

City of Syracuse Zoning Administration

Application for **PROJECT SITE REVIEW** **SITE PLAN REVIEW-LAKEFRONT DISTRICT**
 City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 8/8/2019 Case Number: PR-19-18 Zoning District: BA

LIST ALL INVOLVED TAX ASSESSMENT PROPERTY ADDRESSES AND TAX MAP NUMBERS

As shown on the current City of Syracuse Tax Assessment Roll available on syrgov.net, or 315-448-8280.

PROPERTY TAX ASSESSMENT ADDRESS (street number and name)	TAX MAP NUMBER
401-403 Prospect Ave.	017.-03-09.0
405 Prospect Ave., 407 Prospect Ave.	017.-03.08.0, 017.-03-07.0
409 Prospect Ave., 411-413 Prospect Ave.	017.-03-06.0, 017.-03-05.0

PROJECT INFORMATION (please check all that apply and briefly describe):

- Demolition: Five (5) multi-unit residential buildings to be abated and demolished/removed
- New Construction: One (1), six (6) story Marriott Hotel
- Exterior Alteration: _____

OCCUPANCY INFORMATION Occupancies/Uses (existing, proposed, and changes): Existing: Residential,
Proposed: Hotel with on-site parking garage

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Project involves the demolition of five (5) multi-unit residential properties, the re-subdivision of the five (5) lots into one (1) parcel under common ownership. A new 114-unit Marriott hotel is proposed that includes 90 extended stay hotel rooms and 24 market rate apartments. The hotel will be interconnected to the hospital across East Laurel Street via a sky-bridge. The project will also include a two-story parking garage and upper level court yard feature.

SIGN TABLE – Sign information is required for Site Plan Review Lakefront District approval. Project Site Review entails a preliminary sign review only. Please key (1, 2, 3, etc.) the sign on a location map. See submission requirements.

Sign Number/ Key	Proposed or Existing	Wall, Projecting, Window, or Ground	Height	Width	Area	Distance from Ground to Top of Sign	Illumination
1: North (Prospect)	Proposed	Wall	6' 10 7/16"	47' 8 7/16"	327.70 sf	Approx. 73 feet (+/-)	YES
2: South (Alley)	Proposed	Wall	6' 10 7/16"	47' 8 7/16"	327.70 sf	Approx. 73 feet (+/-)	YES
3: East (E. Laurel)	Proposed	Wall	5' 8 11/16"	39' 9 1/16"	227.43 sf	Approx. 73 feet (+/-)	YES
4: West Wall	Proposed	Wall	5' 8 11/16"	39' 9 1/16"	227.43 sf	Approx. 73 feet (+/-)	YES
5: Monument	Proposed	Ground	7'	7'	49.00 sf	Approx. 9 feet (+/-)	YES

CURRENT PROPERTY OWNER

(As listed on the City of Syracuse Tax Assessment Roll.)

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

APPLICANT INFORMATION:

(If different from current property owner.)

Contract Purchaser(s) Tenant Co-Applicant Other (please state):

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

REPRESENTATIVE INFORMATION:

(Only if involved in this application.)

Attorney Architect Contractor Other (please state):

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

DECLARATION:

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

7/22/2019

CURRENT PROPERTY OWNER SIGNATURE

DATE

Richard Pietrafesa Jr

Digitally signed by Richard Pietrafesa Jr
Date: 2019.07.22 15:37:37 -04'00'

Please legibly PRINT SIGNATURE NAME and TITLE



NORTHSIDE MIXED USE

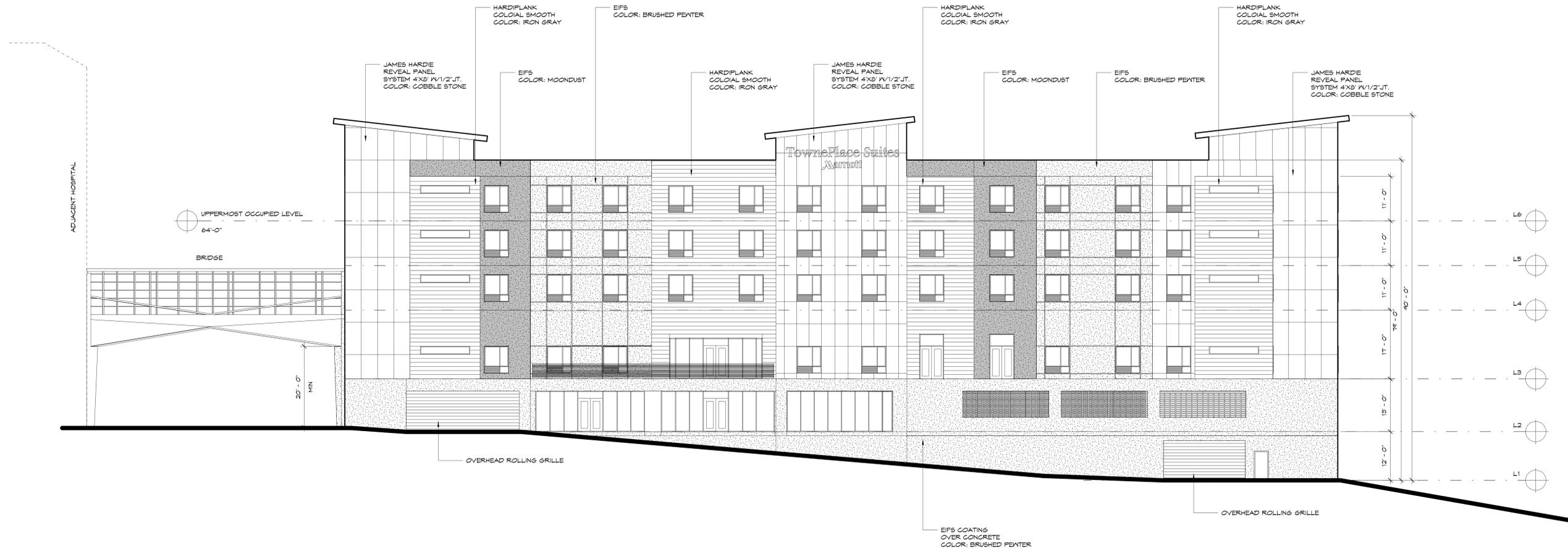
SYRACUSE, NEW YORK

PRELIMINARY DESIGNS

May 20, 2019

DPA Job # 18011

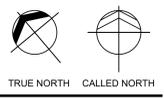
NORTHSIDE MIXED-USE
 PROSPECT AVE. & E. LAUREL ST.



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY MANNER, IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION AS DIRECTED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

Revision Schedule		
Rev No.	Rev Date	Issued By

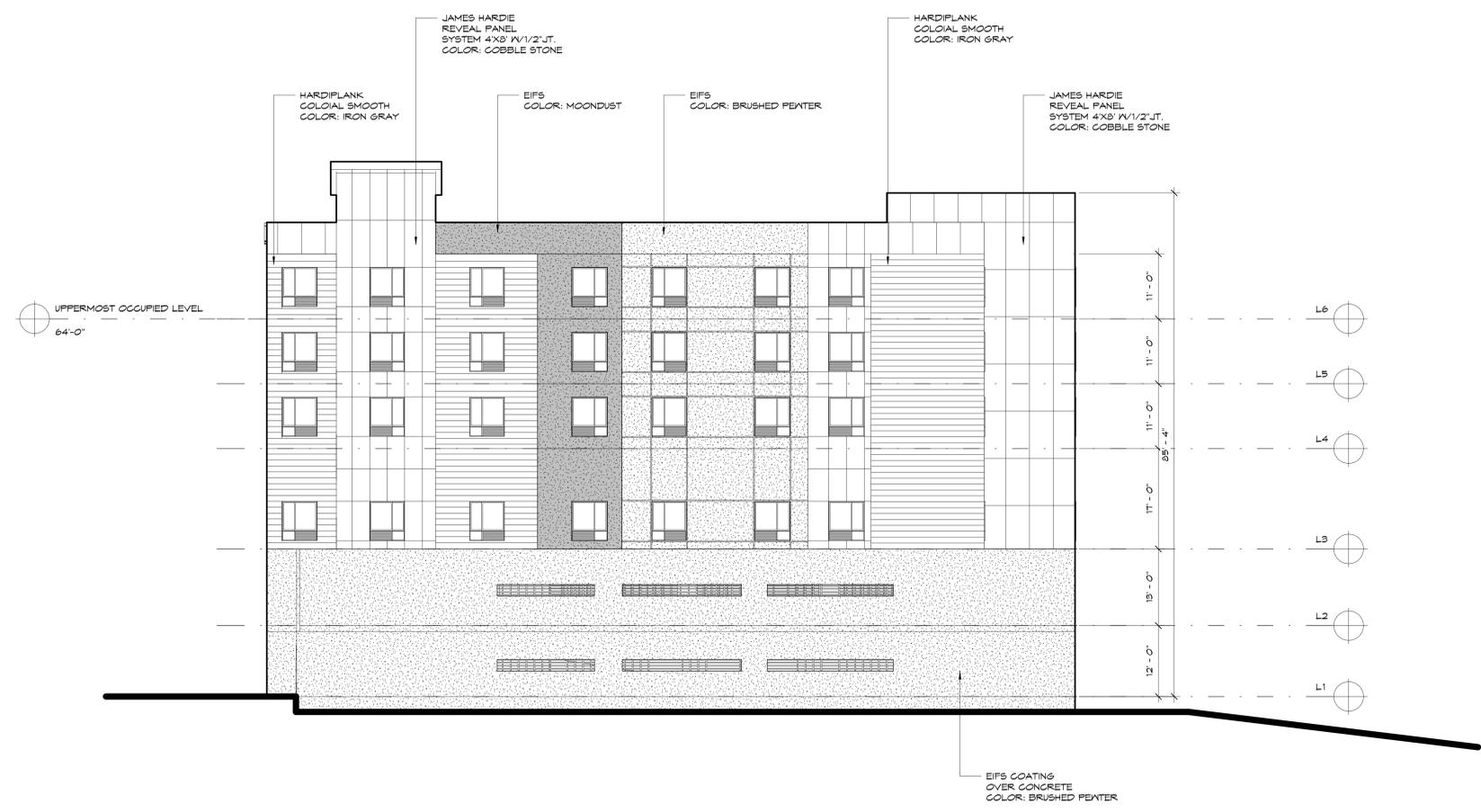


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 PROJ. NO.: 14011
 DATE: 09/03/19
 SCALE: 3/32" = 1'-0"
 TITLE:

NORTH ELEVATION

A1.1

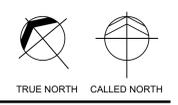
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Revision Schedule		
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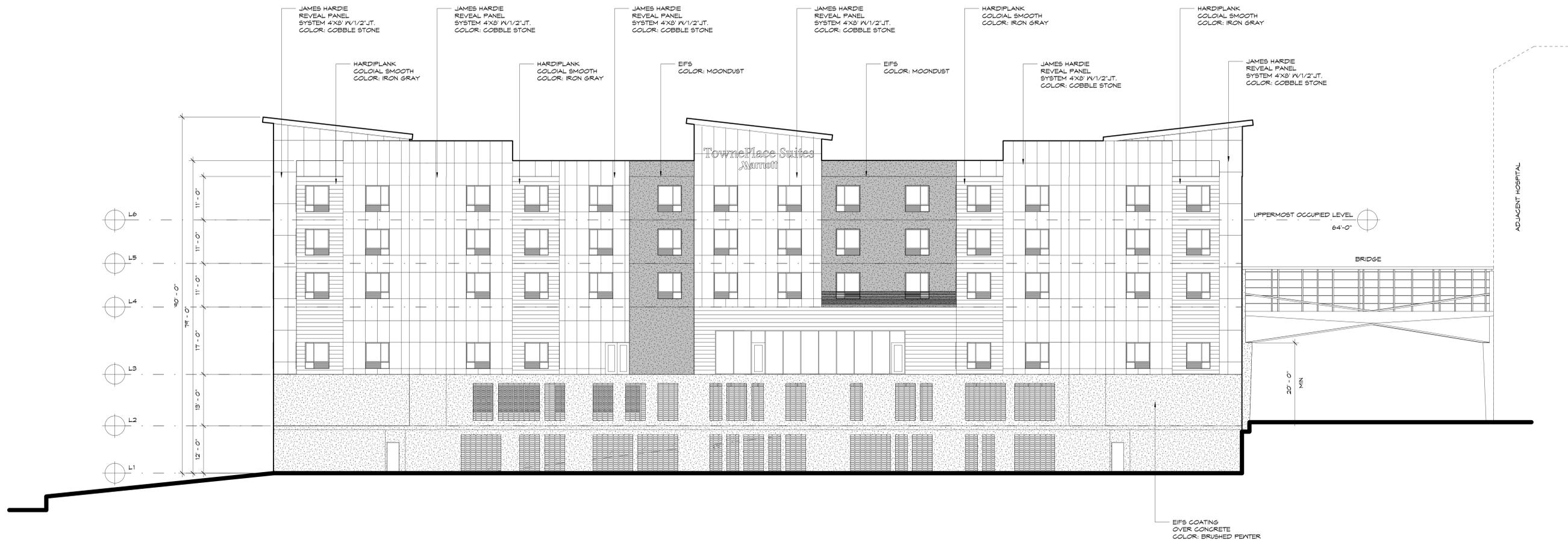


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 TITLE:

WEST ELEVATION

A1.2

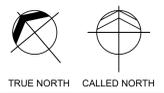
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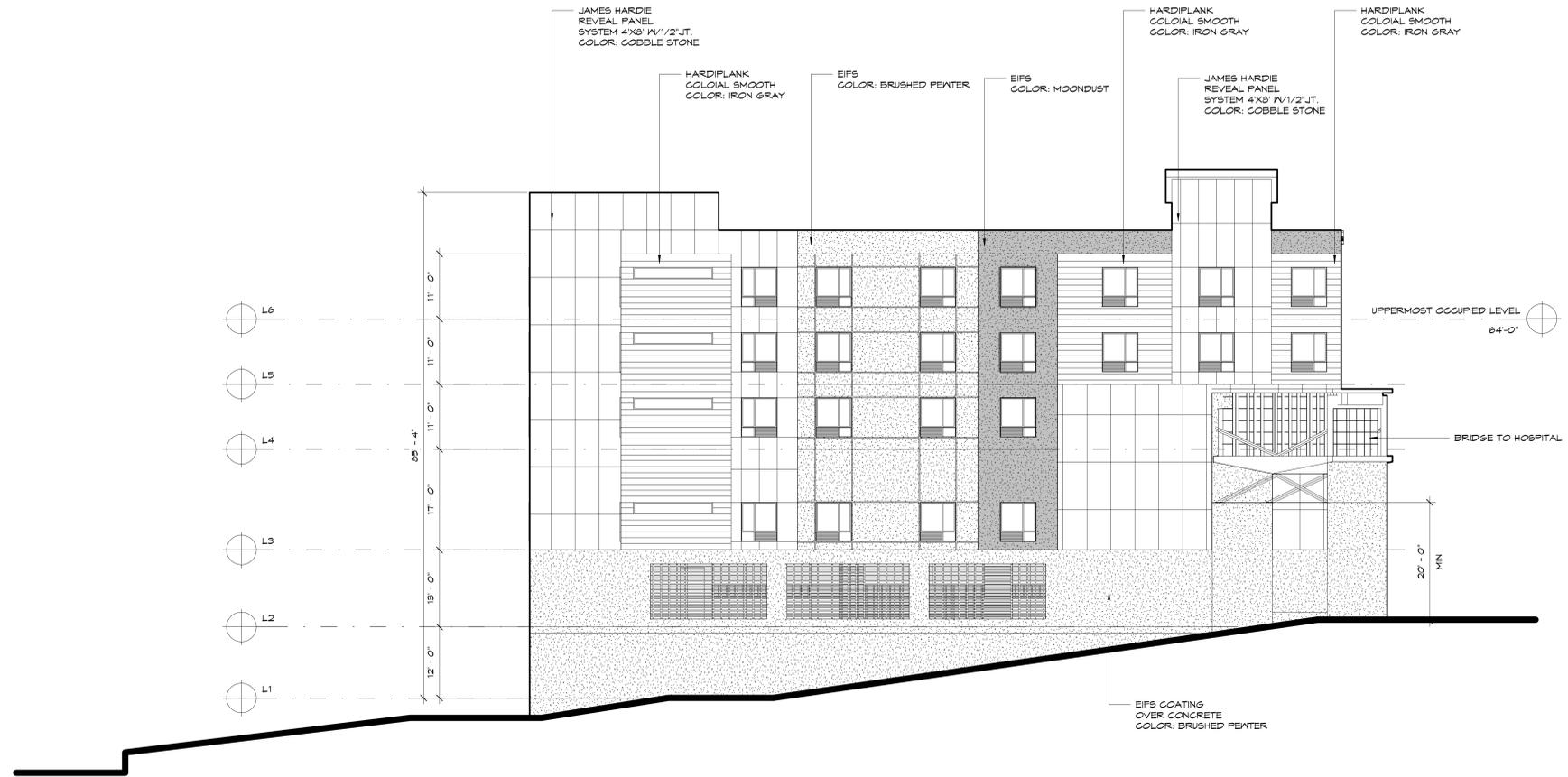


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TITLE:

SOUTH ELEVATION

A1.3

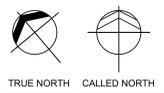
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TITLE:

EAST ELEVATION

A1.4

HARDIEPLANK® LAP SIDING

☰ See Product Install & Tech Docs

HARDIEPLANK® Colonial Smooth®

Custom Colonial™ is James Hardie's take on the traditional Dutch lap siding seen in historic communities throughout the south.

