



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

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

| <u>SP-24-17</u> | <u>Staff Report – September 9, 2024</u> |
|------------------------------------|--|
| Application Type: | Special Use Permit for “Residential Care Facility” use |
| Project Address: | 3429 James St. (Tax Map ID: 025.-01-04.0) |
| Summary of Proposed Action: | Special Use Permit to convert an existing 4-unit apartment to 8-bedroom Residential Care Facility. The Crisis Residential program is under the guidance of New York State Mental Hygiene to create a licensed crisis residence for adults. The applicant proposes to demolish small portions of wood porches, wood decks, concrete sidewalks, and plants onsite. Two onsite parking spaces are proposed, including 1 ADA space. The applicant will build additions to the existing building to provide accessibility from the onsite parking area. The total lot size is 0.24 Acres or 10,497.5 SF. The gross floor area of the building footprint with the proposed addition will be 2,600 SF. |
| Owner/Applicant | Liberty Resources, Inc. (Owner) Jared McCormick, Architect (Applicant) |
| Existing Zone District: | MX-2 Neighborhood Center, MX-2 Zone District |
| Surrounding Zone Districts: | The neighboring properties to the north, west and east are located in the Neighborhood Center, MX-2, Zone District, and the properties to the south are located in the Urban Neighborhood, MX-1, Zone District. |
| Companion Application(s) | MiSPR-24-61 (Minor Site Plan Review): MiSPR-24-61: a minor site plan review for the demolition, wooden deck, site layout, etc. |
| Scope of Work: | The scope of work includes: 1) full renovation of interior layout to build 8 new sleeping room(2 on the first floor, 6 on the second floor), bathrooms and common living space, office; 2) Installing new mechanical, electrical and plumbing systems and services including a new NFPA 13R sprinkler system; 3) New exterior renovation in windows, doors, thermal envelope, siding, and roofing; 4) Built an additional accessible ramp with guardrail and handrail, and a new exterior deck at the back of the building, and a new accessible ramp to the front entrance; 5) Landscaping new plants including paperback Maple, Red Sunset Red Maple, Eastern Redbud. |
| Staff Analysis: | <p>Factors:</p> <ul style="list-style-type: none"> - The subject property was established as a 4-unit apartment on the second floor and a garage on the ground floor. Prior to the Special Use Permit application, the property was cited by the Code Enforcement Department for an illegal conversion from 4 units to a sleeping room/ office without a valid Change of Occupancy permit. - Mental Hygiene Law states that if the location is not appropriate that the City needs to provide another suitable location. The location is suitable. - The parking lot for this property does not comply with ReZone, Art. 4, Sec. 4.4F(4) because the parking lot encroaches slightly into the right of way and the parking areas are between the façade of the building and the property line. <p>Recommended conditions if approved:</p> <ul style="list-style-type: none"> - The proposed Crisis Residential Program shall be certificated by the New York State Office of Mental Health. The applicant shall possess a state license to |

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| | <p>operate before operation commences.</p> <ul style="list-style-type: none"> - The water service should be inspected and if found to be lead or galvanized which is not current plumbing code (copper pipe up to 2 inches), the water service should be replaced, the applicant shall contact the Syracuse Water Department for renovation. - Bicycle rack, staple-style (no wave racks), to be provided in a conspicuous and well-lit area near the building entrance closest to the parking facilities. - The parking area shall not encroach into the right-of-way and shall be set behind the façade of the building along Walter Drive. |
| Zoning Procedural History: | <ul style="list-style-type: none"> - No Zoning History is available. |
| Summary of Zoning History: | <p>The subject building has been legally established for a 4-dwelling unit apartment building. . The land use did not change until the illegal conversion from the last property owner prior to the new owner acquiring the property.</p> |
| Code Enforcement History: | <p>See attached code enforcement history.</p> |
| Summary of Changes: | <p>This is not a continued application.</p> |
| Property Characteristics: | <p><u>Existing property characteristics:</u> The lot is a rectangle corner lot with 70 feet of frontage on James Street, with a lot depth of 150 feet (frontage on Water Drive); the total lot size: 0.24 Acres/ 10497.5 SF</p> <p>There will be no changes to the property line</p> <p>The existing building is 2,600 SF covering 24.7% of the lot size; the parking surface area is 720 SF covering 6.8%; the sidewalk on site is 596 SF covering 5.6% of the lot size</p> |
| SEQR Determination: | <p>Pursuant to the 6 NYCRR §617.4(al), the proposal is a Type Unlisted Action.</p> |
| Onondaga County Planning Board Referral: | <p>Pursuant to GML §239-1, m and n, the proposal meets the referral criteria for Onondaga County Planning Board to be reviewed on 9/11/2024</p> |

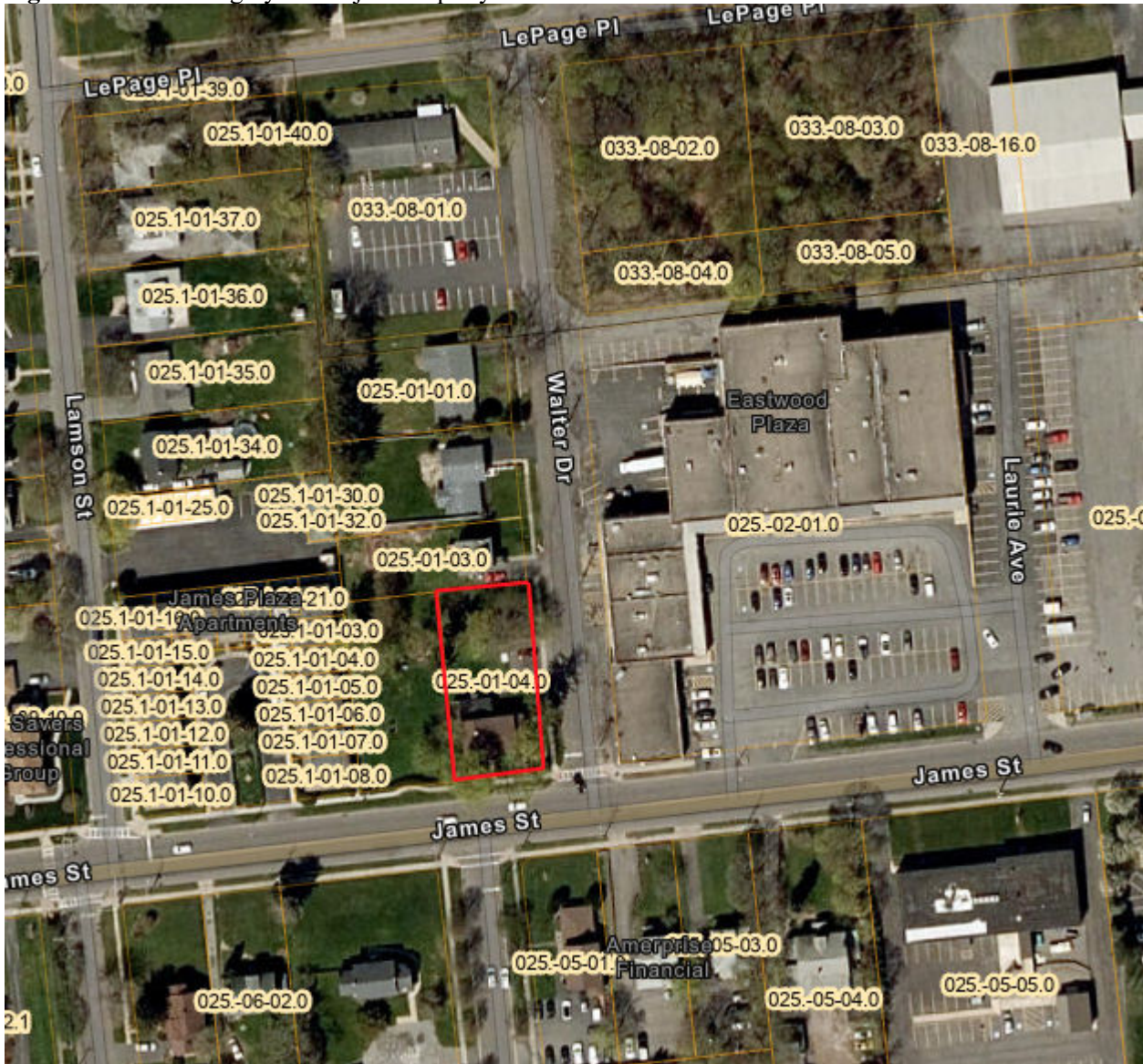
Application Submittals: The application submitted the following in support of the proposed project:

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey on boundary & Topographic Survey on Lot No.2-“Avery Terrace” Filed October 1, 1928- Map #2483. The city of Syracuse Known as No.3429 James Street, City of Syracuse, county of Onondaga, State of New York; Licensed Land Surveyor: James Richard Lighton; J.R.L Land Surveying, PLLC.; Dated: 11/24/2022; Scale: 1”=10’.
- Site Plan and Floor Plan- Liberty Resources- Crisis Residence: NOVA HOUSE- CRISIS RESIDENCE 3429 JAMES STREET, SYRACUSE, NY 13206 (G-0 Coversheet, G-1 Existing Site Plan w/photo key, L-1-1 Existing Conditions and Demolition Copy1, L-1-2&3 Site Plan. L-2-0 Grading & Erosion Control, AE-1 Existing Floor Plans, A-1 Proposed Floor Plans & Building Elevations, A-2 Exterior Materials and Colors)

Attachments:

- Special Use Permit Application
- Short Environmental Assessment Form Part 2 & Part 3
- Code Enforcement History
- IPS Comments from City Departments (refer to SP-24-17)

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga/>

Special Use Permit Application



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

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

Special Use Permit Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

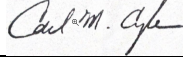
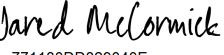
| | | |
|---|------------------|-------------------------------|
| Business/project name: NOVA House (Liberty Resources Crisis Residence) | | |
| Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 3429 James Street and Walter Drive | | |
| Lot numbers: 01 | Block number: 04 | Lot size (sq. ft.) 10,500 |
| Current use of property: Residential, Multi-Family | | Proposed: Residential, Single |
| Current number of dwelling units (if applicable): 4 | | Proposed: 1 |
| Current hours of operation (if applicable): 24/7 | | Proposed: 24/7 |
| Current onsite parking (if applicable): 2 | | Proposed: 2 |
| Zoning (base and any overlay) of property: MX-2 | | |
| Companion zoning applications (if applicable, list any related zoning applications): None | | |
| Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| All existing and proposed signs (sign plan may be required. Attach additional pages if necessary): | | |
| Size: N/A | Type: | Location: |
| Size: N/A | Type: | Location: |
| Nature and extent of Special Use requested (attach additional pages if necessary): Establish an 8-bed Crisis Residential program per section 41.34 of the New York State Mental Hygiene Law. The proposed use would be residential community residence as defined by the current City of Syracuse Zoning Ordinance. | | |
| Renovation of an residential use under NYSOMH guideline to create a licensed crisis residence for adults. Work includes interior layout modifications for new sleeping rooms, bathrooms and support space for the program. New mechanical, electrical and plumbing systems and services including a new NFPA 13R sprinkler system. New exterior windows, doors, thermal envelope, siding and roofing systems. | | |

Special Use Permit Application



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

Owner/Owner's Agent Certification

| | |
|--|---------------|
| <i>By signing this application below, I, as the owner of the property under review give my endorsement of this application.</i> | |
| Print owner's name: Liberty Resources, Inc | |
| Signature:  | Date: 7/18/24 |
| Mailing address: 6723 Towpath Road, East Syracuse, NY 13057 | |
| Print authorized agent's name: Jared McCormick | Date: 7/18/24 |
| <small>DocuSigned by:</small> | |
| Signature:  | |
| <small>771180DD829040E</small> | |
| Mailing address: 225 Wilkinson Street, Suite 104 Syracuse, NY 13204 | |
| The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted. | |

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below):

