



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

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

<i>SP-24-14</i>	<i>Staff Report – July 8, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	1227 S Salina St. (Tax Map #: 085.-05-22.0)
<i>Summary of Proposed Action:</i>	Demolish existing building to expand adjacent parking lot
<i>Owner/Applicant</i>	Amy Carter, Mercy Works Inc. (Owner/Applicant)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and south are within the MX-2 Zone District, to the east the properties are within the Open Space (OS) Zone District and to the west are Mixed-Use Transition (MX-3) and Urban Core (MX-4) Zone Districts.
<i>Companion Application(s)</i>	Minor Site Plan Review (MiSPR-24-38)
<i>Scope of Work:</i>	Establish a parking lot land use type on the subject property and gain approval to demolish a 2,925 SF building to expand the existing parking lot on adjacent lot to the south. Site improvements include expanding existing security gate, match grade and direct grading of pavement to drain to the southeast into the existing grass area. There are proposed to be 11 parking spaces on site after the demolition is achieved.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The subject building on property has been determined by the Blighted Structure Supervisor, Brian Eisenberg on 11/9/2007, to be demolished for the following reason subject to the City of Syracuse Property Conservation Code (Sec. 27-115; Designation and vacation of unfit premises\Sec. 27-116(a)): <ul style="list-style-type: none"> (a) Unfit premises shall be any premises within the scope of this code, having any of the following defined defects and may be designated by the director as unfit for human habitation or dangerous to human life or detrimental to health and may be so placarded: <ol style="list-style-type: none"> 1. The structure lacks illumination, ventilation, sanitation, heat or other facilities adequate to protect the health and safety of the occupants or the public. 2. The structure or premises is damaged, decayed, dilapidated, unsanitary, unsafe or vermin infested in such a manner as to create a serious hazard to the health and safety of the occupants or the public, is so unsanitary, unsafe, overcrowded or otherwise detrimental to health and safety that it creates a serious hazard to the occupants or the public. 3. The structure, because of the failure of the owner or occupant to comply with such notice and orders, issued pursuant to this code, is unfit for human habitation or dangerous to human life or detrimental to health. - Post-demolition plans are required before a demolition permit is issued. - The cost to renovate this vacant structure likely exceeds any return on investment for any other permitted use and the cost to maintain a vacant building and to resolve property maintenance code violations is also expensive. - There will be no change to impervious surface coverage except for the strip of grass between the subject building and existing parking lot will be paved over. - Storm water runoff will slope toward the grass patch on the southeast of the site. - 1307 S Salina St. is also a parking lot that Mercy Works Inc. owns and is adjacent

SP-24-14

	<p>to the south of the subject property. Although stormwater would be travelling from the northwest of the site and would inevitably cross over property lines, Merc Works Inc. owns all the properties stormwater would travel through.</p> <ul style="list-style-type: none"> - Most of 1227 S Salina and a portion of 1307 S Salina is with the “AE” Floodplain. - The applicant has not proposed any stormwater or flooding mitigation plans and a Floodplain Development Permit Application will need to be filled out.
Zoning Procedural History:	AS-79-018 Approved with Conditions Sign waiver for number and location
Summary of Zoning History:	Prior to the 70’s this property was a Bank. Sometime in the 70’s P.E.A.C.E., INC. occupied the building and in 1979 there was an approved sign wavier to allow more signs than what was approved. After that Onondaga County Savings bank occupied the space until 1993 when it was sold to Mercy Works, Inc. It became vacant in 2008.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Property Characteristics:	The subject property is irregular in shape with 109.68’ of frontage along S Salina St. and a lot depth of 313.53’.
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition. Or The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1

Attachments:

Special Use Permit Application	Code Enforcement History
Short Environmental Assessment Form Part 2 & Part 3	IPS Comments from City Departments
FEMA Flood Plain Map	

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Special Use Permit Application



For Office Use Only

Zoning District: _____
Application Number: SP- _____ - _____
Date: _____

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: Mercy Works Inc.		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1227 South Salina Street		
Lot numbers: 085.-05-22.0	Block number:	Lot size (sq. ft.) 18,295
Current use of property: Abandoned Building	Proposed: Parking	
Current number of dwelling units (if applicable): N/A	Proposed:	
Current hours of operation (if applicable): N/A	Proposed:	
Current onsite parking (if applicable): Yes	Proposed:	
Zoning (base and any overlay) of property: MX-2, Neighborhood Center		
Companion zoning applications (if applicable, list any related zoning applications):		
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:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): Demolition of existing 2,925 SF building to provide additional parking.		

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

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: Mercy Works Inc.

Signature: *Timothy L. McNeil ON BEHALF OF*

Date: *5/28/24*

Mailing address: 1227 South Salina Street

Print authorized agent's name: Amy Carter

Date: *5/28/24*

Signature: *Timothy L. McNeil ON BEHALF OF*

Mailing address: 1227 South Salina Street

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

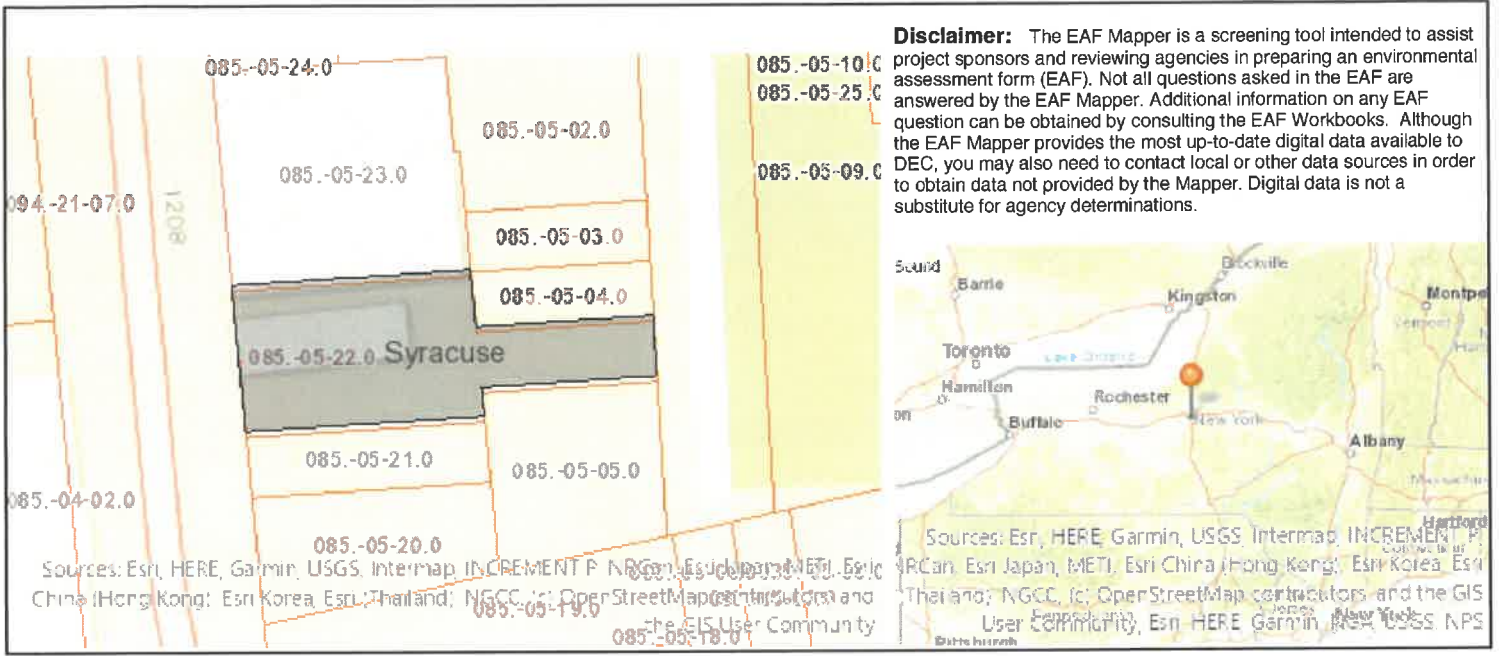
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