Dream Collection™ Products

Size Options

Thickness	0.312"
Weight	2.31 lbs. per square foot
Length	144"

Widths	8"
Exposures	6.75"
Pcs./Pallet	216

Siding Color Options

Sort by color family

CLASSIC LIGHTS & DARKS 





James Hardie® Siding Products
with ColorPlus® Technology

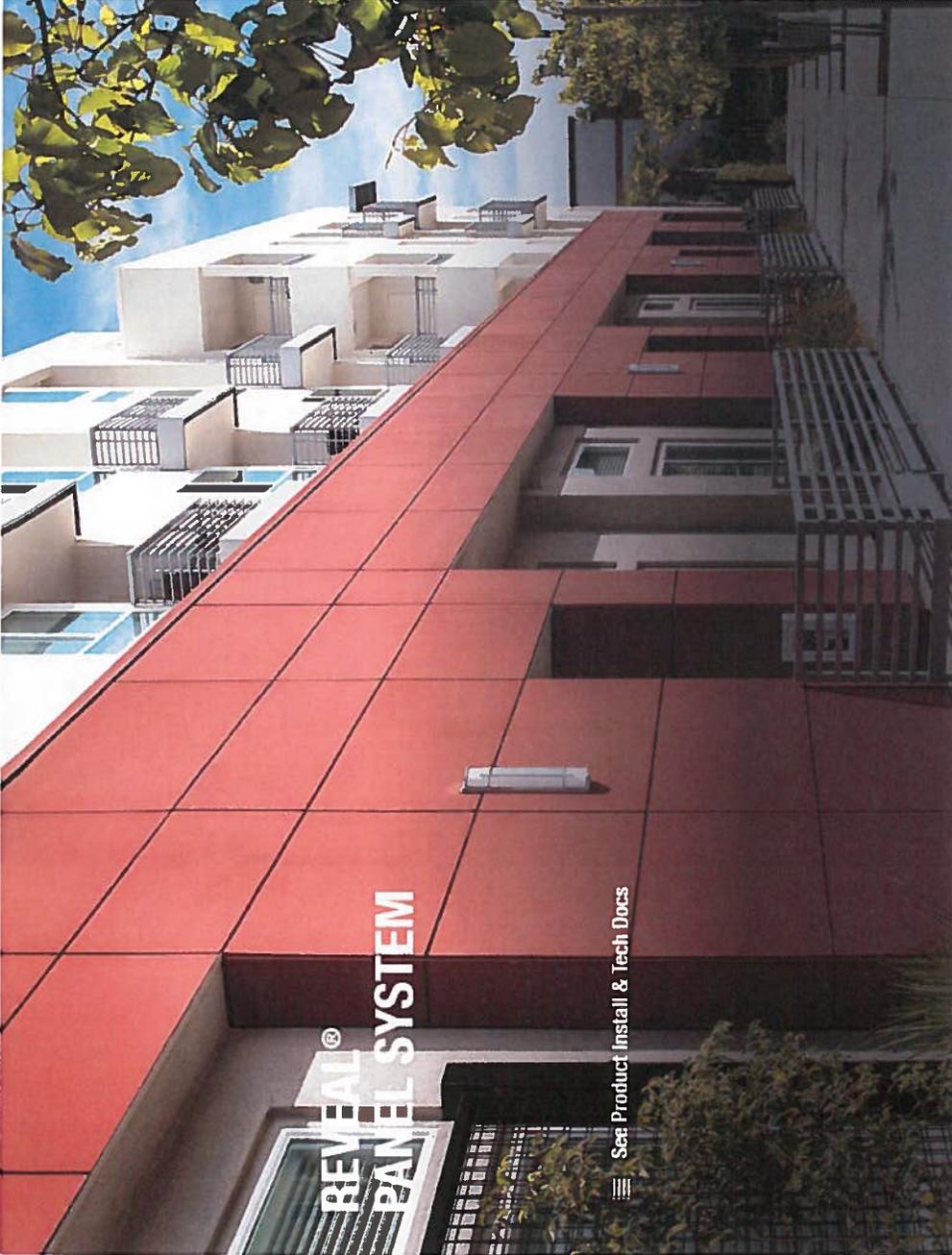
Colors that inspire.



ColorPlus® Technology

Cobble Stone

Iron Gray



About Reveal® Panel System

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Reveal® Panel System by James Hardie can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Reveal Panel system by James Hardie is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Reveal Panel system, with all parts including panels, trims and fasteners supplied by James Hardie. Check for availability and call your local James Hardie representative for a recommended experienced installer.

Design Freedom

- 7/16" thick, commercial grade panels
- Nominal 4' x 8' panels with 1/2" joint
- Panels can be cut on-site to desired size
- Cleaner look with fewer fasteners (approximately 14-21 per 4' x 8' panel)
- Panels available with ColorPlus® Technology
- Horizontal or vertical application

Unique Aesthetic

- Sharp express joint look with deep shadow lines
- Two different trim profiles

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REVEAL[®] PANEL SYSTEM

About Reveal[®] Panel System

Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Reveal[®] Panel System by James Hardie can be utilized to create an effective modern, durable, panelized look.

See Product

Install & Tech Docs

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Reveal Panel system by James Hardie is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Reveal Panel system, with all parts including panels, trims and fasteners supplied by James Hardie. Check for availability and call your local James Hardie representative for a recommended experienced installer.

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- Horizontal or vertical application

Unique Aesthetic

- Sharp express joint look with deep shadow lines
- Two different trim profiles
- Exposed or countersunk fasteners
- Off-stud jointing solution provides design flexibility

Proven James Hardie Durability

- Engineered for Climate® to stand up to the demands of your project's specific climate
- Commercial panel developed specifically for use in multi-family, mixed use, senior living and light commercial facilities
- Ventilated rain screen assembly incorporates best practices for moisture management
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims

	Our HZ10 products are formulated for superior performance in areas that experience both strong sunlight and high winds, hurricanes and storms.		
Resists damage from moisture including cracking, splitting, rotting and swelling		30-year limited, transferable warranty	
	With ColorPlus® Technology, offering up to 30% more fade resistance** to high UV levels		 Resists flame spread



Complete exterior available in lap, shingle, panel, fascia, trim and soffit

Available In:

Primed for Paint

Prepped and ready for field painting. All products and sizes are available primed for paint.

Available Textures

Smooth Panel

Available In:

Primed for Paint

Smooth Panel

Available in
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REVEAL® PANEL SYSTEM Smooth Panel

Smooth Panel

Primed for Paint

Size Options

Thickness	0.438"
Weight	3.14 lbs. per square foot
Length	95.5"

Widths	47.5"
Pcs./Pallet	10

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The Insite technical service platform makes it easier and faster than ever to specify and build with James Hardie. Insite members enjoy direct access to the Advanced Technical Support Team at James Hardie R&D.

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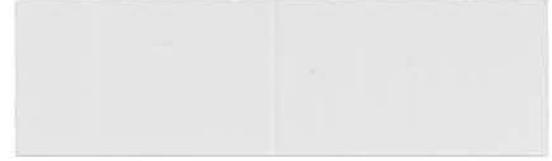
11 Fairfield Avenue • Little Falls, NJ 07424-1251



33137 █ 71 Gray Dawn



35237 █ 75 Cloud



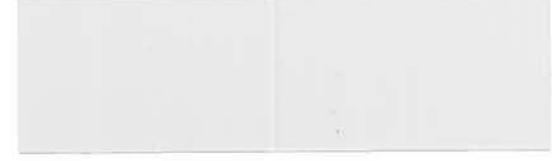
11406 █ 71 Pearl Gray



11505 █ 65 London Fog



33237 █ 68 Mineral



36236 █ 67 Frost



36235 █ 58 Notre Dame



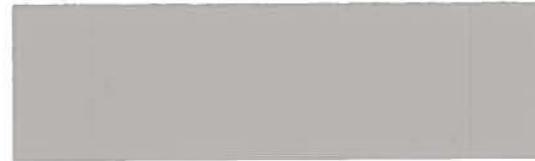
93240 █ 60 Smoked Putty



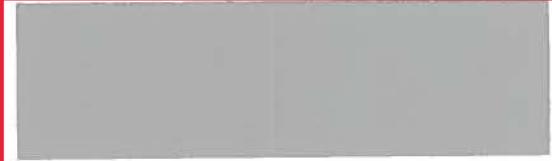
21612 █ 58 Oyster



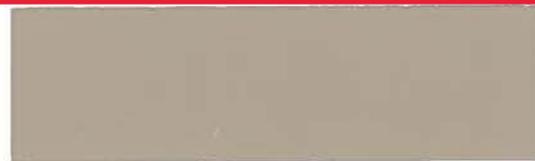
93860 █ 52 Sandstone



11504 █ 50 Gray Flannel



11404 █ 47 Brushed Pewter



93440 █ 36 Moon dust



11403 █ 32 Burnt Ash



11503 █ 35 Twilight

Accent Colors; Colores De Acento

(Please note: Higher tint costs may be associated with accent colors.) (Por Favor Nota: Tenga presente que ciertos colores oscuros y/o saturados pueden incurrir en mayores costos debido a los elevados costos de los colorantes.)



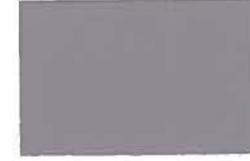
31410 █ 45 Hemp Gold



32321 █ 41 Terra



33120 █ 25 Coral



34133 █ 28 * Violet Night



35333 █ 35 * Cadet



36233 █ 38 * Manchester





NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.

E. LAUREL ST.

IF IN A VIOLATION OF THE LAW FOR ANY PERSON UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT
TO ALTER ANY PART OF ANY PLAN, OR IF ANY OTHER PERSON
THE RESULT OF AN UNLAWFUL ALTERATION, THE ARCHITECT
ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND
THE DESIGN SHALL BE FOLLOWED BY THE
CONTRACTOR AND THE DATE OF SUCH REVISION AND
THE CONTRACTOR SHALL VERIFY
ALL DIMENSIONS AT THE SITE AND PROMPTLY
NOTIFY THE ARCHITECT IN WRITING OF ANY

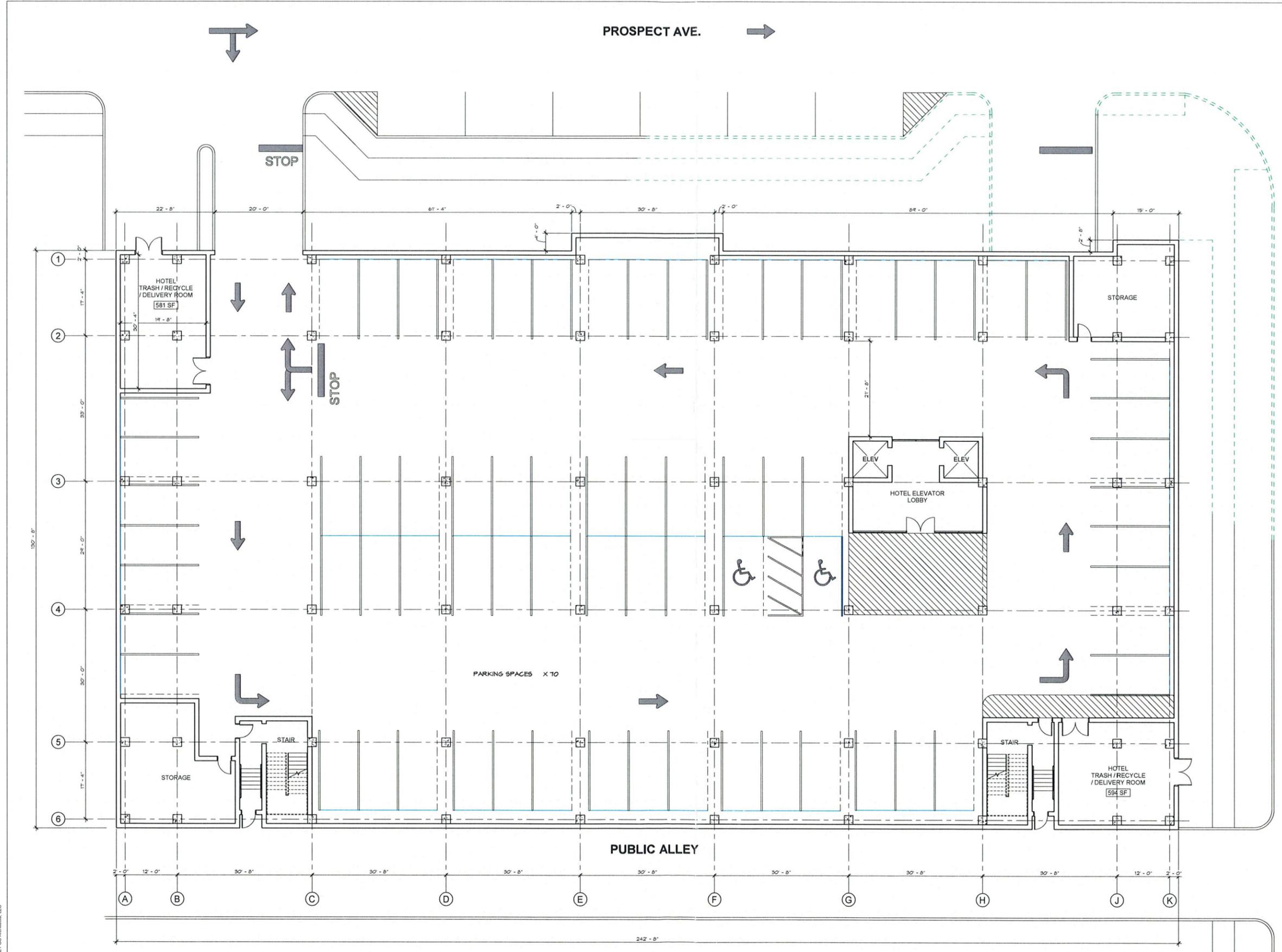
Revision Schedule		
Rev No	Rev Desc	Issued By



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PROJ. NO.: 14011
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SCALE: 1/8" = 1'-0"
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**BASEMENT
PARKING**

A2.1



5/20/2019 11:19:43 PM
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27



NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.

IF A MEMBER OF THE LAW OR ANOTHER LICENSED PROFESSIONAL ACTS UNDER THE DIRECTION OF A LICENSED ARCHITECT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE ARCHITECT IS NOT THE DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

Revision Schedule

Rev No (Rev Date) Rev Desc Issued By



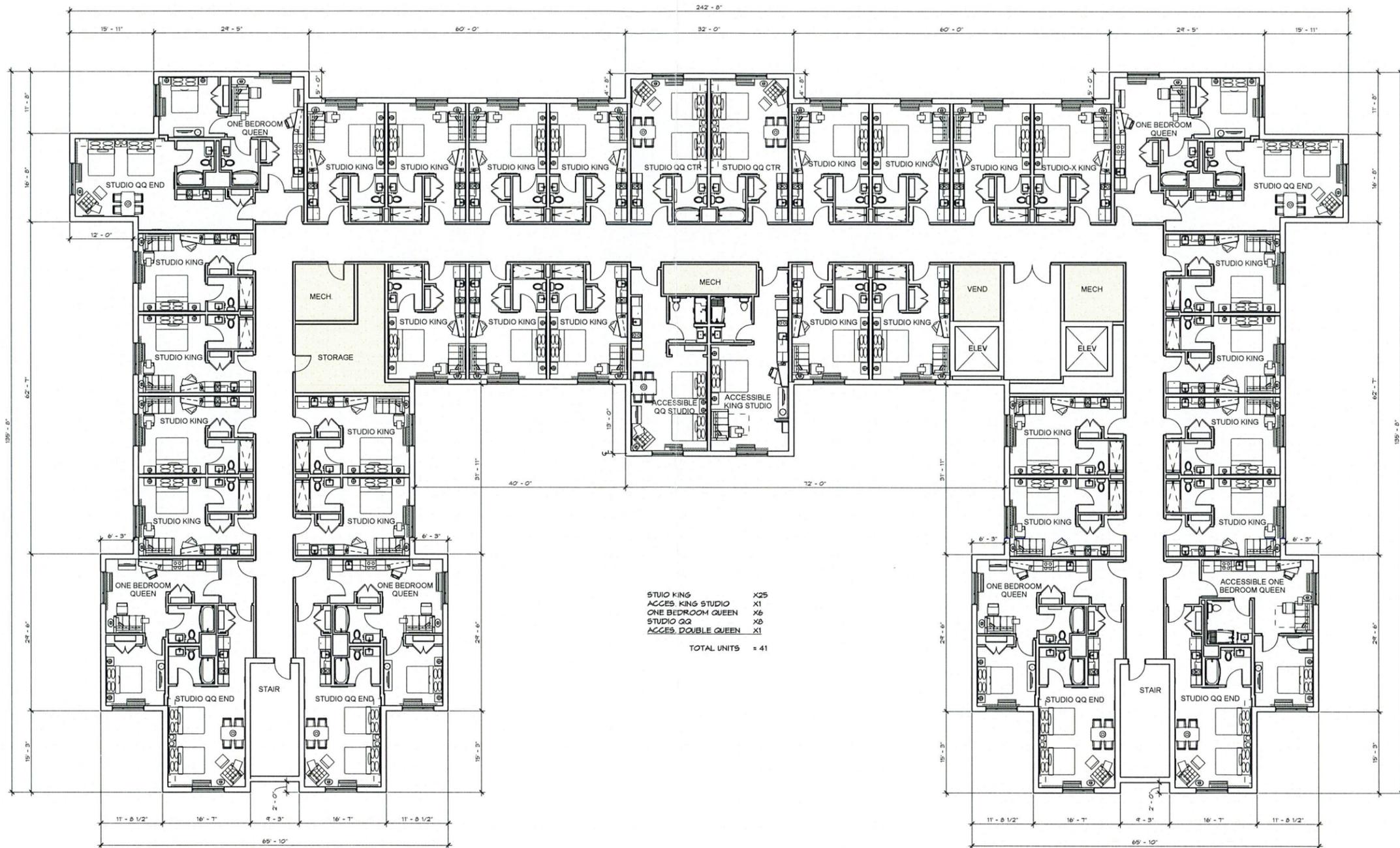
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PROJ. NO.: 14011
DATE:
SCALE: 1/8" = 1'-0"
TITLE:

LEVEL 3 - HOTEL & BRIDGE

A2.4

41

NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.



