BARCLAY DAMON LLP

Matthew T. Kerwin
Counsel

December 3, 2018

VIA ELECTRONIC MAIL

Syracuse Zoning Administration
Attn: Heather Lamendola, Zoning Administrator
City Hall Commons, Room 212
201 East Washington St.
Syracuse, New York 13202-1426

Re: AXA Tower Resubdivision – Block 134.

Dear Zoning Administrator Lamendola:

Enclosed please find a fully executed Application for Resubdivision concerning tax parcels 102.-12-01.3 and 102.-12-02.2 located on Block 134 and bordered by Madison Street, South Warren Street, Harrison Street, and Montgomery Street in the City of Syracuse. The application includes the completed application form and a short environmental assessment form. Please note that the proposed resubdivision map was delivered to your office separately.

We look forward to discussing the application with the Planning Commission at its meeting on December 10, 2018. If you require further information, please contact me at the number below. Thank you.

Very truly yours,

Matthew T. Kerwin

Enclosure

Barclay Damon Tower 125 East Jefferson Street Syracuse, New York 13202 barclaydamon.com
MKerwin@barclaydamon.com Direct: (315) 425-2820 Fax: (315) 425-8552

Syracuse Zoning Administration — **Application for Resubdivision/Lot Alteration**

City Hall Commons * Room 101 * 201 East Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For office use only: District: _____ Filing Date: _____ Case #: _____

☐ Resubdivision ☐ Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

100 Madison St. Syracuse, NY 13202

235 Harrison St. Syracuse, NY 13202

TAX MAP NUMBERS: (of each property involved)

Section: 102 Block: 12 Lot: 01.3 Section: _____ Block: _____ Lot: _____

Section: 102 Block: 12 Lot: 02.2 Section: _____ Block: _____ Lot: _____

PROPERTY OWNER(S): (If more than one owner, **attach additional pages**)

NAME: Towers Realty LR, Ltd. - and - City of Syracuse

MAILING ADDRESS: c/o Amtrust Realty Corp., 250 Broadway NY, NY

ZIP: 10007 DAYTIME PHONE: 212-619-6930

HOME PHONE: _____ E-MAIL: aholker@amtrustre.com

REPRESENTATIVE: Attorney or Other contact: Matthew Kerwin, Esq.

(Complete only if a representative is involved with this application)

NAME: Matthew Kerwin

MAILING ADDRESS: 125 E. Jefferson St. Syracuse, NY

ZIP: 13202 TELEPHONE: 315-425-2820 E-MAIL mkerwin@barclaydamon.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

business / office, parking garage

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

AXA Towers office buildings, plaza, and parking garage

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

The resubdivision is in furtherance of the proposed conveyance by the City of Syracuse of its interests in the parking garage and plaza located on the parcels to the Syracuse local Development Corporation.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

☐ **YES** ☑ **NO**

***NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.**

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 are 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.

Towers Realty LR, Ltd.: _____ / City of Syracuse: _____ 12/3/18

CURRENT PROPERTY OWNER SIGNATURE **DATE**

Anne Holker, Auth. Rep. / David Clifford, Commissioner, Dept. of Assessment

Please legibly PRINT SIGNATURE/NAME and TITLE

REQUIRED SUBMITTALS

☐ **APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).

☐ **SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.

☐ **MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**

a. 7 COPIES – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.

b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)

c. Must also contain a location map for the subject property.

d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

****

REFERRAL NEEDED

☐ ONONDAGA COUNTY PLANNING BOARD

☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).

☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

APPLICATION for RESUBDIVISION

Parcels

1) 102.-12-01.3

The parcel is located at 100 Madison Street and is owned by Towers Realty LR, Ltd. (beneficial owner of the property from the Syracuse Industrial Development Agency).

2) 102.-12-02.2

The parcel is located at 235 Harrison Street and is owned by the City of Syracuse.

Overview

Towers Realty LR, Ltd. and the City of Syracuse, as owners of the parcels described above that comprise Block 134, seek to resubdivide the two parcels to create two new lots as depicted on the preliminary plan entitled "Block 134 Resubdivision." Proposed Lot 1 will include the existing AXA Towers structure located along Madison Street. Proposed Lot 2 will include the remainder of the existing parcels, as well as the parking garage and plaza. The resubdivision is in furtherance of the proposed conveyance by the City of Syracuse of its ownership interests in the parking garage and the plaza located on both existing parcels to the Syracuse Local Development Corporation.