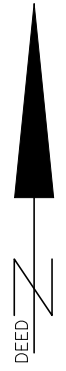
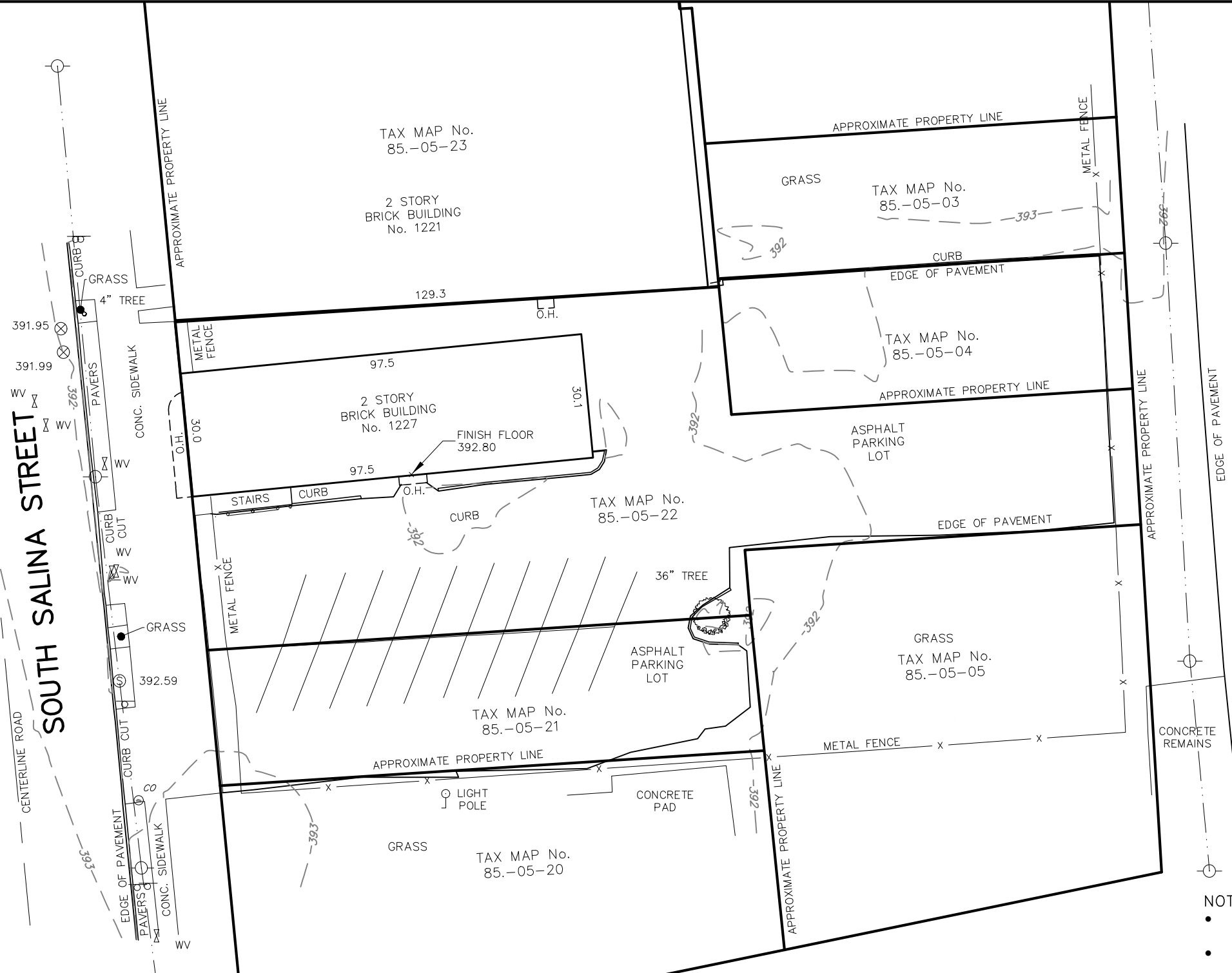
Part 1 – Project and Sponsor Information			
Name of Action or Project: Mercy Works Building Demolition			
Project Location (describe, and attach a location map): 1227 South Salina Street			
Brief Description of Proposed Action: Demolition of existing 2,925 SF building to provide additional parking.			
Name of Applicant or Sponsor: Mercy Works Inc. (Amy Carter)		Telephone: programs@mercy-works.org E-Mail: 315-435-6934	
Address: 1227 South Salina Street			
City/PO: Syracuse		State: New York	Zip Code: 13202
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: City of Syracuse		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		0.42 acres	
b. <u>Total acreage to be physically disturbed?</u>		0.07 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		2.85 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 checked="" type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	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.	<u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10.	<u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11.	<u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
13.	a. <u>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?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	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: _____ _____ _____	<input checked="" 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 checked="" type="checkbox"/> Urban <input 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 plain?	NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Surface runoff drained to open green area on same property.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
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: C734140 - Brownfield Cleanup Program - No-Action Site - Not Contiguous	NO YES <input type="checkbox"/> <input checked="" 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>Amy Carter</u> Date: <u>05/20/24</u></p> <p>Signature:  Title: <u>Executive Director</u></p>	



- 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] Yes
- Part 1 / Question 20 [Remediation Site] Yes



NOTES:
 • ALL PROPERTY LINE INFORMATION SHOWN HEREON IS APPROXIMATE.
 • VERTICAL DATUM - NAVD 1988

LEGEND

CONCRETE MONUMENT FOUND	⊕
IRON PIPE FOUND	⊙
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊕

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 4-30-24.