STUDIO KING X25
ACCES. KING STUDIO X1
ONE BEDROOM QUEEN X6
STUDIO QQ X6
ACCES. DOUBLE QUEEN X1
TOTAL UNITS = 41

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANYTHING IN ANY WAY, IF AN ERROR REGARDING THE QUALITY OF AN INSTRUMENT BEING THE SUBJECT OF THESE PLANS IS DISCOVERED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROSECUTE ANY VIOLATION OF THE ABOVE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROSECUTE ANY VIOLATION OF THE ABOVE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROSECUTE ANY VIOLATION OF THE ABOVE.



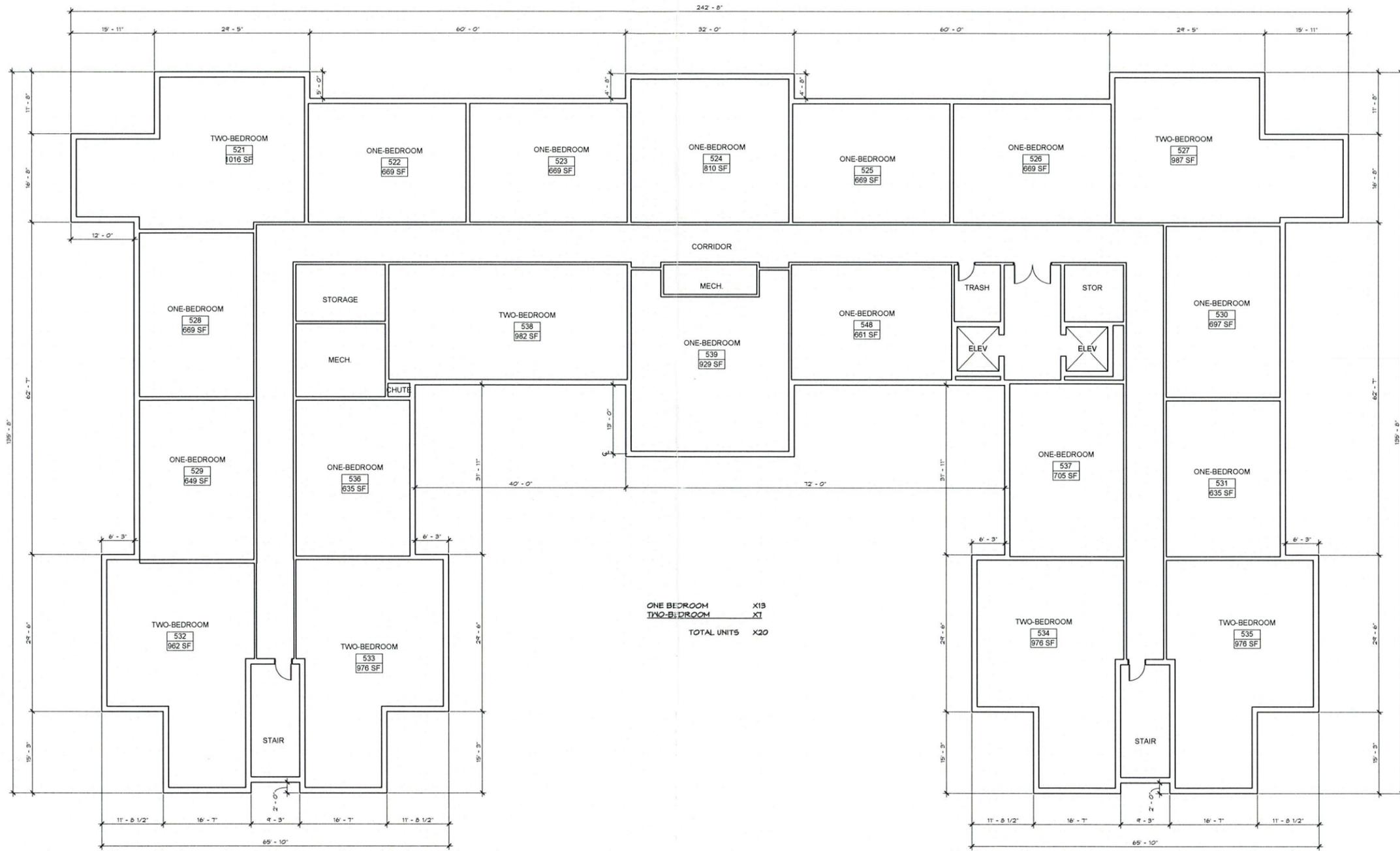
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TITLE:

LEVEL 4 - HOTEL

A2.5

20 DM

NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.



ONE BEDROOM X13
TWO-BEDROOM X7
TOTAL UNITS X20

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO USE THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DALPOS ARCHITECTS & INTEGRATORS. ANY ALTERATION TO THESE PLANS WITHOUT THE WRITTEN PERMISSION OF DALPOS ARCHITECTS & INTEGRATORS IS PROHIBITED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

Revision Number	Revision Description	Issued By

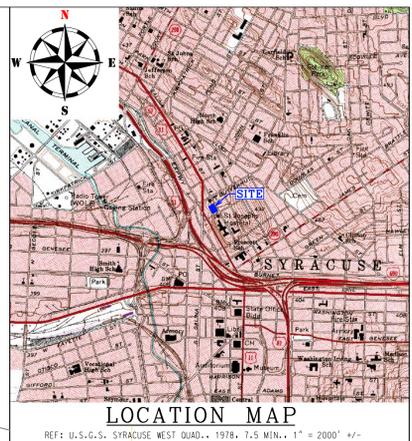


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PROJ. NO.: 14011
DATE:
SCALE: 1/8" = 1'-0"
TITLE:

LEVEL 5 - APARTMENTS

A2.6

CITY OF SYRACUSE ZONING ORDINANCE REVIEW	
REQUIRED	PROPOSED
1. LOT REQUIREMENTS: A. MINIMUM AREA: N/A B. MINIMUM WIDTH: N/A C. MAXIMUM COVERAGE: N/A	1. LOT REQUIREMENTS: A. LOT AREA: 37,124.8 SQ FT B. LOT WIDTH: 250 FT. C. STRUCTURE COVERAGE: 85%
2. STRUCTURE REQUIREMENTS: A. FRONT YARD SETBACK: N/A B. SIDE YARD SETBACK: N/A C. REAR YARD SETBACK: N/A D. MAXIMUM HEIGHT: N/A	2. STRUCTURE REQUIREMENTS: A. FRONT YARD SETBACK: 3.1 FT B. SIDE YARD SETBACK: 2.5 FT C. REAR YARD SETBACK: 10.7 FT (6 STORIES) D. HEIGHT: ROOF: 65 FT., PARAPET: 75 FT.,
3. PARKING SPACES: A. MINIMUM DIMENSIONS: 8'-6" FT. WIDE x 18 FT. LONG B. HOTEL: PARKING SPACES: AT LEAST ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH GUEST BEDROOM C. BUILDING CODE OF NEW YORK STATE PART 1106 TABLE 1106.1 REQUIRES THREE (3) HANDICAPPED PARKING SPACES FOR 31 TO 75 PARKING SPACES. D. LOADING ZONE DIMENSIONS: 10 FT. WIDE x 50 FT. LONG E. LOADING ZONES: 25,000 TO 40,000 S.F. GROSS AREA (2 REQUIRED)	3. PARKING SPACES: A. DIMENSIONS: 9 FT. x 18 FT. B. NUMBER OF PARKING SPACES: (PROPOSED ROOMS: 114) 20 FLOOR ONE 50 FLOOR TWO 120 TOTAL C. NUMBER OF HANDICAPPED PARKING SPACES: 6 D. LOADING ZONE DIMENSIONS: N/A E. LOAD ZONES: N/A
LOCAL BUSINESS DISTRICT - CLASS A	



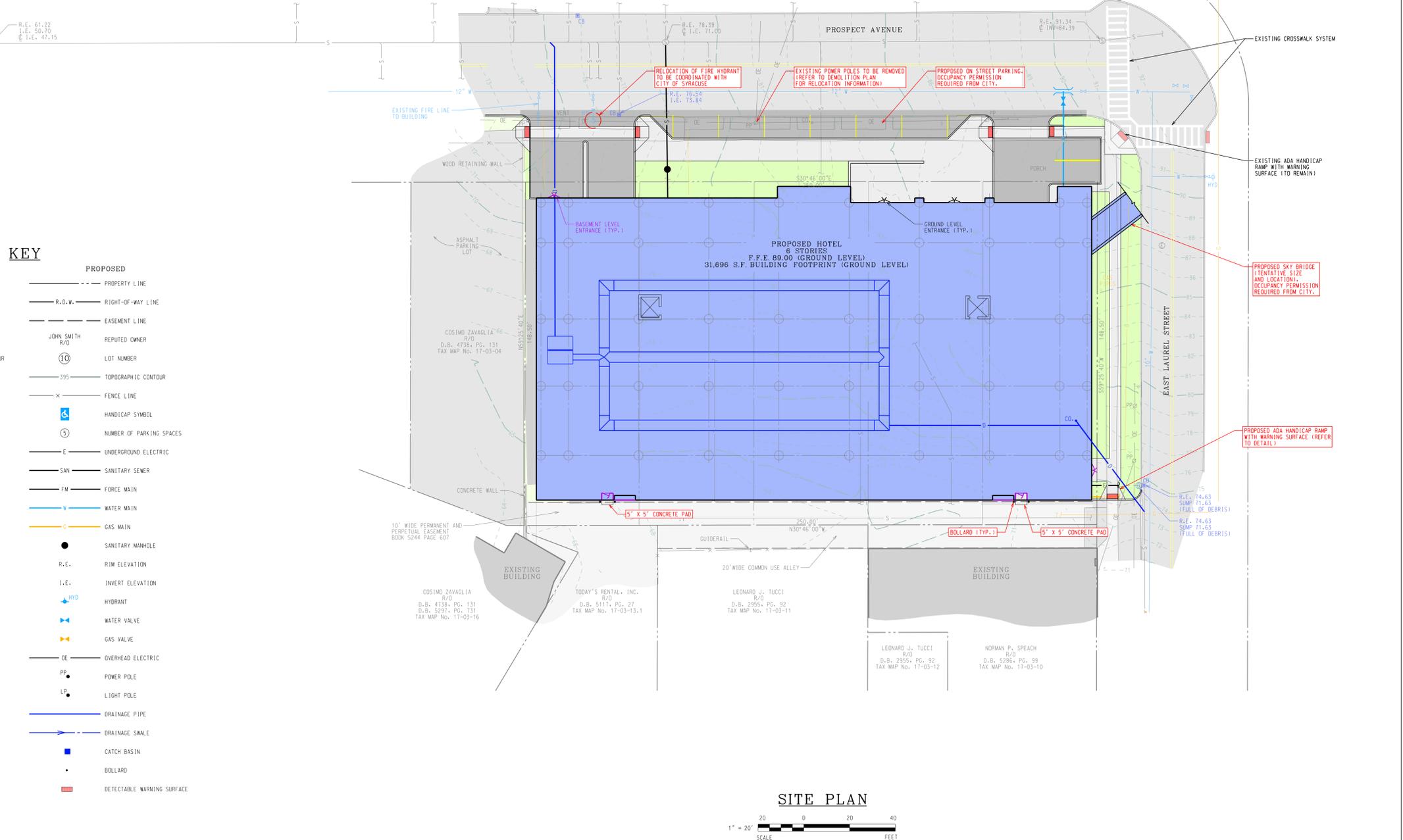
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KEY

EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
--- R.O.W. --- RIGHT-OF-WAY LINE	--- R.O.W. --- RIGHT-OF-WAY LINE
--- EASEMENT LINE	--- EASEMENT LINE
JOHN SMITH R/O REPUTED OWNER	JOHN SMITH R/O REPUTED OWNER
--- 395 --- TOPOGRAPHIC CONTOUR	⑩ --- LOT NUMBER
--- FENCE LINE	--- 395 --- TOPOGRAPHIC CONTOUR
--- GUARDRAIL	--- FENCE LINE
--- S --- SANITARY SEWER	♿ --- HANDICAP SYMBOL
--- C.D. --- CLEANOUT	⑤ --- NUMBER OF PARKING SPACES
--- W --- WATER MAIN	--- E --- UNDERGROUND ELECTRIC
--- G --- GAS MAIN	--- SAN --- SANITARY SEWER
--- S.M. --- SANITARY MANHOLE	--- FM --- FORCE MAIN
R.E. --- RIM ELEVATION	--- W --- WATER MAIN
I.E. --- INVERT ELEVATION	--- G --- GAS MAIN
HYD --- HYDRANT	● --- SANITARY MANHOLE
WV --- WATER VALVE	R.E. --- RIM ELEVATION
GM --- GAS METER	I.E. --- INVERT ELEVATION
OE --- OVERHEAD ELECTRIC	HYD --- HYDRANT
PP --- POWER POLE	WV --- WATER VALVE
EM --- ELECTRIC METER	GM --- GAS VALVE
DM --- DRAINAGE MANHOLE	OE --- OVERHEAD ELECTRIC
CB --- CATCH BASIN	PP --- POWER POLE
	LP --- LIGHT POLE
	--- DRAINAGE PIPE
	--- DRAINAGE SWALE
	■ --- CATCH BASIN
	● --- BOLLARD
	■ --- DETECTABLE WARNING SURFACE



- BASE MAP REFERENCES:
- * TOPOGRAPHIC AND BOUNDARY SURVEY LOTS 5, 6, 7, 8, 9 BLOCK 15 PROSPECT HILL TRACT* AS PREPARED BY C.T. MALE ASSOCIATES: PROJECT NO. 16-63564 DRAWING NO. 16-0417; DATED JUNE 27, 2016.
 - *NORTHSIDE MIXED-USE - GROUND LEVEL - LOBBY/PARKING* AS PREPARED BY DALPOS ARCHITECTS AND INTEGRATORS: PROJECTS NO. 14011; SHEET NO. 42-2; DATED MAY 20, 2019.

