



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

Z-2873	Staff Report – September 9, 2024
Application Type:	Zoning Map Amendment
Project Address(es):	148 Berwyn Ave. Rear (059.-01-01.0)
Summary of Proposed Action:	<p>The applicant is proposing a companion Resubdivision application (R-24-46), to combine three properties into one; two of which are in the Commercial, CM Zone District and the other property is in the High Density Residential, R5 Zone District.</p> <p>In the case of Resubdivision R-24-46, the result would be a Split Zone District which is triggering this Zoning Map Amendment. With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under ReZone, but to allow for appropriate flexibility, staff will analyze proposed Resubdivisions that will result in Split Zone Districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a Split Zone District this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to ReZone, Art. 5, Sec. 5.6A. Because of the City’s aforementioned policy regarding Split Zone Districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC’s recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3).</p>
Owner/Applicant	Andy Breuer, President, Hueber-Breuer Const. Company, Inc. (Owner) Brian Bouchard, Engineer, CHA Consulting (Applicant)
Existing Zone District:	148 Berwyn Ave. Rear – High Density Residential, R5
Surrounding Zone Districts:	The neighboring properties to the north are within the R1 Zone District, to the east and south are within the High Density Residential, R5 Zone District, and to the west is a railroad line and I-81.
Companion Application(s)	R-24-46, Resubdivision to combine three lots into one lot
Scope of Work:	The scope of work is to effectuate a zoning map amendment prior to approval of the companion resubdivision application.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - 148 Berwyn Ave. and 160 Berwyn Ave. are both zoned Commercial, CM and both have office and warehouse land uses. 148 Berwyn Ave. Rear also has office, and warehouse land uses but is within the High-Density Residential Zone District. - The previous Zone District for all the subject properties were within the Class A, Industrial (IA) and the Class B-1 Residential (RB)-1 Zone Districts. The old zoning scheme created split zone districts. - In order to prevent split zone districts, the zone change must occur before the three properties are resubdivided into one property. - The Commercial, CM Zone District is the more appropriate zone district for the existing office and warehouse uses at 148 Berwyn Ave. Rear because the warehouse land use type fits the intent of the CM Zone District better than the R5 Zone District would.
Zoning Procedural History:	<p><u>148 Berwyn Avenue</u></p> <ul style="list-style-type: none"> - MiSPR-24-40: Minor Site Plan Review, Interior renovation to expand existing office space by converting a warehouse space. Approved 8/09/2024

	<ul style="list-style-type: none"> - PR-09-06: Project Site Review, Façade Alteration and door replacement and install new skylights. Approved 4/27/2009 <p><u>148 Berwyn Avenue Rear</u></p> <ul style="list-style-type: none"> - AS-89-55M1: Sign Waiver Modification, Replace one existing wall sign. Approved on 11/5/2020 - The existing building extends to 148 Berwyn Avenue <p><u>160 Berwyn Avenue</u></p> <ul style="list-style-type: none"> - No Zoning history is available, the existing building extends to 148 Berwyn Avenue
<p><i>Summary of Zoning History:</i></p>	<p>The original building was established in 1955, and an addition was added on in 1975. The building primarily consists of warehouse use type and office use type. The recently approved Minor Site Plan MiSPR-24-40 allowed the conversion of a portion of the warehouse space into office space for the existing “Hueber Breuer Construction Companies” office expansion. In 2009, the City Planning Commission granted a Project Site Review for the applicant to alter the façade varying in colors and siding and install new doors and skylights.</p>
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Zoning Violations:</i></p>	<p>The proposed lot has no zoning violations.</p>
<p><i>Property Characteristics:</i></p>	<p><u>Existing Property Characteristics</u></p> <p>148 Berwyn Ave. is a trapezoid shaped that is 14,374.8 SF (.334 acres) and has 120 feet of frontage along Berwyn Ave., 113.23 feet that borders 126-30 Berwyn Ave., 121.40 feet that runs along the railroad line, and 129.6 feet that borders 148 Berwyn Ave. Rear. The property is improved by a one-story block masonry building that is 7,510 SF.</p> <p>148 Berwyn Ave. Rear is irregular in shape with a lot size of 233830.08SF (5.368 acres) and has one parcel (160 Berwyn Ave.) carved out in the center of the property. The subject property is at the end of Berwyn Avenue which then transitions into the 46,409 SF asphalt and gravel parking lot. The northern property line is 284 feet and runs perpendicular to the 50-foot Berwyn Ave. right-of-way and parallel with the southern boundary line of 148 Berwyn Ave.; the western property line entirely borders the railroad lines for a total of 744.07 feet; the southern property line borders 307 Brighton Ave. Rear for 386.54 feet; and the eastern property line borders an SHA property and other properties within the R1 Zone District for 740.43 feet. The property is improved by a 20,398.65 SF office and warehouse complex.</p> <p>160 Berwyn Ave. is a regularly shaped rectangle and completely within 148 Berwyn Ave. rear and has a lot size of 14688 SF (0.337 acres). The lot is improved by a 7,500 SF one-story block warehouse that adjoins the office and warehouse complex at 148 Berwyn Ave. rear.</p> <p><u>Proposed Property Characteristics</u></p> <p>The proposed resubdivided lot will be known as Lot 34A, at 148 Berwyn Ave. It will be an irregular shape and will be a total of 263,102.4 SF (6.040 acres). The western property line is bounded by railroad lines for 865.47 feet; the southern property line borders 307 Brighton Ave. for 386.54 feet; the eastern most property line borders a Syracuse Housing Authority property and several single unit dwellings for 740.43 feet; and the northern property line borders a vacant lot at 129 Berwyn Ave. and the Berwyn Ave. right-of-way</p>

	for 105 feet; the other eastern property shares the street frontage with Berwyn Ave. for 120 feet; the northern most property like shares a border with 126-30 Berwyn Ave. for 113.23 feet. The property will be improved by a 46,409 SF gravel and asphalt parking lot and a 35,369.6 SF office and warehouse complex.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal has been reviewed by the Onondaga County Planning Board with no position on date August 21,2024.

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 tax parcels 58-06-17, 59-01-01 and 59-01-02 into New Lot 34A of the Herbert Tract 128 Berwyn Avenue, part of Farm Lot 92/ Lots 34, 36 &38 of the Herbert Tract, City of Syracuse, Onondaga County, New York; State of New York Licensed Land Surveyor: David M. Sliski; Scale: 1" =40', Date: 06/14/2024; Survey and Map prepared by: C.T. Male Associates, D,P.C.

