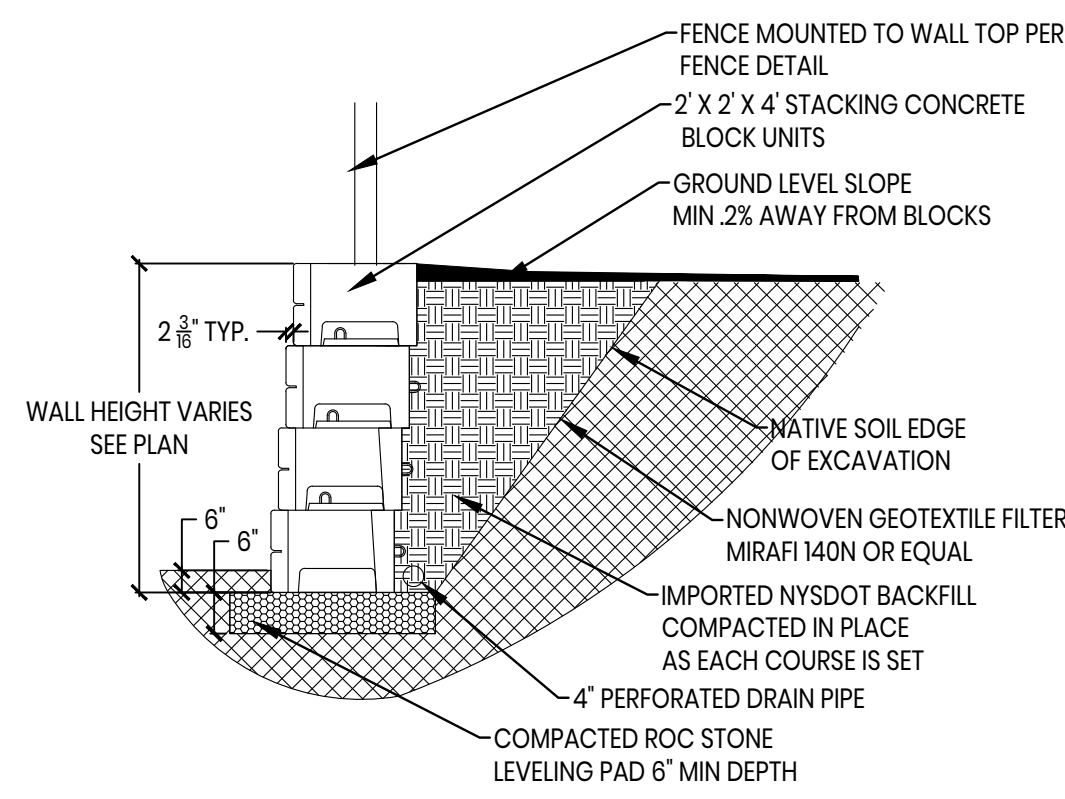
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SCALE: 1" = 10' - 0"
DRAWN BY: AK
DATE: 7-31-24