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

Special Use Permit Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
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Email: zoning@syrgov.net

- 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
 - Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- PLANS REVIEW FORM** see below
- EXTERIOR SIGNAGE DRAWINGS** showing all of the following:
- Size
 - Type
 - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)
- JUSTIFICATION FOR WAIVERS** in a short summary, note why waivers are requested in this special use application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

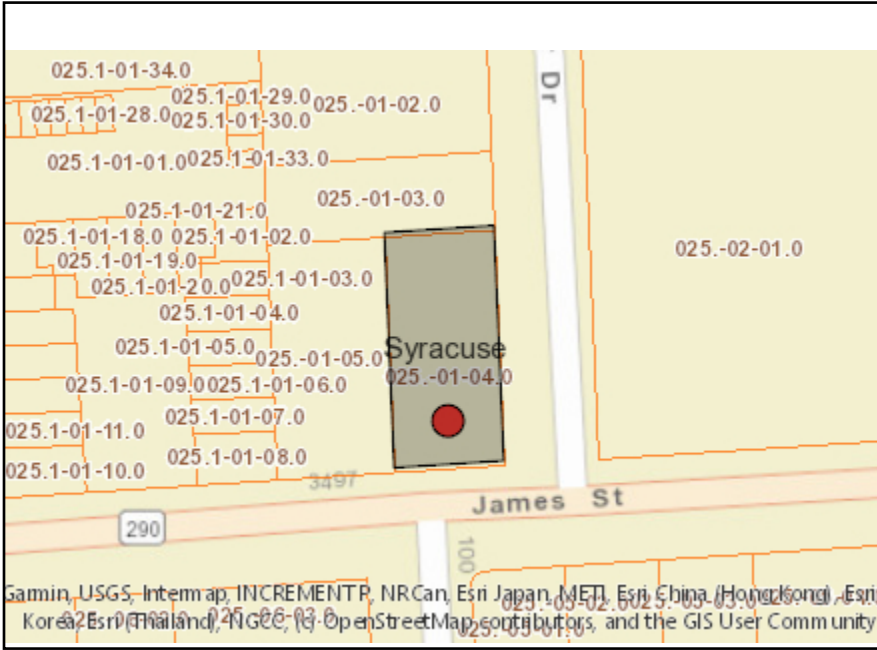
| Part 1 – Project and Sponsor Information | | | |
|--|--|---|--|
| Name of Action or Project: Liberty Resources - Crisis Residence | | | |
| Project Location (describe, and attach a location map): 3429 James Street Syracuse, NY | | | |
| Brief Description of Proposed Action: Full renovation and rehabilitation of an existing two-story wood frame structure. Scope includes major upgrades to mechanical, electrical and plumbing systems, accessibility upgrades interior and exterior, upgrades to the thermal building envelope, replacement of exterior siding/trim, windows and doors and the replacement of existing paved off-street parking areas and landscaping. The systems and component being upgraded are in disrepair and require replacement to continue to efficiently and effectively meet the needs of the community residence use. | | | |
| Name of Applicant or Sponsor: Jared McCormick | | Telephone: (607) 345-7050 E-Mail: jared@dmarch.pro | |
| Address: 225 Wilkinson Street, Suite 104 | | | |
| City/PO: Syracuse | | State: NY | Zip Code: 13204 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse New York State Office of Mental Health (NYSOMH) | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? .24 _____ acres | | | |
| b. Total acreage to be physically disturbed? .06 _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .24 _____ acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

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

| | | |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/owner: Jared McCormick _____ Date: 7/18/24 | | |
| Signature: <u>Jared McCormick</u> _____ Title: Project Manager | | |

EAF Mapper Summary Report

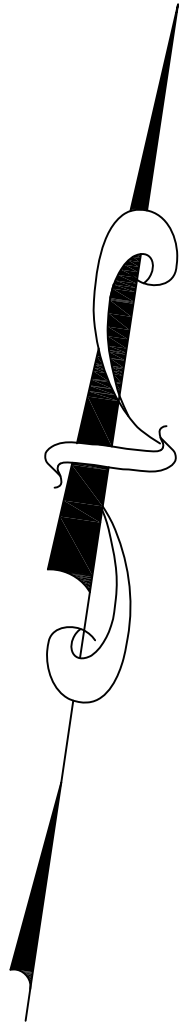
Wednesday, February 15, 2023 11:10 PM



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



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



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

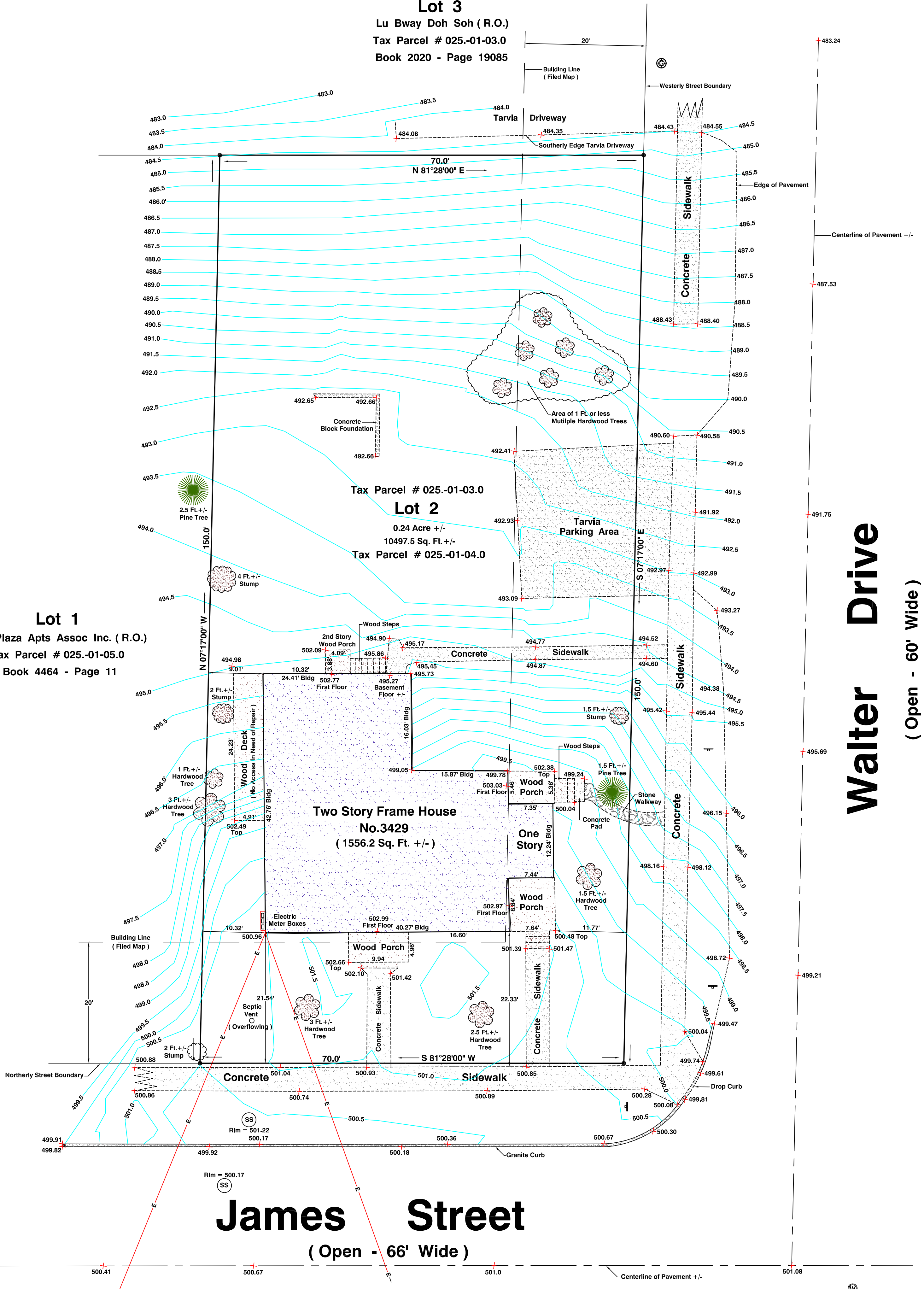
Lot 2
0.24 Acre +/-
10497.5 Sq. Ft. +/-
Tax Parcel # 025-01-04.0

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

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

Walter Drive
(Open - 60' Wide)

James Street
(Open - 66' Wide)



Legend

These standard symbols will be found in the drawing.

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

General Notes

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

Graphic Barscale

One Inch = Ten Feet



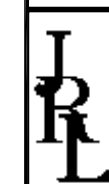
Survey Map Prepared For
Liberty Resources, Inc.

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

J.R.L. Land Surveying PLLC

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

James Richard Lighton New York State Licensed Land Surveyor #50606



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

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

PROJECT:

LIBERTY RESOURCES - CRISIS RESIDENCE:

NOVA HOUSE - CRISIS RESIDENCE

3429 JAMES STREET, SYRACUSE, NY 13206

PROJECT TEAM:

OWNER:



6723 TOWPATH ROAD
EAST SYRACUSE, NEW YORK 13057

ARCHITECT:

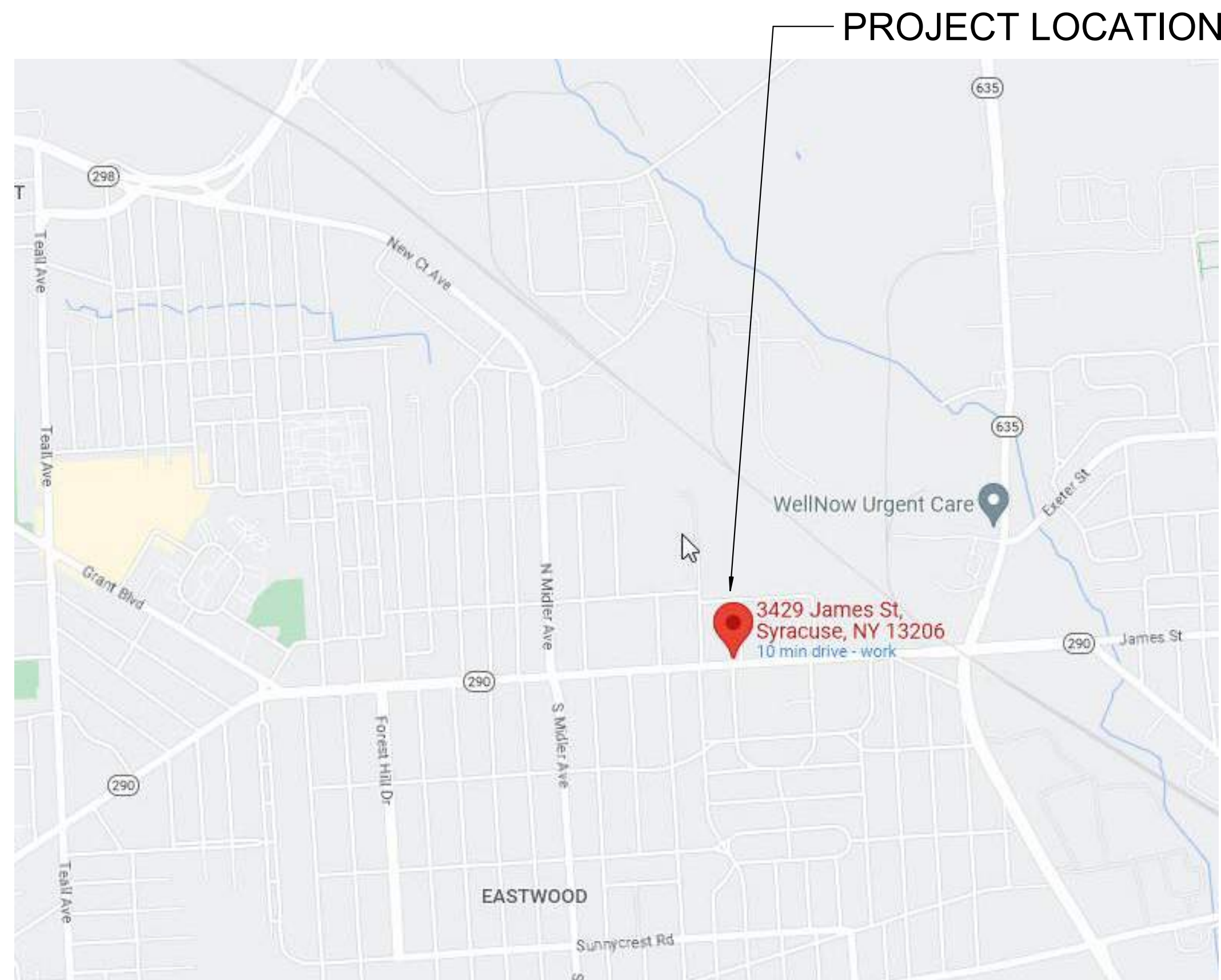


225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
WWW.DANIELMANNING-ARCHITECT.COM
(315) 424-0141