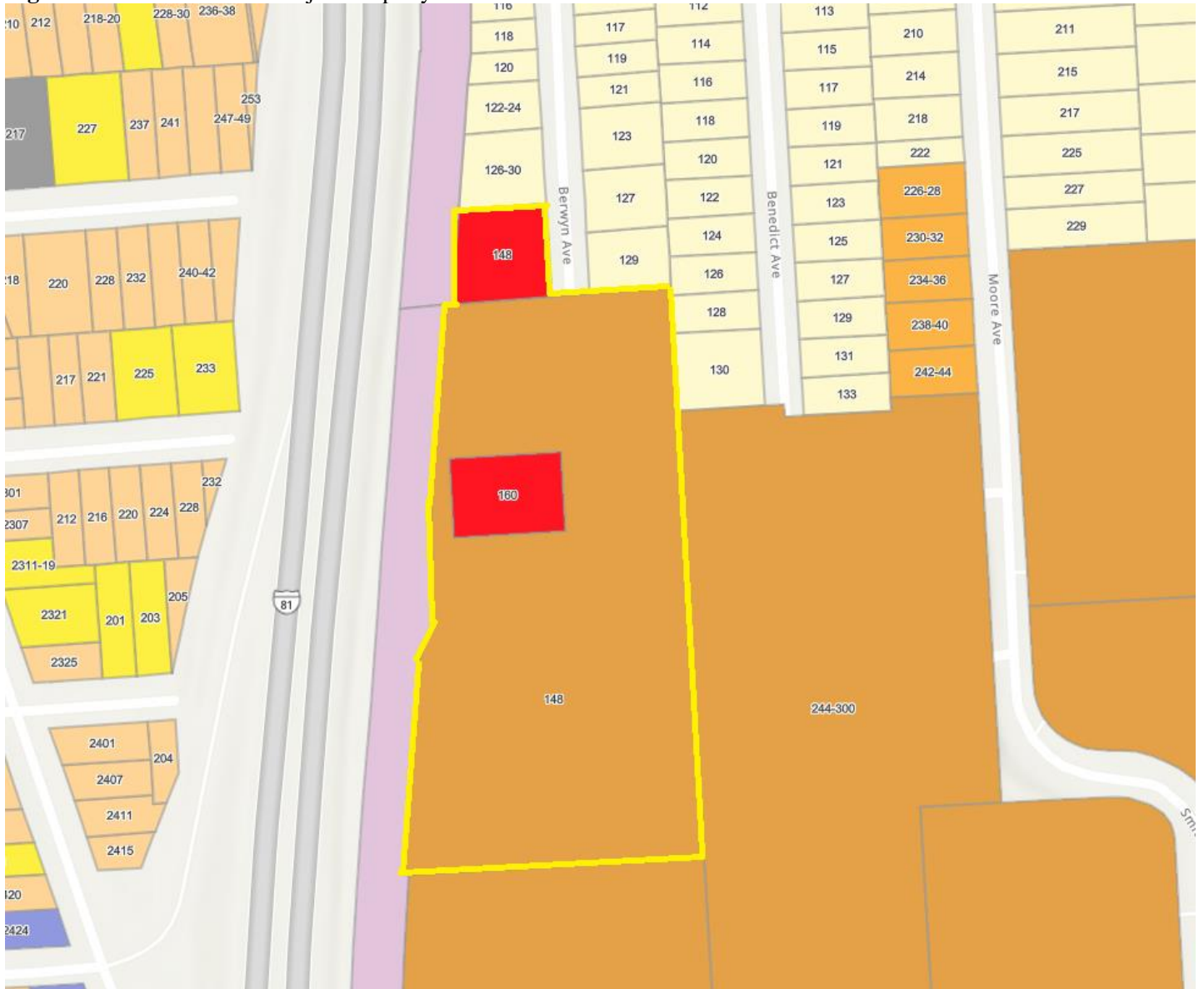
Attachments:

Resubdivision Application
Code Enforcement History
Short Environmental Form Part I

IPS Comments from City Department
New Lot 34A Description

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/>



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<i>R-24-46</i>	<i>Staff Report – September 9, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	148 Berwyn Ave. (058.-06-17.0), 160 Berwyn Ave Rear (059.-01-02.0), 148 Berwyn Ave Rear (059.-01-01.0)
<i>Summary of Proposed Action:</i>	Resubdivision application (R-24-46), is to combine three properties into one new lot; two of which are in the Commercial, CM Zone District and the other property is in the High Density Residential, R5 Zone District. Total size of new lot 34A: 6.04 Acres/ 263102.4 SF
<i>Owner/Applicant</i>	Andy Breuer, President, Hueber-Breuer Const. Company, Inc. (Owner) Brian Bouchard, Engineer, CHA Consulting (Applicant)
<i>Existing Zone District:</i>	148 Berwyn Ave. Rear – High Density Residential, R5 148 Berwyn Ave. – Commercial, CM 160 Berwyn Ave. Rear – Commercial, CM
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are within the R1 Zone District, to the east and south are within the High-Density Residential, R5 Zone District, and to the west is a railroad line and I-81.
<i>Companion Application(s)</i>	Z-2873: Zoning Map Amendment to change 148 Berwyn Ave Rear from the High Density Residential (R5) to Commercial (CM) Zone District.
<i>Scope of Work:</i>	The scope of work includes combining three lots into one new lot.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - Proposed Resubdivision is compliant with the Commercial Zone District dimensional standards. - The proposed Resubdivision would eliminate the nonconformity of existing structure from encroaching the property line. - The existing building was built in 1955, with an addition added on in 1975 which was built across property lines. - The Onondaga County Planning Agency letter confirms the 911 address for the new combined Lot 34 A is 148 Berwyn Avenue. - -The bearings for the proposed maps does not match with the Official City Records The applicant has resubmitted revised maps for the City Engineering Mapping Division for review. <p><u>Recommendation conditions if approved:</u></p> <ul style="list-style-type: none"> - No mylar/final drafts for filing will be signed by the Office of Zoning Administration and all involved City agencies without the final approval by the City Engineer.
<i>Zoning Procedural History:</i>	<p><u>148 Berwyn Avenue</u></p> <ul style="list-style-type: none"> - MiSPR-24-40: Minor Site Plan Review, Interior renovation to expand existing office space by converting a warehouse space. Approved 8/09/2024 - PR-09-06: Project Site Review, Façade Alteration and door replacement and install new skylights. Approved 4/27/2009 <p><u>148 Berwyn Avenue Rear</u></p> <ul style="list-style-type: none"> - AS-89-55M1: Sign Waiver Modification, Replace one existing wall sign. Approved on 11/5/2020

	<ul style="list-style-type: none"> - The existing building extends to 148 Berwyn Avenue <u>160 Berwyn Avenue</u> - No Zoning history is available, the existing building extends to 148 Berwyn Avenue
<p><i>Summary of Zoning History:</i></p>	<p>The original building was established in 1955, and an addition was added on in 1975. The building primarily consists of warehouse use type and office use type. The recently approved Minor Site Plan MiSPR-24-40 allowed the conversion of a portion of the warehouse space into office space for the existing “Hueber Breuer Construction Companies” office expansion. In 2009, the City Planning Commission granted a Project Site Review for the applicant to alter the façade varying in colors and siding and install new doors and skylights.</p>
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Zoning Violations:</i></p>	<p>The proposed lot has no zoning violations.</p>
<p><i>Summary of Changes:</i></p>	<p>This is not a continued application.</p>
<p><i>Property Characteristics:</i></p>	<p><u>Existing Property Characteristics</u></p> <p>148 Berwyn Ave. is a trapezoid shaped that is 14,374.8 SF (.334 acres) and has 120 feet of frontage along Berwyn Ave., 113.23 feet that borders 126-30 Berwyn Ave., 121.40 feet that runs along the railroad line, and 129.6 feet that borders 148 Berwyn Ave. Rear. The property is improved by a one-story block masonry building that is 7,510 SF.</p> <p>148 Berwyn Ave. Rear is irregular in shape with a lot size of 233830.08SF (5.368 acres) and has one parcel (160 Berwyn Ave.) carved out in the center of the property. The subject property is at the end of Berwyn Avenue which then transitions into the 46,409 SF asphalt and gravel parking lot. The northern property line is 284 feet and runs perpendicular to the 50-foot Berwyn Ave. right-of-way and parallel with the southern boundary line of 148 Berwyn Ave.; the western property line entirely borders the railroad lines for a total of 744.07 feet; the southern property line borders 307 Brighton Ave. Rear for 386.54 feet; and the eastern property line borders an SHA property and other properties within the R1 Zone District for 740.43 feet. The property is improved by a 20,398.65 SF office and warehouse complex.</p> <p>160 Berwyn Ave. is a regularly shaped rectangle and completely within 148 Berwyn Ave. rear and has a lot size of 14688 SF (0.337 acres). The lot is improved by a 7,500 SF one-story block warehouse that adjoins the office and warehouse complex at 148 Berwyn Ave. rear.</p> <p><u>Proposed Property Characteristics</u></p> <p>The proposed resubdivided lot will be known as Lot 34A, at 148 Berwyn Ave. It will be an irregular shape and will be a total of 263,102.4 SF (6.040 acres). The western property line is bounded by railroad lines for 865.47 feet; the southern property line borders 307 Brighton Ave. for 386.54 feet; the eastern most property line borders a Syracuse Housing Authority property and several single unit dwellings for 740.43 feet; and the northern property line borders a vacant lot at 129 Berwyn Ave. and the Berwyn Ave. right-of-way for 105 feet; the other eastern property shares the street frontage with Berwyn Ave. for 120</p>

R-24-46

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<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-1, m and n, the proposal has been reviewed by the Onondaga County Planning Board with no position on date August 21, 2024.