PRELIMINARY
09-11-2019
NOT FOR CONSTRUCTION

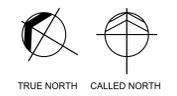
PROGRESS PRINT

NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER OR ALTER IN ANY WAY, IF AN FIRM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL NOTIFY HIS FIRM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF RE-ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

Revision Schedule		
Rev No	Rev Date	Rev Desc / Issued By



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SITE PLAN

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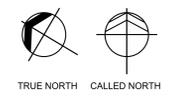
DEMOLITION NOTES

- GENERAL**
- EACH CONTRACTOR INVOLVED WITH DEMOLITION AND REMOVAL ACTIVITIES MUST PROVIDE THEIR OWN HEALTH AND SAFETY PLAN (HASP) AND FOLLOW ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - PRIOR TO DEMOLITION, ALL UTILITY SERVICES (I.E., WATER, NATURAL GAS, ELECTRIC, ETC.) SHALL BE PROPERLY CLOSED OUT OF SERVICE IN CONFORMANCE WITH THE RESPECTIVE UTILITY COMPANY'S REQUIREMENTS.
 - DEMOLITION AND REMOVAL ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT PREVENTS INJURY TO PEOPLE AND DAMAGE TO ANY ADJACENT BUILDINGS AND FACILITIES THAT ARE TO REMAIN. SAFETY BARRIERS SHALL BE PLACED CONSPICUOUSLY AROUND ALL DEMOLITION AREAS TO PROTECT THE PUBLIC AGAINST DANGEROUS CONDITIONS.
 - EXISTING UTILITY LOCATIONS ARE BASED ON A COMBINATION OF HISTORIC PLANS, TOPOGRAPHIC SURVEY AND FIELD MAPPING EFFORTS (REFER TO BASE MAP REFERENCES) AND SHOULD BE CONSIDERED AS APPROXIMATE. SOME UTILITIES EXTEND BEYOND THE LIMITS SHOWN AND OTHER UTILITIES WHICH ARE NOT SHOWN ARE LIKELY TO BE PRESENT.
 - CONTRACTOR TO CONTACT DIG-SAFELY, NY (DSNY-811) IN ACCORDANCE WITH DSNY'S REQUIRED NOTIFICATION SCHEDULE AND COORDINATE THE MARKING OF PRIVATE UTILITIES WITH THE OWNER PRIOR TO INITIATING DEMOLITION OPERATIONS. NOTE THAT A DSNY TICKET (NO. 04299-541-004) HAS PREVIOUSLY BEEN ASSIGNED TO THE SITE. REFER TO DSNY NOTE FOR ADDITIONAL INFORMATION.
 - REFER TO PROJECT PRE-DEMOLITION (ASBESTOS) SURVEY REPORTS, AS NEEDED FOR ADDITIONAL INFORMATION CONCERNING THE FOLLOWING SPECIFICATIONS (SEE REFERENCES):
 - CONTRACTOR(S) TO COORDINATE EQUIPMENT, ROLLOFF, ETC. CONTAINER STAGING AND CONSTRUCTION VEHICLE ACCESS LOCATIONS WITH CITY OF SYRACUSE AND NEIGHBORING PROPERTY OWNERS, AS APPLICABLE.
- BUILDING**
- ASBESTOS ABATEMENT PROGRAM:
PRIOR TO BUILDING DEMOLITION, ABATEMENT OF ANY ASBESTOS, AS IDENTIFIED IN THE APPLICABLE SURVEYS (SEE REFERENCES) SHALL BE PERFORMED. ALL ABATEMENT OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE OSHA, ENVIRONMENTAL PROTECTION AGENCY (EPA), NEW YORK STATE DEPARTMENT OF LABOR (NYSOL) AND CITY OF SYRACUSE REQUIREMENTS.
ALTERNATE: CONDUCT CONTROLLED DEMOLITION WITH ASBESTOS IN PLACE PER REQUIREMENTS OF 12 NYCRR PART 56 (1.4 - INDUSTRIAL CODE RULE 56 (1-56)) ASBESTOS, SECTION 56-11.5. OBTAIN VARIANCE(S) FROM NYSOL, AS REQUIRED.
A THIRD PARTY AIR MONITORING CONSULTANT SHALL BE RETAINED BY THE OWNER.
 - WASTE MATERIALS RESULTING FROM ABATEMENT/DEMOLITION OPERATIONS SHALL BE CHARACTERIZED AND DISPOSED OF IN ACCORDANCE WITH EPA AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS. ALL REGULATED WASTE SHALL BE TRANSPORTED TO PERMITTED LANDFILLS BY A DEC PART 364-PERMITTED WASTE HAULER(S).
 - CONSTRUCTION & DEMOLITION (C&D) MATERIAL AND SURPLUS SOILS RESULTING FROM DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT PERMITTED FACILITIES IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL ENFORCE MEASURES TO MINIMIZE THE SPREAD OF DUST FROM THE WORK AREA (I.E., SPRAY AREA WITH WATER), AS NEEDED. HYDRANT USE PERMIT FROM THE CITY IS REQUIRED. COLLECT AND DISCHARGE WATER RUNOFF PER CITY AND ONONDAGA COUNTY DEPARTMENT OF WATER ENVIRONMENT PROTECTION (WEP) REQUIREMENTS. REFER TO "PERMITS" NOTES 3 AND 4 FOR ADDITIONAL INFORMATION.
- SITE & UTILITIES**
- PRIOR TO ANY SITE DISTURBANCE, ALL APPLICABLE EROSION AND SEDIMENT CONTROL (ESC) MEASURES SHALL BE IN PLACE. EACH ESC DEVICE SHALL BE PROPERLY MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
 - SAWCUT AND REMOVE ALL PAVEMENT, CONCRETE PADS, CURBS AND OTHER OBSTRUCTIONS TO SITE DISTURBANCE LIMITS. REMOVE UNDERLYING RUBBLE-LIKE OR BRICK FILL, Boulders, WOOD OR ORGANIC MATERIAL.
 - ALL ASPHALT TO REMAIN SHALL BE SAWCUT WITH A STRAIGHT, NEAT EDGE FOLLOWING EXCAVATION. ASPHALT TO REMAIN THAT IS DAMAGED DURING DEMOLITION SHALL BE REPLACED BY THE SITE DEMOLITION CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVAL AND TRANSPORTING OF DEMOLISHED MATERIAL SHALL BE PERFORMED IN A MANNER THAT WILL PREVENT SPILLAGE, INCLUDING HIGHWAY TRANSPORTATION. CONTRACTOR SHALL ENFORCE MEASURES TO MINIMIZE THE SPREAD OF DUST AND DIRT FROM THE WORK SITE AND SHALL CLEAN CONSTRUCTION ENTRANCES(S) ON A REGULAR BASIS.
 - EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE SHALL BE IDENTIFIED AND PROTECTED AGAINST DAMAGE DURING THE DEMOLITION AND REMOVAL ACTIVITIES. CONTRACTOR TO INCORPORATE JERSEY BARRIERS AND/OR SAFETY BARRIERS AS NECESSARY.
 - ELECTRICAL SERVICES AND ASSOCIATED SUPPORT POLES/STRUCTURES NOTED FOR REMOVAL SHALL BE SHUT OFF AND DISCONNECTED FROM THEIR RESPECTIVE POWER SUPPLY SOURCES(S). THE REMOVAL OF ELECTRICAL COMPONENTS SHALL BE MADE ONLY AFTER THE GENERAL CONTRACTOR HAS NOTIFIED THE DEMOLITION CONTRACTOR THAT THE SERVICE HAS BEEN DISCONNECTED AND THE DEMOLITION CONTRACTOR HAS VERIFIED THAT THE ITEMS TO BE REMOVED HAVE BEEN DE-ENERGIZED. CONTRACTOR TO VERIFY DISCONNECT.
 - SEWER LATERAL ABANDONMENT PROGRAM:
- COORDINATE ABANDONMENTS WITH ONONDAGA COUNTY DEPARTMENT OF WATER ENVIRONMENT PROTECTION (WEP) AND THE CITY OF SYRACUSE.
- OPEN CUT STREET / ALLEY, AS APPLICABLE TO EXPOSE LATERAL CONNECTIONS TO MAINS.
- REMOVE LATERAL "CHIMNEY" TAPS AND INSTALL INSERT-A-TEE PLUGS OR STAINLESS STEEL DOUBLE STRAP BLANK FERROD SADDLES. ENCASE DISCONNECTION AREA IN CONCRETE.
- FILL LATERAL LINES LEFT IN PLACE (I.E., FROM DISCONNECTION POINT TO RIGHT-OF-WAY) WITH FLOWABLE FILL (E.G., LOW STRENGTH CONCRETE - "X-CRETE" OR EQUIVALENT).
- PROVIDE TRAFFIC CONTROL, BACKFILL AND RESTORE PAVEMENT PER CITY REQUIREMENTS.
 - WATER SERVICE ABANDONMENT PROGRAM:
- COORDINATE OBTAINING "KILL" PERMITS AND MARKING OF SERVICE LOCATIONS WITH CITY OF SYRACUSE WATER DEPARTMENT.
- OPEN CUT STREET TO EXPOSE / TURN OFF CORPORATION STOP AT MAIN.
- PROVIDE TRAFFIC CONTROL, BACKFILL AND RESTORE PAVEMENT PER CITY REQUIREMENTS.
 - MANAGEMENT OF CONTAMINATED SOILS AND GROUNDWATER, IF ENCOUNTERED TO BE PERFORMED IN ACCORDANCE WITH DEC REGULATIONS.
- VEGETATION**
- ALL TREES AND SHRUBS WITHIN THE CONSTRUCTION ZONE DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED (ROOT SYSTEM INCLUDED).
 - ALL WOOD AND ORGANIC DEBRIS, INCLUDING GRUBBED STUMPS, CHIPS, ETC., SHALL BE REMOVED FROM THE SITE AND MANAGED/DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- PERMITS:**
- CONTRACTOR(S) TO OBTAIN DEMOLITION PERMIT FROM THE CITY OF SYRACUSE. PERMIT APPLICATION REQUIREMENTS INCLUDE THE FOLLOWING:
- COPIES OF THE ASBESTOS SURVEYS (SEE REFERENCES)
- ASBESTOS ABATEMENT LETTER (ALTERNATE: CONDUCT CONTROLLED DEMOLITION WITH ASBESTOS IN PLACE - REFER TO BUILDING NOTE NO. 1)
- INSURANCE CERTIFICATE, LISTING CITY OF SYRACUSE AS ADDITIONAL INSURED AND WORKERS COMPENSATION INSURANCE.
- ONONDAGA COUNTY HEALTH DEPARTMENT CERTIFICATE (I.E., PEST INFESTATION CLEARANCE).
- WATER/HYDRANT AND SEWER DISCONNECTION AND/OR USE PERMITS (SEE BELOW).
 - WATER SERVICE KILL PERMIT IS REQUIRED FROM CITY OF SYRACUSE WATER DEPARTMENT. REFER TO SITE AND UTILITY NOTE NO. 8 FOR ADDITIONAL INFORMATION.
 - HYDRANT SERVICE PERMIT IS REQUIRED FROM CITY OF SYRACUSE (I.E., FOR DUST CONTROL PROGRAM). REFER TO BUILDING NOTE NO. 4 FOR ADDITIONAL INFORMATION.
 - PERMIT FOR DISPOSAL OF DEMOLITION WATERS IN SEWERS IS REQUIRED FROM ONONDAGA COUNTY DEPARTMENT OF WATER ENVIRONMENT PROTECTION (WEP). NOTE THAT A 25-MICRON FILTER IS REQUIRED ON THE DISCHARGE LINE.
 - A TRAFFIC CONTROL SAFETY PLAN SHALL BE PROVIDED AND APPROVED BY THE CITY TRAFFIC CONTROL DEPARTMENT.
- REFERENCES:**
- PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS - 401-403 PROSPECT AVE., SYRACUSE, NY, PREPARED BY CHURCHILL ENVIRONMENTAL INC., DATED 4/19/2019.
 - PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS - 405 PROSPECT AVE., SYRACUSE, NY, PREPARED BY CHURCHILL ENVIRONMENTAL INC., DATED 4/18/2019.
 - PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS - 407 PROSPECT AVE., SYRACUSE, NY, PREPARED BY CHURCHILL ENVIRONMENTAL INC., DATED 4/18/2019.
 - PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS - 409 PROSPECT AVE., SYRACUSE, NY, PREPARED BY CHURCHILL ENVIRONMENTAL INC., DATED 6/19/2019.
 - PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS - 411-413 PROSPECT AVE., SYRACUSE, NY, PREPARED BY CHURCHILL ENVIRONMENTAL INC., DATED 6/19/2019.

NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

Revision Schedule		
Rev No	Rev Date	Rev Desc / Issued By



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DEMOLITION PLAN

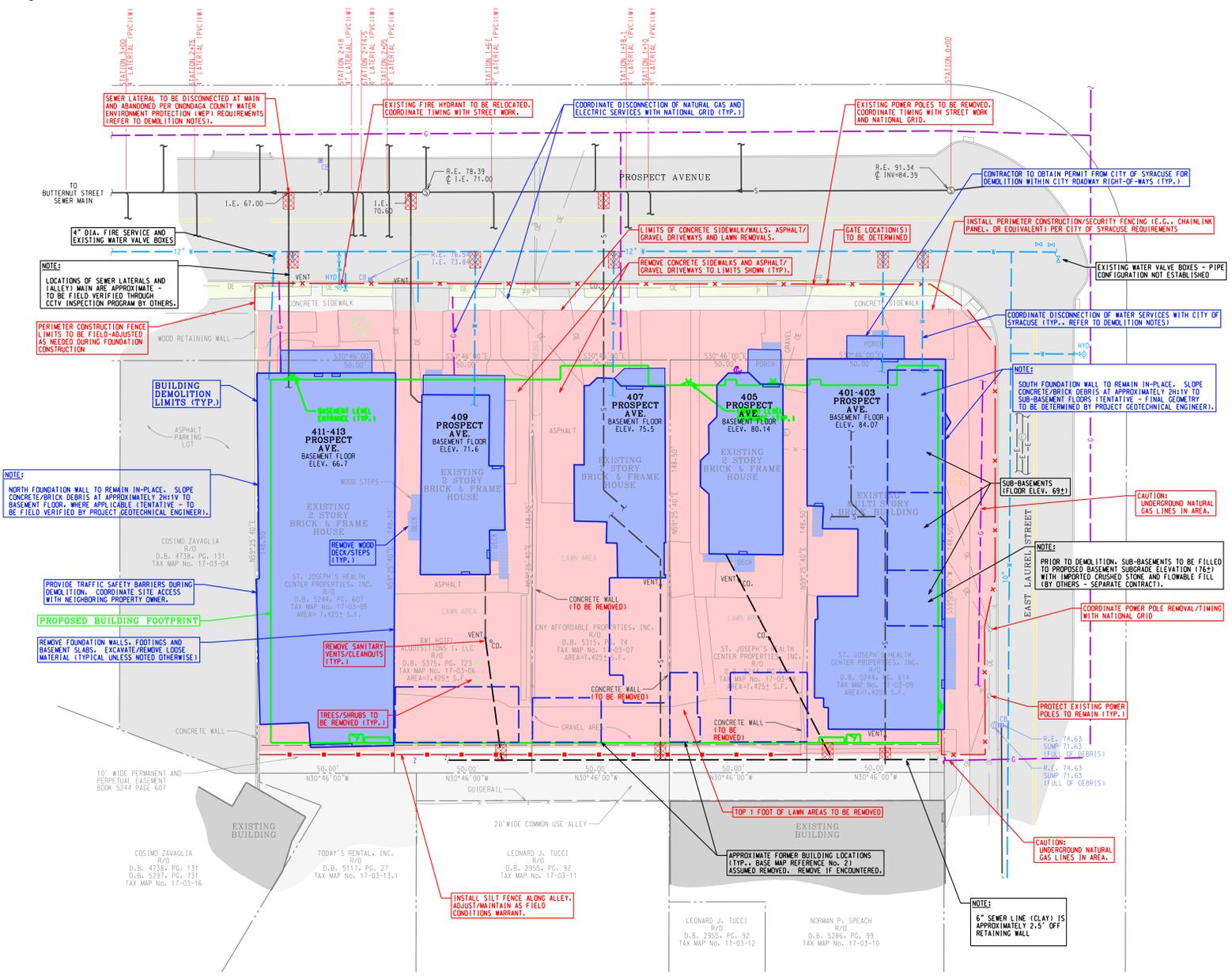
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PRELIMINARY
09-11-19
NOT FOR CONSTRUCTION



KEY
EXISTING

- PROPERTY LINE
- R.O.W. --- RIGHT-OF-WAY LINE
- EASEMENT LINE
- JOHN SMITH R/O REPUTED OWNER
- 395 --- TOPOGRAPHIC CONTOUR
- X --- FENCE LINE
- QUADRANT
- S --- SANITARY SEWER
- C.D. --- CLEANOUT
- W --- WATER MAIN
- G --- GAS MAIN
- S.M. --- SANITARY MANHOLE
- R.E. --- RIM ELEVATION
- I.E. --- INVERT ELEVATION
- H.D. --- HYDRANT
- W.V. --- WATER VALVE
- G.M. --- GAS METER
- O.E. --- OVERHEAD ELECTRIC
- U.E. --- UNDERGROUND ELECTRIC
- P.P. --- POWER POLE
- E.M. --- ELECTRIC METER
- D.M. --- DRAINAGE MANHOLE
- C.B. --- CATCH BASIN



