



**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

<b><i>MaSPR-24-38</i></b>	<b><i>Staff Report – December 2, 2024</i></b>
<b><i>Application Type:</i></b>	Master Plan Review
<b><i>Project Address:</i></b>	800 & 802 S Wilbur Avenue (Tax Map ID: 098.2-01-05.2 & 098.2-01-05.4)
<b><i>Summary of Proposed Action:</i></b>	<p>This Major Site Plan Review is what is referred to as sketch plan consultation pursuant to ReZone, Art. 2, Sec. 2.10B, and hereby referred to as Master Plan Review. This Master Site Review is using the Major Site Plan Review procedure, pursuant to ReZone, Art. 5, Sec. 5.4A, and is the vehicle in which the State Quality Environmental Review Act (SEQR) will be conducted. This Master Plan Review will not circumvent the required Major Site Plan Reviews for each phase of development, rather, will act as a preliminary approval for the overall development plan of the site. This Master Plan Review is also a component of the pre-application conference required for rezoning to a Planned Development District (PDD) because a sketch plan review consultation with the Planning Commission is required, pursuant to ReZone, Art. 5, Sec. 5.6B(2)a.1. Therefore, the intention of this Master Plan Review is for the Planning Commission to deliberate on SEQR and discuss potential District Plan regulations for the PDD (discussed in staff analysis below).</p> <p>This Master Plan Review is for the redevelopment of the former Syracuse Developmental Center, located on the eastern side of Burnet Park. It was built in the 70’s and closed in 1998 as a developmental center for individuals with disabilities. It continued to be used for New York State offices until 2010 when it was sold via public auction and has remained vacant since. The Master Plan Review is for a proposed project that will be conducted in three (3) phases that include 510 residential units divided into several multi-unit apartment and townhome buildings. In addition, a light industrial facility will be developed on-site. The light industrial building is estimated at 175,000 square feet in size. A new access driveway will be added across from Seymour Street that will utilize new internal roadways that service internal circulation within the project site. The proposed project also includes approximately 638 parking stalls (including parallel stalls along the proposed internal roadways). Additionally, required landscaping and internal green space will be provided and 7.6 acres of the project site will be retained by the City of Syracuse as perpetual open space. This project also includes a Zoning Map Amendment to change the Urban Core (MX-4) Zone District to a Planned Development District (PDD) Zone District.</p> <p>After deliberation on SEQR and discussion of potential District Plan regulations, at a later public hearing this project will also include the resubdivision of 2 properties into multiple lots. The resubdivision has not been submitted because it is contingent on the District Plan specifications for lot sizes etc. The District Plan and the future major site plan reviews of all phases are forthcoming.</p>
<b><i>Owner/Applicant</i></b>	City of Syracuse (Owner) Russell C. Albanese (Applicant)
<b><i>Existing Zone District:</i></b>	Urban Core, MX-4 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the west are within the Open Space (OS) Zone District, to the north are within the Urban Neighborhood (MX-1) Zone District, to the east are within the OS, Low Density Residential (R2) and High Density Residential (R5) Zone Districts, and to

	<p>the South are within the R2, OS, and Mixed-Use Transition (MX-3) Zone Districts.</p>
<p><i>Companion Application(s)</i></p>	<p>The following applications are forthcoming: Resubdivision, Planned Development District Plan, Zoning Map Amendment, Project Plans for each phase, a Major Site Plan Review for the street action and a street dedication.</p>
<p><i>SEQR Determination:</i></p>	<p>Pursuant to the 6 NYCRR §617.4(b)(9), the proposal is a Type I Action</p>
<p><i>Onondaga County Planning Board Referral:</i></p>	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with the following comments:</p> <ol style="list-style-type: none"> <li>1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.</li> <li>2. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations.</li> <li>3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.</li> <li>4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans. The Board offers the following comment: The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.</li> </ol>
<p><i>Staff Analysis:</i></p>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- There is an inherent difficulty reviewing a multi-phase development project because developers are typically contracted one phase at a time. This is due to the cost of construction and materials being reliant on supply chains costs which vary from year to year, and due to the limited State and Federal funding that becomes available on an annual basis. The difficulty occurs in the SEQR review, which must include all phases of development whereas the contracted developer only has planned for one phase. This Master Plan Review is fortunate in the sense that the City has control of the site, has partnered with the Albanese Group for phase 1 of the development and with C&amp;S Companies for the utility infrastructure and roadwork. This Public Private Partnership is leveraging multiple streams of finance to realize an equitable workforce housing community while reusing vacant land that has a structure unfit for occupancy and is currently being demolished. All that to say that the documents provided with this Master Plan Review, plans for the highest population density and most intense land use scenario so as to account for all the potential impacts to the environment. Then, in the future, if financing or construction costs limit the number of dwelling units able to be built and is a less intensive land use and population density scenario; the SEQR review based on a higher level of development would effectively encompass the lesser level of development.</li> <li>- The District Plan and the Zoning Map Amendment from the MX-4 to the PDD Zone District is appropriate as determined by Staff because this will restrict land uses and development standards to what is approved in the PDD District Plan instead of the MX-4 Zone District. This is to not limit what can occur at this site, rather to provide guidance on how to achieve the vision the City and Developer</li> </ul>

are looking for. The vision is to provide a mixed-income housing community that has flexible housing arrangements from high density apartment buildings to low density townhome options and is available for a range of incomes, while reserving land for green space and a future site for a light manufacturing facility that will result in job creation for the surrounding neighborhoods on the City's westside. Furthermore, rezoning to a PDD will limit future land use changes after construction is complete. For instance, if the light manufacturing facility for tech products goes out of business and the property owner sells to a business that wanted to convert that space into an automobile showroom, a use type permitted by right in MX-4, that scenario is inherently incompatible with the vision of this Master Plan. The District Plan would limit the land use type permitted in this specific PDD zone district.