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

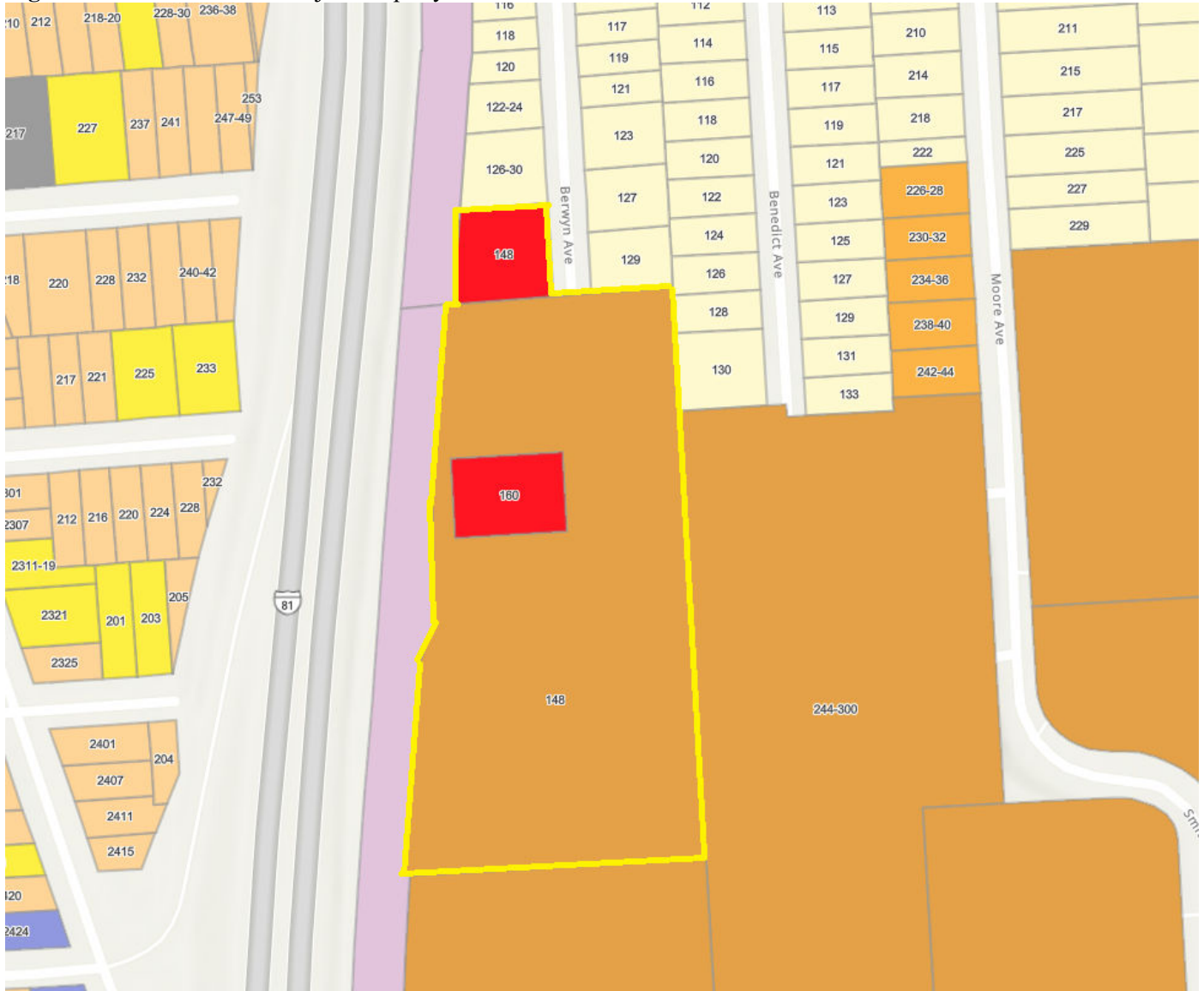
- Resubdivision application
- Short Environmental Assessment Form Part 1
- **Resubdivision Map:** Resubdivision Plat: To Combine tax parcels 58-06-17, 59-01-01 and 59-01-02 into New Lot 34A of the Herbert Tract 128 Berwyn Avenue, part of Farm Lot 92/ Lots 34, 36 &38 of the Herbert Tract, City of Syracuse, Onondaga County, New York; State of New York Licensed Land Surveyor: David M. Sliski; Scale: 1'' =40', Date: 06/14/2024; Survey and Map prepared by: C.T. Male Associates, D,P.C.

Resubdivision Application
Short Environmental Form Part I
New Lot 34A Description

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



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July 25, 2024

Syracuse Zoning Administration
One Park Place
300 S. State Street - Suite 700
Syracuse NY 13202

**RE: Resubdivision Application – Berwyn Ave
148 Berwyn Ave
CHA Project No. 088543**

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant/owner, is pleased to submit the enclosed Resubdivision Application related to the above referenced property.

The proposed resubdivision is intended to combine three (3) existing parcels into one (1) new lot. The property is currently used by Hueber-Breuer Construction Company, Inc. as a business office and supportive warehouse space. The owner intends to renovate interior portion of the existing building. The resubdivision will allow for the existing property lines to be extinguished to facilitate the proposed interior renovations.

The following items are included in this submission:

- Resubdivision Application
- SEQR Form
- Resubdivision Map entitled “New Lot 34A of the Herbert Tract” by CT Male last rev 7/18/24
- Site Plan
- Architectural Drawings

Should you have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chasolutions.com

Very truly yours,

A handwritten signature in black ink that reads "Brian F. Bouchard". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Brian F. Bouchard, P.E.
Project Engineer V

BFB

Cc:

V:\Projects\ANY\K7\088543.000\07_Permitting\Local\HB Berwyn Ave Resubdivision\1 - Resubdivision Berwyn Ave-7-25-24\0 - Resub Cover Letter - 7-25-24.docx

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

315-448-8640 * zoning@syr.gov *

www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: Zoning District:

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	New Lot 34 of the Herbert Tract	1	6.040 +/-
<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) 148 Berwyn Ave	058.-06-17.0	Braxton Capital LLC	12/27/2023
2) 148 Berwyn Ave Rear	059.-01-01.0	Braxton Capital LLC	12/27/2023
3) 160 Berwyn Ave Rear	059.-01-02.0	Braxton Capital LLC	12/27/2023
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: Resubdivision - Berwyn Ave

Current Land Use(s): Office and warehouse

Proposed Land Use(s): Office and warehouse

Number of Dwelling Units: _____

Days and Hours of Operation: 8am-5pm

Number of Onsite Parking Spaces: 42

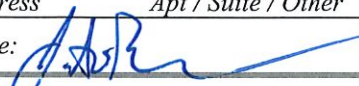
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

Resubdivision of three (3) existing lots into one (1) new lot to facilitate interior renovations of the existing building and use.