Paul J. Olszewski
 PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

TOPOGRAPHIC SURVEY

PART OF BLOCK 392 CITY OF SYRACUSE
 COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 1326 NEW SENECA TPKE, SUITE B1
 SKANEATELES NEW YORK, 13152
 315-488-5552 pjosurvey.com

DATE: MAY 8, 2024 SCALE: 1" = 30 FEET PROJECT No. SY85-05-22



PHOTO: 1 - 1227 SOUTH SALINA STREET (VIEW: NORTHWEST)



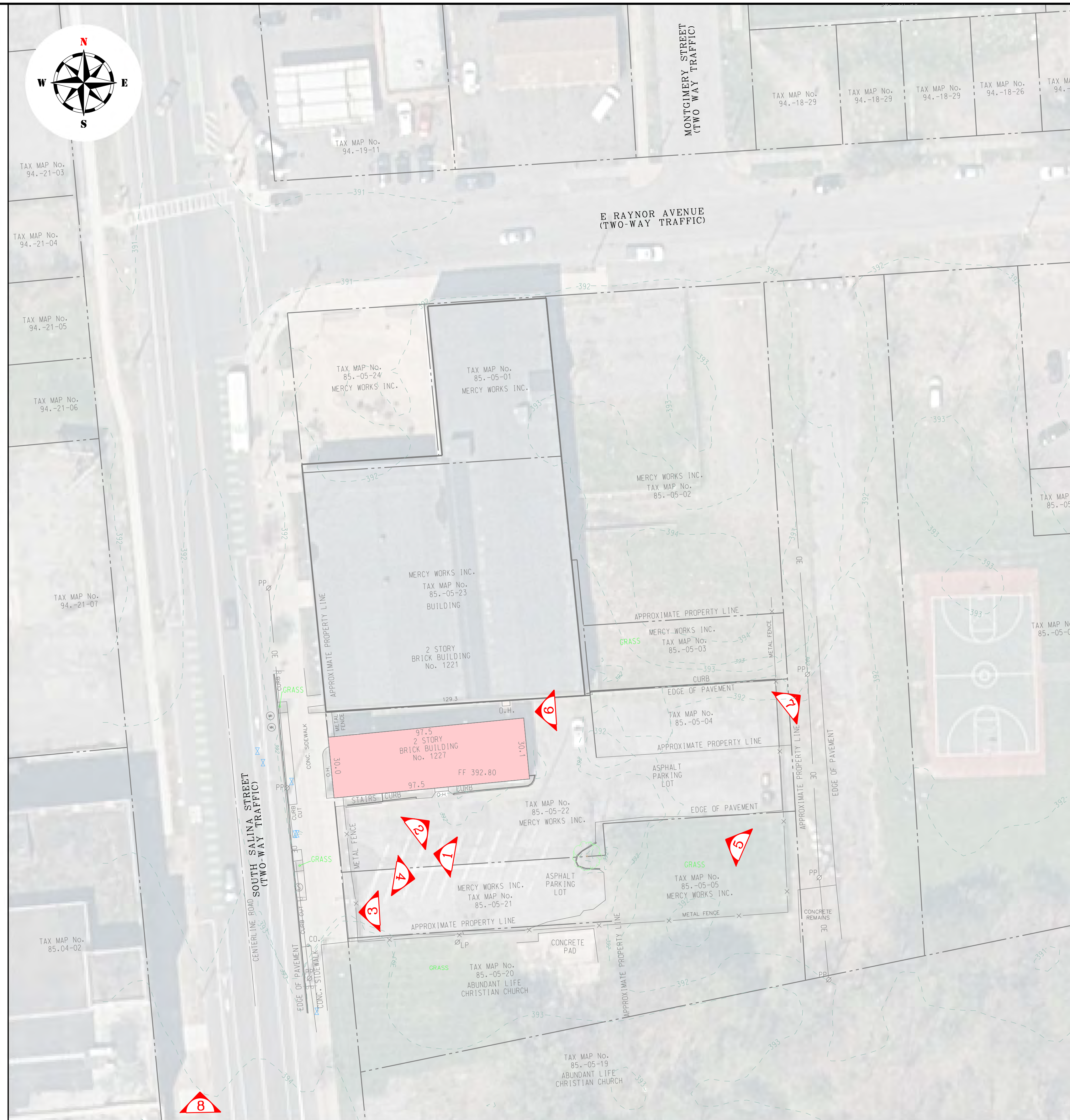
PHOTO: 2 - 1227 SOUTH SALINA STREET (VIEW: NORTHEAST)



PHOTO: 3 - 1300 SOUTH SALINA STREET (VIEW: WEST)

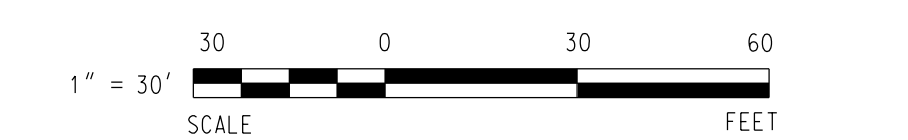


PHOTO: 4 - 1227 SOUTH SALINA STREET PARKING LOT (VIEW: EAST)



- NOTES:**
1. ALL DEMOLITION WORK PER CITY REQUIREMENTS - LOWER FINISHED WALL 3" BELOW GROUND SURFACE.
 2. PERFORATE BASEMENT FLOOR, PROVIDE 3" COBBLES/SEPARATION FABRIC.
 3. BACKFILL WITH D.O.T RUN-OF-CRUSH PLACE IN COMPACTED 12-INCH LIFTS.
 4. TOP WITH 3" BINDER.
 5. BLEND FINAL GRADES INTO EXISTING ADJACENT GRADES, FOR PARKING LOT.
 6. CONTRACTOR TO PROVIDE PROTECTION FOR NEIGHBORING BUILDING AS NEEDED.
 7. CONTRACTOR PARKING PROVIDED ON SITE OR ADJACENT PROPERTY'S OWNED BY MERCYWORKS.

PROJECT PHOTOS PLAN



PHOTOS KEY

- 6 DIRECTION OF REPRESENTATIVE PROJECT SITE PHOTOGRAPH

KEY
EXISTING

---	PROPERTY LINE	OE	OVERHEAD ELECTRIC
---	TOPOGRAPHIC CONTOUR	PP	POWER POLE
-x-	FENCE LINE	LP	LIGHT POLE
⊙	SANITARY MANHOLE	+	SIGN
⊙	MANHOLE	CD	CLEANOUT
⊙	WATER VALVE	⊙	TREE

PRELIMINARY
05-21-24
NOT FOR CONSTRUCTION



PHOTO: 5 - 1221 SOUTH SALINA STREET (VIEW: NORTHWEST)