PHONE: 315-472-2461
WWW.THORSTLANDSCAPEARCH.COM
306 HAWLEY AVENUE, SYRACUSE, NEW YORK

LOCATION MAP:



DRAWING INDEX:

| DRAWING INDEX (PROJECT SITE REVIEW) | | | | |
|-------------------------------------|--|----------|------|-----------|
| No. | SHEET NAME | DATE | REV. | REV. DATE |
| G-0 | COVERSHEET | 7/18/24 | | |
| G-1 | EXISTING SITE PLAN W/ PHOTO KEY | 02/21/20 | | |
| L-1-1 | EXISTING CONDITIONS AND DEMOLITION Copy 1 | 02/21/20 | | |
| L-1-2 | SITE PLAN | 02/21/20 | | |
| L-1-3 | SITE PLAN | 02/21/20 | | |
| L-2-0 | GRADING & EROSION CONTROL | 02/21/20 | | |
| AE-1 | EXISTING FLOOR PLANS | 02/21/20 | | |
| A-1 | PROPOSED FLOOR PLANS & BUILDING ELEVATIONS | 02/21/20 | | |
| A-2 | EXTERIOR MATERIALS AND COLORS | 02/21/20 | | |

DRAWING ISSUE LOG:

SPECIAL USE PERMIT APPLICATION

JULY 18, 2024

PROJECT: LIBERTY RESOURCES - CRISIS RESIDENCE:

NOVA HOUSE - CRISIS RESIDENCE

3429 JAMES STREET, SYRACUSE, NY 13206

ARCHITECT: DANIEL MANNING ARCHITECT PLLC



225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION AND SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT, TO REPRODUCE, ALTER, OR ALTERED. THE ALTERED PROFESSIONAL SHALL AFFIX HIS/HER SEAL AND THE NOTATION A DESCRIPTION OF THE ALTERATION. THIS STATEMENT IS PLACED HEREIN AS REQUIRED.

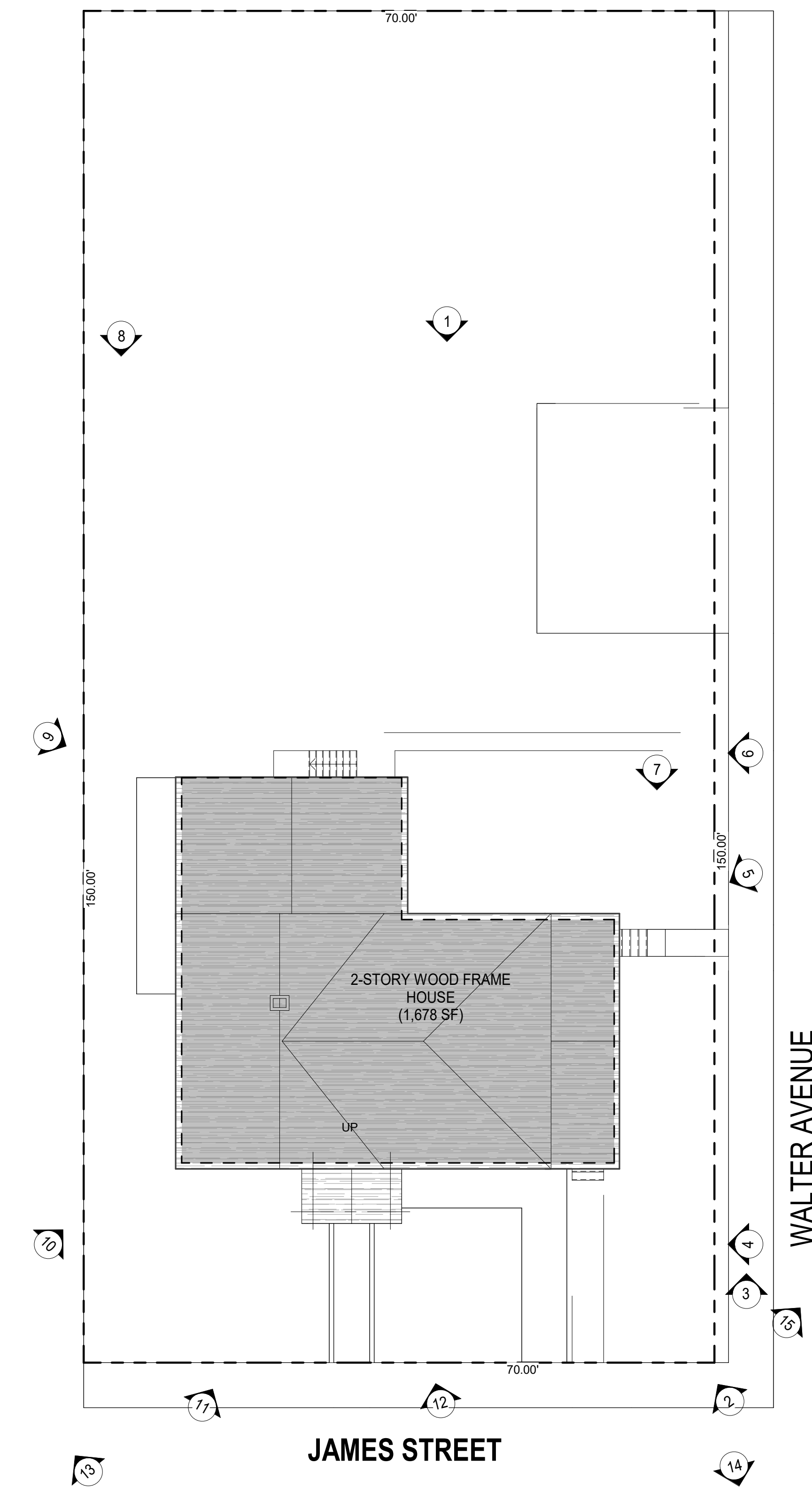
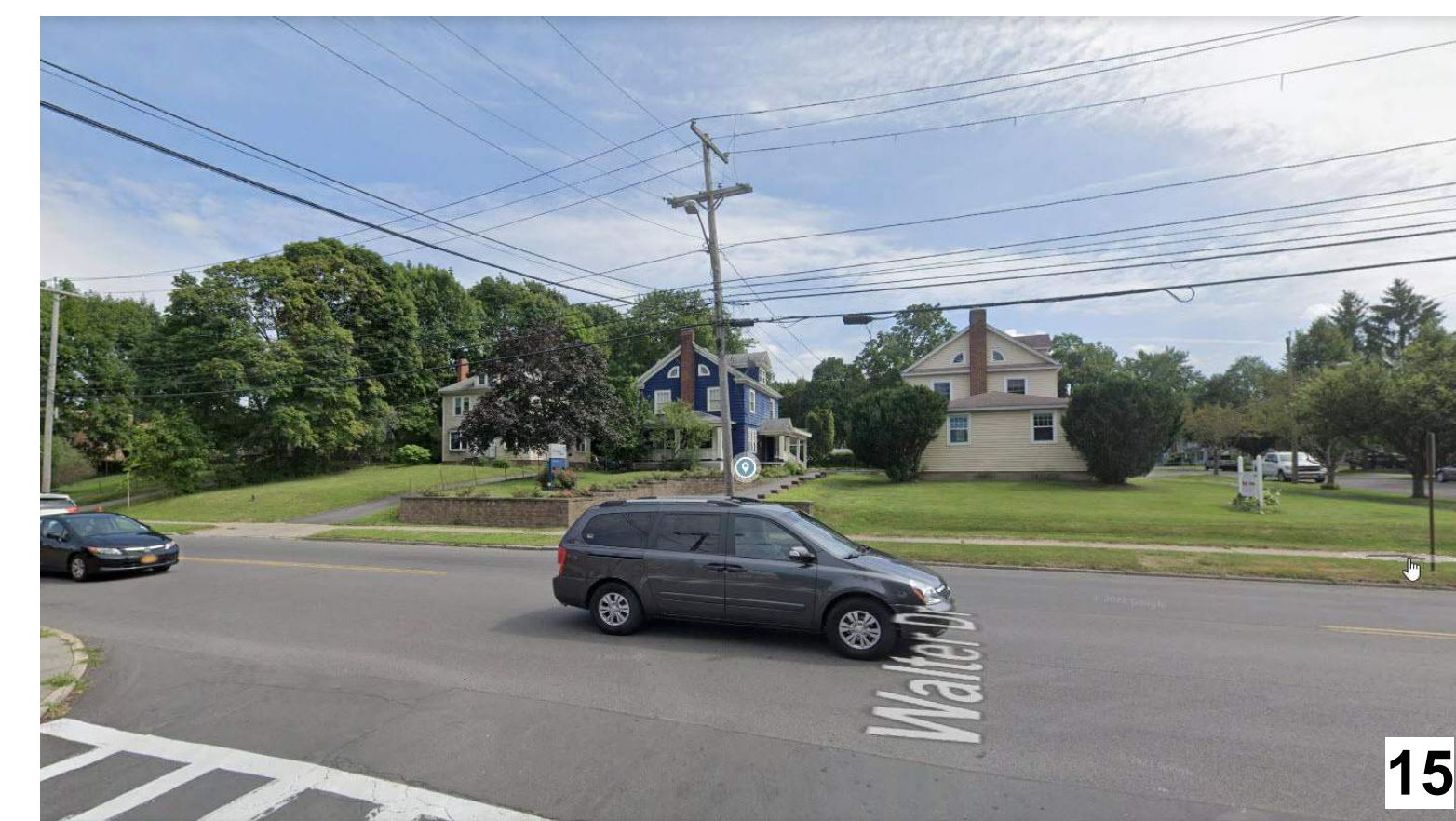
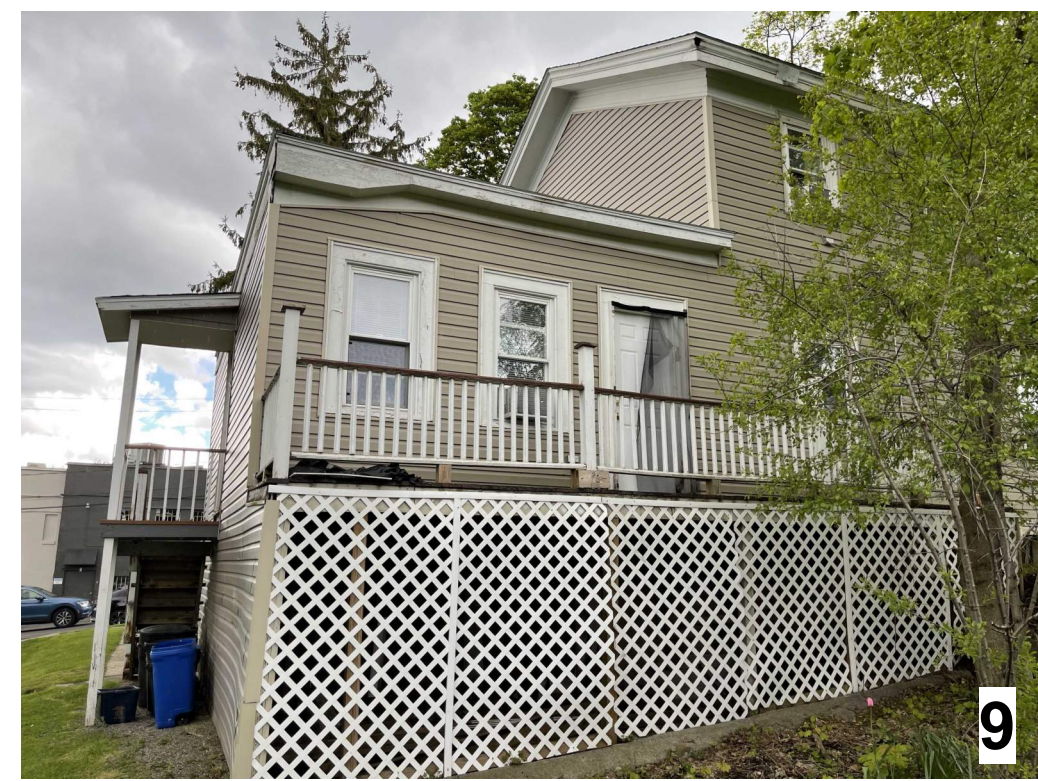
PROJECT NORTH