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.**

Andy	Breuer	President	Hueber-Breuer Const Company, Inc		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
148 Berwyn Ave		Syracuse	NY	13210	Phone: 315-476-7917
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 7/26/24		

<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)*

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

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

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

Brian	Bouchard	Engineer	CHA Companies		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
300 S. State Street	Suite 600	Syracuse	NY	13202	Phone: 315-228-0036
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> bbouchard@chasolutions.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>

Short Environmental Assessment Form

Part 1 - Project Information

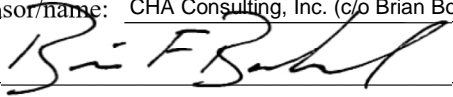
Instructions for Completing

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: Resubdivision - Berwyn Ave			
Project Location (describe, and attach a location map): 148 Berwyn Ave, Syracuse NY 13210			
Brief Description of Proposed Action: Resubdivision to combine three (3) existing parcels into one (1) new lot.			
Name of Applicant or Sponsor: CHA Consulting, Inc (c/o Brian Bouchard)		Telephone: 315-228-0036 E-Mail: bbouchard@chasolutions.com	
Address: 300 S. State Street, Suite 600			
City/PO: Syracuse		State: NY 13202	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 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 6.040 acres b. Total acreage to be physically disturbed? _____ none acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.23 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 checked="" type="checkbox"/> Commercial <input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

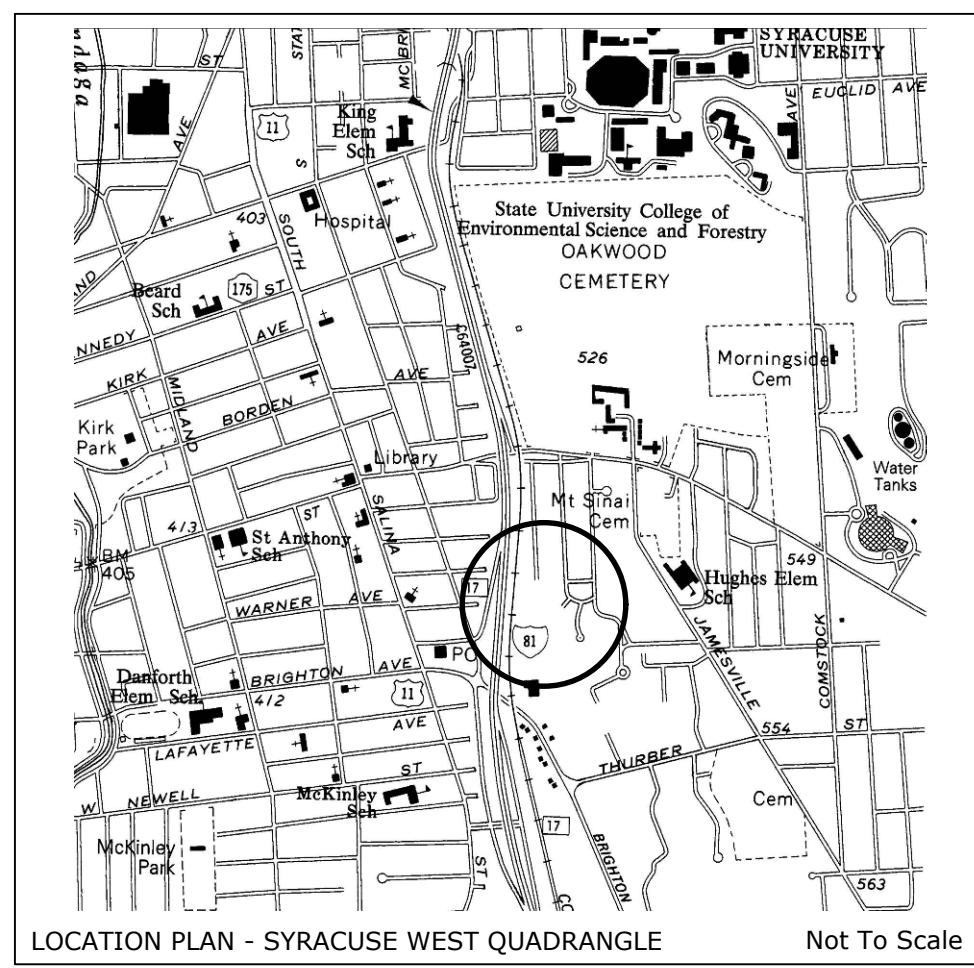
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban </p>		
<p>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?</p> <p>Northern Long-eared Bat</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>CHA Consulting, Inc. (c/o Brian Bouchard)</u> Date: <u>7/25/24</u></p> <p>Signature: <u></u> Title: <u>Project Engineer</u></p>		



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



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

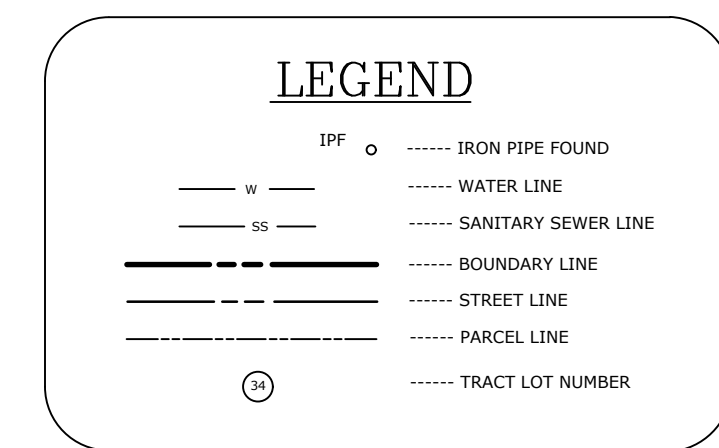


MAP NOTES

- 1.) NORTH ORIENTATION BASED ON CITY OF SYRACUSE BEARING BASIS.
- 2.) ORIGINAL SURVEY PERFORMED ON APRIL 15, 2022. UPDATED IN FIELD ON MAY 30, 2024.
- 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.

MAP REFERENCES

- 1.) MAP OF HERBERT TRACT BY DEAN WATKEYS FILED AS MAP #1447.
- 2.) MAP OF BENEDICT HEIGHTS TRACT BY DEAN WATKEYS FILED AS MAP #794.



R.O. - BRECKENRIDGE GROUP SYRNY, LLC
D.B. 5360 Pg. 379
TM 59-01-54.1

NEW LOT 34A
(COMBINES TM 58-06-17,
TM 59-01-01 & TM 59-01-02)
AREA = 6.040± ACRES
(AREA DOES NOT INCLUDE TM 59-01-21 PARCEL)