- The PDD District Plan does not intend to circumvent Zone District dimensional standards nor development standards, rather the District Plan is a fresh template for how to synergize a unique housing scenario that accommodates a wide range of housing needs. Typically, high population density apartment buildings tower over townhomes, however, the Master Plan has five-story apartment buildings adjacent to three-story attached townhomes. This cannot be accomplished in the MX-4 Zone District because the MX-4 requires a special use permit for the single-unit attached use type. If no PDD District Plan was being proposed, the current regulations would require 27 individual special use permits. Special Use Permits run with the land and would allow for single-unit attached townhomes in the master plan forever. Furthermore, the topography of the site will create a lot of elevation change and will give the illusion of shorter buildings since the road will be above portions of the five-story apartment buildings. Overall, the planned community will be unique in character and be pedestrian scale.
- The PDD Zone District is more compatible with the vision of this workforce housing community because part of the intent for the MX-4 Zone District is intended to promote "an active streetscape and accommodate larger-scale commercial and retail uses, and is appropriate in larger nodes and primary corridors" whereas there will be no commercial aspect of this development. Moreover, the intent of this planned development is to not add competition to the South Geddes corridor by adding commercial at this location, but rather support the South Geddes corridor. Whereas, the PDD Zone District is established to provide a flexible but controlled alternative to conventional zoning districts for the development and expansion of beneficial, unobtrusive land uses. The district is further intended: a) To ensure the compatible relationship between the land uses being developed or expanded and other land uses in proximity; b) To allow for flexibility and innovation that could not be predicted during a comprehensive rezoning effort for projects that further the goals of the City, and that will enhance neighborhoods and create value-oriented development; c) To ensure the compatible orientation of new and existing buildings to each other; and d) To accommodate efficient and safe circulation for both pedestrians and vehicles. Therefore, a district plan for a PDD that prohibited commercial/retail use types would help keep this area for mixed-income housing and a light manufacturing employer. It could always be amended with the discretion from the CPC and Common Council.

**Recommended conditions:**

- The applicant shall comply with the general conditions for approval on Site Plan Review application.
- In addition to the General Conditions, Staff recommends of the following specific conditions:
  - The District Plan shall only permit use types from the “Residential Living” and “Residential-Commercial Living” Use Category and the following land use types: “Park and Recreation Facility”, “Research and Innovation”, “Manufacturing, General”, “Utility, Minor” and the accessory uses associated with those use types.
  - The District Plan shall comply with ReZone, Art. 2, Sec. 2.15C(3).
  - The applicant shall work with the City to draft a District Plan for review by the City Planning Commission and decision by Common Council.

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

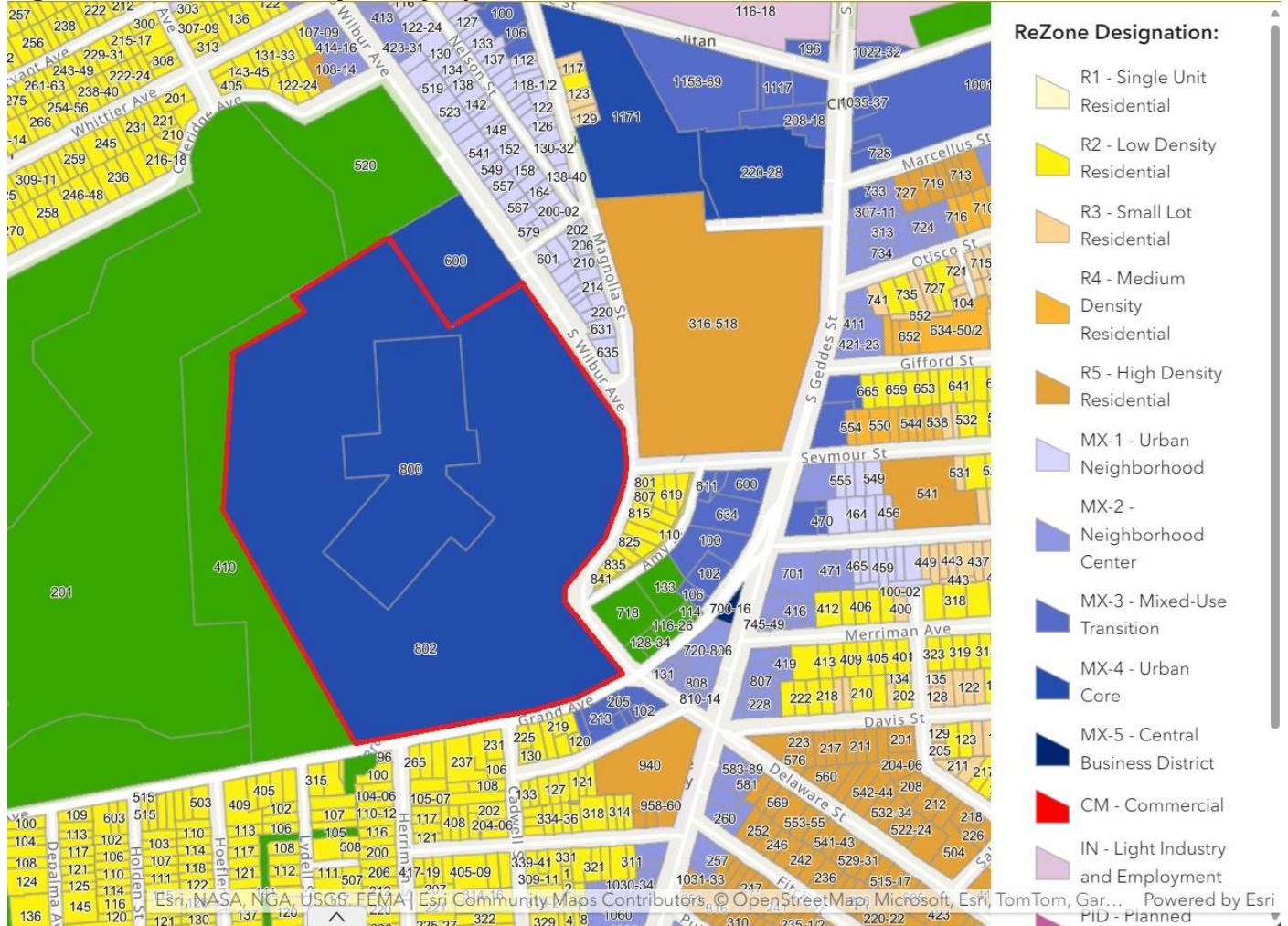
- Major Site Plan Review application
- Full Environmental Assessment Form Part 1

**Attachments:**

- Major Site Plan Review Application
- Full Environmental Assessment Form Part 2 & Part 3
- IPS Comments from City Departments
- OCPB Comments

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: ConnectExplorer™, Eagle View Technology Corporation



For Office Use Only	
Zone District:	_____
Application Number:	_____ - _____ - _____
Date:	_____