Revision
No Date

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

DRAWING DESCRIPTION
COVERSHEET

SHEET NUMBER
G-0



1 6/1 EXISTING SITE PLAN WITH PHOTO KEY

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

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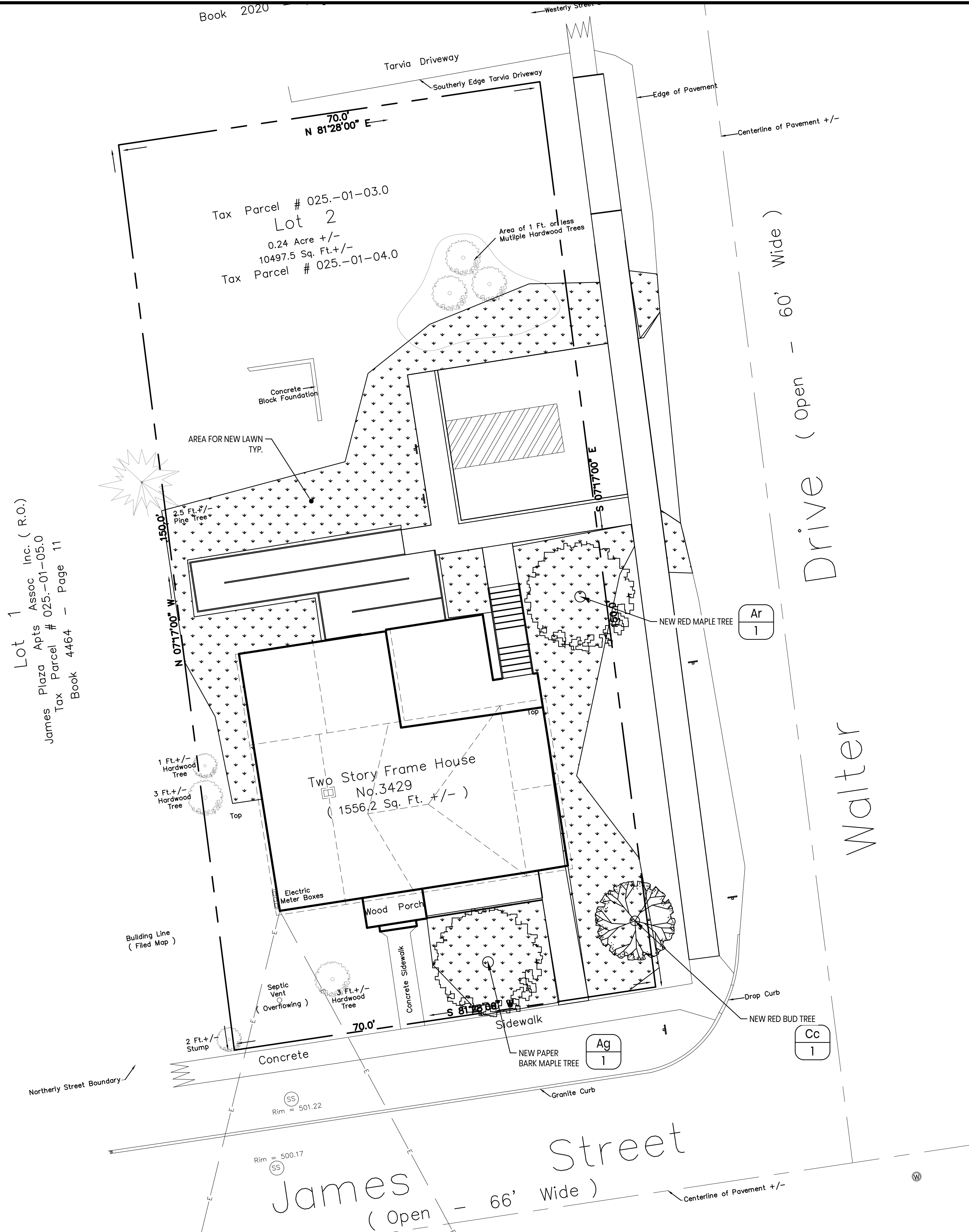
PROJECT NORTH

| Revision | |
|----------|------|
| No | Date |
| | |

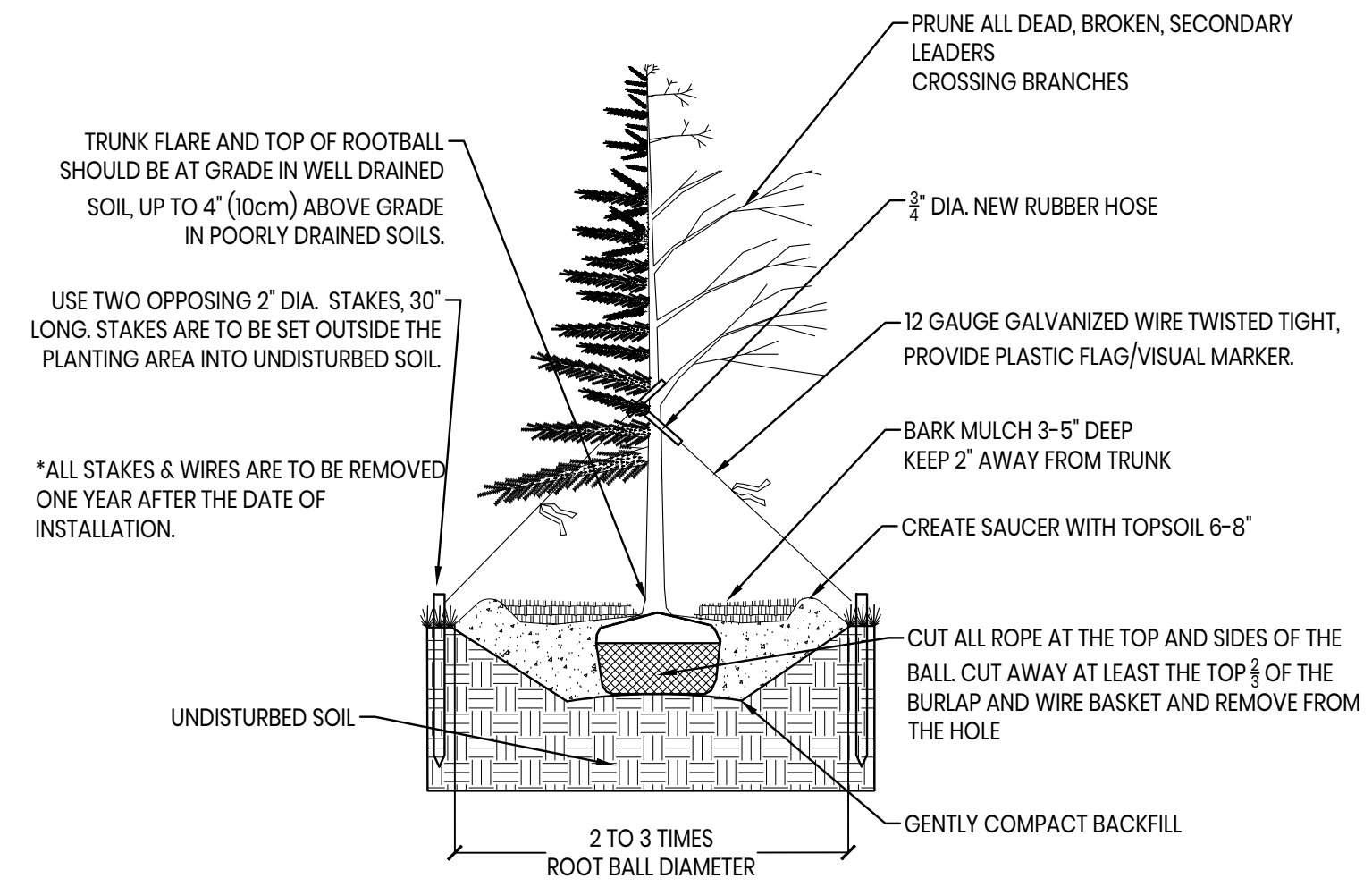
| | |
|----------|-------------|
| DATE | SCALE |
| 7/18/24 | 1" = 10'-0" |
| DRAWN BY | JOB No. |
| JRM | 22046 |

DRAWING DESCRIPTION
EXISTING SITE
PLAN W/ PHOTO
KEY

SHEET NUMBER
G-1



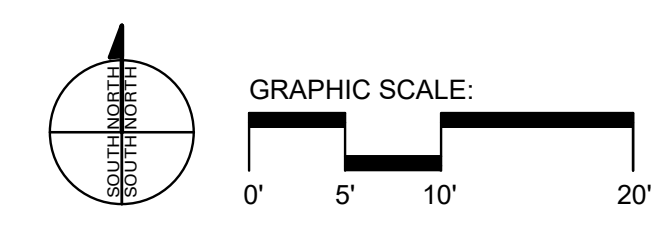
Lot 1
 James Plaza Apts Assoc. Inc. (R.O.)
 Tax Parcel # 025.-01-05.0
 Book 4464 - Page 11



1 STAKED TREE PLANTING DETAIL
 L-1.3 NOT TO SCALE

PLANT SCHEDULE

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



NOVA HOUSE
 13429 JAMES ST SYRACUSE, NY

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SCALE: 1" = 10' - 0"