R.O. - BRAXTON CAPITAL, LLC
INST. No. 2024-00021268
TM 59-01-01
AREA = 5.368± ACRES

R.O. - SYRACUSE HOUSING AUTHORITY
D.B. 3180 Pg. 252
TM 59-01-03

R.O. - JOHN FRISCIA
INST. No. 2024-006246
TM 58-07-20

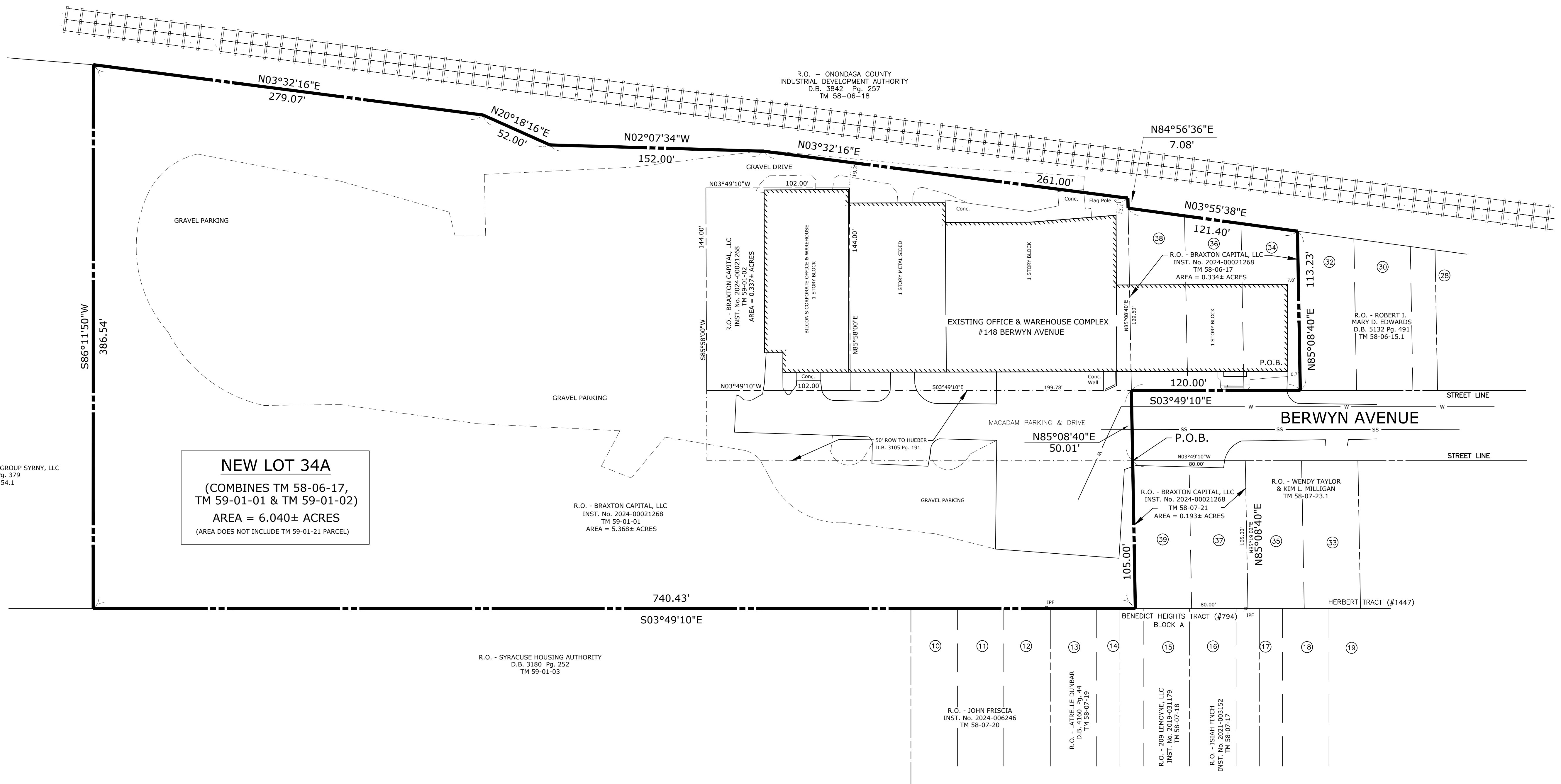
R.O. - LATRELLE DUMBAR
D.B. 3105 Pg. 191
TM 58-07-19

R.O. - 209 LEMOYNE, LLC
INST. No. 2019-031179
TM 58-07-18

R.O. - ISIAH FINCH
INST. No. 2021-003152
TM 58-07-17

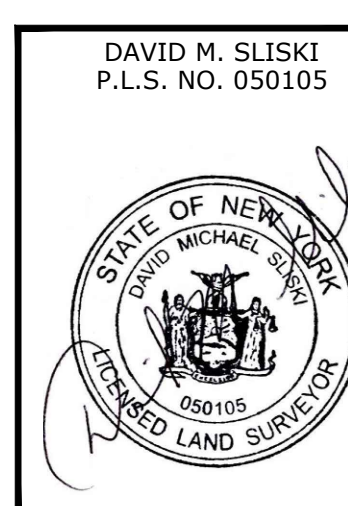
R.O. - WENDY TAYLOR & KIM L. MULLIGAN
TM 58-07-23.1

R.O. - ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
D.B. 3842 Pg. 257
TM 58-06-18



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON APRIL 15, 2022, UPDATED ON MAY 30, 2024.

David M. Sliski
DAVID M. SLISKI, P.L.S. #50105 September 4, 2024 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
07/18/24	Revise New Lot 34A	dms	dms	dms
09/04/24	Revise bearings to City of Syracuse bearing basis	dms	dms	dms

RESUBDIVISION PLAT
TO COMBINE TAX PARCELS 58-06-17, 59-01-01 and 59-01-02 INTO
NEW LOT 34A OF THE HERBERT TRACT
148 BERWYN AVENUE

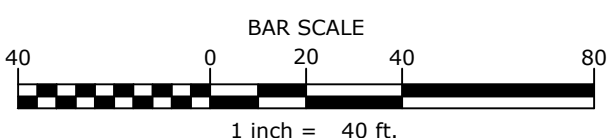
PART OF FARM LOT 92 / LOTS 34, 36 & 38 OF THE HERBERT TRACT

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 12110 PH 518-786-7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
© 2024 C.T. MALE ASSOCIATES
APPROVED:
DRAFTED : DMS
CHECKED : DMS
PROJ. NO : 02.5048
SCALE : 1" = 40 FT.
DATE : JUNE 14, 2024

SHEET 1 OF 1
DWG. NO: 24-0364



New Lot 34A Description

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York; being part of Farm Lot 92 & Lots 34, 36 & 38 of the Herbert Tract (FM 1447); said parcel being shown as New Lot 34A of the Herbert Tract on a Resubdivision Plat prepared by C.T. Male Associates, D.P.C. dated June 14, 2024 and intended to be filed in the Onondaga County Clerk's Office and more particularly bounded and described as follows:

BEGINNING at a point on the easterly line of Berwyn Avenue at its southerly terminus, said point being at its intersection with the division line between the lands now or formerly of Braxton Capital, LLC as described in Instrument No. 2024-00021268 on the south and the lands now or formerly of Braxton Capital, LLC as described in Instrument No. 2024-00021268 on the north, said point being also being on the southerly line of Lot 39 of the Herbert Tract (Filed Map 1447); thence North 85 deg. 19 min. 02 sec. East along said division lines, a distance of 105.00 feet to a point on the division line between the said lands of Braxton Capital, LLC on the west and the lands now or formerly of Isiah Finch as described in Instrument No. 2021-00003152 on the east; thence South 03 deg. 38 min. 48 sec. East along the division line between the said lands of Braxton Capital, LLC on the west and the said lands of Finch, the lands now or formerly of 209 Lemoyne, LLC as described in Instrument No. 2019-00031179, the lands now or formerly of Latrelle Dunbar as described in Book 4160 of Deeds at Pg. 44; the lands now or formerly of John Friscia as described in Instrument No. 2024-00006246 & the lands now or formerly of Syracuse Housing Authority as described in Book 3180 of Deeds at Page 252, in part by each, on the east, a distance of 820.43 feet to a point on the division line between the said lands of Braxton Capital, LLC on the north and the lands now or formerly of Breckenridge Group SYRNY, LLC as described in Book 5360 of Deeds at Pg. 379 on the south; thence South 86 deg. 22 min. 12 sec. West along said division line, a distance of 386.54 feet to a point on the division line between the said lands of Braxton Capital, LLC on the west and the lands now or formerly of Onondaga County Industrial Development Agency as described in Book 3842 of Deeds at Pg. 257 on the west; thence along said division line, the following six (6) courses and distances: 1.) North 03 deg. 42 min. 38 sec. East a distance of 279.07 feet to a point; thence 2.) North 20 deg. 28 min. 38 sec. East a distance of 52.00 feet to a point; thence 3.) North 01 deg. 57 min. 12 sec. West a distance of 152.00 feet to a point; thence 4.) North 03 deg. 42 min. 38 sec. East a distance of 261.00 feet to a point; thence 5.) North 85 deg. 06 min. 58 sec. East a distance of 7.08 feet to a point; and 6.) North 04 deg. 06 min. 00 sec. East a distance of 121.40 feet to a point on the division line between the said lands of Braxton Capital, LLC on the south and the lands now or formerly of Robert I. & Mary D. Edwards as described in Book 5132 of Deeds at Pg. 491 on the north, said line also being the division line between Lots 32 & 34 of the said Herbert Tract; thence North 85 deg. 19 min. 02 sec. East along said division lines, a distance of 113.23 feet to a point on the westerly line of said Berwyn Avenue; thence South 03 deg. 38 min. 48 sec. East along said westerly line of Berwyn Avenue, a distance of 120.00 feet to a point on the said