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

**Site Plan Review Application**

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

**General Project Information**

Business/project name: South Wilbur - Syracuse	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 800 and 802 S. Wilbur Avenue, Syracuse, NY	
Tax Map ID#: 098.2-01-05.2 & 05.4	Lot size (sq. ft.): 8.58 acres / 39.22 acres
Current use of property: Vacant	Proposed: Residential
Current number of dwelling units (if applicable): 1	Proposed: 510
Current number of affordable dwelling units (if applicable): 0	Proposed: 380
Current onsite parking (if applicable): 410	Proposed: 638
Zone District (base and any overlay) of property: MX-4 Urban Core	
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Detailed description of the project (required): The proposed action includes the subdivision of a 47.80-acre parcel into multiple lots for the phased construction of multi-family affordable and market-rate apartment buildings and townhouses and a tech/light industrial facility. Full build-out will include three (3) multi-family affordable housing buildings, one (1) market-rate apartment building, 57 townhouse units and tech/light industrial facility with an approximate footprint of 149,400 square feet.  The project will also include the construction of access roadways, parking lots, drive aisles, sidewalks and stormwater management facilities. The project will also require the extension of municipal water, sanitary sewer, electric and potentially, natural gas utility services. The proposed construction will occupy an approximate land area of 23.9 acres, with the balance of the site to be used for green space, landscaping, park and playground areas and an outdoor amphitheater. It is anticipated that the residential development will include three (3) phases of construction with the tech/light industrial facility being completed in a future fourth phase.	



### Site Plan Review Application

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

<b>Print owner's name:</b> 800 South Wilbur Ave, Syracuse, LLC	
Signature: <i>Russell Albanese</i>	Date: Oct 29, 2024
Mailing address: 1001 Franklin Avenue, Garden City, NY 11530	
Phone: 516-746-6000	Email: rca@albaneseorg.com
<b>Print authorized agent's name:</b> Shane O'Connor	
Date: 10/21/2024	
Signature: <i>Shane O'Connor</i>	
Mailing address: 19 Genesee Street, Camillus, NY 13031	
Phone: 315-672-8726	Email: soconnor@tdkengineering.com
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. <b>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.</b> Faxed or photocopied signatures will not be accepted.	

### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

*Please submit one copy of each of the following:*

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

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

- **AS BUILT PROPERTY SURVEY(S)** 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:



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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Syracuse Development Center Phase II Site Development		
Project Location (describe, and attach a general location map): 800 & 802 South Wilbur Street, Syracuse, New York 13204		
Brief Description of Proposed Action (include purpose or need): The propose project is a redevelopment of the former Syracuse Development Center. The project will be conducted in three (3) phases that include 510 residential units divided into multi-family and townhome buildings. In addition, a light industrial facility will be developed on site. The light industrial building is estimated at 175,000 square feet in size. A new access driveway will be added across from Seymour Street that will utilize new internal roadways that service internal circulation within the project site. The proposed project also includes approximately 638 parking stalls (including parallel stalls along the proposed internal roadways). Additionally required landscaping and internal green space will be provided and 7.6 acres of the project site will be retained by the City of Syracuse as perpetual open space. There will also be a potential zone change from the MX-4 Zone District to a Planned Development District.		
Name of Applicant/Sponsor: City of Syracuse (attn. Mary Robison)		Telephone: 315-448-8200 E-Mail: mrobison@syr.gov
Address: 233 E. Washington Street-Room 401		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role): Bryan Bayer		Telephone: 315-455-2000 E-Mail: bbayer@cscos.com
Address: 499 Col. Eileen Collins Boulevard		
City/PO: Syracuse	State: NY	Zip Code: 13212
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Building Permit City of Syracuse Common Council	to be determined
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Planning Board (Site Plan Approval)	to be determined
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse Zoning Board of Appeals (variance approvals if necessary)	to be determined
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County 239m coordinated review/referral (Rosamond Gifford Zoo - County Park)	to be determined
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Empire State Development, NYSDOH (new water system), NYSDEC SPDES, SHPO	to be determined
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
MX-4 (Urban Core)

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

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

**C.4. Existing community services.**

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

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

c. Which fire protection and emergency medical services serve the project site?  
Syracuse Fire Department, TLC Ambulance Service, American Medical Response of CNY, CNY EMS, America's Medical Transportation

d. What parks serve the project site?  
Burnet Park, Rosamond Gifford Zoo, Kohawski Field, James Pass Arboretum

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and light industrial/research & development

b. a. Total acreage of the site of the proposed action? 47.8 acres  
b. Total acreage to be physically disturbed? 26.3 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 47.8 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Mixed residential & industrial  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 32  
iv. Minimum and maximum proposed lot sizes? Minimum 0.02 Maximum 29.6

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated 3  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month 2025 year  
• Anticipated completion date of final phase \_\_\_\_\_ month 2030 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
each phase will be constructed sequentially after the completion of a prior phase until the project is completed

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>27</u>	_____	_____	<u>253</u>
At completion of all phases	<u>57</u>	_____	_____	<u>453</u>

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 56 height; 297 width; and 594 length

iii. Approximate extent of building space to be heated or cooled: 175,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

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

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

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

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

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

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

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 105,740 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 104,640 gallons/day

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

sanitary waste water- residential uses

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

If Yes:

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

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 19.8 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 43.7 acres (parcel size)  
 ii. Describe types of new point sources, no new point-sources will be created  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
the storm water will be handled on-site in an on-site storm water management facility  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
The LI facility will likely use fleet vehicles  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
None anticipated  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
None anticipated

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

---

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

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

---

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of 6am to 8pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 No commercial activity proposed

iii. Parking spaces: Existing 0 Proposed 796 Net increase/decrease +796

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: reconstruction of existing curb cut at South Wilbur entrance, construction of an interior road to handle on-site circulation and new entrance at Seymour St.

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

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

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

---

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
182,520 kWh/year

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

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

---

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7am-6pm</u></li> <li>• Saturday: <u>7am-6pm</u></li> <li>• Sunday: <u>N/A</u></li> <li>• Holidays: <u>N/A</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8am-5pm</u></li> <li>• Saturday: <u>N/A</u></li> <li>• Sunday: <u>N/A</u></li> <li>• Holidays: <u>N/A</u></li> </ul>
--	---

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

If yes:

i. Provide details including sources, time of day and duration:  
 general construction noise will be generated during the construction period \_\_\_\_\_

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

---

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 The project will use building mounted fixtures over doors and as an architectural features, and typical street lighting along the internal streets. All lighting will be dark sky complaint and fixed at 90 degrees. The closest structure to proposed lighting is approximately 100 feet.