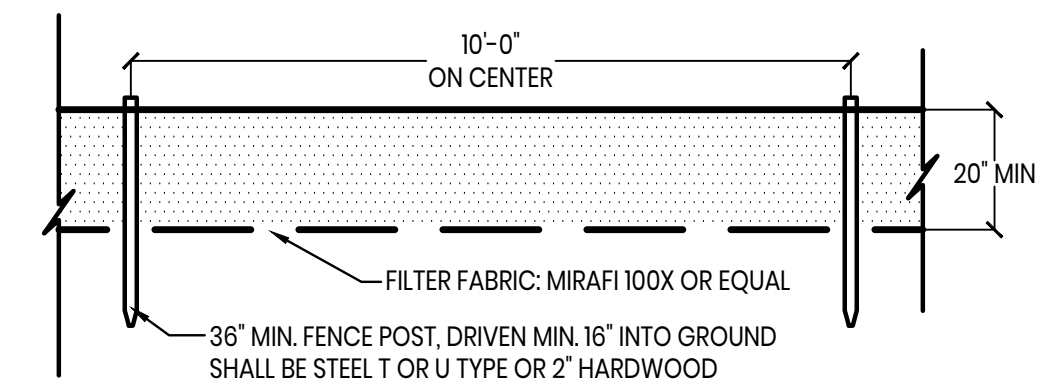
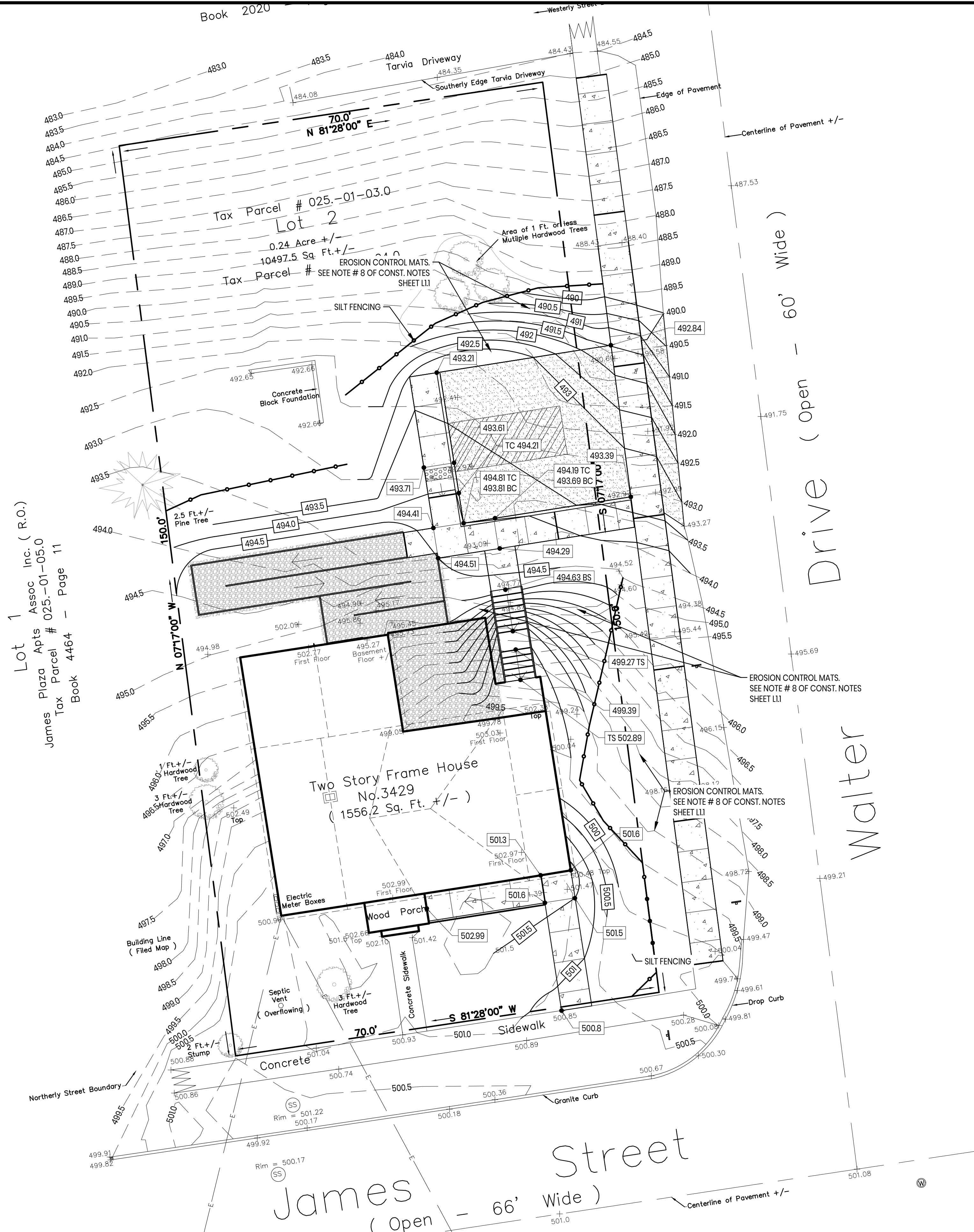
DRAWN BY: MCM

DATE: 02/2/2023

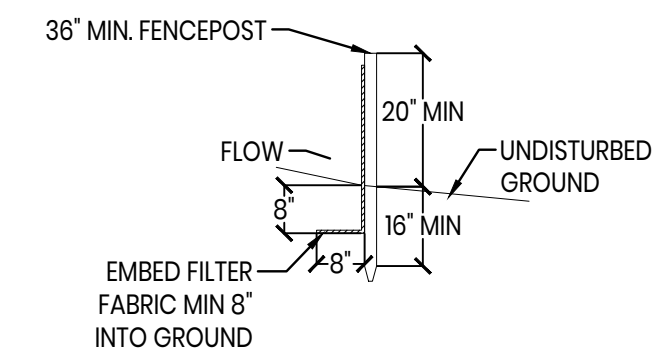
| # | DATE | DESCRIPTION |
|---|---------|-------------|
| 1 | 10/2/23 | 90% CD |

DRAWING:
 SITE PLAN

DRAWING #
 L.1.3



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



1 SILT FENCING DETAIL
L-2.0 NOT TO SCALE



NOVA HOUSE
13429 JAMES ST SYRACUSE, NY

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SCALE: 1" = 10' - 0"

DRAWN BY: MCM

DATE: 02/2/2023

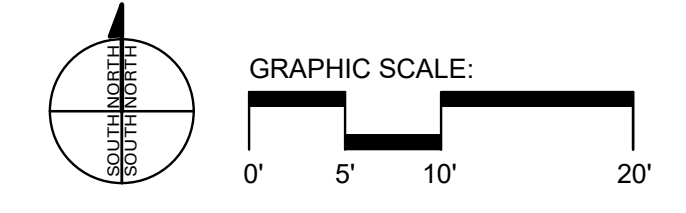
| # | DATE | DESCRIPTION |
|---|---------|-------------|
| 1 | 10/2/23 | 90% CD |