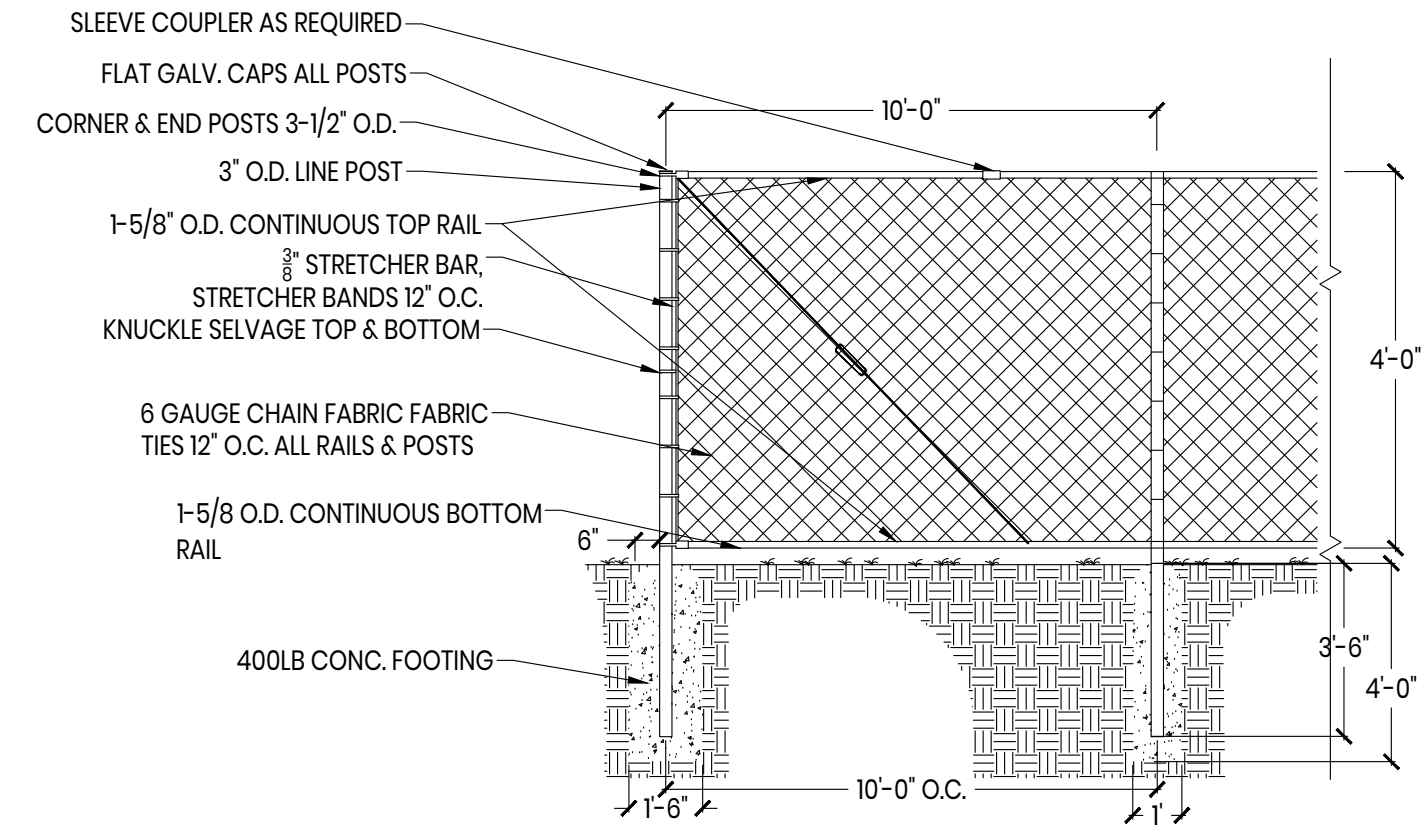
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DRAWING:
SITE PLAN