southerly terminus of Berwyn Avenue; thence North 85 deg. 19 min. 02 sec. East along the terminus line of Berwyn Ave, a distance of 50.01 feet to the Point of Beginning.



Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II
COUNTY EXECUTIVE

Meeting Date: August 21, 2024

OCPB Case # Z-24-227

- 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 ZONE CHANGE from the City of Syracuse Planning Commission at the request of Berwyn Ave Zone Change for the property located at 148 Berwyn Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing a zone change from High Density Residential (R5) to Commercial (CM) on 6.040 acres; and
- WHEREAS, the Board is concurrently reviewing site plan and subdivision referrals (Z-24-226 and S-24-31) for proposed renovations to an existing building and combine all three parcels comprising the site into one new lot; and
- WHEREAS, the site is comprised of three parcels abutting railroad tracks belonging to the Syracuse, Binghamton, and New York Railroad Corporation and Interstate 81 to the west with adjacent residential to the north, east, and south; nearby residential includes a mix of single family and multi-family homes and apartment complexes including the Aspen apartment complex, Benderson Heights, and the Summit Apartments (formerly Vincent Apartments); and
- WHEREAS, the site is comprised of three parcels containing the Hueber-Breuer Construction company located at the terminus of Berwyn Avenue, a local road; per aerial imagery, the site contains multiple connected buildings with parking along the eastern side of the building with an outdoor gravel storage yard at the southern end of the site; approximately 250' of lawn separate the southern end of the site from the adjacent apartment complex; and
- WHEREAS, the applicant is proposing renovation of their existing complex to allow expansion of office space into existing warehouse space; the internal renovations will convert existing warehouse and storage bays into offices, conference rooms, a kitchenette, bathroom, and conference/lecture area; external renovations will convert a loading area into a new entrance with the removal of two overhead doors and installation of windows, an entrance, staircase, and lift; no other exterior work is proposed; and
- WHEREAS, the applicant is proposing a zone change to one of the three parcels comprising the site from High Density Residential (R5) to Commercial (CM); per the City zoning ordinance, the CM district is "characterized by frequent visits of customers and clients in high volumes"; two of the parcels in the site are already in a CM zoning district; and
- WHEREAS, the applicant is seeking to combine the three parcels comprising the site into one new lot to "facilitate interior renovations of existing building and use"; per the

Resubdivision Plat dated 7/18/24, the proposed New Lot 34A will be 6.040 acres and will contain the whole of Hueber Breuer complex; and

WHEREAS, per the referral notice, the site is served by public drinking water; construction of a kitchenette and new bathrooms may result in an increase in demand on site; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed interior renovations may result in a increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Boundary Survey Map dated 5/30/24, the site contains a 50'-wide right-of-way to Hueber, located on an internal driveway, extending from the terminus of Berwyn Avenue; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed zone change, but offers the following comment regarding the site as a whole:

The applicant is encouraged to add landscaping and other natural screening along the northern boundaries of the site to buffer adjacent residential properties.

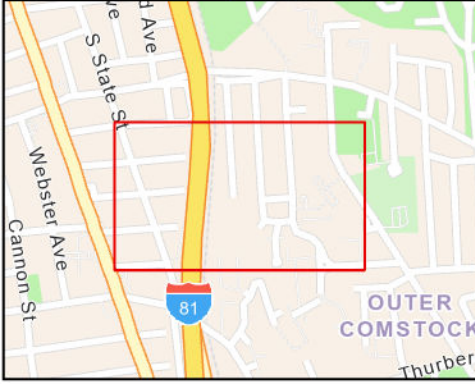


Michael W. LaFlair, Vice Chairman
Onondaga County Planning Board



Legend

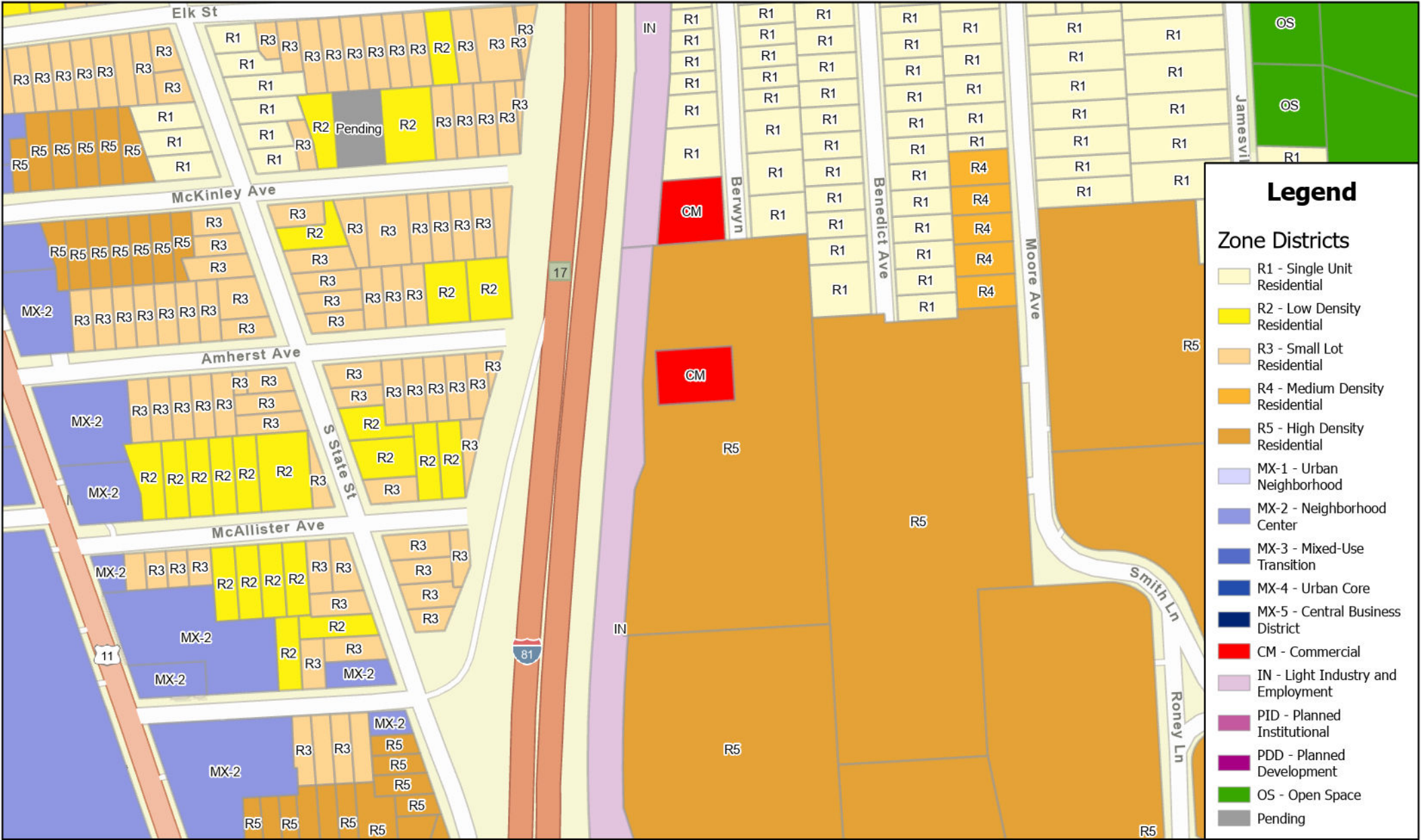
- Subject Properties
- Parcel Boundaries