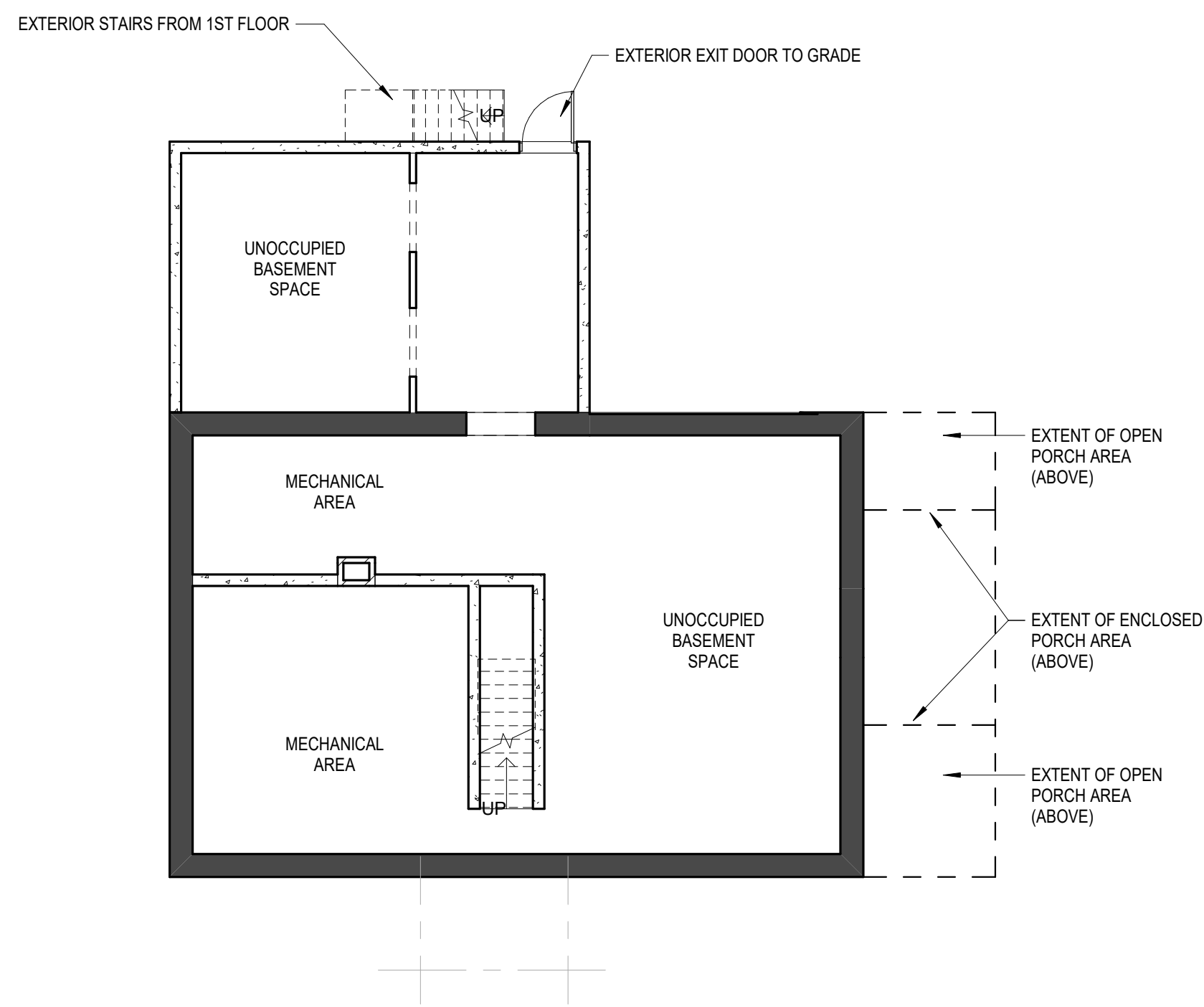
DRAWING:
GRADING
&
EROSION CONTROL

DRAWING #
L-2.0

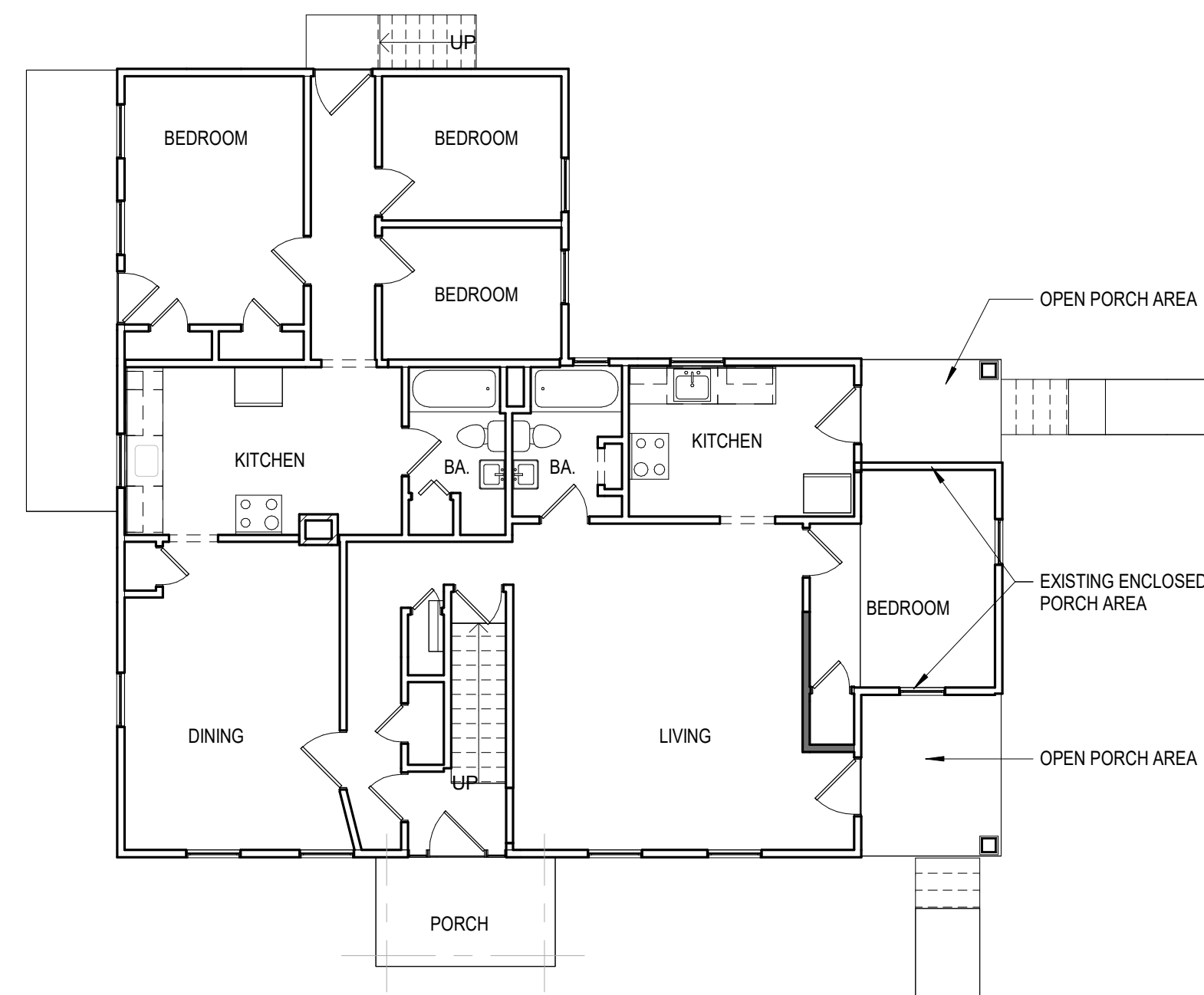
LEGEND

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

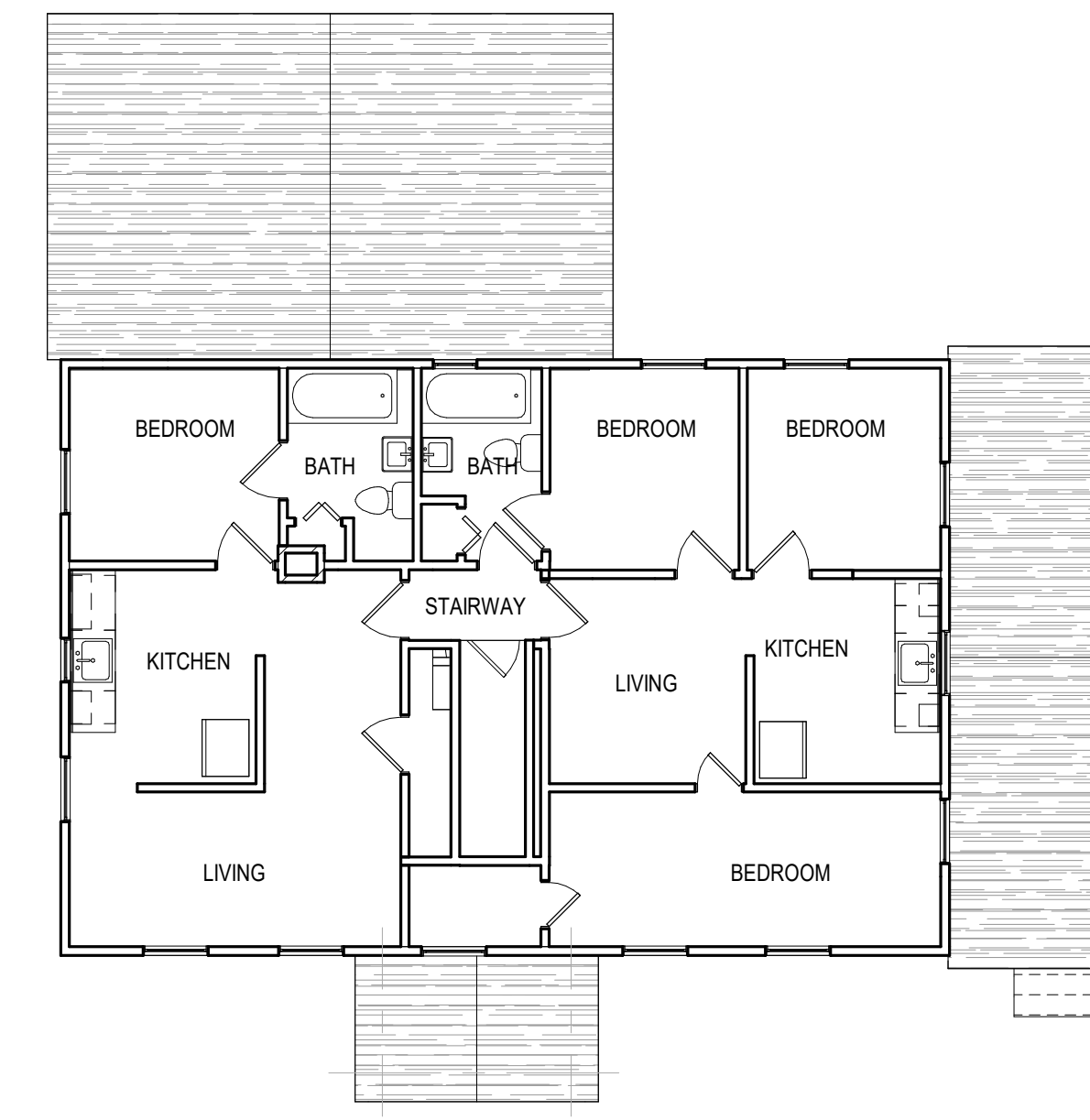




2
AE-1
EXISTING BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"



1
AE-1
EXISTING 1ST FLOOR PLAN



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

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

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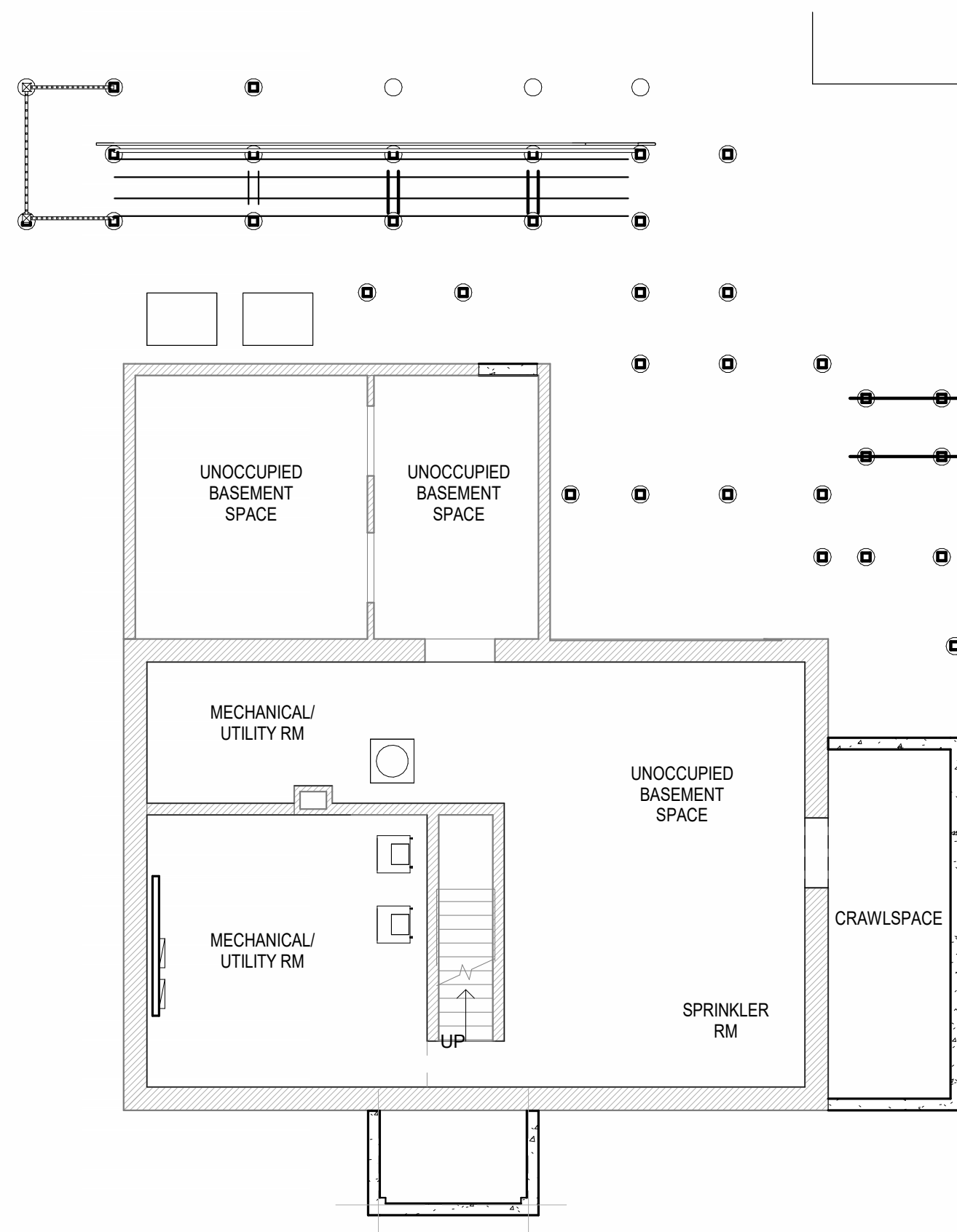
PROJECT NORTH

| Revision | |
|----------|------|
| No | Date |
| | |

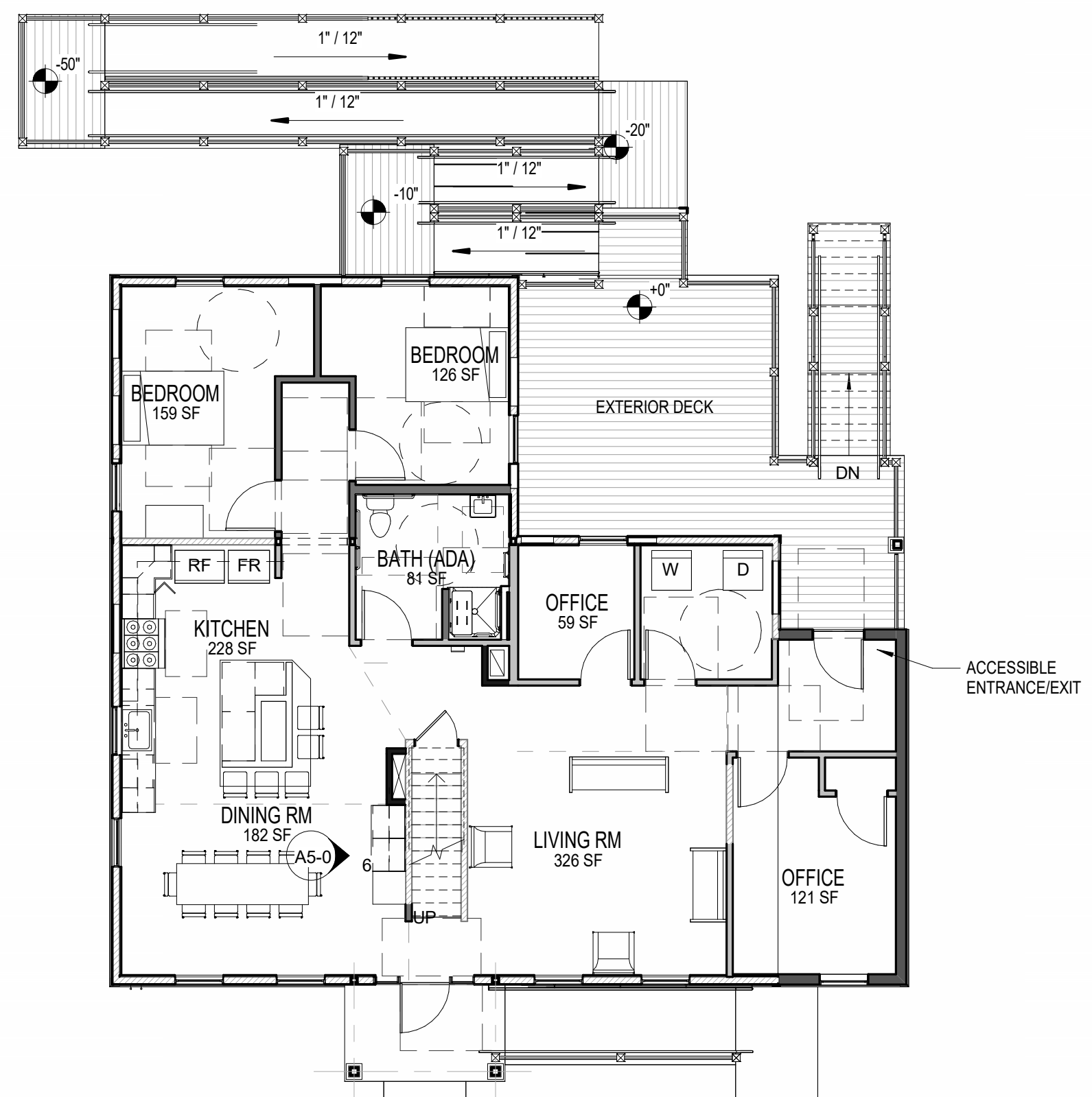
| DATE | SCALE |
|----------|--------------|
| 7/18/24 | 1/8" = 1'-0" |
| DRAWN BY | JOB No. |
| JRM | 22046 |