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

---

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

---

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

If Yes:

i. Product(s) to be stored \_\_\_\_\_

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

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

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

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

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

---

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

If Yes:

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

- Construction: \_\_\_\_\_ 1,750 tons per \_\_\_\_\_ construction period (unit of time)
- Operation : \_\_\_\_\_ 4.8 tons per \_\_\_\_\_ year (unit of time)

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

- Construction: a separate dumpster will be utilized for recyclable materials, this dumpster will then be transported to a recycling center where the contents will be sorted appropriately and recycled.
- Operation: \_\_\_\_\_ several recycling dumpsters will be provided for residents to utilize for household recyclable waste. These dumpsters will be collected separately and the contents recycled.

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

- Construction: solid waste will be discarded into a dumpster that will be periodically picked up and transported to a waste management facility
- Operation: \_\_\_\_\_ dumpsters will be located throughout the site for use by residents. The dumpsters will be periodically picked up by a waste management contractor and disposed of at a waste management facility.



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

If Yes:

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

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

If Yes:

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

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

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
- Forest  Agriculture  Aquatic  Other (specify): Educational/Community Services and Public Parks

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	13.4	19.8	+6.4
• Forested	10.9	10.9	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	23.3	16.9	-6.4
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.2	0.2	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Fowler High School, Delaware Elementary School, Arc of Onondaga  
\_\_\_\_\_

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

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

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

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

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 734022, C734160, C734164  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
C734164 is active, C734160 is active, 734002 is completed  
\_\_\_\_\_

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 5-20+ feet

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

c. Predominant soil type(s) present on project site:	Honeoye silt loam	27 %
	Camillus silt loam	20 %
	Aurora-Farmington-Rock outcrop	14 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 15+ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 89 % of site  
 Moderately Well Drained: \_\_\_\_\_ 11 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 40.6 % of site  
 10-15%: \_\_\_\_\_ 12.9 % of site  
 15% or greater: \_\_\_\_\_ 46.5 % of site

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

h. Surface water features.

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

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

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

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

- Streams: Name 895-71 Classification B
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 0.2 (riverine NWI feature)
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 Name - Pollutants - Uses: Harbor Brook, Lower, and tribs – Pathogens; Nutrients; Other Pollutants; Ammonia – Recreation; Public Bath...

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">eastern grey squirell</td> <td style="border-bottom: 1px solid black; width: 33%;">eastern red chipmunk</td> <td style="border-bottom: 1px solid black; width: 33%;">striped skunk</td> </tr> <tr> <td style="border-bottom: 1px solid black;">red fox</td> <td style="border-bottom: 1px solid black;">meadow vole</td> <td style="border-bottom: 1px solid black;">white footed mouse</td> </tr> <tr> <td style="border-bottom: 1px solid black;">ground hog</td> <td style="border-bottom: 1px solid black;">opposum</td> <td style="border-bottom: 1px solid black;">numerous song birds</td> </tr> </table>	eastern grey squirell	eastern red chipmunk	striped skunk	red fox	meadow vole	white footed mouse	ground hog	opposum	numerous song birds	
eastern grey squirell	eastern red chipmunk	striped skunk								
red fox	meadow vole	white footed mouse								
ground hog	opposum	numerous song birds								
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>										
<b>E.3. Designated Public Resources On or Near Project Site</b>										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: Eligible property: Delaware School	
<i>iii.</i> Brief description of attributes on which listing is based:	
neoclassical school architecture	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

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

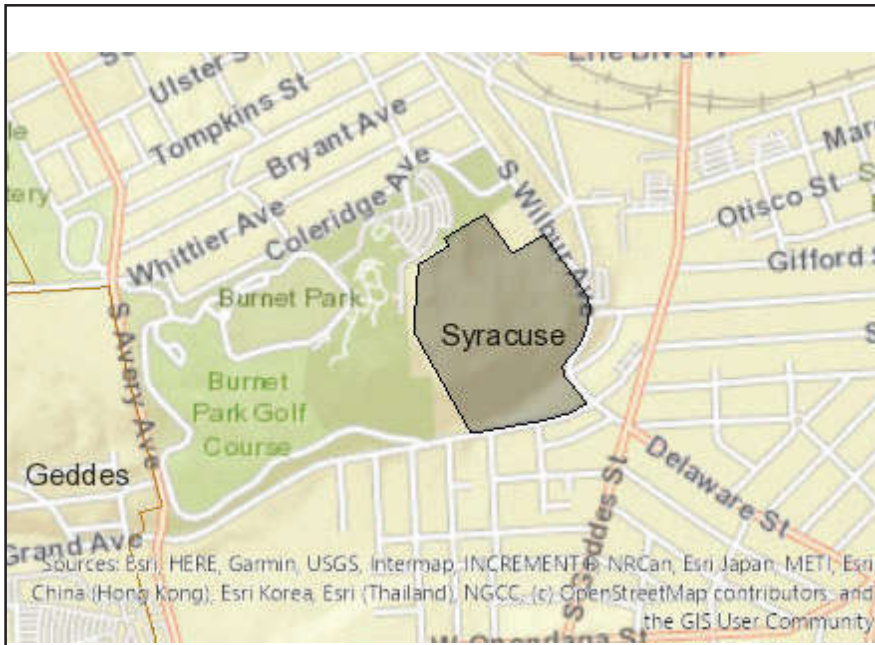
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Russell C. Albanese Date Oct 29, 2024

Signature  Title Authorized Person



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	734022, C734160, C734164
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	895-71
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes

E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Harbor Brook, Lower, and tribs – Pathogens;Nutrients;Other Pollutants;Ammonia – Recreation;Public Bathing;Habitat/Hydrology;Aquatic Life
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Delaware School
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

# **ATTACHMENTS**





## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New York Ecological Services Field Office  
3817 Luker Road  
Cortland, NY 13045-9385  
Phone: (607) 753-9334 Fax: (607) 753-9699  
Email Address: [fw5es\\_nyfo@fws.gov](mailto:fw5es_nyfo@fws.gov)

In Reply Refer To:

07/17/2024 15:33:17 UTC

Project Code: 2024-0117472

Project Name: Syracuse Developmental Center Phase II Site Development

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**New York Ecological Services Field Office**  
3817 Luker Road  
Cortland, NY 13045-9385  
(607) 753-9334

## PROJECT SUMMARY

Project Code: 2024-0117472

Project Name: Syracuse Developmental Center Phase II Site Development

Project Type: Commercial Development

Project Description: The former facility was built in 1970 and encompasses 47.8 acres of land with two tax parcels (098.2-01-05.2 and 098.2-01-05.4). The facility was recently demolished and the site is now vacant. The redevelopment will include the construction of 490-515 residential units, 3,600 square feet of retail space, and 324,400 square feet of tech/industrial space. The project will take place in three phases