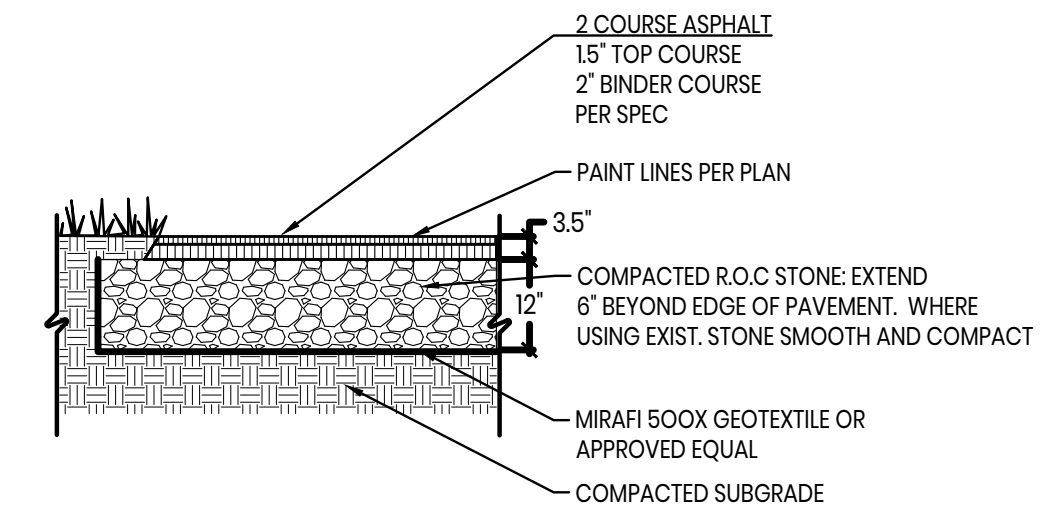
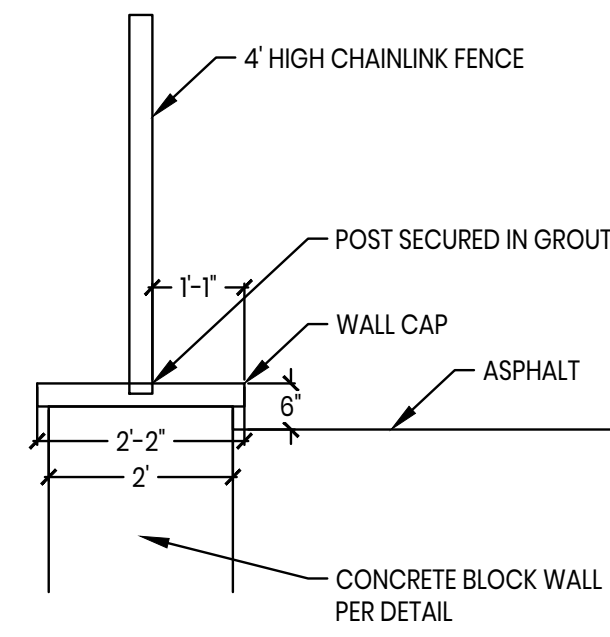
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