Existing Tax Map Boundaries

Map by: Cristian Toellner | Created on: 08/29/2024
 Map Credits: New York State, Maxar, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

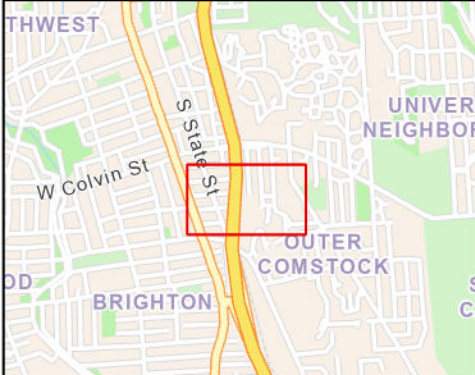




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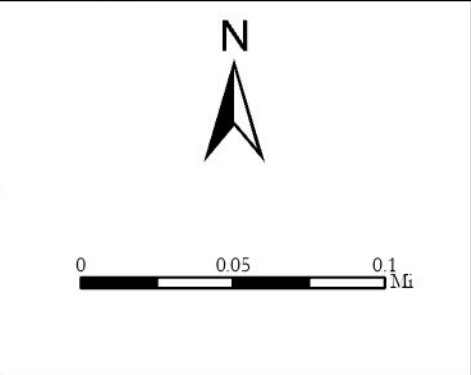
Zone Districts

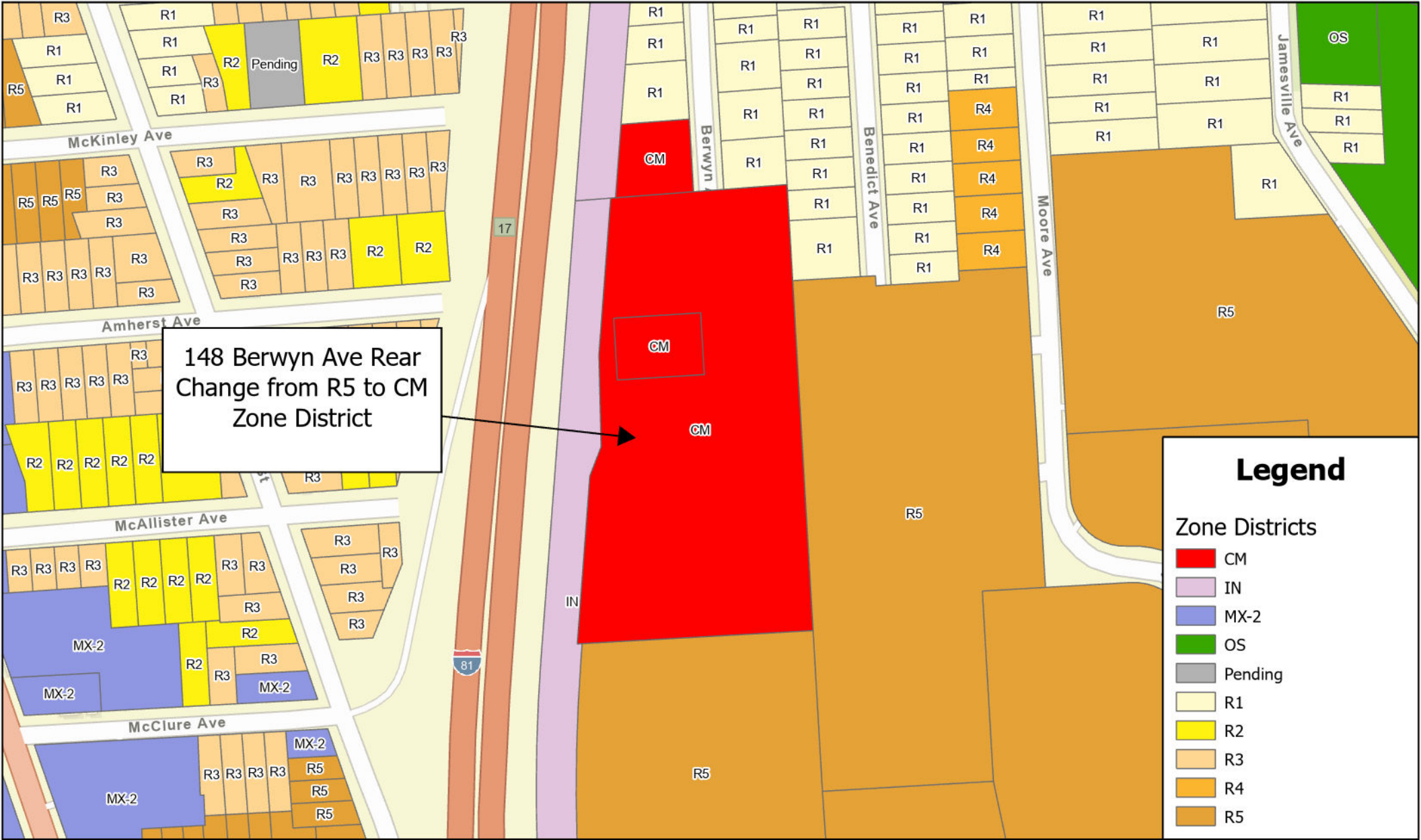
- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending



Existing Zone District Map

Map by: Cristian Toellner | Created on: 08/29/2024
 Map Credits: Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