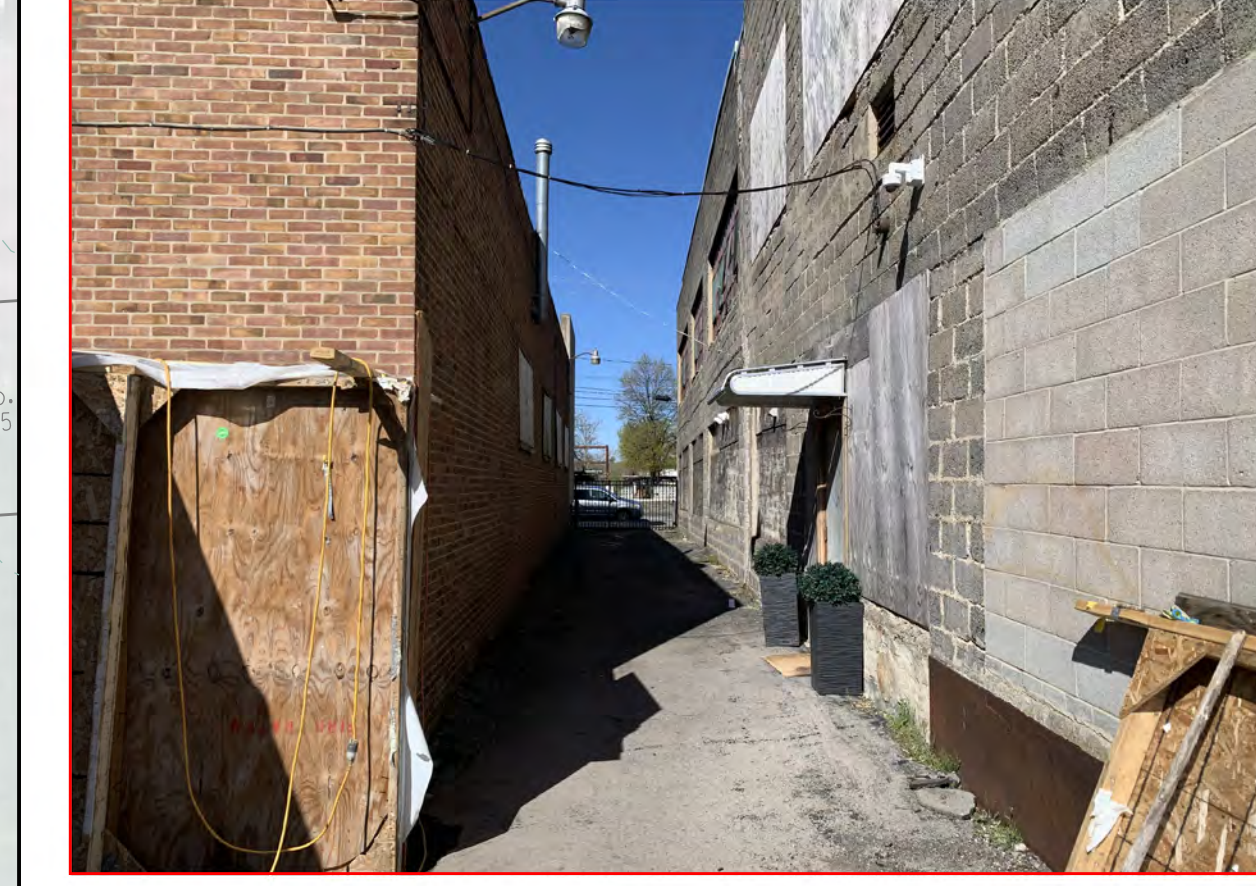


PHOTO: 6 - ALLEY BETWEEN 1227 AND 1221 SOUTH SALINA STREET (VIEW: WEST)



PHOTO: 7 - 1300 SOUTH STATE STREET (VIEW: NORTHEAST)

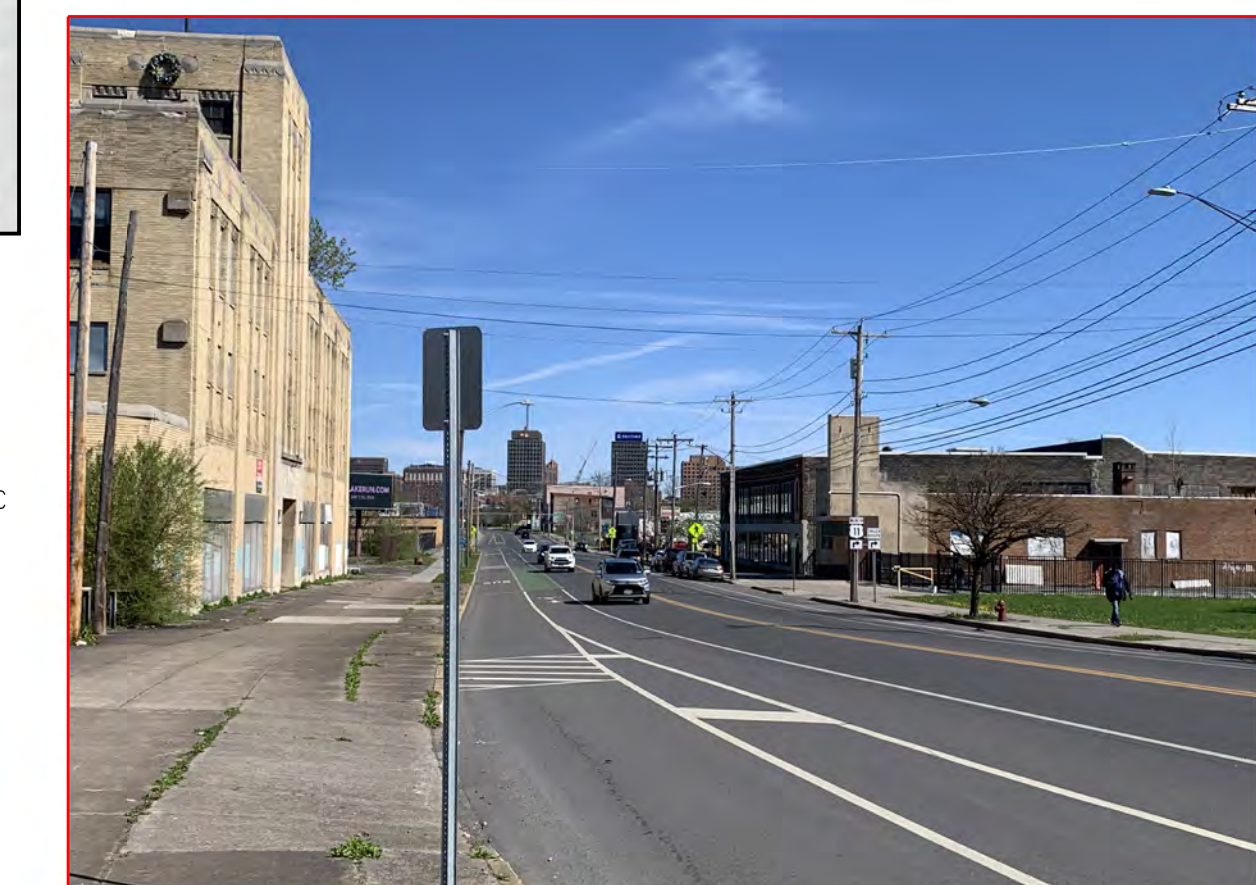


PHOTO: 8 - 1300 AND 1221 SOUTH SALINA STREET (VIEW: NORTH)

REVISIONS:

NO.	DATE	DESCRIPTION

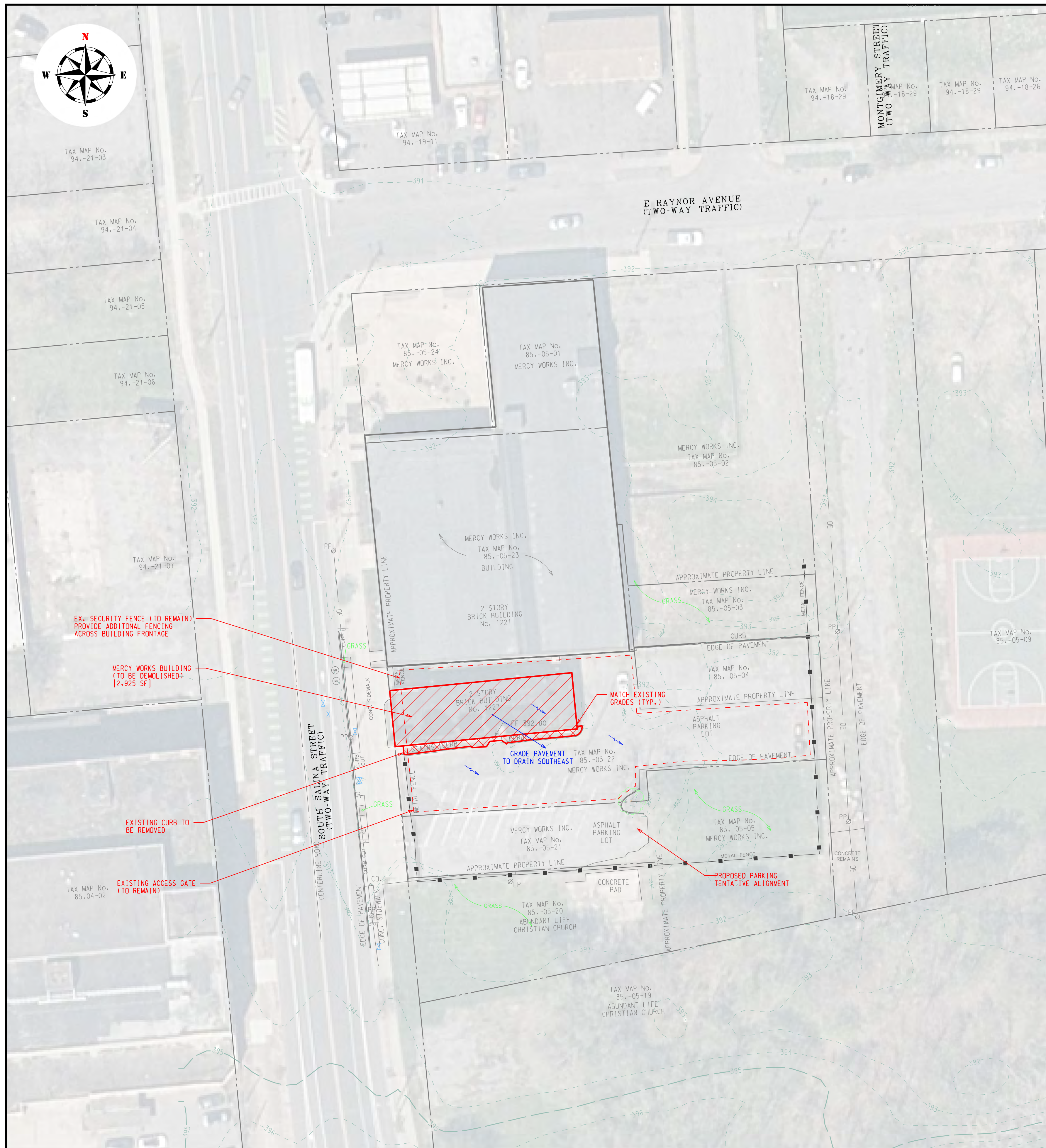
NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