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.041273000000004,-76.17667317491163,14z>



Counties: Onondaga County, New York

## ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Endangered

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

**IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Thomas Voigt  
Address: 141 Elm Street  
Address Line 2: Suite 100  
City: Buffalo  
State: NY  
Zip: 14203  
Email: tvoigt@cscos.com  
Phone: 7169553032



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**RANDY SIMONS**  
Commissioner Pro Tempore

July 23, 2024

Bryan Bayer  
Managing Environmental Scientist  
C&S Engineers Inc.  
499 Col. Eileen Collins Blvd.  
Syracuse, NY 13212

Re: SEQRA  
Syracuse Developmental Center Phase II Site Development  
800 S Wilbur Ave, Syracuse, NY 13204  
24PR06486

Dear Bryan Bayer:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Erin Czernecki at the following email address:

[Erin.Czernecki@parks.ny.gov](mailto:Erin.Czernecki@parks.ny.gov)

Sincerely,

A handwritten signature in black ink that reads "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation





## PHASING & GENERAL SITE USE

### Phase 1 288 units

<b>Building A</b>	133 units
Workforce & Affordable Housin	
5 Stories	
<b>Building B</b>	128 units
Workforce & Affordable Housin	
5 Stories	
<b>Townhouses</b>	27 units
Affordable Single Family for Purchas	
3 Stories	

### Phase 2 approx. 100 units

<b>Building D</b>	approx. 100 units
Market Rate Housing	
3-5 Stories	

### Phase 3 approx. 100 units

<b>Building C</b>	approx. 100 units
Senior Affordable Housin	
5 Stories	

### Phase 2 - 3 approx. 30 units

<b>Townhouses</b>	1-2 per unit
-------------------	--------------

### UNIT TOTALS approx. 510 units

### Non-Residential Uses

<b>Land to be Retained by City</b>	333,516 Square Feet 7.6 Acres
<b>Tech / Industrial</b>	175,000 Gross Square Feet 149,400 Square Foot Footprint



PHOTO: 1 - 800 SOUTH WILBUR AVENUE



PHOTO: 2 - 800 SOUTH WILBUR AVENUE



PHOTO: 3 - 800 SOUTH WILBUR AVENUE



PHOTO: 4 - 800 SOUTH WILBUR AVENUE



FORMER SYRACUSE  
DEVELOPMENTAL CENTER  
SUBJECT SITE: 48.7 ACRES  
(UNDER DEMOLITION 10/2024)

**KEY**

EXISTING

--- PROPERTY LINE

--- R.O.W. --- RIGHT-OF-WAY LINE

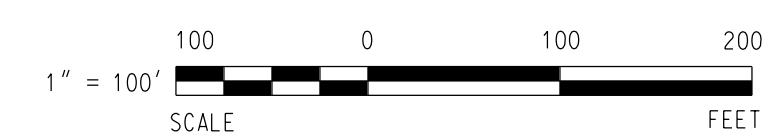
JOHN SMITH  
R/O REPUTED OWNER

--- x --- FENCE LINE

**PHOTO KEY**

5 DIRECTION OF REPRESENTATIVE PROJECT SITE PHOTOGRAPH

**PROJECT SITE PHOTOS PLAN**



- BASE MAP REFERENCES:
- "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH - REAR" AS PREPARED BY PAUL JAMES DLSZENSKI, P.L.S., PLLC. PROJECT No. SY98.2-01-5.2 & 5.4; DATED MARCH 6, 2023.
  - "AERIAL PHOTOS TAKEN BY DRONE ON OCTOBER 4, 2024.



PHOTO: 5 - 800 SOUTH WILBUR AVENUE

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT: **SOUTH WILBUR PHASE I - SYRACUSE**  
CLIENT: ALBANESE ORGANIZATION, INC.  
LOCATION: 800 S. WILBUR AVE., CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE:  
**PROJECT SITE PHOTOS PLAN**