DRAWING DESCRIPTION
EXISTING FLOOR PLANS

SHEET NUMBER
AE-1



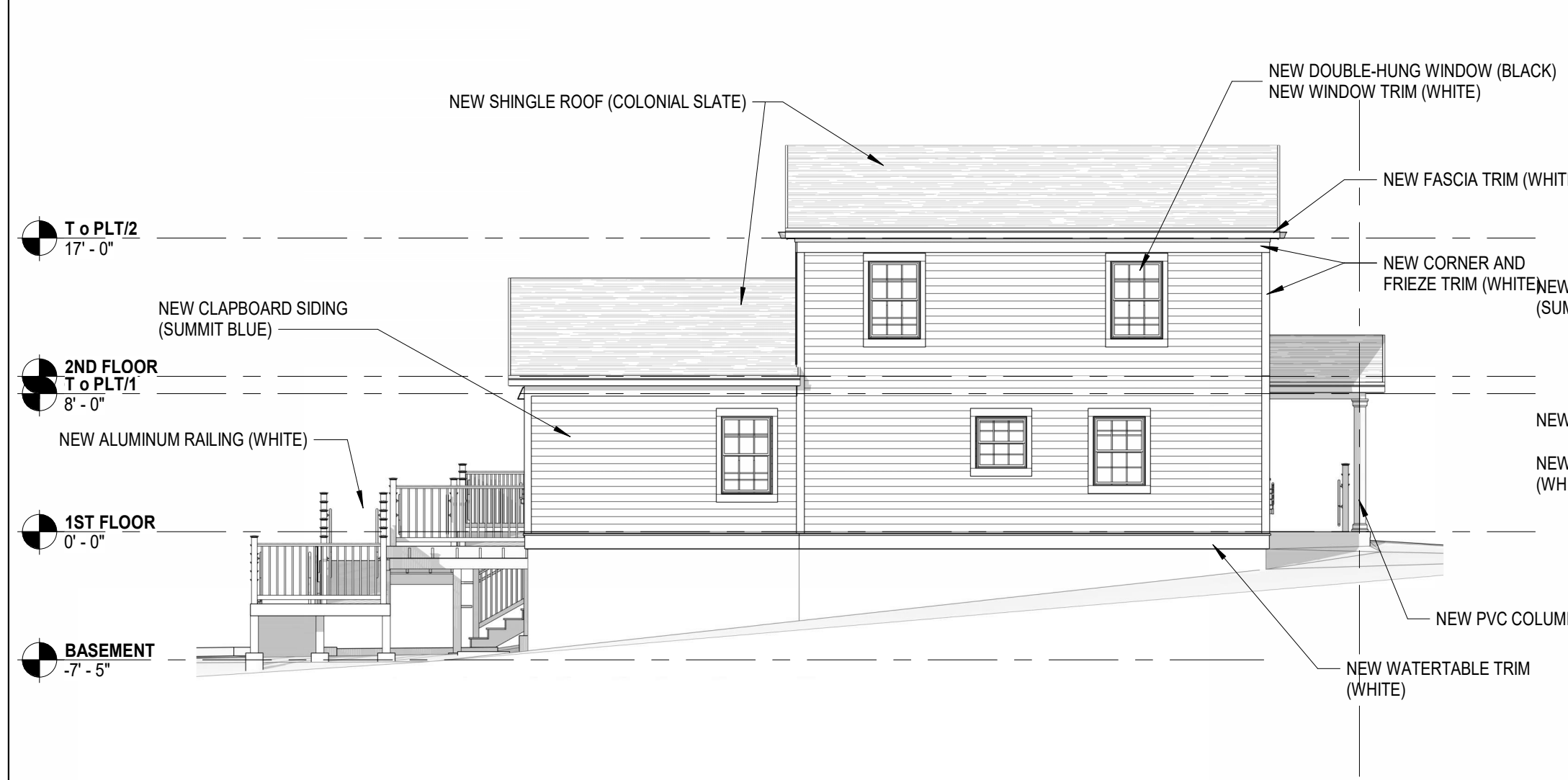
1 BASEMENT ZONING
SCALE: 1/8" = 1'-0"



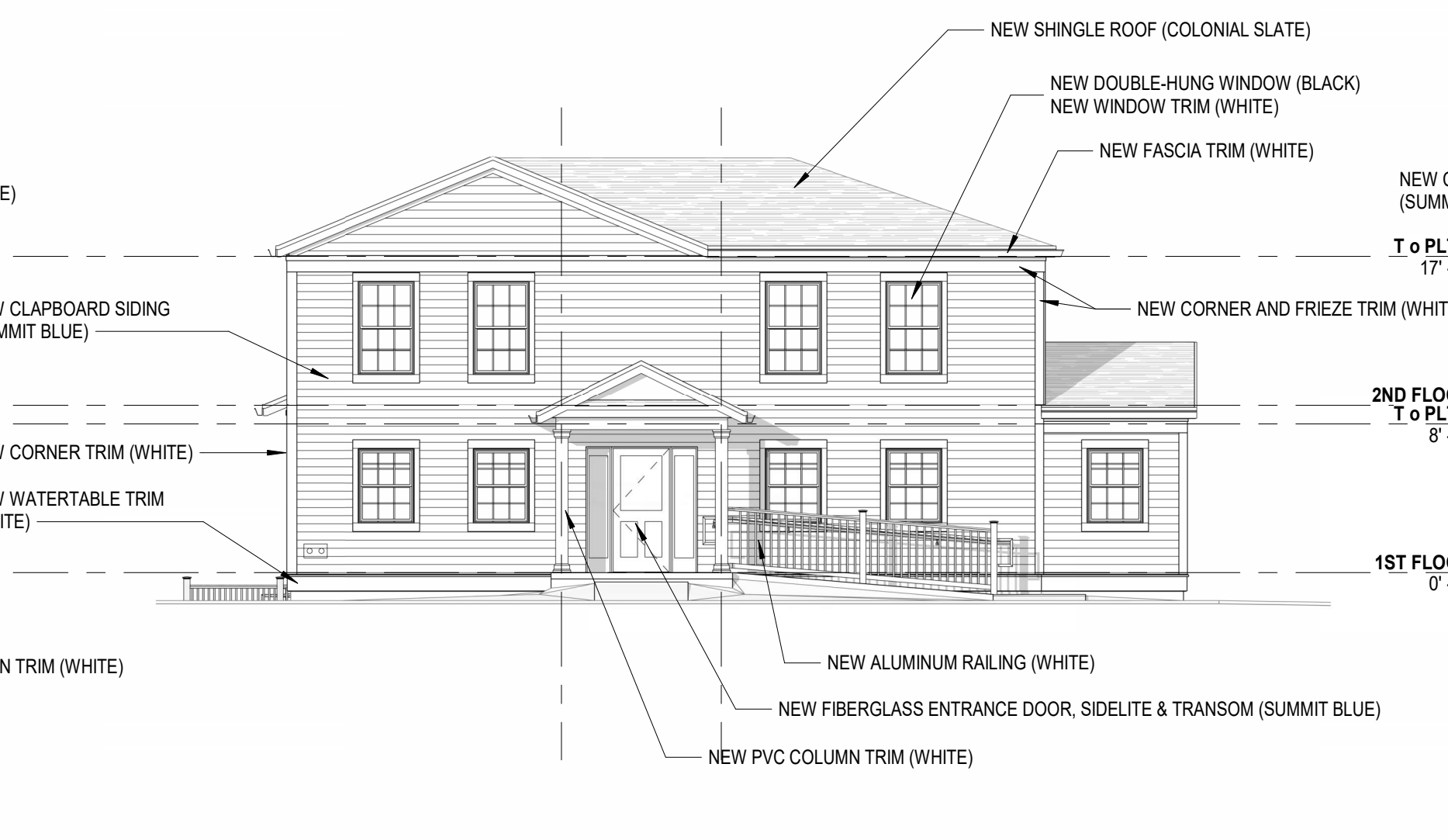
2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



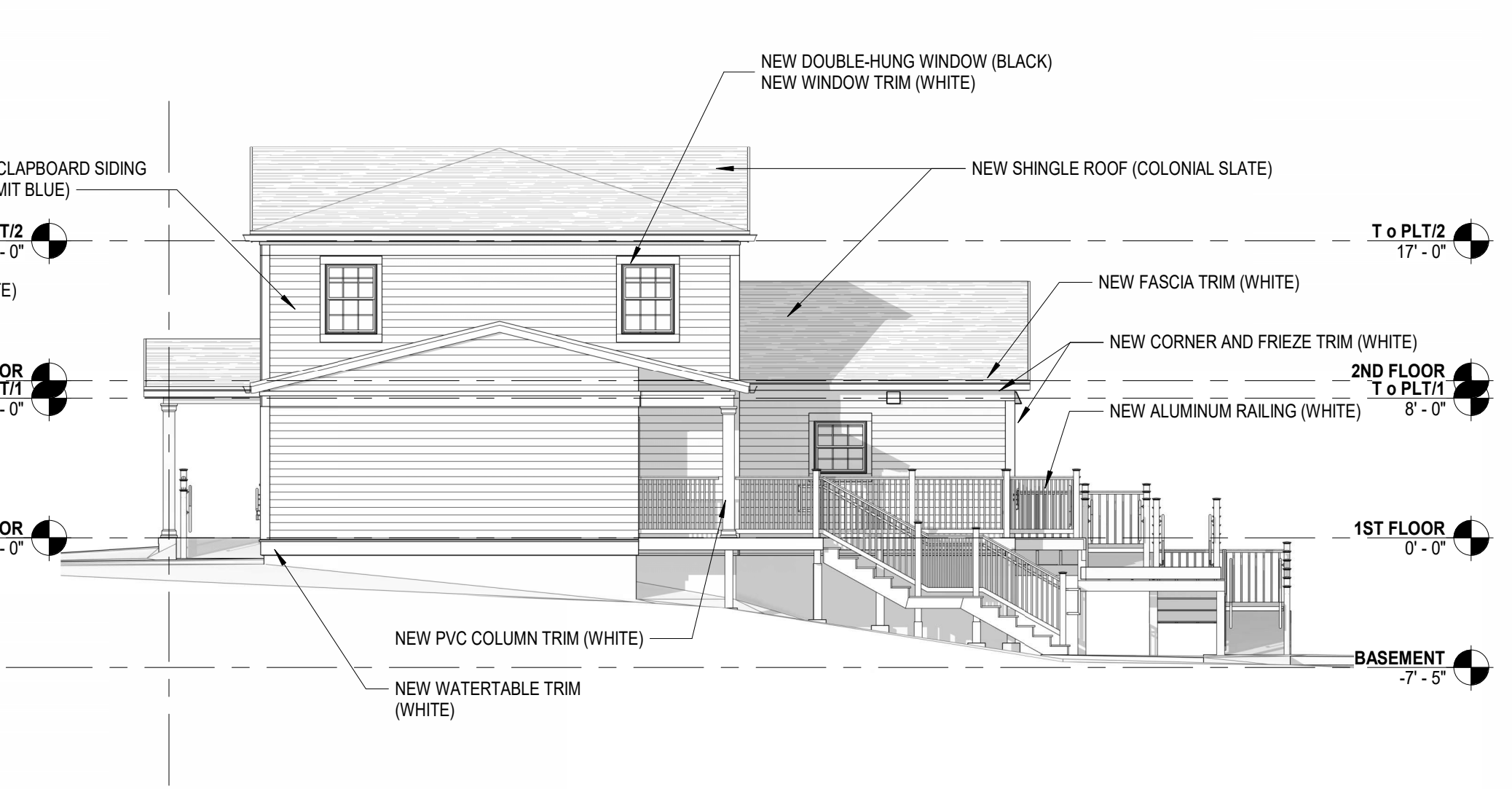
3 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