BUILDING DEMOLITION PROGRAM
CLIENT: MERCY WORKS INC.
LOCATION: 1227 SOUTH SALINA STREET SYRACUSE, NY 13202

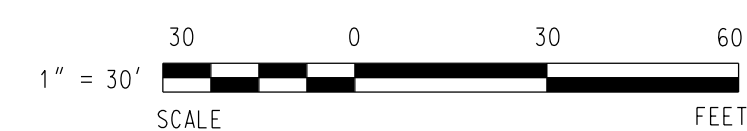
DRAWING TITLE:
PROJECT PHOTOS PLAN

PROJECT No.: 2024025
SCALE: AS NOTED
DATE: 05/21/24
ENG'D BY: JLH
DRAWN BY: ALP
CHECKED BY: JED

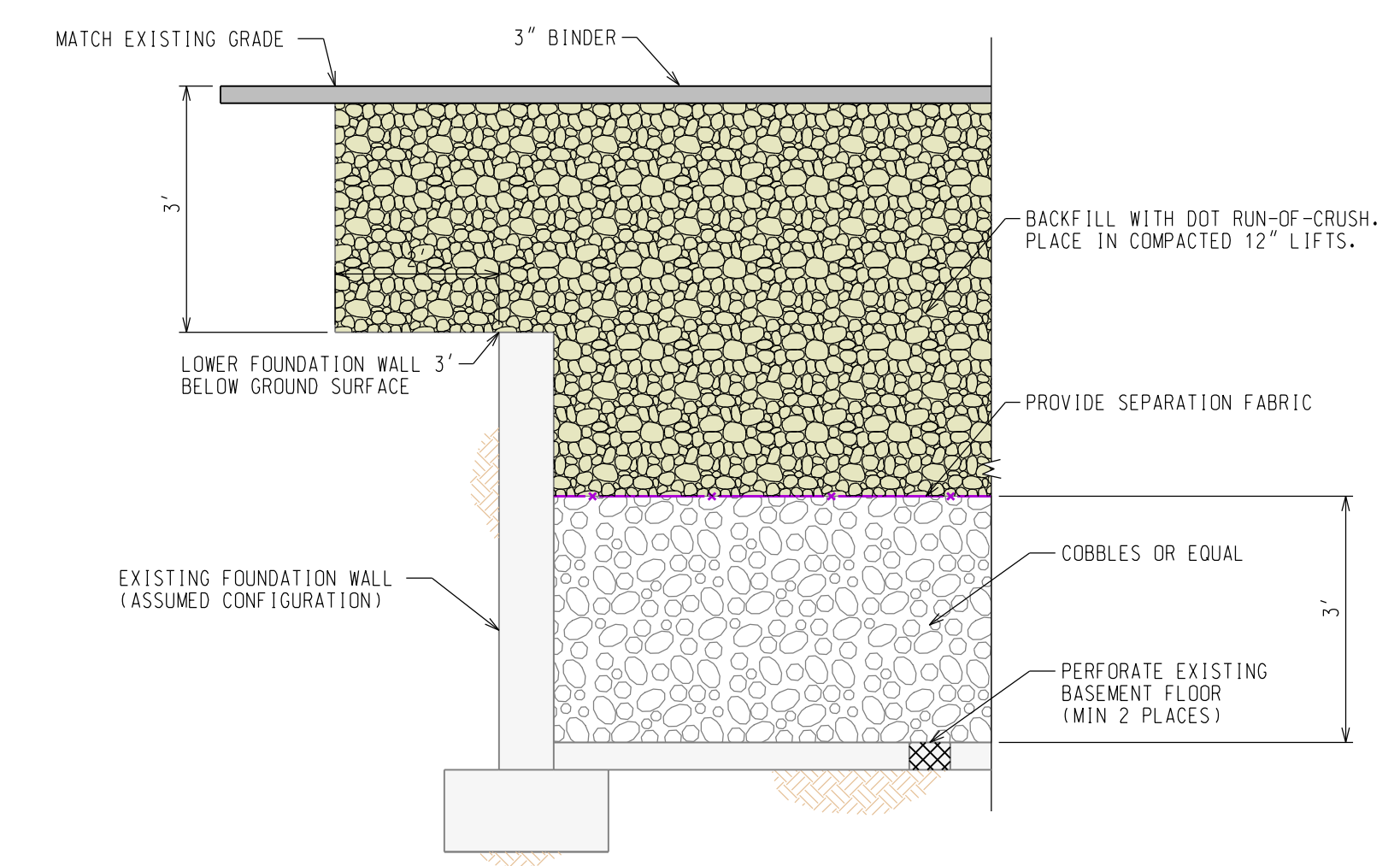
SHEET NO.
PP-1



PRELIMINARY SITE PLAN



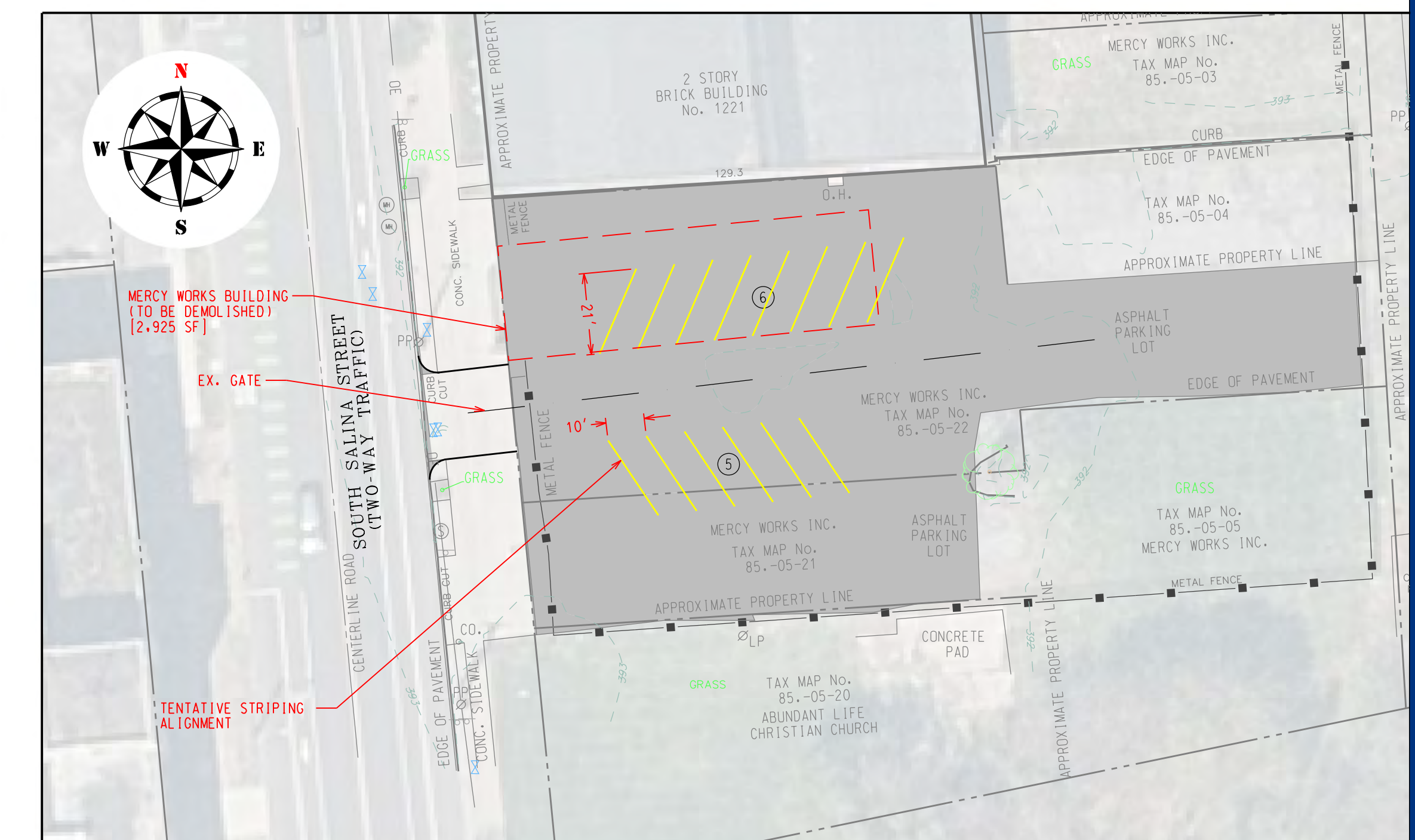
KEY		KEY	
EXISTING		PROPOSED	
---	PROPERTY LINE	---	PAVEMENT STRIPING
-395-	TOPOGRAPHIC CONTOUR	---	PAVEMENT
x	FENCE LINE	---	PAVEMENT CENTERLINE
- - -	LIMITS OF PROPOSED PARKING LOT	⊙	PARKING SPACE COUNT
⊙	SANITARY MANHOLE		
⊙	MANHOLE		
⊕	WATER VALVE		
OE	OVERHEAD ELECTRIC		
PP	POWER POLE		
LP	LIGHT POLE		
+	SIGN		
CO	CLEANOUT		
🌳	TREE		



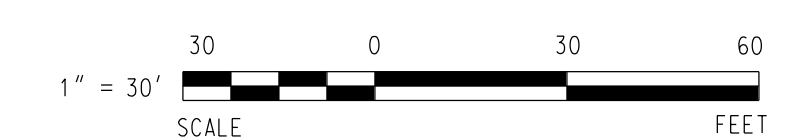
TYPICAL WALL SECTION (ASSUMED)

SCALE: 1/2" = 1'-0"

