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: RB & RC Filing Date: 12/5/2018 Case #: R-19-02

☐ Resubdivision ☐ Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

1219-1221, 1225-1227, 1231, 1301, 1311, 1317, 1323 East Genesee & 208, 210, 212-214 & 224 Ashworth

TAX MAP NUMBERS: (of each property involved)

Section: **Block:** **Lot:** **Section:** **Block:** **Lot:** (See attached)

Section: **Block:** **Lot:** **Section:** **Block:** **Lot:**

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

NAME: North Genesee Associates

MAILING ADDRESS: 3 E. Stow Road, Suite 260, Marlton, NJ

ZIP: 08053 DAYTIME PHONE:

HOME PHONE: E-MAIL: shillebrand@themichaels.org

REPRESENTATIVE: Attorney or Other contact: Kevin R. McAuliffe

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

NAME: Kevin R. McAuliffe - Barclay Damon

MAILING ADDRESS: 125 East Jefferson, Syracuse, NY

ZIP: 13202 TELEPHONE: 425-2875 E-MAIL KMcAuliffe@BarclayDamon.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

Multi-Family Rentals, see attached for further detail.

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

See attached

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

Combine 12 lots into a single lot to be developed into a Multi-Story Residential Building with Parking and Amenities.

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.

JAM 11/16/10

CURRENT PROPERTY OWNER SIGNATURE **DATE**

JAMES A. MALESICH, JR. / AUTHORIZED SIGNATORY

Please legibly PRINT SIGNATURE NAME and TITLE

REQUIRED SUBMITTALS

[X] **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.