KEY

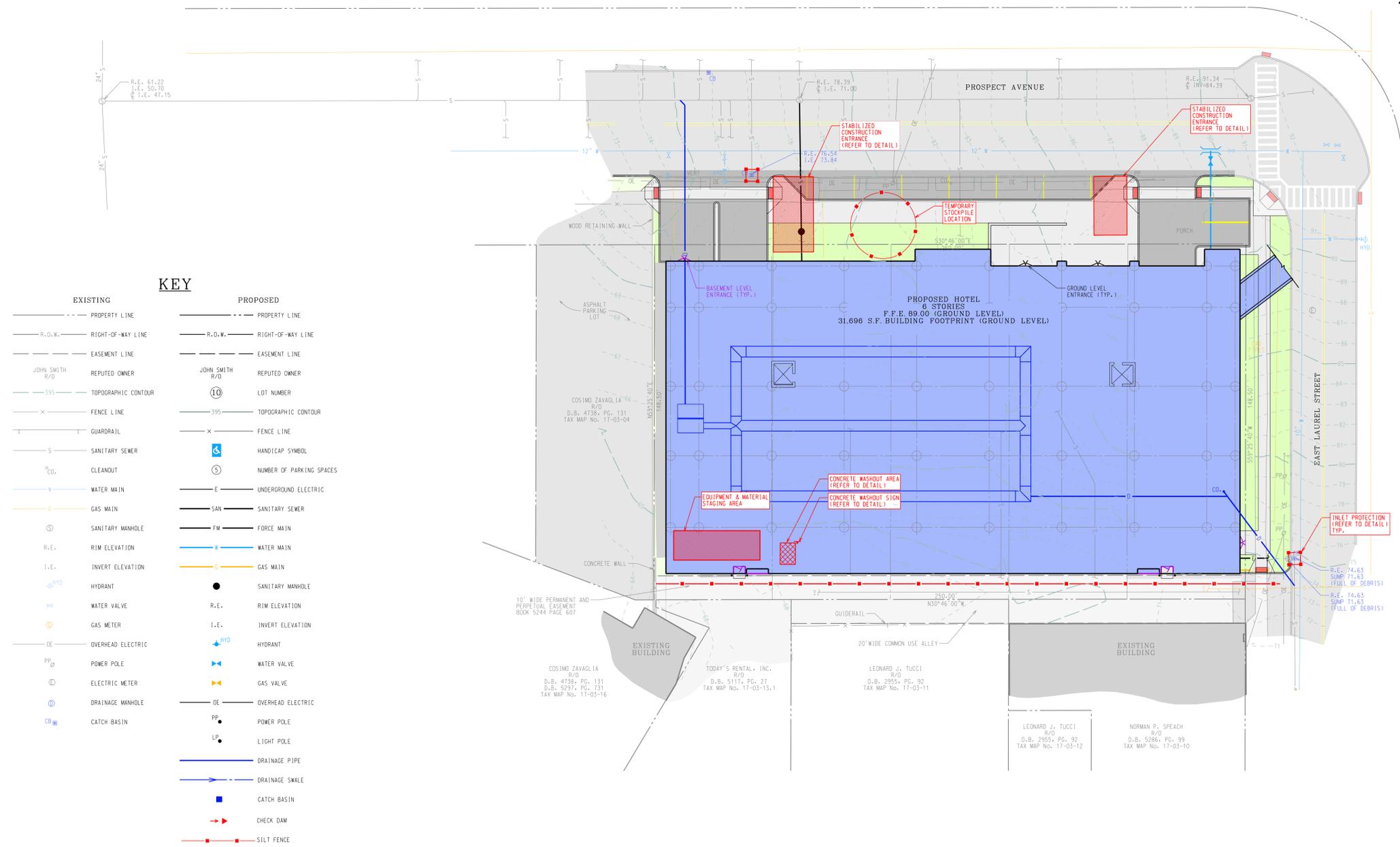
- BLUE TEXT / SHADING: BUILDING DEMOLITION
- RED TEXT / SHADING: SITE DEMOLITION
- BLACK TEXT: SITE WORK, WHERE APPLICABLE

DEMOLITION PLAN



- BASE MAP REFERENCES:**
- "TOPOGRAPHIC AND BOUNDARY SURVEY LOTS 5, 6, 7, 8, 7 9 BLOCK 15 PROSPECT HILL TRACT" AS PREPARED BY C.T. MALE ASSOCIATES; PROJECT NO. 16-6356; DRAWING NO. 16-0417; DATED JUNE 27, 2016.
 - HISTORIC SANBORN FIRE INSURANCE MAPS; DATED 1911, 1924, 1938, 1950, 1961, 1968, 1971 AND 1980.
 - FIELD SKETCH INDICATING APPROXIMATE UTILITY LOCATIONS IN BASEMENTS, PROVIDED BY GRANGER CONSTRUCTION ON JULY 5, 2019.
 - PROSPECT AVENUE SEWER LATERALS LOCATED BY ONONDAGA COUNTY ROBOTIC VIDEO PIPE INSPECTION ON JUNE 25, 2019.

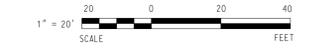
DSNY NOTE:
DIG-SAFELY, NY (DSNY-811) TICKET NUMBER 04299-541-004 WAS ASSIGNED TO THE SITE ON APRIL 29, 2019, PER A REQUEST SUBMITTED BY GRANGER CONSTRUCTION. TICKET INFORMATION/RESPONSES AVAILABLE ON REQUEST.
SEWER LATERAL AND ALLEY SEWER MAIN CAMERA WORK COMPLETED 7/29/19



KEY

EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
--- R.O.W. --- RIGHT-OF-WAY LINE	--- R.O.W. --- RIGHT-OF-WAY LINE
--- EASEMENT LINE	--- EASEMENT LINE
JOHN SMITH R/O REPUTED OWNER	JOHN SMITH R/O REPUTED OWNER
--- 395 --- TOPOGRAPHIC CONTOUR	⑩ LOT NUMBER
--- X --- FENCE LINE	--- 395 --- TOPOGRAPHIC CONTOUR
--- GUARDRAIL	--- X --- FENCE LINE
--- S --- SANITARY SEWER	♿ HANDICAP SYMBOL
--- C.D. --- CLEANDOUT	⑤ NUMBER OF PARKING SPACES
--- W --- WATER MAIN	--- E --- UNDERGROUND ELECTRIC
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--- S.M. --- SANITARY MANHOLE	--- FM --- FORCE MAIN
R.E. RIM ELEVATION	--- W --- WATER MAIN
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HYD. HYDRANT	● SANITARY MANHOLE
W.V. WATER VALVE	R.E. RIM ELEVATION
G.M. GAS METER	I.E. INVERT ELEVATION
OE OVERHEAD ELECTRIC	HYD. HYDRANT
PP POWER POLE	W.V. WATER VALVE
EM ELECTRIC METER	GV GAS VALVE
DM DRAINAGE MANHOLE	OE OVERHEAD ELECTRIC
CB CATCH BASIN	PP POWER POLE
	LP LIGHT POLE
	--- D.P. --- DRAINAGE PIPE
	--- D.S. --- DRAINAGE SWALE
	■ CATCH BASIN
	→ CHECK DAM
	--- S.F. --- SILT FENCE
	--- C.E. --- CONSTRUCTION ENTRANCE
	--- I.P. --- INLET PROTECTION

EROSION & SEDIMENT CONTROL PLAN



- BASE MAP REFERENCES:
- *TOPOGRAPHIC AND BOUNDARY SURVEY LOTS 5, 6, 7, 8, 9 BLOCK 15 PROSPECT HILL TRACT 1 AS PREPARED BY C.T. MALE ASSOCIATES; PROJECT NO. 16.6354; DRAWING NO. 16-0411; DATED JUNE 27, 2016.
 - *NORTHSIDE MIXED-USE - GROUND LEVEL - LOBBY/PARKING AS PREPARED BY DALPOS ARCHITECTS AND INTEGRATORS; PROJECTS NO. 14011; SHEET NO. A2-2; DATED MAY 20, 2019.

PRELIMINARY
09-11-2019
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PROGRESS PRINT

NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.

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Revision Schedule		
Rev No	Rev Date	Rev Desc

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TITLE:
EROSION & SEDIMENT CONTROL PLAN

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CONSTRUCTION SCHEDULE AND SEQUENCE

CONSTRUCTION OF THE PROJECT IS EXPECTED TO BEGIN IN THE FALL OF 2019. THE GENERAL SITE NOTES AND ANTICIPATED CONSTRUCTION SEQUENCE FOR THE SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:

GENERAL NOTES:

- ONE (1) WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRE-CONSTRUCTION MEETING WILL BE HELD TO DISCUSS THE EROSION AND SEDIMENT CONTROL PLAN AND TO FINALIZE THE PAPERWORK FOR THE STORMWATER POLLUTION PREVENTION PLAN, AS SPECIFIED IN THE DEC STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES (APPENDIX 12).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. THE DEVICES PROVIDING PROTECTION TO A GIVEN AREA SHALL NOT BE REMOVED UNTIL THE DISTURBED LANDS IN THAT AREA ARE STABILIZED.
- EACH CONTRACTOR AND SUBCONTRACTOR WHO WILL BE INVOLVED IN SOIL DISTURBANCE AND/OR STORMWATER MANAGEMENT PRACTICE INSTALLATION SHALL SIGN AND DATE A COPY OF THE CONTRACTOR CERTIFICATION STATEMENT (APPENDIX 9) BEFORE UNDERTAKING ANY LAND DEVELOPMENT ACTIVITY.
- NO DISTURBED AREA SHALL REMAIN EXPOSED FOR MORE THAN 7 CALENDAR DAYS, EXCEPT FOR PORTIONS OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 7 DAYS (I.E., THE BUILDING FOOTPRINT). TEMPORARY VEGETATION, IN ACCORDANCE WITH DEC GUIDELINES, SHALL BE PROVIDED IN ALL AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR GREATER THAN 7 CALENDAR DAYS.
- A TRAINED CONTRACTOR SHALL BE ON-SITE DURING ALL LAND DISTURBANCE CONSTRUCTION ACTIVITIES IN ORDER TO INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THIS DOCUMENT AND THE CONSTRUCTION DRAWINGS. ACTIVE CONSTRUCTION ZONES SHALL BE INSPECTED DAILY TO ENSURE THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES. CORRECTIVE MEASURES TO ADDRESS ANY DEFICIENCIES IDENTIFIED BY THE TRAINED CONTRACTOR SHALL BE IMPLEMENTED WITHIN 24 HOURS.
- DURING CONSTRUCTION, THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TWICE PER WEEK AND IMMEDIATELY FOLLOWING RAINFALL EVENTS OF GREATER THAN $\frac{1}{8}$ " INCH BY A QUALIFIED INSPECTOR APPROVED BY THE NYSDEC.
 - THE WEEKLY INSPECTIONS MUST BE SEPARATED BY A MINIMUM OF TWO (2) CALENDAR DAYS.
 - THE OWNER (DEVELOPER) WILL BE RESPONSIBLE TO ENSURE THAT THESE REQUIRED INSPECTIONS ARE ADEQUATELY PERFORMED.

CONSTRUCTION SEQUENCE:

SITE PREPARATION

- ESTABLISH STABILIZED CONSTRUCTION ENTRANCES.

- INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE ESC PLAN.

DEMOLITION

- FOLLOW THE PROCEDURES AND SPECIFICATIONS PROVIDED ON THE DEMOLITION PLAN (SHEET DM-11).

SITE GRADING AND BUILDING CONSTRUCTION

- INSTALL UTILITIES AS INDICATED ON CONSTRUCTION DRAWINGS. PLEASE NOTE THAT MATERIAL EXCAVATED FROM UTILITY TRENCHES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE TRENCH AND BACKFILLED IMMEDIATELY UPON COMPLETION OF WORK.
- INSTALL THE PROPOSED DRAINAGE STRUCTURES AND SUBSURFACE STORAGE TANKS AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- CONSTRUCT THE PROPOSED BUILDING(S) AS SPECIFIED IN CONTRACT DOCUMENTS PREPARED BY THE PROJECT ARCHITECT.
- COMPLETE EARTHWORK AND SITE GRADING OPERATIONS, INCLUDING PLACEMENT OF FILL TO THE LIMITS INDICATED, AS APPLICABLE.
- COMPLETE PAVING OPERATIONS AND CONTINUE TO PROVIDE PROTECTION FOR INLET CATCH BASINS UNTIL ALL UPSTREAM DISTURBED SURFACES HAVE BEEN STABILIZED.
- CONTINUALLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES DURING GRADING OPERATIONS.

RESTORATION

- SEED, MULCH AND STABILIZE ALL DISTURBED GROUND COVER.
- INSTALL LANDSCAPING FEATURES (I.E., PLANTS, MULCH, ETC.).
- REMOVE TEMPORARY EROSION CONTROL DEVICES UPON THE FINAL STABILIZATION OF ALL DISTURBED GROUND SURFACES.

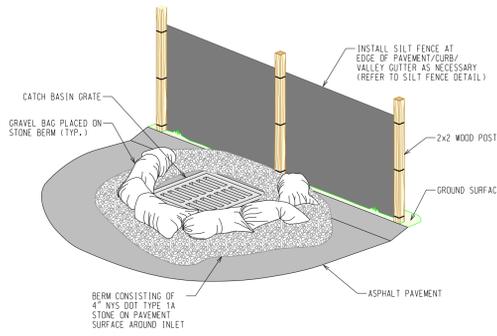
INSPECTION PROCEDURES AND MAINTENANCE

DURING CONSTRUCTION, THE OWNER (DEVELOPER) WILL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING THE PERMANENT AND TEMPORARY EROSION CONTROL FACILITIES. ALSO, AREAS THAT HAVE BEEN SEEDING WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS.

INSPECTIONS OF ALL DEVICES SHOULD BE COMPLETED TWICE PER WEEK AND AFTER EACH RAINFALL EVENT. REPAIRS SHOULD BE COMPLETED IMMEDIATELY UPON DISCOVERY.

THE OWNER WILL DESIGNATE A QUALIFIED PERSON(S) TO PERFORM THE FOLLOWING INSPECTIONS:

- STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER THE SITE IS STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT.
- STRUCTURAL CONTROLS:** SILT FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UP-SLOPE SIDE OF THE FILTER FABRIC AND CHECK DAMS.
- DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
- CONSTRUCTION ENTRANCES:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- SEDIMENT AROUND THE SILT FENCING** SHOULD BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE DEVICES.
- ALL SEEDING AREAS SHALL BE MAINTAINED AS FOLLOWS:**
 - IDENTIFY SEEDING AREAS WITH STAKES, STRING AND BRIGHTLY COLORED FLAGGING. PROTECT SEEDING AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED.
 - IMMEDIATELY RE-SEED AREAS WHICH DO NOT ESTABLISH VEGETATION.
 - SUBMIT MAINTENANCE INSTRUCTIONS FOR FERTILIZING AND LAWN CARE.
 - THE OWNER WILL ALSO BE RESPONSIBLE FOR MAINTAINING THE LAWN AREAS.
- ADDITIONALLY, THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TWICE PER WEEK AND IMMEDIATELY FOLLOWING RAINFALL EVENTS OF GREATER THAN $\frac{1}{8}$ " INCH BY A QUALIFIED INSPECTOR APPROVED BY THE NYSDEC.**
 - THE INSPECTIONS MUST BE SEPARATED BY A MINIMUM OF TWO (2) CALENDAR DAYS.
 - INSPECTION REPORTS MUST BE SUBMITTED TO CITY ENGINEERING DEPARTMENT WITHIN 24 HOURS OF COMPLETED INSPECTION.
- THE OWNER (DEVELOPER) WILL BE RESPONSIBLE TO ENSURE THAT THESE REQUIRED INSPECTIONS ARE ADEQUATELY PERFORMED.**

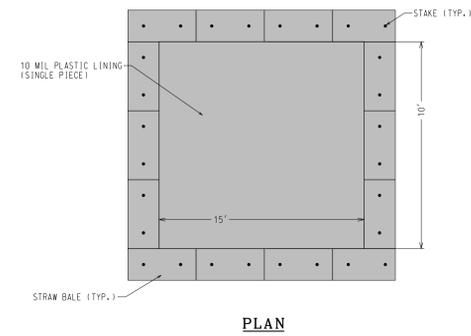


NOTES:

- PROVIDE TRAFFIC BARRIERS TO PROTECT EROSION CONTROL PRACTICE.

PAVEMENT INLET PROTECTION DETAIL

NOT TO SCALE



CROSS SECTION

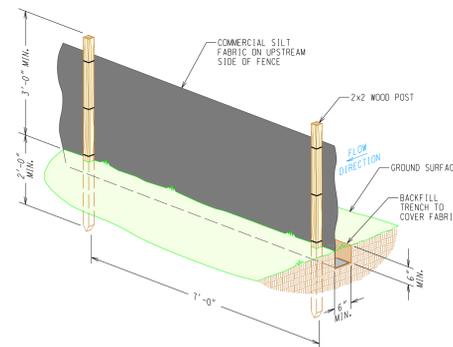
NOT TO SCALE

CONCRETE WASHOUT DETAIL

NOT TO SCALE

NOTES:

- ALL MATERIALS MUST BE REMOVED WHEN THE WASHOUT BECOMES NO MORE THAN 75% FILLED.
- ALL HARDENED MATERIALS SHALL BE CLEANED OUT AND DISPOSED OF PROPERLY.
- ALL WASHOUTS SHALL BE INSPECTED A MINIMUM OF ONCE A WEEK AND AFTER EACH RAIN EVENT AND ANY REPAIRS MADE AS NEEDED WITHIN 48 HOURS.
- INSTALL A STABILIZED ACCESS TO THE WASHOUT AREA.
- INSTALL THE CONCRETE WASHOUT SIGN WITHIN 10' OF THE FACILITY.