[.1]



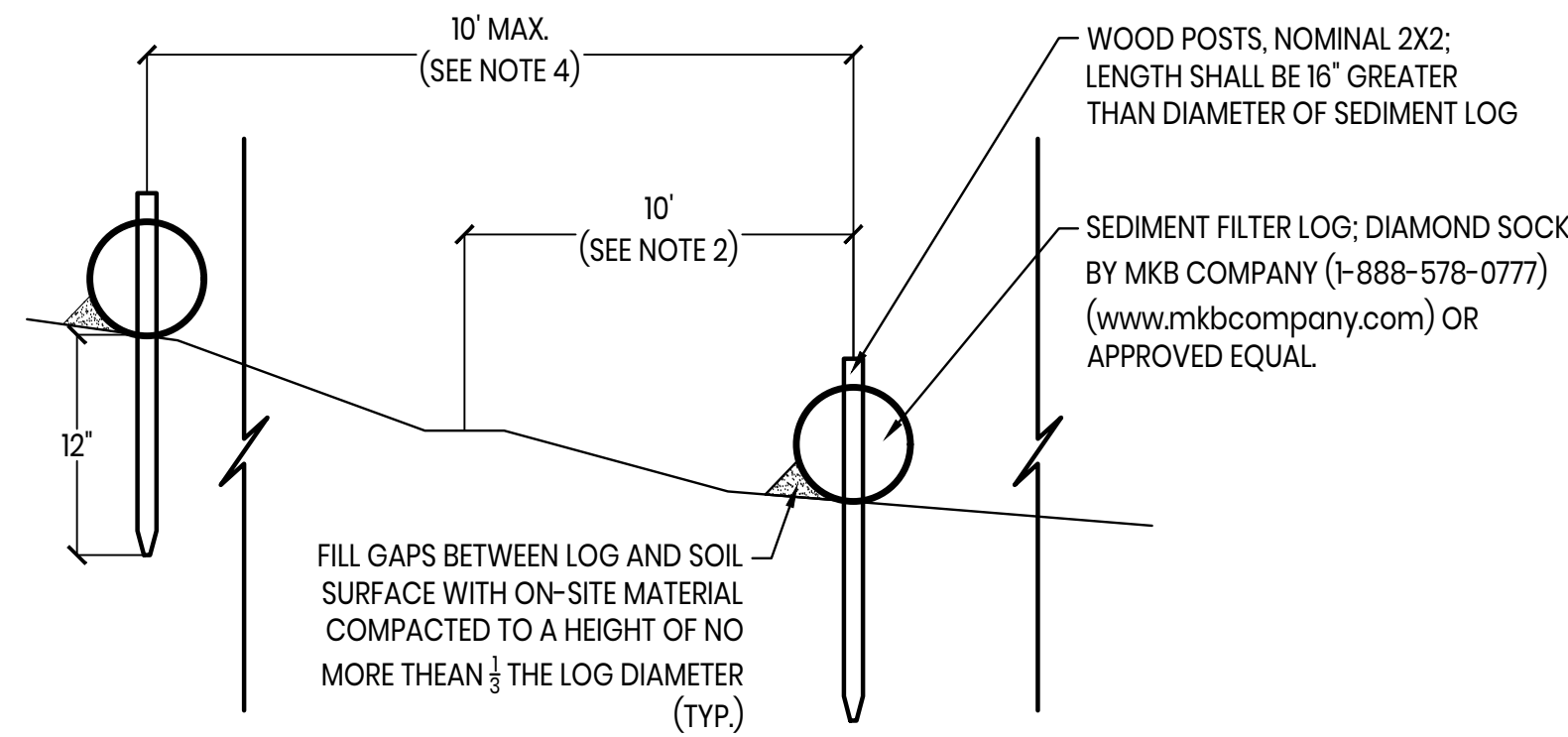
1 BLOCK RETAINING WALL
L-20 NOT TO SCALE