PROJECT No.: 2022079  
SCALE: 1" = 100'  
DATE: \_\_\_\_\_  
ENG'D BY: SKO  
DRAWN BY: DKC  
CHECKED BY: JED

**PRELIMINARY**  
10-14-24  
**NOT FOR CONSTRUCTION**

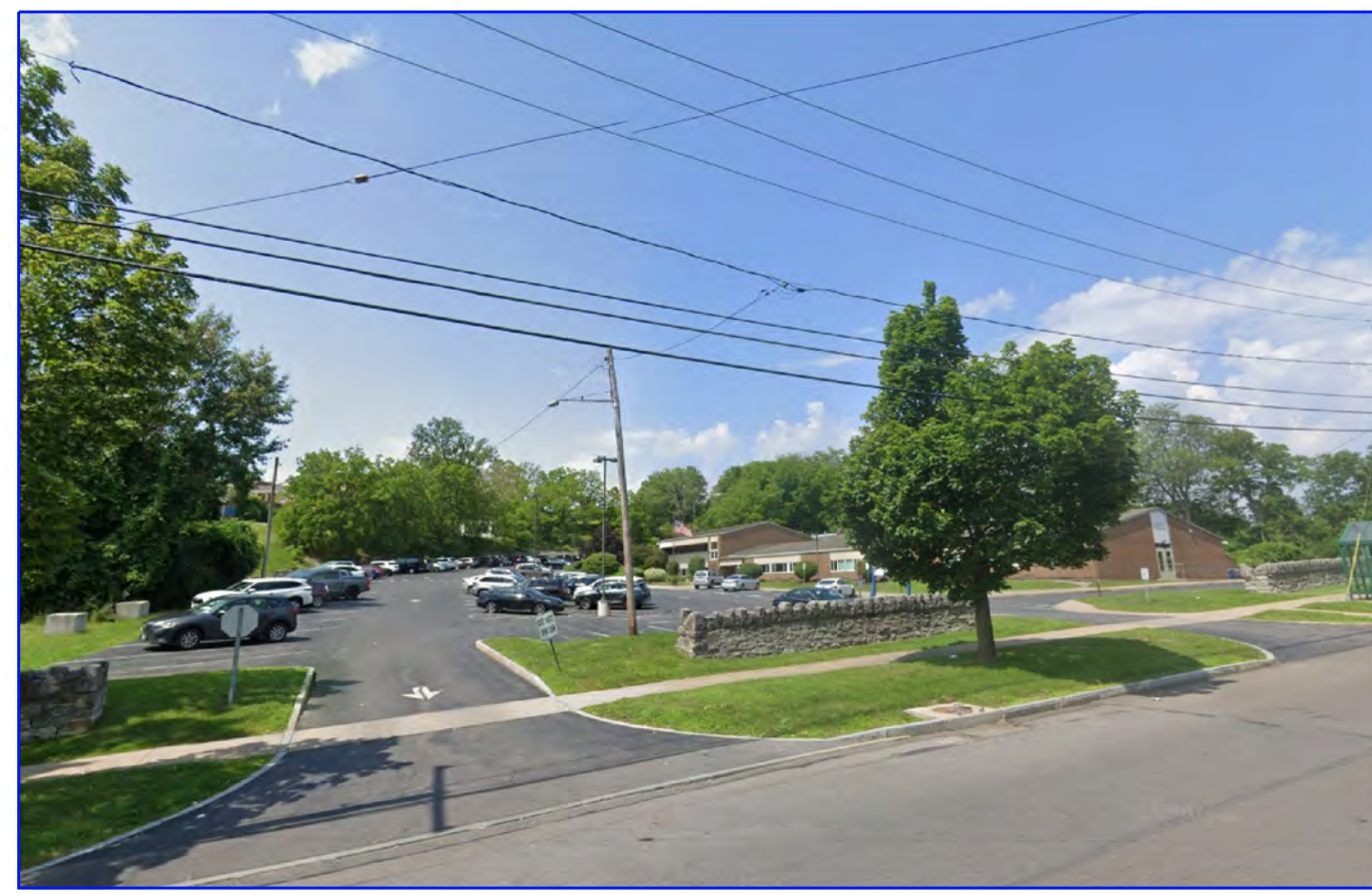


PHOTO: 1 - 600 S. WILBUR AVE



PHOTO: 2 - 601 S. WILBUR AVE



PHOTO: 3 - 613/617 S. WILBUR AVE

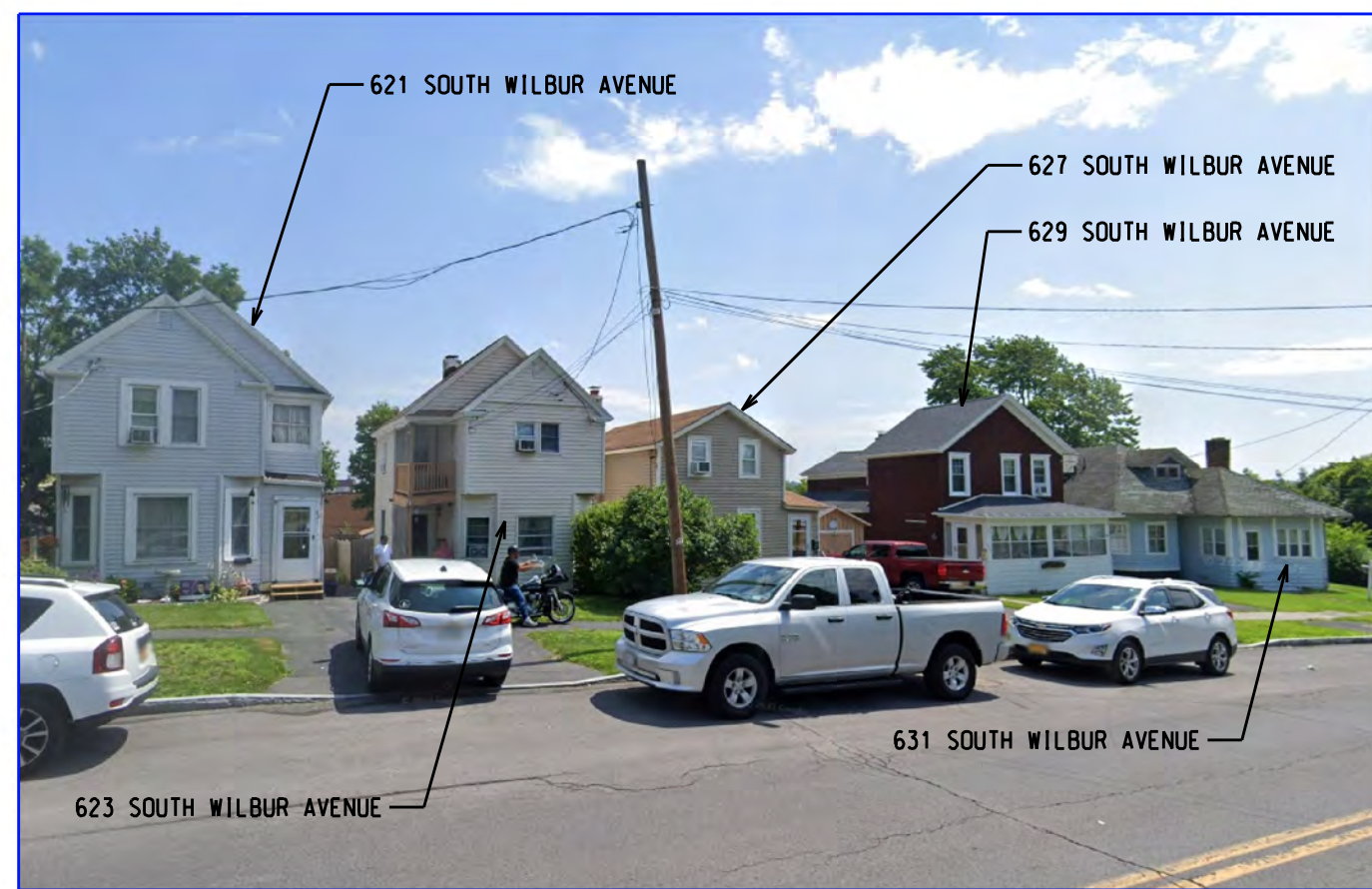


PHOTO: 4 - 621-631 S. WILBUR AVE



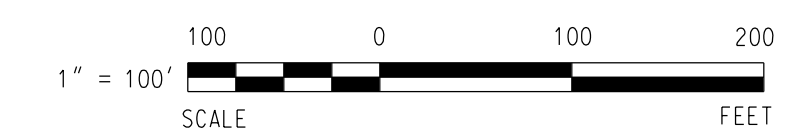
**KEY**

- EXISTING
- PROPERTY LINE
- R.O.W. --- RIGHT-OF-WAY LINE
- EASEMENT LINE
- JOHN SMITH R/O --- REPUTED OWNER
- X --- FENCE LINE
- OE --- OVERHEAD ELECTRIC
- LP --- LIGHT POLE

**PHOTO KEY**

- DIRECTION OF REPRESENTATIVE SURROUNDING STREETScape PHOTOGRAPH

**SURROUNDING STREETScape PHOTOS PLAN**



- BASE MAP REFERENCES:
1. "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH, REAR" AS PREPARED BY PAUL JAMES OLSZEWSKI, P.L.L.C., PLLC; PROJECT NO. SY98-2-01-5-2 & 5-4; DATED MARCH 6, 2023.
  2. AERIAL PHOTO TAKEN BY NEW YORK STATE CLEARINGHOUSE, DATED APRIL 2022.