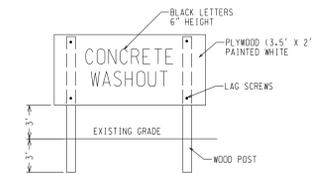


NOTES:

- FILTER CLOTH SHALL BE MIRAFI 100X, "STABLELINK T140N". IF A PREFABRICATED UNIT IS UTILIZED USE ENVIROFENCE.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

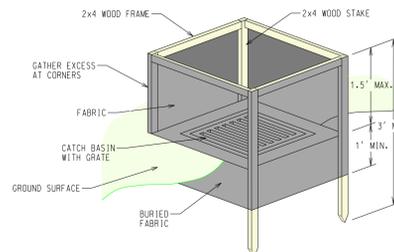
SILT FENCE DETAIL

NOT TO SCALE



CONCRETE WASHOUT SIGN DETAIL

NOT TO SCALE

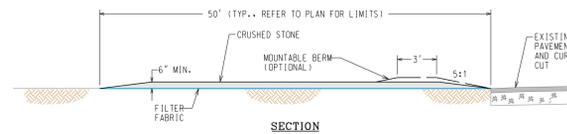


NOTES:

- FILTER FABRIC SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 40 TO 85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKES WILL BE STANDARD 2"x4" WOOD OR METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
- ALTERNATE FORM OF INLET PROTECTION MAY BE PERFORMED UPON REVIEW AND APPROVAL FROM PROJECT ENGINEER.

FILTER FABRIC INLET PROTECTION

NOT TO SCALE



NOTES:

- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NECESSARY AFTER EACH RAIN.
- CRUSHED STONE SIZE: 1-4 INCH LIMITS.
- WIDTH: 24' (TYP., REFER TO PLAN FOR LIMITS)

CONSTRUCTION ENTRANCE

NOT TO SCALE

CONCRETE SPECIFICATIONS

(CURBING & SIDEWALKS)

CONCRETE AND STEEL REINFORCEMENT:

- 1.1 CAST-IN-PLACE CONCRETE SHALL CONSIST OF THE FOLLOWING:
 - A. 28-DAY COMPRESSIVE STRENGTH ($f'c = 4,000$ psi).
 - B. SLUMP RANGE OF 1 TO 3 INCHES.
 - C. TYPE 1A (NORMALLY AIR-ENTRAINED) PORTLAND CEMENT PER ASTM C150.
 - D. NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 1-INCH.
 - E. TOTAL AIR CONTENT, PERCENTAGE BY VOLUME OF CONCRETE, SHALL BE BETWEEN 3.5% AND 6.5%.
 - F. SYNTHETIC FIBERS (100% VIRGIN POLYPROPYLENE) SHALL BE ADDED AT A RATE OF 1.5 LB PER CUBIC YARD OF CONCRETE. SYNTHETIC FIBERS SHALL BE PROVIDED IN THE SLAB MIXES ONLY.
- 1.2 REINFORCING STEEL SHALL BE TO THE SIZE AND DIMENSIONS AS INDICATED ON THIS PLAN AND CONFORM TO THE FOLLOWING:
 - A. ASTM A615, 60 KSI YIELD GRADE; UNFINISHED, DEFORMED, BILLET STEEL BARS.
- 1.3 STEEL REINFORCEMENT ACCESSORIES SHALL CONFORM TO THE FOLLOWING:
 - A. TIE WIRE: MINIMUM 16 GAUGE ANNEALED TYPE.
 - B. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR STRENGTH AND SUPPORT OF REINFORCEMENT DURING CONCRETE PLACEMENT CONDITIONS.
- 1.4 ALL STEEL REINFORCEMENT SHALL BE FABRICATED TO THE SIZE AND DIMENSIONS INDICATED ON THIS PLAN IN ACCORDANCE WITH:
 - A. CRSI MANUAL OF PRACTICE, LATEST EDITION.
 - B. ACI 318, LATEST EDITION.
- 1.5 CONCRETE SURFACE SHALL BE SEALED WITH "SINAK SEALER S-102", OR PROJECT ENGINEER APPROVED EQUAL.
- 1.6 ALL CONSTRUCTION AND CONTROL JOINTS IN THE CONCRETE SHALL BE SEALED WITH "MASTER BUILDERS TECHNOLOGIES" SONOKLASTIC - SONOMERIC 1+, OR APPROVED EQUAL.

PAVING SPECIFICATIONS

GENERAL:

1. SUBSTITUTIONS AND/OR MATERIALS BY DIFFERENT MANUFACTURERS MAY BE USED, PROVIDED THEY MEET THE PERFORMANCE REQUIREMENTS AND ARE PRE-APPROVED BY THE CITY AND THE PROJECT ENGINEER.
2. ALL UNDERGROUND UTILITIES INCLUDING ELECTRICAL CONDUIT SHALL BE INSTALLED PRIOR TO PLACING SUBBASE.

MATERIAL SPECIFICATIONS:

1. THE SEPARATION FABRIC SHALL BE MIRAFI 500X GEOTEXTILE.
2. AGGREGATE AND PAVING MATERIAL PER TABLES.

SITE DEMOLITION:

1. SAWCUT AND REMOVE ALL PAVING, CONCRETE PADS, SUBBASE AND OBSTRUCTIONS FROM AREAS TO BE REGRADED & PAVED. HOLES TO BE FILLED WITH SELECT STRUCTURAL FILL TO SUBGRADE. REFER TO SOIL AND AGGREGATE TABLE.
2. STRIP AND STOCKPILE TOPSOIL, AS APPLICABLE.
3. PERFORM CUT/FILL OPERATIONS. DISPOSE OF EXCESS SPOILS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
4. PROOF ROLL SUBGRADE. OVER DIG ANY "SOFT" AREAS AND REPLACE WITH SELECT STRUCTURAL FILL. PROJECT GEOTECHNICAL ENGINEER TO BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF PROOF ROLLING OPERATIONS.

FILL MATERIAL PLACEMENT:

1. PLACE SELECT STRUCTURAL FILL MATERIAL (SEE SOIL AND AGGREGATE TABLE) IN MAXIMUM 12-INCH COMPACTED LIFTS. COMPACT TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR (ASTM D1557 AND D6938).

SUBBASE TESTING:

1. SPREAD AGGREGATE OVER PREPARED SUBGRADE TO A TOTAL COMPACTED THICKNESS OF 12-INCHES. IN MAX. 8-INCH LIFTS AS REQUIRED TO ACHIEVE PROPOSED GRADES AND/OR MATCH EXISTING GRADES. REFER TO PAVING MATERIAL TABLE FOR SUBBASE MATERIAL SPECIFICATIONS. COMPACT PER TYPICAL PAVEMENT SECTION.
2. COMPLETE TESTS IN ACCORDANCE WITH ASTM D1557 AND D6938.
3. IF TESTS INDICATE WORK DOES NOT MEET SPECIFIED REQUIREMENTS, REMOVE WORK, REPLACE AND RE-TEST.
4. FREQUENCY OF TESTS:
 - A. FOR PAVED AREAS, AT LEAST ONE FIELD DENSITY TEST OF SUBBASE IN EACH COMPACTED FILL LAYER FOR EVERY 10,000 SQUARE FEET OF PAVED AREA, BUT NO LESS THAN THREE TESTS.
 - B. MOISTURE-DENSITY RELATIONSHIP TESTING SHOULD BE COMPLETED ONCE PER 250 CUBIC YARDS OF MATERIAL PLACED OR WHEN A CHANGE IN MATERIAL GRADATION IS NOTED.

HMA PAVEMENT PLACEMENT:

1. HMA PAVEMENT MUST BE PLACED ON SURFACES WITH A MINIMUM TEMPERATURE OF 45° FAHRENHEIT.
2. HMA MIXTURE TEMPERATURE MUST BE BETWEEN 250° AND 325° FAHRENHEIT.

HMA PAVEMENT COMPACTION:

1. FOLLOW THE GUIDELINES PROVIDED IN THE FOLLOWING TABLE:

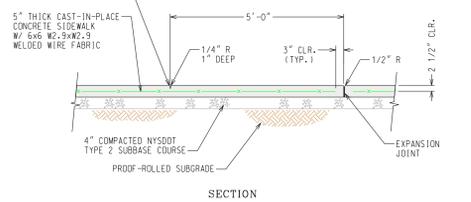
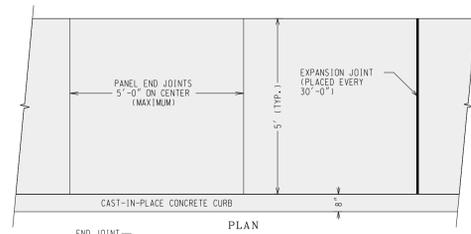
PAVEMENT COURSE	OPTION 1		OPTION 2
	THREE ROLLER TRAIN (STATIC)	PNEUMATIC ROLLERS	
BINDER	8	3	6
TOP	6	3	4

2. THE RECOMMENDED NUMBER OF PASSES IS SUBJECT TO FIELD ADJUSTMENTS BY ENGINEER IN ORDER TO OBTAIN ACCURATE DENSITIES.
3. ENGINEER RESERVES THE RIGHT TO REQUIRE CORE SAMPLES AND NUCLEAR DENSITY GAUGE TESTING TO CONFIRM PAVEMENT DENSITIES WITHIN A RANGE OF 92% TO 97% OF THE MIXTURE MAXIMUM THEORETICAL DENSITY (MMDT).
4. ONE VIBRATORY PASS IS DEFINED AS ONE MOVEMENT OF A SINGLE DRUM OF THE ROLLER OVER THE PAVEMENT SECTION IN EACH DIRECTION.
5. ONE STATIC PASS IS DEFINED AS ONE MOVEMENT OF THE ROLLER OVER THE PAVEMENT IN EACH DIRECTION.
6. COMPLETE ALL ROLLER PASSES BEFORE THE MAT TEMPERATURE FALLS BELOW 250° FAHRENHEIT.

TACK COAT:

1. TACK COAT STORED IN THE DISTRIBUTION TANK SHALL BE HEATED AND MAINTAINED AT A TEMPERATURE BETWEEN 85° FAHRENHEIT AND 160° FAHRENHEIT.
2. THE TACK COAT SHALL BE APPLIED TO A PREPARED CLEAN PAVEMENT.
3. THE TACK COAT SHALL NOT BE APPLIED ON WET PAVEMENT SURFACES OR WHEN THE SURFACE TEMPERATURE IS BELOW 40° FAHRENHEIT.
4. APPLICATION RATES ARE PROVIDED ON THE FOLLOWING TABLE:

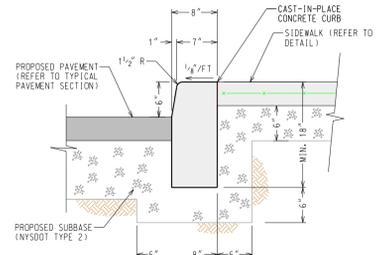
SURFACE TYPE	APPLICATION RATE (GAL/YD)	
	DILUTED TACK COAT	STRAIGHT TACK COAT
NEW HOT MIX ASPHALT	0.05-0.06	0.03-0.04
MILLED SURFACES AND EXISTING HOT MIX ASPHALT	0.08-0.10	0.05-0.06
PORTLAND CEMENT CONCRETE	0.08-0.10	0.05-0.06
VERTICAL SERVICES	0.09-0.11	0.06-0.07



- NOTES:**
1. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4,000 P.S.I. (MIN.).
 2. SURFACE OF CONCRETE SIDEWALK SHALL HAVE A BROOM FINISH.
 3. EXPANSION JOINTS SHALL BE NON-RIISING, PREMOULDED MASTIC AND SHALL BE LOCATED ON 30'-0" CENTERS (MAX.).
 4. FOR LOCATION OF ON-SITE SIDEWALKS REFER TO GRADING PLAN.
 5. STEEL REINFORCEMENT SHALL BE POSITIONED AT MID-DEPTH OF SIDEWALK.
 6. CONCRETE SURFACE SHALL BE SEALED WITH "SINAK SEALER S-102", OR PROJECT ENGINEER APPROVED EQUAL. PROVIDE SLIP RESISTANT COATING PER HILTON SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL (PRIVATE PROPERTY)

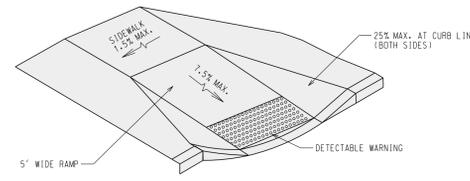
SCALE: 1/2" = 1'-0"



- NOTES:**
1. THE CONCRETE CURB SHALL MEET THE SPECIFICATIONS AND SIZE OF A NYSDOT TYPE "VF150" CURB.
 2. CONTROL JOINTS AT A MINIMUM OF EVERY 10 FEET AND EXPANSION JOINTS AT A MINIMUM OF EVERY 30 FEET.

CONCRETE CURB AND SIDEWALK DETAIL

SCALE: 1" = 1'-0"



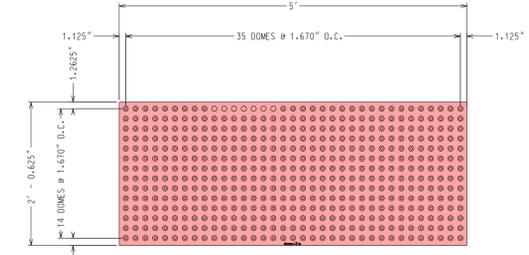
SIDEWALK CURB DETAIL

NOT TO SCALE

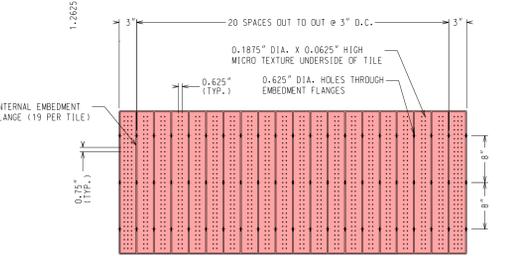
- NOTE:**
1. SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION

REFERENCES:

1. "SIDEWALK CURB RAMP DETAILS" AS PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION: SHEET NO. 608-01



REFLECTED PLAN

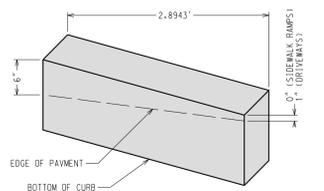


REFLECTED PLAN

- NOTES:**
1. DETECTABLE WARNING SURFACE SHALL BE ARMOR-TILE DETECTABLE WARNING SURFACE TILE: 24" X 60" CAST IN PLACE INLINE DOME TACTILE TILE, PART NO. ADA-C-2460. ALTERNATIVE DETECTABLE WARNING FIELD MUST BE APPROVED BY PROJECT ENGINEER.
 2. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2 FT. LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
 3. DETECTABLE WARNING FIELD DIMENSIONS
THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 2 FT. IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
 4. DETECTABLE WARNINGS LOCATIONS
DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR ON CURB RAMP TYPE 1 AT LEAST ONE CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 6 INCHES TO 9 INCHES FROM THE FRONT OF THE CURB OR THE EDGE (12 INCHES WHERE TRAVERSABLE CURB IS USED).

DETECTABLE WARNING FIELD FOR CURB RAMP

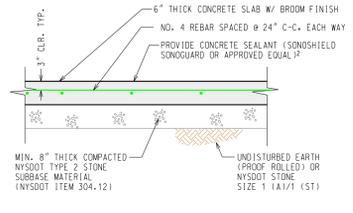
NOT TO SCALE



CONCRETE TRANSITION CURB DETAIL

SCALE: 1" = 1'-0"

- NOTE:**
1. REF.: DOT STANDARD SHEET M609-81.



- NOTES:**
1. GRADING TO BE COORDINATED WITH SITE IMPROVEMENTS AND EXISTING OR PROPOSED DRAINAGE SYSTEM.
 2. CONCRETE SEALANT SHALL BE APPLIED IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

TYPICAL DRIVEWAY AND DUMPSTER PAD DETAIL

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

PAVING MATERIAL TABLE

ITEM	NYSDOT MATERIAL & SPECIFICATIONS ITEM NO.	THICKNESS	PLACEMENT
TOP	402.1283	DOT 12 F3 HMA	1-1/2"
BINDER	402.2589	DOT 25 F9 HMA	2-1/2"
SUBBASE	304.12	TYPE 2 SUBBASE	12"
SUBGRADE	N/A	N/A	NA

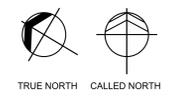
- NA NOT APPLICABLE
- * PER MODIFIED PROCTOR (ASTM D1557 AND D6938)
- REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. (GEOTECHNICAL EVALUATION REPORT - PROPOSED MANUFACTURING BUILDING'S STERI-PHARM FACILITY, 429 SOUTH WEST STREET, SYRACUSE, NEW YORK, PREPARED BY KENNEY GEOTECHNICAL ENGINEERING SERVICES, PLLC, DATED JULY 15, 2015).