[X] **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

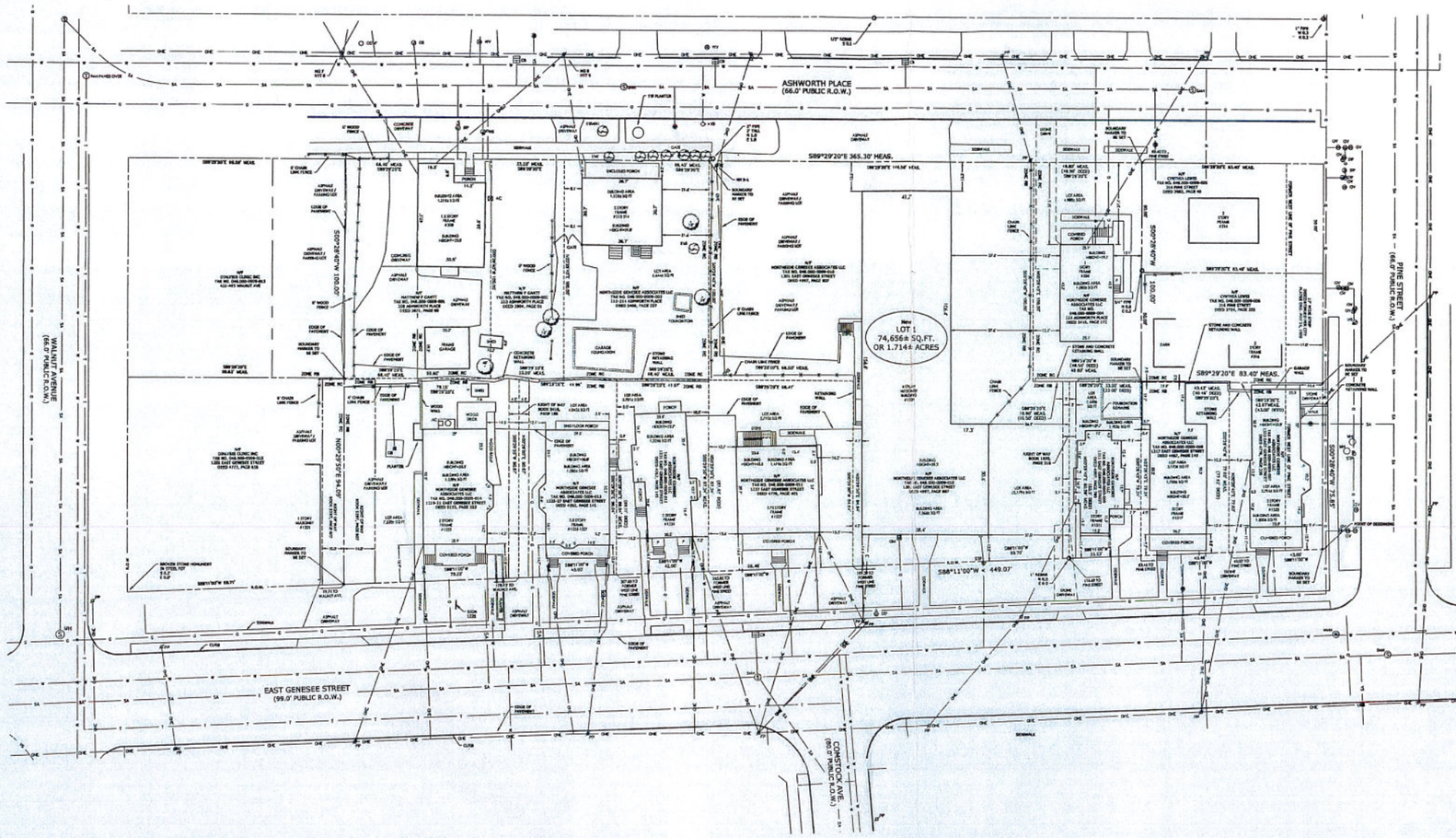
[ ] ONONDAGA COUNTY PLANNING BOARD

[ ] 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) _____

Schedule A - Properties included in Resubdvision request				
Address	**Trax Account Number**	**Lot Area**	**Owner**	**Landuse**
1219-21 East Genesee Street	048.000-0009-014	7,320 sf	Northside Genesee Associates (NGA)	2 Story Woodframe with 4 rental units
1225-27 East Genesee Street	048.000-0009-013	4,045 sf	Northside Genesee Associates	2.5 Story Woodframe with 5 rental units
1231 East Genesee Street	048.000-0009-012	3,701 sf	Northside Genesee Associates	2 Story Woodframe with 3 rental units
1237 East Genesee Street	048.000-0009-011	5,710 sf	Northside Genesee Associates	3 Story Woodframe with 8 rental units
1301 East Genesee Street	048.000-0009-010	23,179 sf	Northside Genesee Associates	4 Story masonry bldg "The Roosevelt" 25 units
1311 East Genesee Street	048-000-0009-09	2,653 sf	Northside Genesee Associates	2 Story Woodframe with 2 rental units
1317 East Genesee Street	048-000-0009-08	3,170 sf	Northside Genesee Associates	2 Story Woodframe with 2 rental units
1323 East Genesee Street	048-000-0009-07	3,296 sf	Northside Genesee Associates	3 Story Woodframe with 3 rental units
224 Ashworth Place	048-000-0009-04	4,980 sf	Northside Genesee Associates	1 Story Woodframe with 1 rental unit
212-214 Ashworth Place	048-000-0009-03	6,644 sf	Northside Genesee Associates	2 Story Woodframe with 2 rental units
210 Ashworth Place	048-000-0009-02	3,485 sf	Matthew F Gantt (Contract with NGA)	Vacant
208 Ashworth Place	048-000-0009-01	6,534 sf	Matthew F Gantt (Contract with NGA)	1.5 Story Woodframe with garage

ZONING ANALYSIS (RB - RESIDENTIAL DISTRICT, CLASS B)	
	REQUIRED
REQUIRED FRONTAGE	N/A
BUILDING SEPARATION	N/A
MAXIMUM BUILDING HEIGHT	N/A
MINIMUM FRONT YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
REAR YARD SETBACK	29.58'
MAX BUILDING COVERAGE	40%
OPEN AREA REQUIREMENT (GREEN SPACE)	30% OPEN AND WOODED
MINIMUM PARKING STALLS	1 PARKING SPOT PER UNIT
MINIMUM STALL SIZE	9'X18'
DENSITY	1,000 SF PER UNIT 110,000 SF