2 CHAINLINK FENCE
L-20 NOT TO SCALE



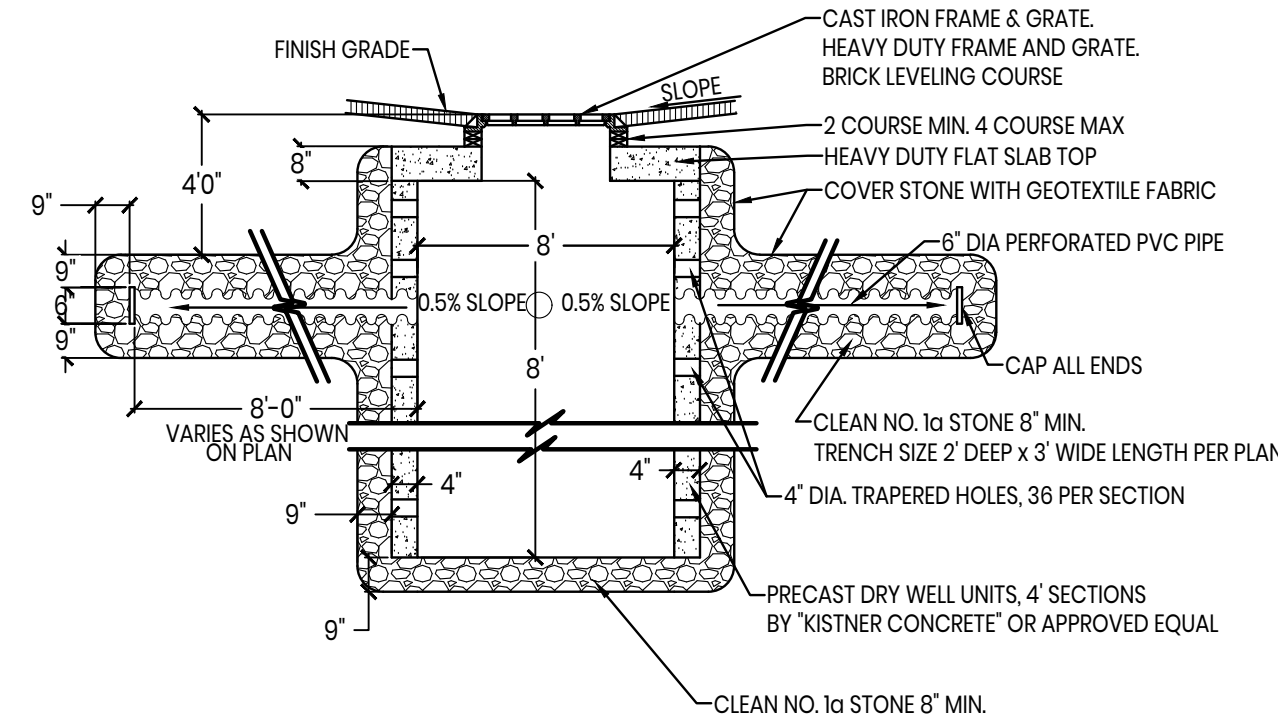
3 ASPHALT PAVING
L-20 NOT TO SCALE



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

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

4 SILT FENCE
L-20 NOT TO SCALE



5 DRYWELL
L-20 NOT TO SCALE



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

COPYRIGHT NOTICE:
THIS DRAWING IS TO BE USED SOLELY FOR THIS SPECIFIC PROJECT AND LOCATION, AND IS NOT TO BE USED FOR ANY OTHER PROJECT. UNAUTHORIZED USE OF THIS DRAWING AND DESIGN WITHOUT PERMISSION FROM MAXIM + HORST IS A VIOLATION OF NEW YORK STATE AND FEDERAL COPYRIGHT LAWS.

SCALE: 1" = 10' - 0"

DRAWN BY: AK

DATE: 7-31-24

#	DATE	DESCRIPTION
1	00-00-00	DESCRIPTION

DRAWING:
DETAILS



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

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

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

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

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

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

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

City of Syracuse

Parcel History

01/01/1900 - 08/27/2024

Tax Map #: 017.-13-04.1

Owners: Tino Marcoccia

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
413 State St N	07/23/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
413 State St N	07/23/20	Inspection	Complaint Inspection	Fail	
413 State St N	07/30/20	Inspection	Complaint Re-Inspection	No Progress	
413 State St N	08/06/20	Completed Complaint	Property Maintenance- Ext	Completed	2020-14733 Overgrowth
413 State St N	08/06/20	Inspection	Complaint Re-Inspection	Pass	
413 State St N	03/20/24	Complaint	Building W/O Permit	Open	2024-01763 Driveway/parking lot build w/o permit in-tandem with 2024-01762
413 State St N	03/22/24	Violation	Section 105.2 Building Permits	Open	
413 State St N	03/22/24	Violation	Section 105.2.3 Approval of construction documents	Open	
413 State St N	03/22/24	Inspection	Complaint Inspection	Fail	
413 State St N	04/15/24	Inspection	Complaint Inspection	No Progress	
413 State St N	05/07/24	Inspection	Complaint Inspection	No Progress	
413 State St N	05/15/24	Inspection	Complaint Inspection	No Progress	
413 State St N	06/06/24	Inspection	Complaint Inspection	No Progress	
413 State St N	07/09/24	Inspection	Complaint Inspection	No Progress	
413 State St N	07/31/24	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
413 State St N	08/01/24	Project	Resubdivision	Active	<p>R-24-48C Owner wishes to combine three lots: 429 N State St (Tax Parcel: 17.13-02.1), 417-19 N State St (Tax Parcel 17-13-03.0) and 413 N State St (Tax Parcel 17-13-04.1) into one new lot. (New Lot 22-2B)</p> <p>They wish to make site improvements to a vacant property to make it more attractive to potential clients. Improvements include building a retaining wall to expand the parking to 24 spaces. A 4 ft high fence will be on top of the wall for security. Add landscaping across the street. Pave with asphalt and stripe the parking spaces.</p> <p>Companion piece of a Minor Site Plan Review (MiSPR-24-42)</p>
413 State St N	08/22/24	Inspection	Complaint Inspection	In Progress	