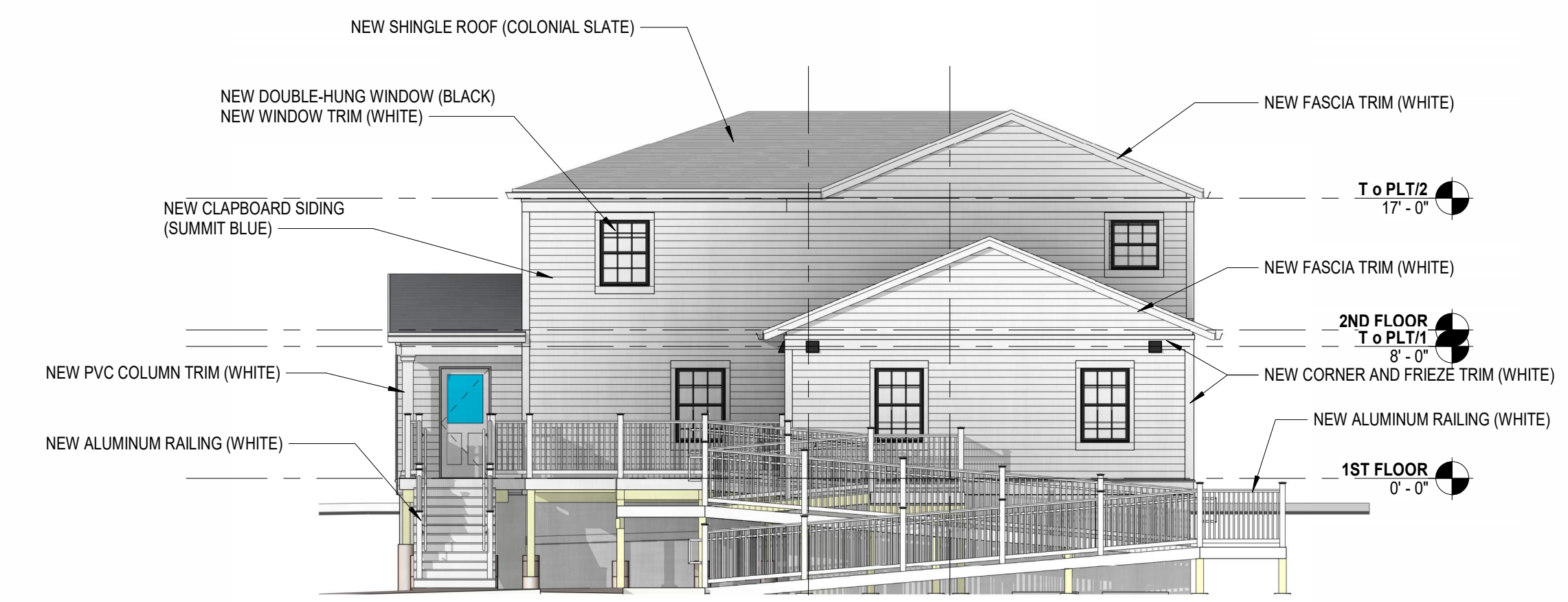
6 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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

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

PROJECT NORTH

| Revision | |
|----------|------|
| No | Date |
| | |

DATE: 7/18/24
DRAWN BY: JRM

SCALE: 1/8" = 1'-0"
JOB No. 22046

DRAWING DESCRIPTION
PROPOSED FLOOR PLANS & BUILDING ELEVATIONS
SHEET NUMBER
A-1

Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP

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

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



SUMMIT BLUE



AZEK THREE-PLUS-ONE COLUMN WRAP

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

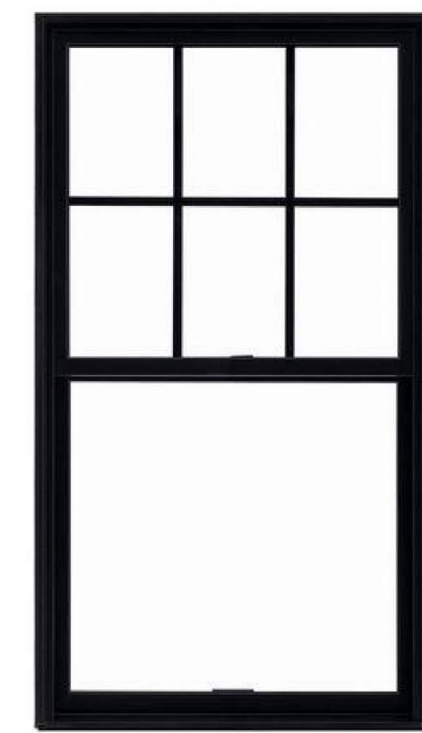
| THREE-PLUS-ONE COLUMN WRAP | | | | |
|----------------------------|--------------------|-------------------|---------|-----|
| NOMINAL | INTERIOR DIMENSION | OUTSIDE DIMENSION | 8" x 8" | 10" |
| 4 x 4 | 3 3/8" x 3 3/8" | 4 1/8" x 4 1/8" | S | S |
| 4 x 4 | 5 1/8" x 5 1/8" | 6 1/8" x 6 1/8" | S | S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



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



MARVIN



Exterior Finish



Ebony

Exterior View

Essential Double Hung

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

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



RESIDENTIAL ROOFING
LANDMARK® PRO



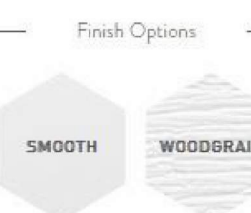
LEARN MORE



AZEK TRIM FINISHES AND OPTIONS

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

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



PRODUCTS INSPIRATION PROFESSIONAL RESOURCES SUPPORT WHERE TO BUY BLOG

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

MASONITE



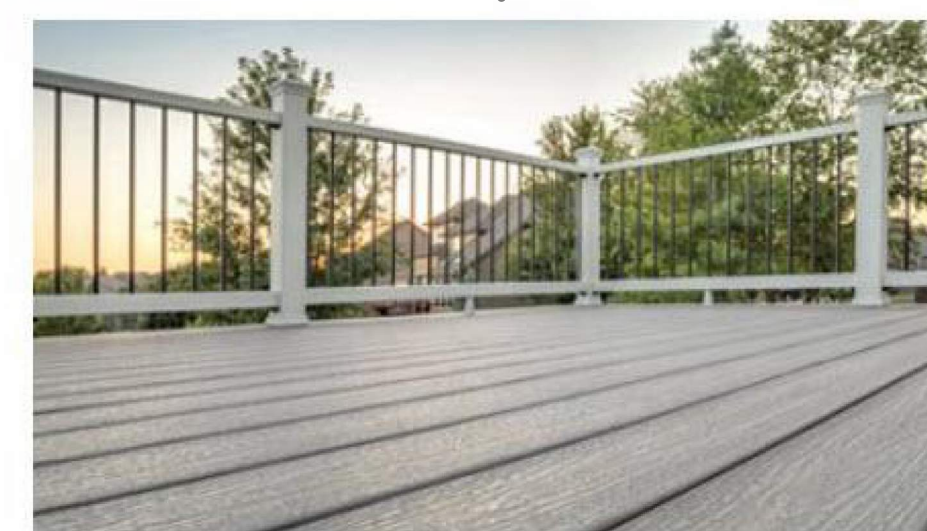
Belleville 2 Panel Half (22") Lite Exterior Doors
Belleville

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

Glass Options



Designs



Trex Select®
RAILING

Available Colors

RAIL & BALUSTERS



Aluminum balusters

Trex Select® Composite Decking
Pebble Grey



Trex Select® in Pebble Grey

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

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

PROJECT NORTH

| Revision | |
|----------|------|
| No | Date |
| | |

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

DRAWING DESCRIPTION
EXTERIOR MATERIALS AND COLORS

SHEET NUMBER
A-2

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

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

City of Syracuse
Parcel History

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

City of Syracuse
Parcel History

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

Project: SP-24-17

Date: 9/4/2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

| | |
|----------|----------|
| Project: | SP-24-17 |
| Date: | 9/9/2024 |

Short Environmental Assessment Form Part 3 Determination of Significance

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

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

PRINT FORM



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Liberty Resources Inc. Attn Tom
From: Haohui Pan, Zoning Planner
Date: 9/3/2024 3:19:28 PM
Re: SP - Care Home SP-24-17
3429 James St & Walter Dr, Syracuse, 13206

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 |
|--------------------------------|--------------------------|-------------|---------------------|---|
| Eng. Mapping - Zoning | Conditionally Approved | 08/20/2024 | Ray Wills | Work as shown should have no impact on Mapping Division assets in the area. Do not deviate from the proposed work or location without prior written review and authorization of any changes. |
| Water Engineering - Zoning | Pending | 08/19/2024 | | |
| Planning Commission | Pending | 08/19/2024 | | |
| Zoning Planner | On Hold | 08/19/2024 | Haohui Pan | On Hold for CPC hearing on 9/9 |
| Eng Stormwater (SWPPP)- Zoning | Internal Review Complete | 08/29/2024 | Mirza Malkoc | <ul style="list-style-type: none"> Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. Stormwater facility (i.e. drywell, infiltration basin, etc.) shall be sized accordingly for the proposed impervious area and site condition to prevent adversely impacting adjoining properties and the City's ROW. Installing a parking lot too close to the property line is not recommended unless designer can show proof that all of the stormwater sheet flow from the site is captured and stored on site. |
| Fire Prevention - Zoning | Conditionally Approved | 08/26/2024 | Elton Davis | All work must comply with applicable sections of the NYS Uniform Code. |
| Common Council | Pending | 08/19/2024 | | |
| DPW - Transportation Planner | On Hold | 09/03/2024 | Neil Milcarek-Burke | <ul style="list-style-type: none"> Driveway/opening to conform to 12' max width for residential property, parking area may fan out on private property as permissible per Zoning regs ADA stalls are to incorporate conc. filled bollards or similar for signage and to prevent overhang/encroachment into the ADA ramp and sidewalk space Northern edge of parking area shows an open edge to |

grass area that requires fixed vertical objects (no wheel stops) to prevent errant parking outside of paved stalls
 - Bicycle rack, staple-style (no wave racks), to be provided in a conspicuous and well-lit area near the building entrance closest to the parking facilities
 - As this is crisis housing, applicant may want to consider fencing along lot lines to the West/North/others to offer privacy for residents

| | | | | |
|-------------------------------------|--------------------------|------------|----------------|--|
| Onondaga Co Planning Board | Pending | 08/19/2024 | | |
| Landmark Preservation Board | Internal Review Complete | 08/19/2024 | Kate Auwaerter | No preservation concerns. |
| Engineering - Design & Construction | Conditionally Approved | 08/29/2024 | Mirza Malkoc | <ul style="list-style-type: none"> • No objection to the proposed work. • 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. • DPW shall review and approve the driveway width before site work permit is issued to the applicant. |