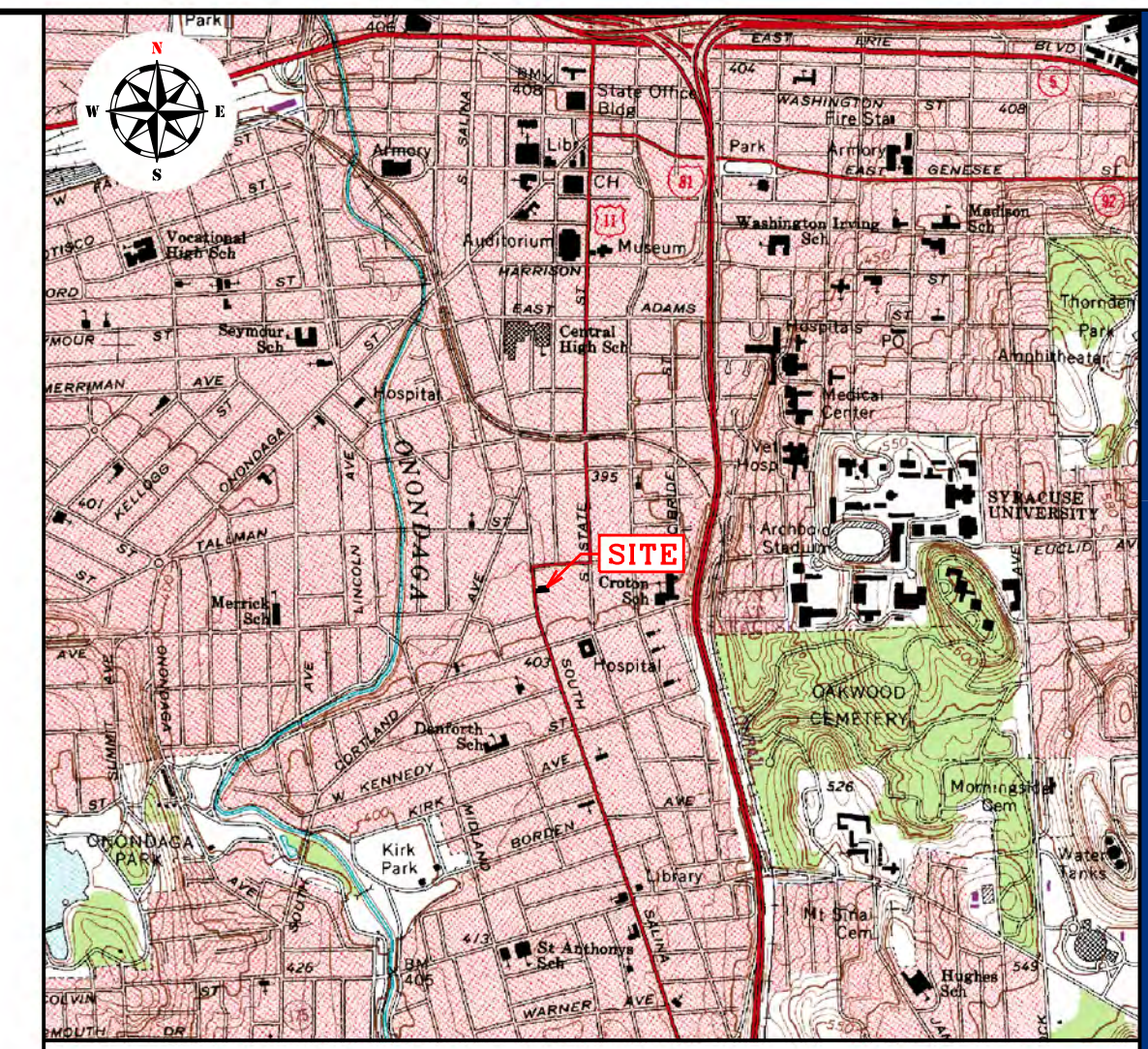
- NOTES:
- ALL DEMOLITION WORK PER CITY REQUIREMENTS - LOWER FINISHED WALL 3" BELOW GROUND SURFACE.
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 - BLEND FINAL GRADES INTO EXISTING ADJACENT GRADES FOR PARKING LOT.
 - CONTRACTOR TO PROVIDE PROTECTION FOR NEIGHBORING BUILDING AS NEEDED.
 - CONTRACTOR PARKING PROVIDED ON SITE OR ADJACENT PROPERTY'S OWNED BY MERCYWORKS.
- BASE MAP REFERENCES:
- "TOPOGRAPHIC SURVEY": AS PREPARED BY PJO SURVEY; PROJECT NO. 5185-05-22; DATED: 05/08/2024.
 - "2019 - 2020 USGS LIDAR: NY FEMA REGION 2 CENTRAL": AS PREPARED BY NOAA; DATED: 2019; ACCESSED ON: 05/08/24.
 - "ONONDAGA COUNTY GIS ON THE WEB PARCEL VIEWER": ACCESSED ON 05/13/24.



PRELIMINARY STRIPING PLAN



PRELIMINARY
05-21-24
NOT FOR CONSTRUCTION



LOCATION MAP

REF: U.S.G.S. SYRACUSE WEST, NY QUAD, REVISED 1978, 7.5 MIN., 1" = 2000' +/-

DATE: 06/05/24

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/05/24	ADDED STRIPING PLAN

NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: **BUILDING DEMOLITION PROGRAM**

CLIENT: **MERCY WORKS INC.**

LOCATION: 1227 SOUTH SALINA STREET SYRACUSE, NY 13202

DRAWING TITLE:
PRELIMINARY SITE AND STRIPING PLAN

PROJECT No: 2024025
SCALE: AS NOTED
DATE: 05/21/24
ENG'D BY: SKQ
DRAWN BY: ALP
CHECKED BY: JED

SHEET NO:
SP-1



9362 Paris Hill Road · Sauquoit, NY 13456 · Phone: 315.737.3827 · Fax: 315.737.7651

May 31, 2024

Diversified Construction Services, Inc.
18A Cherry Street
Phoenix, New York 13135

Re: Vacant Commercial structure
1227 South salina Street
Syracuse, New York 13202

Subject; Abatement Completion letter

This memo shall suffice as a letter of substantial completion for the abatement of asbestos containing materials identified within the pre-demolition survey conducted by Paradigm Environmental Services on 11/3/2023.

All asbestos containing materials identified within the survey associated with the project have been properly abated and disposed of in accordance with ICR-56, site specific variance and contract documents.

All associated close out documents will be compiled and forwarded to you as soon as possible. All air sampling documents and visual inspection reports can be obtained thru Paradigm as well.

Thank you for choosing Sullivan Contracting Inc. for your Environmental needs.

Sincerely,

William L. Davis
Operations Manager

Project:	SP-24-14
Date:	7/8/2024

***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:		
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-24-14

Date: 7/8/2024

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.