City of Syracuse

Parcel History

01/01/1900 - 08/27/2024

Tax Map #: 017.-13-03.0

Owners: Tino Marcoccia

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
417-19 State St N	07/23/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
417-19 State St N	07/23/20	Inspection	Complaint Inspection	Fail	
417-19 State St N	07/30/20	Inspection	Complaint Re-Inspection	No Progress	
417-19 State St N	08/06/20	Completed Complaint	Property Maintenance-Ext	Completed	2020-14738 Overgrowth
417-19 State St N	08/06/20	Inspection	Complaint Re-Inspection	Pass	
417-19 State St N	03/20/24	Complaint	Building W/O Permit	Open	2024-01762 Driveway/parking lot build w/o permit in-tandem with 2024-01763
417-19 State St N	03/22/24	Violation	Section 105.2 Building Permits	Open	
417-19 State St N	03/22/24	Violation	Section 105.2.3 Approval of construction documents	Open	
417-19 State St N	03/22/24	Inspection	Complaint Inspection	Fail	
417-19 State St N	04/15/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	04/29/24	Violation	Section 105.2 Building Permits	Closed	
417-19 State St N	04/29/24	Violation	Section 105.2.3 Approval of construction documents	Closed	
417-19 State St N	05/07/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	05/14/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	05/15/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	05/22/24	Completed Complaint	Zoning Violations	Resolved	2024-02739 Illegal land use
417-19 State St N	05/22/24	Inspection	Complaint Inspection	Pass	
417-19 State St N	06/06/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	06/28/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	07/09/24	Inspection	Complaint Inspection	No Progress	
417-19 State St N	07/31/24	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
417-19 State St N	08/01/24	Project	Resubdivision	Active	<p>R-24-48B Owner wishes to combine three lots: 429 N State St (Tax Parcel: 17.13-02.1), 417-19 N State St (Tax Parcel 17-13-03.0) and 413 N State St (Tax Parcel 17-13-04.1) into one new lot. (New Lot 22-2B)</p> <p>They wish to make site improvements to a vacant property to make it more attractive to potential clients. Improvements include building a retaining wall to expand the parking to 24 spaces. A 4 ft high fence will be on top of the wall for security. Add landscaping across the street. Pave with asphalt and stripe the parking spaces.</p> <p>Companion piece of a Minor Site Plan Review (MiSPR-24-42)</p>
417-19 State St N	08/22/24	Inspection	Complaint Inspection	In Progress	

City of Syracuse

Parcel History

01/01/1900 - 08/27/2024

Tax Map #: 017.-13-02.1

Owners: ILARIO'S, Tino Marcoccia

Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
429 State St N & Belden Ave E	06/07/12	Permit Application	Electric	Issued	06835 14 Retro Kits For Ilario's Restaurant.
429 State St N & Belden Ave E	07/20/12	Inspection	Final Inspection	Pass	
429 State St N & Belden Ave E	07/20/12	Completed Permit	Electric	Certificate Issued	06835 14 Retro Kits For Ilario's Restaurant. Certificate of Completion #06835
429 State St N & Belden Ave E	08/06/15	Inspection	Codes Electric - Licensing	Pass	
429 State St N & Belden Ave E	08/06/15	Inspection	Codes - Licensing	Pass	
429 State St N & Belden Ave E	08/10/15	Inspection	Fire Prevention - Licensing	Pass	
429 State St N & Belden Ave E	09/22/17	Complaint	Cert of Use - Restaurant	x Expired	CU2015-0046 SanMiguel Mexican Restaurante
429 State St N & Belden Ave E	11/01/17	Inspection	Fire Prevention - Licensing	Fail	
429 State St N & Belden Ave E	11/01/17	Inspection	Codes - Licensing	Fail	
429 State St N & Belden Ave E	11/01/17	Inspection	Codes Electric - Licensing	Fail	
429 State St N & Belden Ave E	11/02/17	Violation	2015 IFC - Section 904.12.6 Ansul systems operations and maintenance	Open	
429 State St N & Belden Ave E	01/19/18	Inspection	Codes - Licensing	Fail	
429 State St N & Belden Ave E	01/23/18	Permit Application	Electric	Issued	31207 electric
429 State St N & Belden Ave E	01/24/18	Inspection	Inspector Notification	In Progress	
429 State St N & Belden Ave E	01/26/18	Inspection	Fire Prevention - Licensing	Pass	
429 State St N & Belden Ave E	01/26/18	Inspection	Codes - Licensing	Pass	
429 State St N & Belden Ave E	01/26/18	Inspection	Codes Electric - Licensing	Pass	
429 State St N & Belden Ave E	01/29/18	Inspection	Final Inspection	Pass	
429 State St N & Belden Ave E	01/30/18	Completed Permit	Electric	Certificate Issued	31207 electric Certificate of Completion #31207