PRELIMINARY
09-11-2019
NOT FOR CONSTRUCTION

PROGRESS PRINT

IF IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR ALTER IN ANY WAY, OR IN ANY MANNER, THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL NOTIFY HIS FIRM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

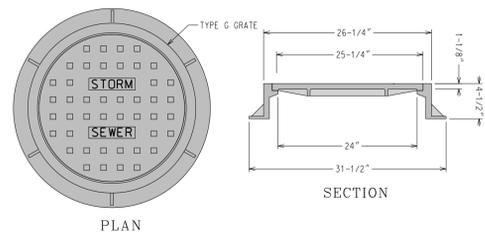
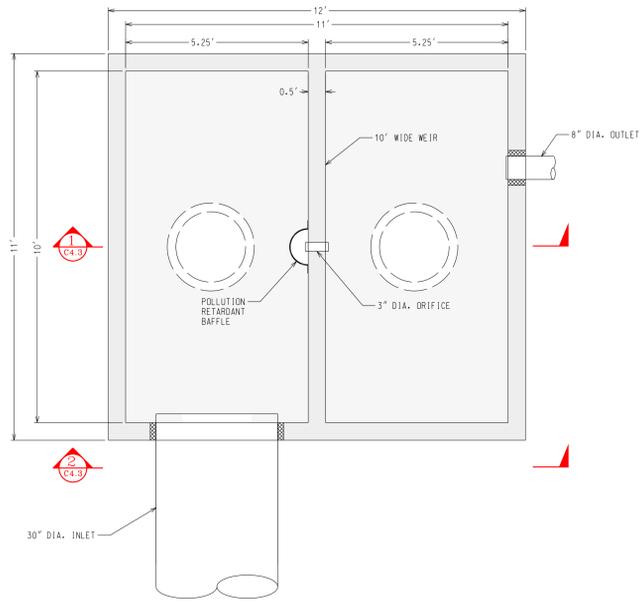
Revision Schedule
Rev No Rev Date Rev Desc Issued By



DRAWN BY: NAR
CHECKED BY: SKO
PROJ. NO.: 14011
DATE:
SCALE: AS NOTED
TITLE:

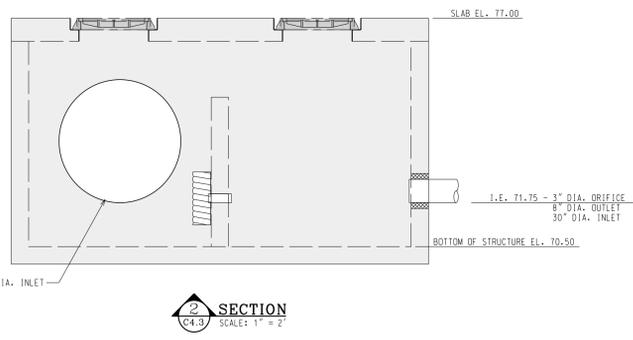
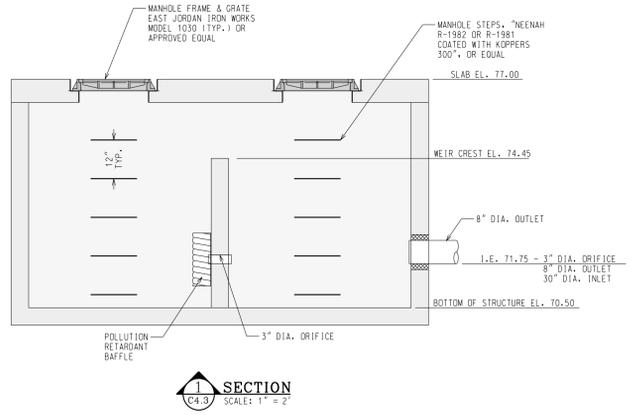
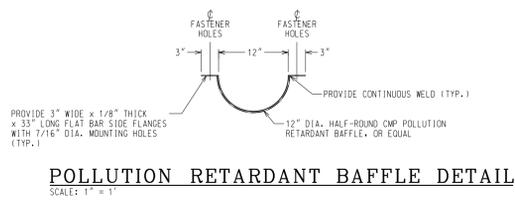
PAVING, GRADING & DRAINAGE DETAILS & SPECIFICATIONS

C4.2



DRAINAGE MANHOLE FRAME & COVER
SCALE: 1" = 1"

NOTE:
1. THE FRAME & COVER SHALL BE "NEENAH MODEL NO. R-1695" AND RATED FOR HEAVY DUTY PERFORMANCE, OR EQUAL.



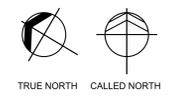
CONTROL STRUCTURE-1
CS-1

NORTHSIDE MIXED-USE
PROSPECT AVE. & E. LAUREL ST.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER, ALTERED, IN ANY WAY, IF AN FIRM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL FIRST TO BE FROM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

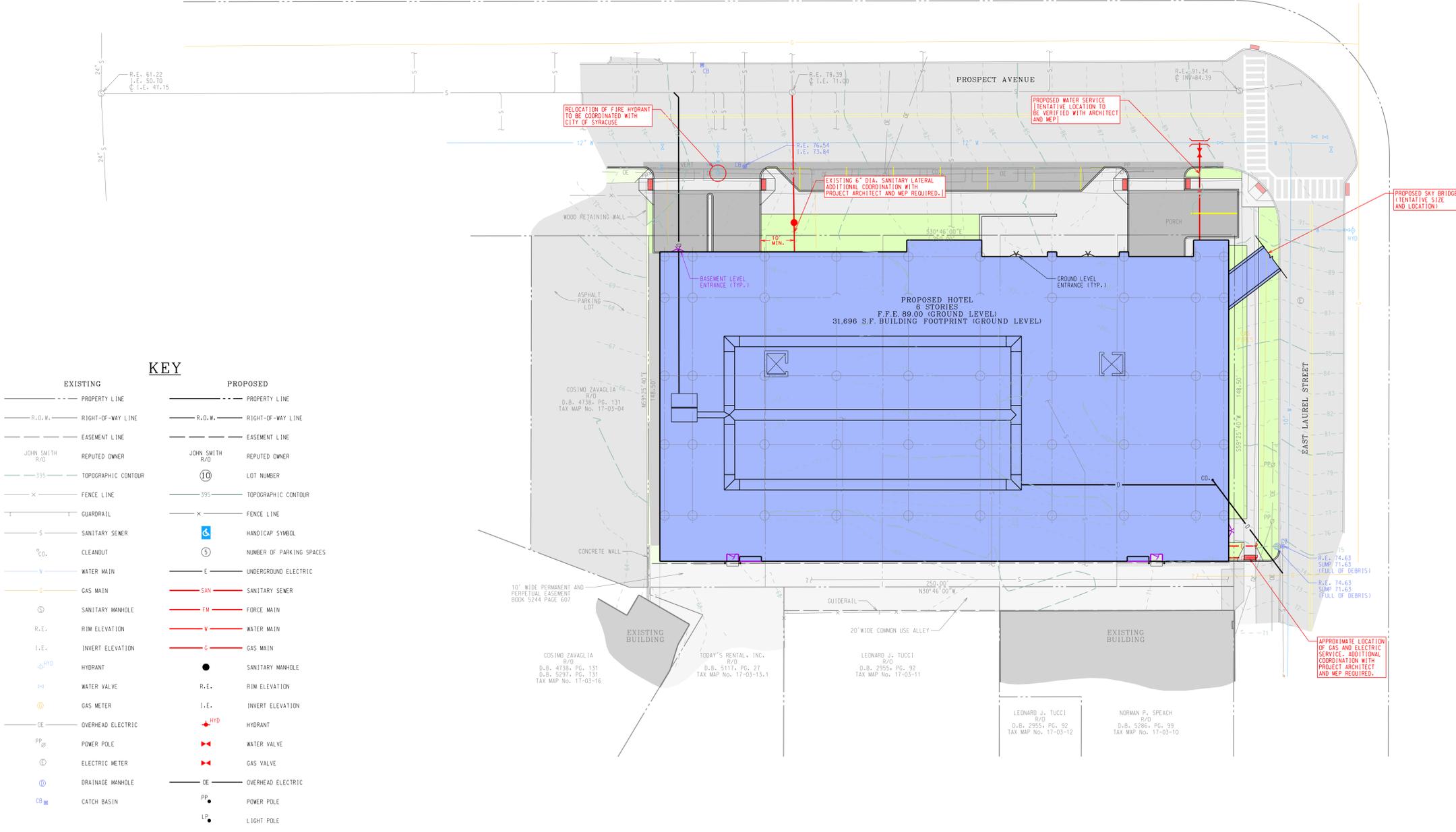
Revision Schedule		
Rev No	Rev Date	Revised By



DRAWN BY: NAR
CHECKED BY: SKO
PROJ. NO.: 14011
DATE:
SCALE: AS NOTED
TITLE:

PRELIMINARY
09-11-2019
NOT FOR CONSTRUCTION
PROGRESS PRINT

PAVING,
GRADING &
DRAINAGE
DETAILS &
SPECIFICATIONS
C4.3



KEY

EXISTING	PROPOSED
--- P.L. ---	--- P.L. ---
--- R.O.W. ---	--- R.O.W. ---
--- E.L. ---	--- E.L. ---
JOHN SMITH R/O	JOHN SMITH R/O
--- 395 ---	⑩ LOT NUMBER
--- X ---	--- 395 ---
--- S ---	--- X ---
CD.	♿ HANDICAP SYMBOL
--- W ---	⑤ NUMBER OF PARKING SPACES
--- G ---	--- E ---
SM	--- SAN ---
R.E.	--- FM ---
I.E.	--- W ---
HYD	--- G ---
WV	● SANITARY MANHOLE
GM	R.E.
OE	I.E.
PP	HYD
EM	WV
DM	GV
CB	OE
	PP
	LP
	DRP
	DS
	CB

UTILITY PLAN

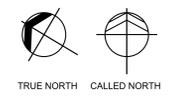


- BASE MAP REFERENCES:**
- "TOPOGRAPHIC AND BOUNDARY SURVEY LOTS 5, 6, 7, 8, 7 9 BLOCK 15 PROSPECT HILL TRACT" AS PREPARED BY C.T. MALE ASSOCIATES; PROJECT NO. 16.6356; DRAWING NO. 16-D411; DATED JUNE 27, 2016.
 - "NORTHSIDE MIXED-USE - GROUND LEVEL - LOBBY/PARKING" AS PREPARED BY DALPOS ARCHITECTS AND INTEGRATORS; PROJECTS NO. 14011; SHEET NO. A2.2; DATED MAY 20, 2019.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER IN ANY WAY, IF AN FIRM BEARING THE SEAL OF AN ARCHITECT ALTERS, THE SEAL, ARCHITECT SIGNATURE, AND THE DATE OF SIGNATURE, AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SIGNATURE, AND A BRIEF DESCRIPTION OF THE ALTERATION.

Revision Schedule

Rev No	Rev Date	Rev Desc	Issued By



DRAWN BY: NAR
CHECKED BY: SKO
PROJ. NO.: 14011
DATE:
SCALE: 1" = 20'
TITLE:

UTILITY PLAN

C5.0

PRELIMINARY
09-11-2019
NOT FOR CONSTRUCTION
PROGRESS PRINT



July 22, 2019

Ms. Heather Lamendola
CITY OF SYRACUSE
DEPARTMENT OF ZONING
211 City Hall
201 E. Washington Street
Syracuse, NY 13202

*Via Email Only

RE: Northside Project –Towne Home Suites Marriott
401-413 Prospect Ave
City of Syracuse, Onondaga County
PRE-DEVELOPMENT SUMMARY REVIEW COMMENTS
TDK Project No: 2011008

Dear Ms. Lamendola:

In response to the summary comments included in the pre-development meeting notes, dated June 12, 2019 in connection with the above-referenced project, we offer the following documents and responses for your review and distribution:

- City of Syracuse Zoning Permit application
- State Environmental Quality Review (SEQR) long form
- Preliminary Site Development drawings
- Stormwater Pollution Prevention Plan (draft)
- Traffic Study prepared by GTS Consulting

PLANNING:

Owen Kerney (okerney@syrgov.net) via email

The proposed ReZone district is MX-4 which does permit hotels. The applicant's coordination with the hospital will provide an important amenity to families and patients.

The applicant is strongly encouraged to engage the area neighborhood about their development plans for the site, including North Salina Street business owners, and residents of the neighborhood to the east (Laurel, Union, Hickory, McBride, Townsend)

Response: The business model has changed such that there will be no hospital-related activities associated with the proposed hotel facility. As such, there will be no zone change request.

Regarding neighborhood contacts, Mr. Pietrafesa reports that there has been on-going dialogue with the neighborhood groups.

The applicant's inclusion of parking within the building is a good idea, but the applicant must mitigate the effects of this along the streetscape, particularly Prospect Ave. Houses are being removed and the streetscape that replaces should not be limited to ingress/egress to a parking garage.

The applicant should also use other national examples of this brand, that include a better designed and more active grade-level streetscape, particularly along Prospect Avenue. The use of additional design elements, including glazing/storefronts, landscaping, lighting, and architectural design features, should be used to activate the building and the adjacent streetscape.

Response: The area in question along Prospect Avenue includes the main entrance to the hotel. It will feature an architecturally pleasing entranceway design that meets a flush granite curb line at the drop off zone. Landscaping and accent lighting are proposed throughout this area to soften the hardscape areas.

A layout of the entrance is provided on the site plan. In addition to satisfying the City's requirements for street-scape considerations, the design must meet Marriott's standards, as well as the owner's, so it is anticipated that the combined efforts will result in a very attractive street scape. Conceptual building drawings are attached and updated information will be provided in the near future.

ENGINEERING:

John Kivlehan (JKivlehan@syrgov.net)-

With site disturbance being over 10,000 sq. feet, a SWPPP will be required. The County's 1:1 offset ratio will apply and they will need to show pre- and post-sanitary flows and any excess will have to be offset.

Response: A draft SWPPP report is attached for review and comment. In general, a manifolded subsurface ADS drainage system is proposed to temporarily store 0.135 acre-feet (or 44,000 gallons) of stormwater and gradually release it through a control structure to an 8-inch diameter lateral connected into Prospect Avenue combined sewer system.

Projected design flows are 20,700 gpd. Existing multi-unit building flow rates were estimated at 6,600 gpd. Therefore the 1:1 offset cost should be based on 14,100 gpd. The final 1:1 program and associated cost needs to be discussed in more detail with the owner.

CODE ENFORCEMENT:

Brian Thompson (BThompson@syrgov.net)-

*Brian mentioned with building being over 124,000 sq. feet it will require two fire access lanes. Stated the required handicapped spaces have to be present in each of the two respective parking areas and not combined into one of the areas. The kitchen exhaust for the hotel units will have to be addressed, stating that internal ventilation up to the roof may be a possible solution. A **sprinkler system** will be required. Noted that the plans show the outdoor courtyard as having only one exit and the lack of egress will have to be addressed. In regards to the bridge, where it connects to the hospital will also have to comply with building code. Lastly, he added that elevators have to be able to accommodate stretchers.*

Response: Comments understood and will be addressed through the building design, accordingly.

CENTRAL PERMIT OFFICE:

Jake Dishaw (JDishaw@syrgov.net)-

*Confirmed that presenters are planning on having a **resubdivision** done for the site. Jake stated that the common use alley could be possible location for one of the two required fire lanes. He offered a separate smaller meeting with Central Permit Office and Fire Prevention Bureau to further go over details. Jake added that when they are ready to submit plans to call ahead of time and set up a drop off appointment.*

Response: The re-subdivision process is underway with C.T. Male to merge the five (5) properties into a single lot under common ownership.

Regarding the fire lane, Dalpos Architects have met with the City Fire Prevention and Central Permit office at which time it was determined that the use of the rear alley was not prudent given the configuration of the adjacent properties, or necessary given the availability of access to three sides of the future building and available hose reach.

FIRE PREVENTION:

Lt Tim Cushman (TCushman@syrgov.net)-

*Asked that fire alarm and sprinkler designs are included in **building permit plans**. After building permit is issued, **fire alarm** and **sprinkler permits** will each need their own application and shop drawing submittals (3 sets for fire alarm, 2 for sprinkler). He stated that presenters should review the Syracuse Parcel Conservation Code (SPCC) as it applies to mixed use buildings.*

Response: Regarding the fire system components, the requirements are understood. The Syracuse Parcel Conservation Code was also reviewed under the current zoning, it doesn't appear to apply to this project.

NATIONAL GRID:

Chris Gorman (Christophter.Gorman@nationalgrid.com)-

Stated no overhead utilities from National Grid will interfere with the project. Stated they have the option and can include in plans space for an indoor transformer. Stated each residential unit will need its own meter and that if this becomes an issue, they can apply for a waiver from the NYS Public Service Commission.