MADISON — (ONE WAY STREET) STREET
66' WIDE PUBLIC RIGHT OF WAY

SOUTH WARREN STREET
66' WIDE PUBLIC RIGHT OF WAY

MONTGOMERY — (ONE WAY STREET) STREET
66' WIDE PUBLIC RIGHT OF WAY

HARRISON — (ONE WAY STREET) STREET
66' WIDE PUBLIC RIGHT OF WAY

HARRISON PLACE

NEW LOT 1
50,326 sq.ft. / 1.155 acres

NEW LOT 2
119,054 sq.ft. / 2.733 acres

S 89°47'10" E 471.79'

S 89°50'32" E 94.71'

S 89°52'32" E 94.60'

S. 89°49'11" E 194.79'

N 89°47'38" W 94.73'

N 89°51'18" W 194.75'

N 89°52'32" W 94.60'

N 89°49'40" W 471.53'

N 0°10'26" E 150.74'

S 0°11'09" W 150.72'

N 0°03'30" E 359.29'

S 0°08'00" W 358.94'

S 0°09'56" W 19.52'

N 0°11'09" E 19.52'

S 0°09'56" W 19.40'

N 0°11'09" E 19.42'

FACE OF BUILDING-2nd STORY THRU 5th STORY

FACE OF BUILDING AT GROUND LEVEL

5 STORY BUILDING
No. 100 MADISON STREET

19 STORY BUILDING
(240.1'ABOVE PLAZA LEVEL)

NOW OR FORMERLY
SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
BOOK 3499 PAGE 133
TAX PARCEL 102-12-01.3

PROPOSED EASEMENT EXTENSION

PERMANENT EASEMENT & RIGHT OF WAY TO CITY OF SYRACUSE BOOK 2305 PAGE 140
LIMITED TO 14' ABOVE PLAZA LEVEL
PLAZA ELEV.=39.0'± (CITY DATUM)

PERMANENT EASEMENT BOOK 4192 PAGE 13

PERMANENT EASEMENT EXCEPTION ABOVE ELEV. 37.0 (CITY DATUM)

PERMANENT EASEMENT EXCEPTION ABOVE ELEV. 29.0 (CITY DATUM)

NOW OR FORMERLY
CITY OF SYRACUSE
(BOOK 4192 PAGE 13)
TAX PARCEL 102-12-02.2

"COMMERCIAL BUILDING"
No. 235 HARRISON STREET
THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK
RESERVES AIR RIGHTS ABOVE ELEVATION 59.05 (CITY DATUM)
EXPIRES 12/31/2018 – PER BOOK 4192 PAGE 13

1 STORY

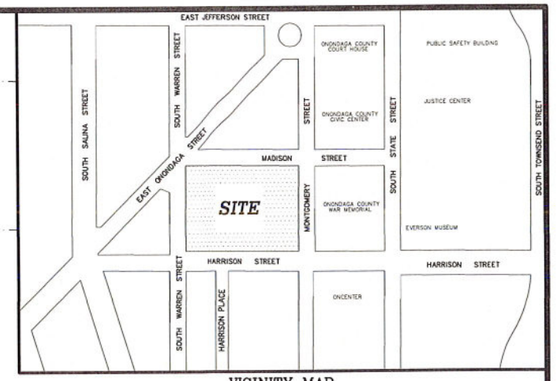
PROPOSED GARAGE EASEMENT

NEW YORK TELEPHONE Co. EASEMENT
BOOK 3793 PAGE 87
APPROX. TO CEILING UNDERGROUND GARAGE
ATTACHED TO BUILDING
BOX MAP 331 MAP 192

POINT A'
POINT B'
POINT OF BEGINNING
BK. 4192 PG. 13

FACE UNDERGROUND GARAGE
CONCRETE WALL
CONCRETE SIDEWALK
STREET LINE
CURB
GRATE
RAMP DOWN TO UNDERGROUND GARAGE
RAMP UP FROM UNDERGROUND GARAGE
CONCRETE SIDEWALK
WALKWAY
OVERHANG
STEPS
PLANTER
STAIRWELL
FLAG POLES
PUTTING GREEN
SIGN
CB
PILLARS
GUARD SHACK
ASPHALT
CONCRETE
CONC. WALLS
EASTERLY FACE UNDERGROUND GARAGE
PROPOSED GARAGE EASEMENT

VICINITY MAP



LEGEND

- HYDRANT
- WATER VALVE
- GAS VALVE
- MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- LIGHT POLE
- TRAFFIC POLE
- FLOOR DRAIN
- SIGN
- CB – CATCH BASIN
- GRATE

APPROVALS

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Location surveys do not include the staking of the property corners except as shown.