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
429 State St N & Belden Ave E	08/16/19	Project	Protected Site	Approved	PS-19-01 Local Protected Site Designation Request. Syracuse Landmark Preservation Board Resolution 7/18/2019, public hearing consideration 7/18/2019
429 State St N & Belden Ave E	03/22/22	Inspection	Complaint Inspection	Fail	
429 State St N & Belden Ave E	03/22/22	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
429 State St N & Belden Ave E	04/07/22	Inspection	Complaint Re-Inspection	No Progress	
429 State St N & Belden Ave E	04/26/22	Inspection	Complaint Re-Inspection	No Progress	
429 State St N & Belden Ave E	05/13/22	Inspection	Complaint Re-Inspection	No Progress	
429 State St N & Belden Ave E	06/09/22	Inspection	Complaint Re-Inspection	Pass	
429 State St N & Belden Ave E	06/15/22	Inspection	BAA - 1st Ticket Plea	Ticket Paid	
429 State St N & Belden Ave E	06/23/22	Inspection	Complaint Re-Inspection	Pass	
429 State St N & Belden Ave E	07/21/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-02034 Graffiti
429 State St N & Belden Ave E	07/21/22	Inspection	Complaint Re-Inspection	Pass	
429 State St N & Belden Ave E	04/12/24	Complaint	Building W/O Permit	Open	2024-02244 congo box parked in parking lot without permit. smoke from congo box is going into tenants windows at 202 E belden ave. building A retaining wall illegally. drainage tile is draining into basement of 202 E belden Ave.
429 State St N & Belden Ave E	04/15/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	04/15/24	Violation	Section 105.2 Building Permits	Open	
429 State St N & Belden Ave E	04/15/24	Violation	Section 105.2.3 Approval of construction documents	Open	
429 State St N & Belden Ave E	05/07/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	05/15/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	06/06/24	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
429 State St N & Belden Ave E	06/20/24	Project	Minor Site Plan Review	On Hold	<p>MiSPR-24-42 The applicant proposes to construct a retaining wall with chain link fence along with three adjacent vacant lots (429 N. State St, 417-19 N. State St, 413 N. State S), which will be combined into one new lot through a companion resubdivision application. Applicant will backfill and pave the rear space of the new lot to create an accessory parking lot for the tenants of 429 N. State Street. The paved area will provide 23 parking spaces including one accessible space. Additional landscaping along N State street includes converting paving into a grassed and street trees area.</p> <p>A companion project will combine three lots(429 N. State St, 417-19 N. State St, 413 N. State St) into one new lot.</p>
429 State St N & Belden Ave E	06/28/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	07/05/24	Complaint	Property Maintenance-Ext	Referred to BAA	2024-05222 OG
429 State St N & Belden Ave E	07/05/24	Inspection	Complaint Inspection	Fail	
429 State St N & Belden Ave E	07/05/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Open	
429 State St N & Belden Ave E	07/09/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	07/16/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	07/31/24	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
429 State St N & Belden Ave E	08/01/24	Project	Resubdivision	Active	<p>R-24-48 Owner wishes to combine three lots: 429 N State St (Tax Parcel: 17.13-02.1), 417-19 N State St (Tax Parcel 17-13-03.0) and 413 N State St (Tax Parcel 17-13-04.1) into one new lot. (New Lot 22-2B)</p> <p>Total Acreage: 0.256</p> <p>They wish to make site improvements to a vacant property to make it more attractive to potential clients. Improvements include building a retaining wall to expand the parking to 24 spaces. A 4 ft high fence will be on top of the wall for security. Add landscaping across the street. Pave with asphalt and stripe the parking spaces.</p> <p>Companion piece of a Minor Site Plan Review (MiSPR-24-42)</p>
429 State St N & Belden Ave E	08/07/24	Inspection	Complaint Inspection	No Progress	
429 State St N & Belden Ave E	08/22/24	Inspection	Complaint Inspection	No Progress	