Response: Project coordination with National Grid is underway. The new service loads for gas and electric, as well as an individual vs. master metering plan are being evaluated. Existing utility infrastructure that requires relocation and/removal is underway concurrently.

SEWERS:

Vince Esposito (VEsposito@syrgov.net)-

Is really unsure of what sort of services are present at the buildings that are going to be demolished. Stated best side of site to place services would be the Prospect Ave side. As far as Laurel Street side, is not sure of the condition of services there and that should be investigated. Also stated that a capacity analysis, storm water discharge and on-site retention study should take place.

Response: We have reviewed combined sewer system information with both the respective City departments and County Water Environment Protection (WEP) officials. According to WEP, there are no capacity issues within their system.

TDK has reviewed WEP's sanitary sewer video of Prospect Avenue to establish existing lateral locations in the street. Granger has located both water and sewer services in the buildings directed toward Prospect Avenue. Additional camera work in the laterals is scheduled for the week of 7/22.

At this time, it is proposed that both the stormwater and sanitary sewer laterals will connect to the combined main on Prospect Avenue. Stormwater system overflow provisions will likely be directed toward East Laurel Street.

WATER:

Kim Kelchner (KKelchner@syrgov.net)-

Service kill fees will have to be paid for the buildings that are going to be demolished. Submittals will need to show mechanicals for fire and domestic services. RPZ (reduced pressure zone) backflow preventers will be needed and a cross connect plan as well. [Cross connect plan](#) can initially be submitted electronically to work out details before final submission. Stated presenters should contact Brian Eisenberg (BEisenberg@syrgov.net) as he coordinates all City demolition permits.

Response: It is understood that service kills at the City main are required under a permit. The backflow prevention device/cross connection control plan design will be provided, accordingly and will be consistent with the Water Department, Fire Engineer and State Department of Health requirements.

TRANSPORTATION:

Neil Milcarek-Burke (NMilcarek-Burke@syrgov.net)-

Asked that presenters avoid blank concrete walls along streetscape. Stated they are looking for a high-quality street scape with wide sidewalks. Stated curb cuts are limited to one per parcel with a maximum width of 24 feet. Stated Prospect Ave and Laurel St corner of parking area may be encroaching into the City's right of way. Added that planned front loading area is not preferred and an area out of sight should be used instead.

Response: The architects are working through the building elements and will take the wall comments into consideration. Regarding the street scape, two curb cuts are proposed to gain entrance into two separate parking levels. This proposed configuration will eliminate five existing curb cuts.

ARBORIST:

Steve Harris (SHarris@syrgov.net)-

Trees along Laurel St side will need rooting volume under the sidewalk. On Prospect Ave side the overall growing space will need to be improved. Also stated that efforts will need to be made to mitigate any removal of trees with the planting of corresponding trees within the area and will advise on this process as project moves forward.

Response: TDK has contacted Russ Houck, P.E. and Steve Harris to review site-specific plantings. Mr. Houck provided planting information and details similar to the City's Creek Walk program. A conceptual landscaping plan consistent with the City's requirements will be prepared and included with the final permit construction drawings.

ASSESSMENT:

Dave Clifford (DClifford@syrgov.net)-

Offered his assistance in applying for PILOT (payment in lieu of taxes) and any other further exemptions the project may qualify for.

Response: Understood and appreciated.

Northside Project –Towne Home Suites by Marriott
401-413 Prospect Ave
PRE-DEVELOPMENT SUMMARY REVIEW COMMENTS
TDK Project No. 2019039
July 22, 2019

CENTRAL PERMIT OFFICE:

Youlanda Johnson (YJohnson@sygov.net)-

Stated that presenters can feel free to reach out to her if they need any assistance in setting up further meetings. As mentioned earlier, parking lot may need an encroachment. Road cut permit will cover sidewalk construction, utility cuts, and curb cut work. Application will need four sets of plans & general liability insurance and temporary traffic control plan. The actual curb cut locations should be approved by zoning in the site plan

Response: Understood and appreciated and will be complied with at the appropriate time.

Please review and distribute as necessary. We are requesting placement on the City's agenda for the first meeting in August. If you have any questions or require additional information to continue your review, please give us a call. Thanks in advance for your assistance.

Sincerely,

TDK ENGINEERING ASSOCIATES, P.C.

Stephanie F. Hall, Admin. Asst.

For

Joseph E. Durand, P.E.

JED/sjp

Enclosure(s)

Cc: Via Email Only:

Rich Pietrafesa, Owner
John A. Bartolotti, Dalpos
Mark DiGiorgio, Dalpos
Les Granger, Granger
Walter Bok, Granger



T Consulting



1396 White Bridge Road
Chittenango, NY 13037
Tel: (315) 391-5110 Fax: (315) 687-6267

April 2, 2019

BWI Hotel Acquisitions I, LLC
104 Wendell Terrace
Syracuse, NY 13203-1319

**Re: Trip Generation Review – Proposed Mixed Use Redevelopment
Prospect Avenue, Syracuse, NY**

Dear Mr. Pietrafesa:

I have completed my trip generation review for the proposed mixed use redevelopment on Prospect Avenue in the City of Syracuse. This letter summarizes the work completed in this review as well as my findings.

Project Understanding

The five properties that will be combined for the proposed redevelopment include 401, 405, 407, 409 and 411-413 Prospect Avenue, immediately to the north of East Laurel Street and on the west side of Prospect Avenue. Altogether, the five existing properties currently include 48 apartment units. The proposed mixed use redevelopment includes a 90 room hotel and 19 apartments, and will include a pedestrian bridge connection to St. Joseph’s Hospital Health Center. It is envisioned that the apartments will be marketed toward hospital employees. Parking for the development will be provided on-site and will be accessed to/from Prospect Avenue.

Trip Generation Estimate and Distribution

Trips generated by the existing and proposed development were estimated using the ITE Trip Generation, 10th Edition, which is the industry accepted standard for estimating traffic generated by new developments. Land Use 221 – Multifamily Housing (Mid-Rise) and Land Use 310 – Hotel were used.

The following tables summarize the total peak hour traffic generation estimates for the existing and proposed redevelopment.

**Trip Generation Summary – Existing Development
Apartments – 48 Units**

	Morning Peak Hour		Evening Peak Hour	
	Entering	Exiting	Entering	Exiting
Apartments – 48 Units	4	13	13	8



Mr. Pietrafesa
April 2, 2019
Page 2 of 3

**Re: Trip Generation Review – Proposed Mixed Use Redevelopment
Prospect Avenue, Syracuse, NY**

**Trip Generation Summary – Proposed Redevelopment
Hotel – 90 Rooms / Apartments – 19 Units**

	Morning Peak Hour		Evening Peak Hour	
	Entering	Exiting	Entering	Exiting
Hotel – 90 Rooms	25	17	28	26
Apartments – 19 Units	2	5	5	3
Total Trips Generated	27	22	33	29

Both the existing and proposed developments are minor overall traffic generators. The redevelopment has the potential to increase the traffic generated by the site by approximately 21 cars entering/9 cars exiting in the morning peak hour, and 20 cars entering/21 cars exiting during the evening peak hour. This equates to an increase in traffic of approximately 1 additional car or less entering and exiting the area every 3 minutes. This minimal increase in traffic will not be noticeable to motorists in the area. The detailed trip generation estimate has been attached.

It is noted that the trip generation estimate is extremely conservative in that it does not account for the fact that many of the residents in the apartments or visitors to the hotel will be working at or visiting the St. Joseph's Hospital. The use of the apartments and hotel by hospital staff and visitors is expected to reduce the traffic generation by at least 25-30% during the peak hours. The development includes a pedestrian bridge to the hospital to provide safe and sheltered pedestrian access.

Historical traffic volumes on Route 11 (State Street/Salina Street) from 2011 and Butternut Street from 2016 were reviewed to identify the magnitude of the traffic volumes on the roadways providing access to Prospect Avenue or East Laurel Street. Traffic volumes on Route 11 are in the range of 250-350 vehicles in each direction during the peak hours while traffic volumes on Butternut Street are in the range of 300-400 vehicles in each direction during the peak hours. With a total traffic volume passing access points to the site in the range of 550-750 vehicles during the peak hours, the increased traffic generation of 30-40 total vehicles represents an increase in area traffic of approximately 5%. With reductions in traffic generation associated with the hospital staff/visitor use of the site, the actual increase in area traffic volumes will be much less than 5%. The NYSDOT AADT count data has been attached.

Conclusions

The additional traffic generated by the proposed mixed use redevelopment of the properties at 401-413 Prospect Avenue is insignificant and will not result in any noticeable increases in traffic movements entering and exiting the area at the adjacent intersections. Even with conservative estimates that do not

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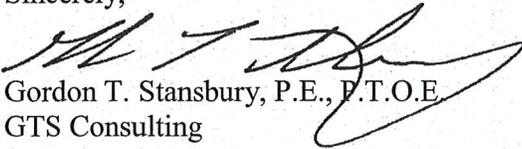
Mr. Pietrafesa
April 2, 2019
Page 3 of 3

**Re: Trip Generation Review – Proposed Mixed Use Redevelopment
Prospect Avenue, Syracuse, NY**

account for hospital staff/visitor use of the site, the proposed redevelopment is only projected to generate 30 total new trips (21 entering/9 exiting) during the morning peak hour and 41 total new trips (20 entering/21 existing) during the evening peak hour. These traffic volumes do not meet typical industry accepted standards to warrant a full traffic impact study. There are no concerns related to traffic associated with this proposed redevelopment project.

If you have any questions or need additional information, please call.

Sincerely,



Gordon T. Stansbury, P.E., P.T.O.E.
GTS Consulting

Attachments – Trip Generation Estimate
NYSDOT AADT Traffic Volumes

Proposed Mixed Use Development - Syracuse, NY 401-413 Prospect Avenue

Trip Generation Estimate

Existing Development	48 Units - Apartments	
Proposed Development	90 Room - Hotel	
	19 Units - Apartments	

ITE Trip Generation - 10th Edition

<u>Land Use 221 - Multifamily Housing (Mid-Rise)</u>		
AM Peak Hour	0.36 Trips/Unit	74% Exit
PM Peak Hour	0.44 Trips/Unit	39% Exit
<u>Land Use 310 - Hotel</u>		
AM Peak Hour	0.47 Trips/Room	41% Exit
PM Peak Hour	0.60 Trips/Unit	49% Exit

Trip Generation Summary - Existing Use - 48 Apartments

Development	Size	Morning Peak Hour		Evening Peak Hour		Total Trips
		Entering	Exiting	Entering	Exiting	
Apartments	48 Units	17	4	13	13	21
						8

Trip Generation Summary - Proposed Use - 90 Room Hotel / 19 Apartments

Development	Size	Morning Peak Hour		Evening Peak Hour		Total Trips
		Entering	Exiting	Entering	Exiting	
Hotel	90 Rooms	42	25	17	28	54
Apartments	19 Units	7	2	5	5	8
Total Trips Generated		49	27	22	33	62
Net Change - Total Trips Generated		+32		+23		+41
						+21

**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: Townplace Suites Mixed Use		
Project Location (describe, and attach a general location map): 401-403; 405; 407; 409 and 411-413 Prospect Ave. in the City of Syracuse - (Intersection of Prospect Avenue and E. Laurel St.)		
Brief Description of Proposed Action (include purpose or need): The proposed project will consist of the re-development of land (the land is currently divided into 5 separate tax parcels 017.-03-05.0; 017.-03-06.0; 017.-03-07.0; 017.-03-08.0; 017.-03-09.0) located at the corner of Prospect Avenue and East Laurel Street. The project will consist of a hotel comprised of: (1) a 90-room extended-stay hotel; and (2) 24 market rate apartments. The proposed building will be connected to St. Joseph's Hospital Health Center via a sky-bridge. The 90-room extended-stay hotel is designed to capture the recent trend in medical tourism and will be marketed to patient families and post-operative patients. The 24 market-rate apartments will consist of modern, convenient apartments for medical residents and nursing students.		
Name of Applicant/Sponsor: BWI Hotel Acquisitions I LLC		Telephone: 315-952-2831 E-Mail: richard.pietrafesa@gmail.com
Address: 104 Wendell Terrace		
City/PO: Syracuse	State: New York	Zip Code: 13203
Project Contact (if not same as sponsor; give name and title/role): Richard Pietrafesa, Managing Member		Telephone: 315-952-2831 E-Mail: richard.pietrafesa@gmail.com
Address: Same		
City/PO:	State:	Zip Code:
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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City of Syracuse Common Council - Skybridge Access	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	City of Syracuse: Project Site Review	TBD
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Zoning - Potential Area Variance	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Industrial Development Agency; City DPW(curb cuts); Code Review Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County Health Department; Possible Onondaga County Planning Board referral	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Possible Dep't of Health approval for medical space use/skybridge under Art. 28 of the PHL	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. 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 ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): <u>Opportunity Zone</u> _____ _____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?
Local Business District, Class A

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? _____

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 and Fire Departments

c. Which fire protection and emergency medical services serve the project site?
Syracuse City Fire Department

d. What parks serve the project site?
McBride Park

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)? Mixed Use: Extended-stay hotel rooms; market rate apartments

b. a. Total acreage of the site of the proposed action? 0.852 acres
b. Total acreage to be physically disturbed? 0.852 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.852 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)
Re-subdivision of separate tax parcels for single hotel development
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 18-20 months
ii. If Yes:
• Total number of phases anticipated 1
• Anticipated commencement date of phase 1 (including demolition) 08-10 month 2019 year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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>24 apartments within hotel</u>
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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: 85 height; 135.75 width; and 242.75 length

iii. Approximate extent of building space to be heated or cooled: 131,800 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: Stormwater management

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

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

iv. Approximate size of the proposed impoundment. Volume: 0.040 million gallons; surface area: TBD 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): Manifolded ADS HDPE subsurface storage system w/discharge control structure

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? Building foundation system

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

- Volume (specify tons or cubic yards): 11,500 cy
- Over what duration of time? 3 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. Material will be removed from the site and re-used as hard fill

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. Potential dewatering will be filtered and discharged into sewers through WEP

v. What is the total area to be dredged or excavated? 0.75 acres

vi. What is the maximum area to be worked at any one time? 0.75 acres

vii. What would be the maximum depth of excavation or dredging? 19 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: Disturbed area replaced by proposed structure

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: _____ 14,100 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 Department of Water
- 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: _____ 20,700 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 wastewater typical to residential apartment and hotel complex 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 (Metro)
- Name of district: WEP Sanitary 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

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

 Project involves replacing existing lateral _____

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: _____
 N/A

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 0.82 acres (impervious surface)
 _____ Square feet or 0.85 acres (parcel size)
- ii. Describe types of new point sources. _____
- 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)?
On-Site stormwater management facility/structure with off-site discharge to municipal system.
- 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) _____
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____

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 (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ 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 _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
Refer to traffic study prepare by GTS Consulting

iii. Parking spaces: Existing _____ 10 _____ Proposed _____ 126 _____ Net increase/decrease _____ 116

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: _____

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: _____
1600 KVA at 208 3 phase (load)

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

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.

i. During Construction:

- Monday - Friday: _____ 7 a.m. - 6 p.m. _____
- Saturday: _____ 7 a.m. - 6 p.m. (possible) _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 24 hrs for hotel _____
- Saturday: _____ 24 hrs for hotel _____
- Sunday: _____ 24 hrs for hotel _____
- Holidays: _____ 24 hrs for hotel _____

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:
It is anticipated that typical building construction activities will create noise levels exceeding existing conditions. However, typical operations for the completed project will not increase ambient noise levels.

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:
Exterior lighting is anticipated at building entrances and within designated parking areas. The exterior lighting design is pending and final details will be forwarded as they become available.

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: _____ 550 tons per _____ during demolition (unit of time)
- Operation : _____ 3.4 tons per _____ month (unit of time)

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

- Construction: Recycling of building materials off-site consistent with OCRRA provisions.
- Operation: Recycling typical hotel waste stream, as applicable

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

- Construction: C&D landfill
- Operation: TBD

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): _____

ii. If mix of uses, generally describe:
 Hospital, Business/Retail, Abandoned Residential, Commercial etc.

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	0.58	0.82	+0.24
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• 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	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn</u>	0.27	0.03	-0.24

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:
St. Joseph's Hospital Health Center

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): 0550652, 1308054
 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: _____
N/A
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): V00588, C734089, E734109
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
V00588: No further action at this time, C734089: Completed, E734109: No further action at this time

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? _____ >10 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	_____	70.3 %
Urban Land	_____	29.7 %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ >5 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	95 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	4 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	1 % of site

f. Approximate proportion of proposed action site with slopes:

<input type="checkbox"/> 0-10%:	_____	95 % of site
<input type="checkbox"/> 10-15%:	_____	4 % of site
<input type="checkbox"/> 15% or greater:	_____	1 % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- 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: _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site:		
Typical Urban Wildlife	Squirrels	Rabbits
Skunks	Woodchucks	Possums
Deer	Birds	Bats
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		
Peregrine Falcon		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		

E.3. Designated Public Resources On or Near Project Site		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
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: ST. JOSEPH'S HOSPITAL NURSES HOME, North Salina Street Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No