No.	DATE	REVISION	BY

LEHR
LAND SURVEYORS
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
lehrsurveyors@aol.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

BLOCK 134 RESUBDIVSION
CITY OF SYRACUSE

PRELIMINARY PLAN

RE-SUBDIVISION ON BLOCK 134, CITY OF SYRACUSE

KNOWN AS No. 100 MADISON STREET & 235 HARRISON STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 04 DEC 2017 | MAP DATE: 26 NOV 2018 | SCALE: 1"=30' | DRAWN BY: KRH

REVISIONS: | DRAWING No. 18-K-32 *D*

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
AXA Resubdivision

Project Location (describe, and attach a location map):
100 Madison Street and 235 Harrison Street, Syracuse, NY 13202

Brief Description of Proposed Action:
Proposed resubdivision of parcels 102.-12-01.3 and 102.-12-02.2 to create 2 newly configured lots.

Name of Applicant or Sponsor:	Telephone:
Towers Realty LR, Ltd.; City of Syracuse	E-Mail:

Address:
c/o Amtrust Realty Corp., 250 Broadway;

City/PO:	State:	Zip Code:
NY	NY	10007

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 3.6 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.6 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): office
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES
	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon resubdivision will not result in any physical improvements to the parcels	☐	☑
16. Is the project site located in the 100 year flood plain?	NO	YES
	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

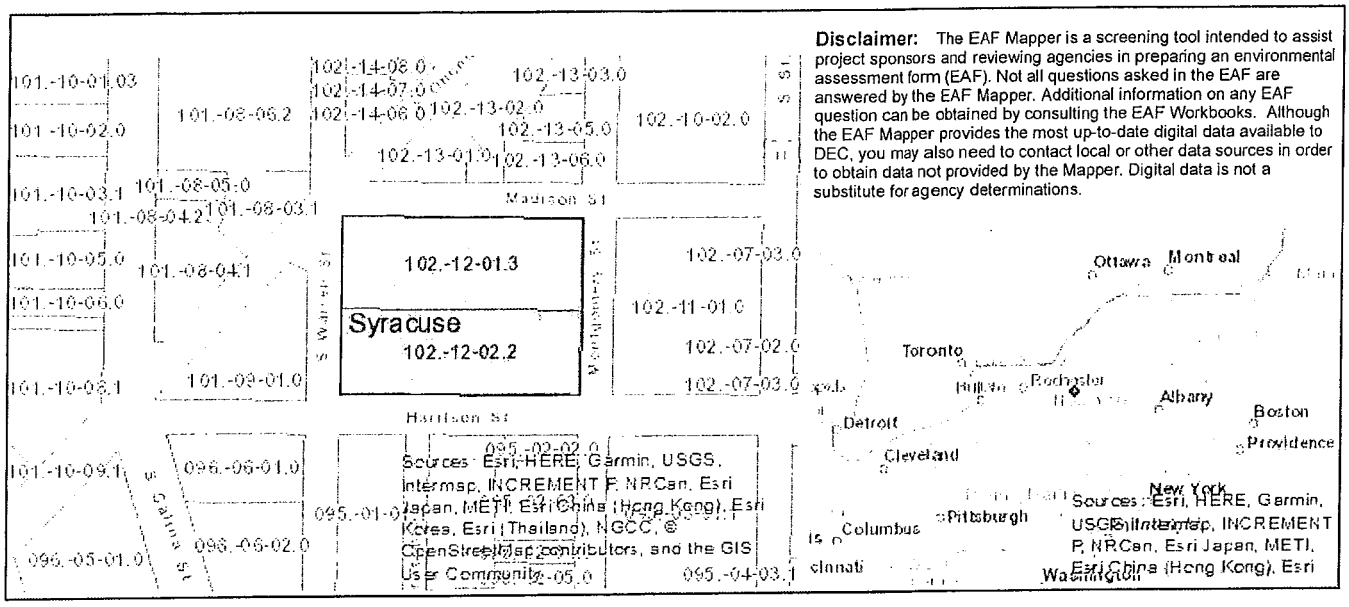
Applicant/sponsor name: MATTHEW KEKWICK, ATTORNEY Date: 12/3/18

Signature: Matthew T. Kekwick

PRINT FORM

EAF Mapper Summary Report

Monday, December 03, 2018 11:42 AM



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

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