**PRELIMINARY**  
10-14-24  
**NOT FOR CONSTRUCTION**

REVISIONS:

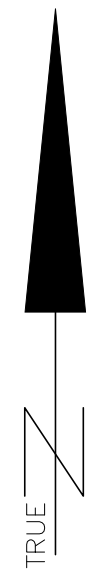
NO.	DATE	DESCRIPTION

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

PROJECT: **SOUTH WILBUR PHASE I - SYRACUSE**  
CLIENT: **ALBANESE ORGANIZATION, INC.**  
LOCATION: **800 S. WILBUR AVE., CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK**

DRAWING TITLE:  
**SURROUNDING STREETScape PHOTOS PLAN**

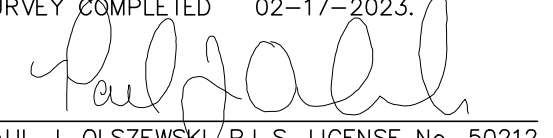
PROJECT No.: 2022079  
SCALE: 1" = 100'  
DATE: \_\_\_\_\_  
ENG'D BY: SKO  
DRAWN BY: DKC  
CHECKED BY: JED



**LEGEND**

CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖
CATCH BASIN	⊕
LIGHT POLE	⊙
MANHOLE	⊕
WATER VALVE	⊕
SIGN	⊙
STORM SEWER PER RECORD PLAN	—S—S—S—
SANITARY SEWER PER RECORD PLAN	—SA—SA—SA—
GAS LINE PER RECORD PLAN	—GAS—GAS—GAS—
WATER LINE PER RECORD PLAN	—W—W—W—
ELECTRIC LINE PER RECORD PLAN	—E—E—E—
OVERHEAD WIRE	—O—O—O—
CONTOUR LINE	—475—



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 02-17-2023.   PAUL J. OLSZEWSKI/P.L.S. LICENSE No. 50212	SYRACUSE DEVELOPMENTAL CENTER 802 WILBUR AVENUE SOUTH 800 WILBUR AVENUE SOUTH, REAR
	PART OF FARM LOTS 169, CITY OF SYRACUSE COUNTY OF ONONDAGA STATE OF NEW YORK

NOTE: VERTICAL DATUM - NAVD 1988  
 NYSPCS CENTRAL ZONE  
 ALL MEASUREMENTS IN US SURVEY FEET  
 UNLESS OTHERWISE NOTED

DATE: MARCH 6, 2023 SCALE: 1" = 100 FEET PROJECT No. SY98.2-01-5.2 & 5.4



REVISIONS:

NO.	DATE	DESCRIPTION

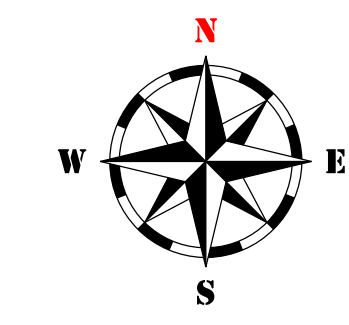
NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: **SOUTH WILBUR PHASE I - SYRACUSE**  
 CLIENT: ALBANESE ORGANIZATION, INC.  
 LOCATION: 800 S. WILBUR AVE., CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

DRAWING TITLE:  
**MASTER PLAN**

PROJECT No.: 2022079  
 SCALE: 1" = 100'  
 DATE: \_\_\_\_\_  
 ENG'D BY: SKQ  
 DRAWN BY: DKC  
 CHECKED BY: JED

SHEET NO.  
**MP-1**



**KEY**

EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
--- R.O.W. --- RIGHT-OF-WAY LINE	--- EASEMENT LINE
--- EASEMENT LINE	--- 395 --- TOPOGRAPHIC CONTOUR
JOHN SMITH R/O	♿ HANDICAP SYMBOL
--- 395 --- TOPOGRAPHIC CONTOUR	EV ELECTRIC VEHICLE PARKING
--- X --- FENCE LINE	

**PROPOSED BUILDING KEY**

Blue Box	TECH / INDUSTRIAL (FUTURE - BY OTHERS)
Red Box	APARTMENTS
Brown Box	TOWNHOUSES

**PROPOSED PHASE KEY**

Blue Line	PHASE 1
Red Line	PHASE 2
Green Line	PHASE 3
Orange Line	FUTURE PHASE

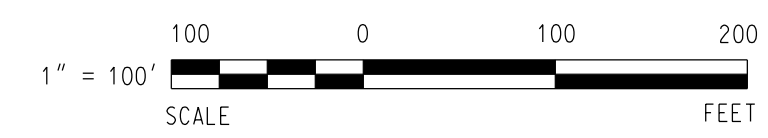
**PROPOSED BUILDING PHASES**

BUILDING ID	UNIT COUNT	CONSTRUCTION PHASE
BUILDING A	125	1
BUILDING B	128	1
TOWNHOUSES	27	1
BUILDING C	100±	3
BUILDING D	100±	2
TOWNHOUSES	30±	2 - 3

**PHASE AREA (ACRES)**

CONSTRUCTION PHASE	AREA (ACRES)
1	8.00
2	2.17
3	3.96
FUTURE	7.87
TOTAL AREA (ACRES)	22.00

**MASTER PLAN**



- BASE MAP REFERENCES:
- "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH, REAR" AS PREPARED BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC; PROJECT No. SY98-2-01-5-2 & 5-4; DATED MARCH 6, 2023.
  - "FORMER SYRACUSE DEVELOPMENTAL CENTER PHASE 2 - SITE DEVELOPMENT" DRAWING PACKAGE AS PREPARED BY CAS ENGINEERS, INC.; PROJECT No. 119-431-012; DATED AUGUST 24, 2024.
  - "SITE DEMOLITION PLAN" AS PREPARED BY CAS ENGINEERS, INC.; PROJECT No. 119-431-012; SHEET No. CD-1004 DATED JULY 3, 2024.
  - "PHASE 1 SCHEMATIC DESIGN - PROGRESS SITE PLAN" AS PREPARED BY SWBR; SHEET No. Z-XX1; DATED 08-23-24.