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 21, 2024

OCPB Case # S-24-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Terry Horst Landscape Architecture PC for the property located at 413, 417-419 & 429 North State Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot, New Lot 22-2B (0.256 acres), in an Urban Core (MX-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-237) to renovate the existing parking lot; and
- WHEREAS, the Board previously approved an “other authorization” referral (Z-19-253) to designate the former Angeloro Building as a Local Protected Site; in 2009, the Board offered No Position with Comment for a special permit referral (Z-09-268) to demolish two existing buildings, which appears to have occurred, to create additional restaurant parking on five parcels, including the subject parcel; and
- WHEREAS, the site is located in a mixed residential and commercial area of the north side of the City of Syracuse, characterized by row buildings with first floor commercial and upper floor residential uses, interspersed with parking lots; across North State Street from the site is the St. Joseph’s Hospital complex; the intersection of Interstates 690 and 81 occurs just southwest of the site; and
- WHEREAS, the site is the Angeloro Building, a three-story approximately 2,280 sf building which is located on the corner of North State Street and East Belden Avenue along with the two adjacent parcels, utilized as parking lots; the site has a driveway to North State Street on its 160’ of frontage plus access to adjacent parking areas to the southeast; and
- WHEREAS, per the Site Plan and Existing Conditions Plan both dated 7/31/24, the applicant is proposing renovation of the existing parking lot which will include removing asphalt and concrete adjacent to the sidewalk and installing lawn and trees, placing fill in an area at the rear of the lot to bring to grade, constructing a retaining wall with a 4’ fence at the rear boundary, and repaving/paving the parking lot and striping 24 parking spaces; per the Site Plan, it appears existing access to the adjacent parking lot to the southeast will remain; no changes to the building and existing exterior staircase are proposed; and
- WHEREAS, per the Resubdivision Plat dated 7/29/24, the applicant is proposing to combine the building parcel with two parking lot parcels to create a 0.256-acre New Lot 22-2B; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/24, 0.07 acres of the site will be disturbed by the proposed project and “drainage will follow existing drainage patterns established in N State St”; per the Site Plan, two drywells will be installed in the lot; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the rear of the site is adjacent to buildings located within the North Salina Street Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site contains a Local Protected Site (the Angeloro building) and per a previous referral, the building was constructed in 1904 by Angelo Angeloro, an Italian immigrant and successful businessman who provided assistance and lodging to other new Italian immigrants in the community; the building is one of the last known “tied houses” for the Bartel Brewing Company, a significant company in the brewing history of Syracuse, and is an excellent example of early 20th century commercial/residential architecture; the exterior of the building is now designated as a Local Protected Site by the City of Syracuse; per the City zoning ordinance, any material change in appearance to any property in a Local Preservation District or designated a Local Protected Site is subject to review by the Syracuse Landmark Preservation Board (SLPB); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Michael W. LaFlair, Vice Chairman
Onondaga County Planning Board

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** City of Syracuse Planning Commission

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: Terry Horst Landscape Architecture PC
Address: at 413, 417-419 & 429 North State Street
Referral Type: PRELIMINARY SUBDIVISION
OCPB Date: August 21, 2024
OCPB Action: No Position
OCPB Case #: S-24-32

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- Approved the proposed action as modified by the OCPB.
- Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

- Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.