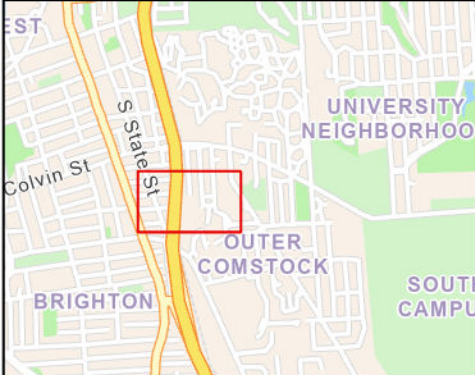


148 Berwyn Ave Rear
Change from R5 to CM
Zone District

Legend

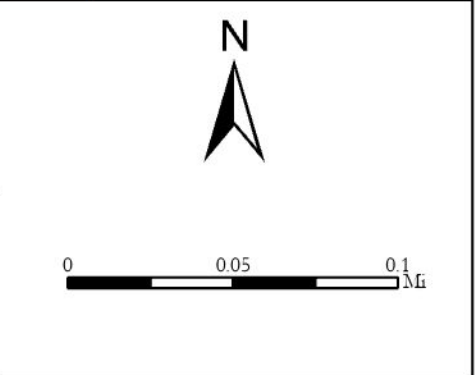
Zone Districts

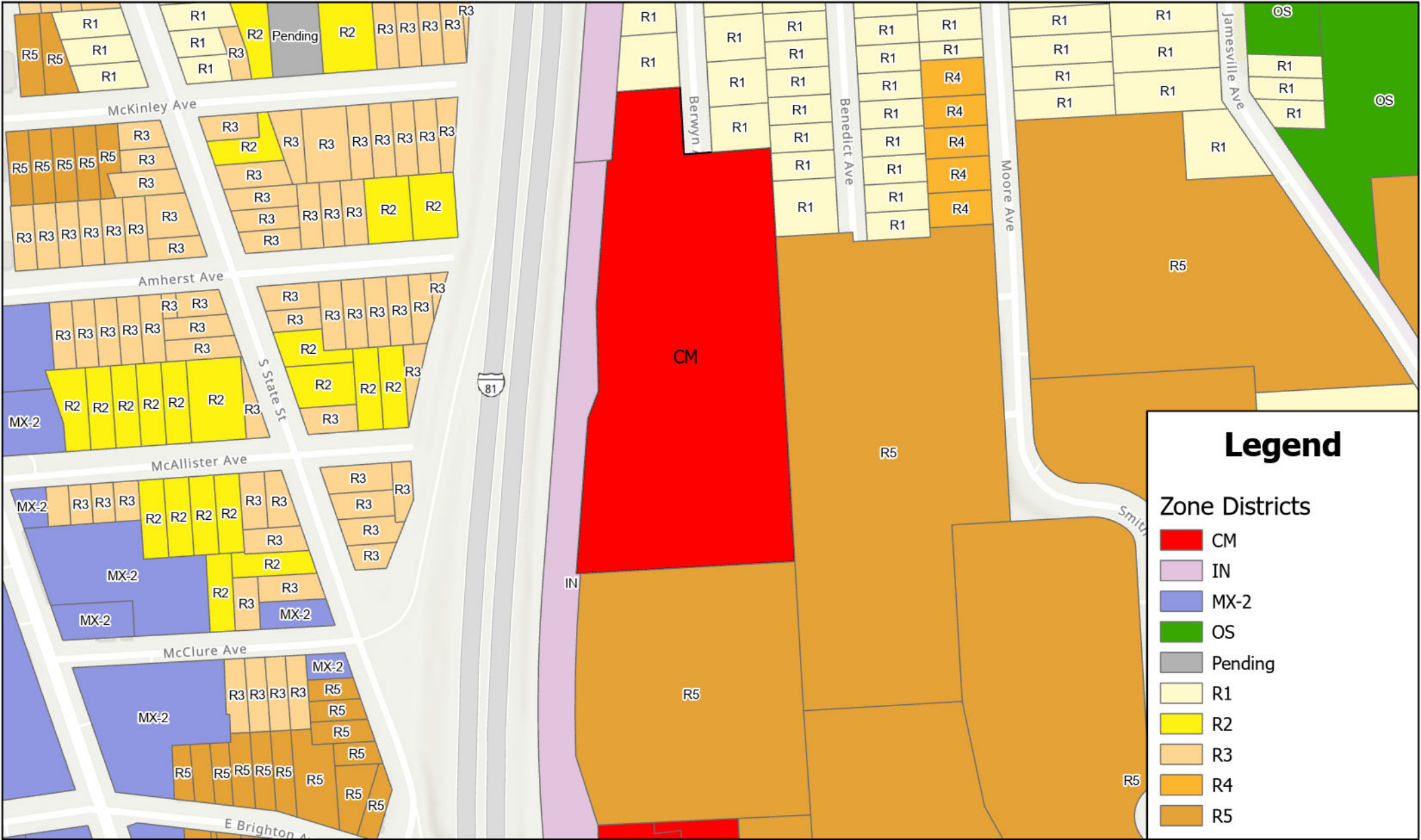
- CM
- IN
- MX-2
- OS
- Pending
- R1
- R2
- R3
- R4
- R5



Zoning Map Amendment of 148 Berwyn Ave Rear from the R5 to CM Zone District

Map by: Cristian Toellner | Created on: 08/29/2024
 Map Credits: Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
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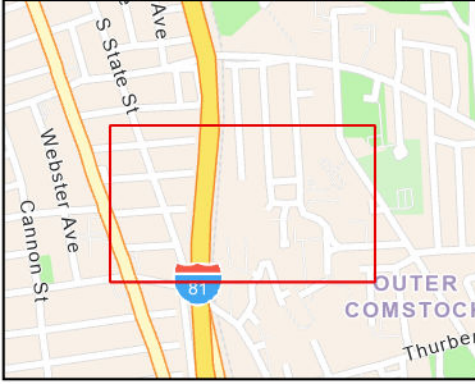




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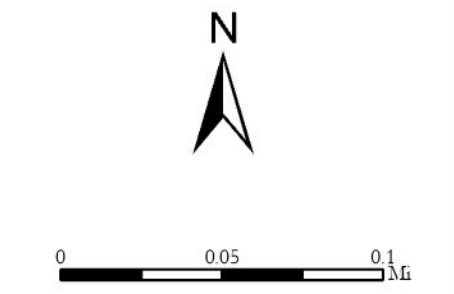
Zone Districts

- CM
- IN
- MX-2
- OS
- Pending
- R1
- R2
- R3
- R4
- R5



Zoning Map Amendment and Resubdivision Proposal

Map by: Cristian Toellner | Created on: 08/29/2024
 Map Credits: Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,



Parcel History

01/01/1900 - 08/21/2024

Tax Map #: 058.-06-17.0

Owners: Braxton Capital LLC

Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
148 Berwyn Ave	06/16/14	Completed Complaint	Pot Holes in Road	Completed	2014-15564 potholes
148 Berwyn Ave	07/28/16	Completed Complaint	Traffic Sign Req - General	Completed	2016-20262 Doug Mooney 476-7917 is requesting a "slow down children playing" sign at the beginning of this dead end street to promote safety. Please contact for futher information.
148 Berwyn Ave	10/21/20	Permit Application	Sign	Issued	43045 sign
148 Berwyn Ave	11/04/20	Inspection	Plan Review Notification	Pass	
148 Berwyn Ave	11/13/20	Permit	Sign	Open	43045 sign Expires 11/13/2021
148 Berwyn Ave	11/16/20	Inspection	Inspector Notification	In Progress	
148 Berwyn Ave	12/04/20	Inspection	Progress Inspection	In Progress	
148 Berwyn Ave	12/15/20	Inspection	Final Inspection	<None>	

Project: Z-2873 & R-24-46

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:	Z-2873 & R-24-46
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: Andy Breuer
From: Haohui Pan, Zoning Planner
Date: 9/3/2024 3:55:55 PM
Re: Resubdivision R-24-46
148 Berwyn Ave, Syracuse, 13210

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Pending	07/26/2024		
Eng. Mapping - Zoning	Denied	07/30/2024	Ray Wills	-The bearings for the streets in question DO NOT AGREE with the Official City Records for the area. These bearings must be corrected & resubmitted for review. No mylar/final drafts for filing will be signed by the City Engineer without these required changes being made under any circumstances. City Plat# 111 & 117
Finance - Zoning	Internal Review Complete	07/29/2024	Veronica Voss	148 Berwyn owes \$4,964.95 July taxes; 148 Berwyn ave rear owes \$2,667.88 July taxes; 160 Berwyn Ave rear owes \$899.01 July taxes.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	07/30/2024	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.
Eng Sewers- Zoning	Internal Review Complete	07/30/2024	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.
Eng. Design & Cons. - Zoning	Conditionally Approved	07/30/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting

process as applicable.

Planning Commission	Pending	07/26/2024		
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