**PRELIMINARY**  
 10-14-24  
**NOT FOR CONSTRUCTION**





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-333

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 & 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer sketch plans to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting sketch plan approval to redevelop the former Syracuse Developmental Center properties on 47.8 acres in an Urban Core (MX-4) zoning district; and
- WHEREAS, the City has requested an Informal Review by this Board of the Sketch Plan (referred to as Master Site Plan) detailing all four phases of this proposed project; the City will refer separate phases to this Board as they undergo the site plan review process; and
- WHEREAS, the site is the location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; and
- WHEREAS, per the referral notice, the applicant is proposing a four-phase project to redevelop the site to include 510 dwelling units in a complex including four apartment buildings, 57 townhomes, and a 149,400 sf "tech/light industrial facility"; per the local application, the complex will occupy 23.9 acres and will also contain a green space, park and playground areas, and an outdoor amphitheater; and
- WHEREAS, per the Phasing and General Site Use diagram, Phase 1 will consist of construction of Buildings A and B, 5-story buildings to include 125 and 128 units of workforce and affordable housing respectively and 27 townhouses; Phase 2 will be construction of Building D, market rate housing containing 100 units; Phase 3 will be construction of Building C containing approximately 100 units of Senior Affordable Housing; Phase 2-3 will include construction of 30 townhouses; Phase 4 will be construction of the "Tech/Light Industrial" facility; and
- WHEREAS, per the Master Plan dated 10/14/24, the site will have access from one new and two existing driveways to South Wilbur Avenue, a local road, two at the northern end of the site providing access to the residential area and the other across from Seymour Street providing immediate access to the Tech/Light Industrial building; per the Master Plan, Phase 1 townhouses will be constructed in the northeast

section of the site with some constructed along the South Wilbur Avenue frontage with internal roads leading to Buildings A and B, separated by a playground and park with parking lots to the rear; the proposed Tech/Light Industrial building will be positioned along the southern portion of the South Wilbur Avenue frontage with Building A and B to the rear, separated by an internal access road; Phase 2 townhouses and parking lots will be constructed to the rear of Buildings A and B; Buildings C and D and Phase 3 townhouses will be constructed at the rear of the site; and

WHEREAS, the Master Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note “Stone/Block Shoring Remains”; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;  
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the referral materials; and

WHEREAS, per the EAF, 23.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, “stormwater will be handled on-site in an on-site stormwater management facility”; per the Master Plan, the site slopes steeply down to Grand Avenue and South Wilbur Avenue;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is 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, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states "Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project"; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.

2. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations.

3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

The Board offers the following comment:

The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.





Martin E. Voss, Chairman  
Onondaga County Planning Board

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

<b>Agency Use Only [If applicable]</b>
Project : MaSPR-24-38 (SDC)
Date : 12/2

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

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

**Tips for completing Part 2:**

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

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

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

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

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

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

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

**4. Impact on groundwater**  
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  NO  YES  
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

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

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

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

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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



**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

NO

YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

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

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

NO

YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

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

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

NO

YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

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

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

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

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

**17. Consistency with Community Plans**

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

NO

YES

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

**18. Consistency with Community Character**

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

NO

YES

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

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

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

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

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

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

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

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

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

Name of Action: Syracuse Development Center

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Jake Dishaw

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

Telephone Number: 315-448-8640

E-mail: zoning@syr.gov

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

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

Other involved agencies (if any)

Applicant (if any)

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



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: City Of Syracuse  
From: Cristian Toellner, Zoning Planner  
Date: 11/26/2024 10:50:04 AM  
Re: Major Site Plan Review MaSPR-24-38  
802 Wilbur Ave S, Syracuse, 13204

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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	11/06/2024	Vinny Esposito	The SWPPP and drainage plan must be approved by the City Engineer. The OCWEP must also be consulted because of the outfall to Harbor Brook. Sewer plans will need approval of the County, and State Health Department and ownership of infrastructure by the Common Council.
DPW - Transportation Planner	On Hold	11/20/2024	Neil Milcarek-Burke	- Submitted documents offer contradictory and/or unclear information on what areas are included in "Phase 1", the Phasing and General Site Use sheet highlights different buildings compared to the Master Plan sheet. - DPW encourages the applicant to reincorporate the previously proposed retail along Wilbur Ave, as a strictly residential development without amenities may negatively impact mode share and traffic. Area is now shown as townhouses without an identified phase and excluded from "Future Phase" per diagrams.
Zoning Planner	Pending	10/31/2024		
Parks - Forestry	Approved	11/26/2024	Jeff Romano	Forestry comments; Tree schedule reflects division's requirements. Street tree species layout is well planned and configured.
Planning Commission	Pending	10/31/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	11/21/2024	Mirza Malkoc	<ul style="list-style-type: none"><li>• No objection to the proposed development.</li><li>• All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications.</li><li>• Complete set of the stamped engineering site plans</li></ul>

with specific details are required to complete a detailed project permit review.

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

City Engineer - Zoning	Pending	10/31/2024		
Eng. Mapping - Zoning	Conditionally Approved	11/21/2024	Marc Romano	<p>****11-21-2024****</p> <p>ROW monumentation will be required. The number and location of monuments will be added to the master design plans prior to duplication and bidding.</p> <p>****11-19-2024****</p> <p>Division Engineer Marc Romano is placing the review on hold. Reaching out to the applicant regarding the proposed ROW, and a full set of plans.</p> <p>Placing hold on his behalf.</p>
Water Engineering - Zoning	Conditionally Approved	11/21/2024	John Kivlehan	<p>All water services (Fire &amp; domestic use) shall be designed and constructed per City of Syracuse and other applicable design standards. City water requirements include but not limited to water pits for services over 100', backflow prevention, cross connection control plan. Refer to SWD webpage for more information, additional comments/reviews and similar will be provided as part of subsequent plan/permit reviews.</p>
Fire Prevention - Zoning	Conditionally Approved	11/21/2024	Elton Davis	<p>Designer must demonstrate the project complies with the the following from Appendix D 2020 FCNYS:</p> <p>D106.2 Projects Having More Than 200 Dwelling Units Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.</p> <p>D106.3 Remoteness Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.</p>
DPW Traffic Control- Zoning	Approved	11/12/2024	Charles Gafrancesco	<p>11.12.24 Approved. No concern with site plan review.</p>