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

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

City of Syracuse City Planning Commission

7/8/2024

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

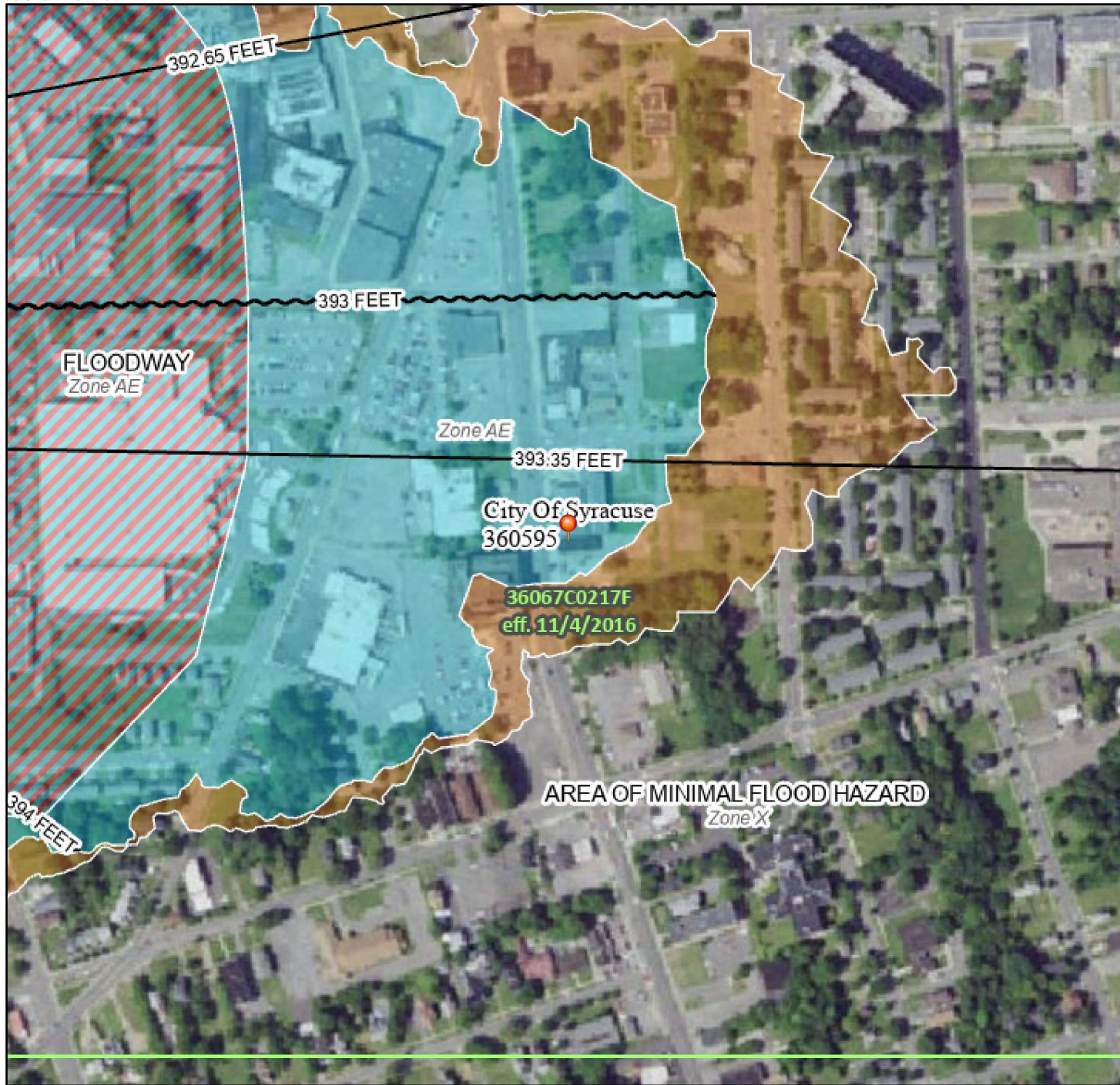
Signature of Preparer (if different from Responsible Officer)

PRINT FORM

National Flood Hazard Layer FIRMMette



76°9'15"W 43°2'18"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

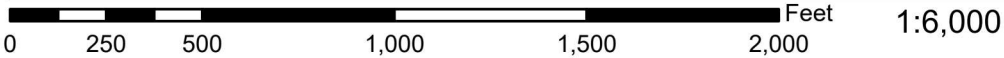
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/3/2024 at 11:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023

City of Syracuse
Parcel History
 01/01/1900 - 06/27/2024
 Tax Map #: 085.-05-22.0
 Owners: Mercy Works Inc
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1227 Salina St S To Montgomery	11/09/07	Inspection	Complaint Inspection	Fail	
1227 Salina St S To Montgomery	11/09/07	Violation	SPCC - Section 27-115 (a) Designation and vacation of unfit premises	Closed	
1227 Salina St S To Montgomery	11/19/07	Violation	SPCC - Section 27-116 (d) Demolition	Closed	
1227 Salina St S To Montgomery	04/18/12	Inspection	Complaint Inspection	Fail	
1227 Salina St S To Montgomery	04/18/12	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Open	
1227 Salina St S To Montgomery	04/18/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Open	
1227 Salina St S To Montgomery	04/18/12	Violation	2010 IMC - Section 304.2 - Protective Treatment	Open	
1227 Salina St S To Montgomery	04/20/12	Complaint	Vacant Lot: Overgrown	Open	2012-08230 Complete exterior per Eisenberg
1227 Salina St S To Montgomery	05/07/12	Inspection	Complaint Re-Inspection	<None>	
1227 Salina St S To Montgomery	12/21/12	Completed Complaint	Demolition	Completed	2012-27916 Unfit - Owner To Demolish
1227 Salina St S To Montgomery	10/05/16	Completed Complaint	Catch Basin: Clean	Completed	2016-29282 cbs clean
1227 Salina St S To Montgomery	12/05/17	Completed Complaint	CleanUp Rqst: Public Prop	Completed	2017-33854 trash bag in empty field
1227 Salina St S To Montgomery	01/19/18	Completed Complaint	Pot Holes in Road	Completed	2018-01293 potholes



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Mercy Works Inc
From: Cristian Toellner, Zoning Planner
Date: 7/3/2024 1:51:50 PM
Re: Minor Site Plan Review MiSPR-24-38
1227 Salina St S To Montgomery, Syracuse, 13205

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	05/29/2024	Cristian Toellner	waiting on updated site plan. will remain on hold until SUP is approved by CC
Zoning Administrator	Pending	05/29/2024		
DPW - Transportation Planner	Conditionally Approved	06/12/2024	Neil Milcarek-Burke	<ul style="list-style-type: none"> - Concrete sidewalk to be repaired, any cracked or damaged flags (existing or created during demolition and sitework) are to be addressed as part of work. - Planted buffer required between sidewalk and parking area to provide appropriate streetscape and address and sheet flow into the public ROW from the expanded parking lot that appears to have no trees, islands, or other green infrastructure. - Encroachment required for gate access/car readers and any other features extending into the ROW. - 6' fencing must be confirmed with Zoning Department as appropriate/allowable along Salina Street frontage.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	06/06/2024	Mirza Malkoc	<ul style="list-style-type: none"> • No objection with the building demolition. • Applicant shall submit site plans for the proposed parking lot. • Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City of Syracuse R.O.W. • Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such

occurrence shall be removed/cleaned immediately.

- All disturbed areas shall be seeded & mulched until it reaches 80% grass growth.
- This is just a reminder that if soil disturbance exceeds 10,000sf then a Stormwater Pollution Prevention Plan is required for review and approval.

DPW - Sanitation & Sewers	Conditionally Approved	06/27/2024	Vinny Esposito	Sewer lateral must be cut and capped at the curb line. Parking lotr will require full site plans including grading and drainage plans to be approved by the City Engineer. Note: This building has historically had significant ground water infiltration .
Water Engineering	Approved	06/26/2024	Kim Kelchner	06/26/2024 Water service is already killed.