HORIZONTAL SCALE
20 0 10 20 40
SCALE: 1:20

N

NOTES:

1. 1231 EAST GENESEE STREET MAY BE SUBJECT TO A DRIVEWAY USE AGREEMENT CONTAINED IN A DEED AT LIBER 468 PAGE 119
2. 1237 EAST GENESEE STREET MAY BE SUBJECT TO A DRIVEWAY USE AGREEMENT CONTAINED IN A DEED AT LIBER 468 PAGE 119

REFERENCES:

1. CERTIFICATE OF TITLE PREPARED BY FITCH TITLE AGENCY, INC., FILE NO. FTA-17-210 DATED MARCH 8, 2017
2. OWNERS POLICY OF TITLE INSURANCE PREPARED BY FITCH TITLE AGENCY, INC., FILE NO. FTA-17-032EC, DATED MARCH 8, 2017
3. ALTA SURVEY MAP PREPARED BY PASSERO ASSOCIATES, PROJECT NO. 20172421.0001, DATED AUGUST 2017.

NOTE

1. PER FIRM MAP NO. 36067C0217F, EFFECTIVE DATE NOVEMBER 4, 2016. SUBJECT PARCELS ARE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 15, 2017. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

11/28/18
DATE

ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701
BVENTO@PASSERO.COM

APPROVALS

OWNER

MATTHEW P CAMMIT
TAX NO. 048.000-0009-001
TAX NO. 048.000-0009-002

DATE

OWNER

NORTHSIDE GENESEE ASSOCIATES LLC
TAX NO. 048.000-0009-003
TAX NO. 048.000-0009-004
TAX NO. 048.000-0010-007
TAX NO. 048.000-0010-008
TAX NO. 048.000-0010-009
TAX NO. 048.000-0010-010
TAX NO. 048.000-0010-011
TAX NO. 048.000-0010-013
TAX NO. 048.000-0010-012
TAX NO. 048.000-0010-014

DATE

PA
Passero Associates
Rochester, NY • Fernandina Beach, FL
www.passero.com

THE LICENSED PERSON TO WHOM THIS SURVEY MAP IS CERTIFIED ACCEPTS RESPONSIBILITY ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO THE ORGANIZATION FOR WHOM THE SURVEY IS PREPARED, AND TO THOSE PERSONS OR ENTITIES INDICATED ON THIS SURVEY MAP AS BENEFICIARY THEREOF.

LEGEND	
CB	Catchbasin
CO	Cleanout
GV	Gas Valve
HYD	Hydrant
LP	Lightpole
MH	Manhole (Unknown Type)
MH	Manhole Electric
MH	Manhole Inlet Storm Drainage
MH	Manhole Storm Drainage
MH	Manhole Sanitary Sewer
	Sign Post (Single)
	Utility Pole
	Utility Pole Anchor Hike
	Utility Pole with Light
WS	Water Service
WV	Water Valve

Revisions

No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

Passero Associates
243 West Main Street, Rochester, NY 14614 (585) 325-1000 Fax: (585) 325-1691
Principal-in-Charge: John F. Caruso, PE
Project Manager: Robert A. Vento, PLS
Drafted by: R.O.C.

Client
The Michael Orginization
Steve Hillebrand
3 East Stow Road
Marlton, N.J. 08053
(585) 355-1583
shillebrand@themichaelsorg.com

RESUBDIVISION MAP

COMBINING PARCELS
208 Ashworth Place
210 Ashworth Place
212-214 Ashworth Place
224 Ashworth Place
1219-1221 East Genesee Street
1225-1227 East Genesee Street
1231 East Genesee Street
1237 East Genesee Street
1301 East Genesee Street
1311 East Genesee Street
1317 East Genesee Street
1323 East Genesee Street

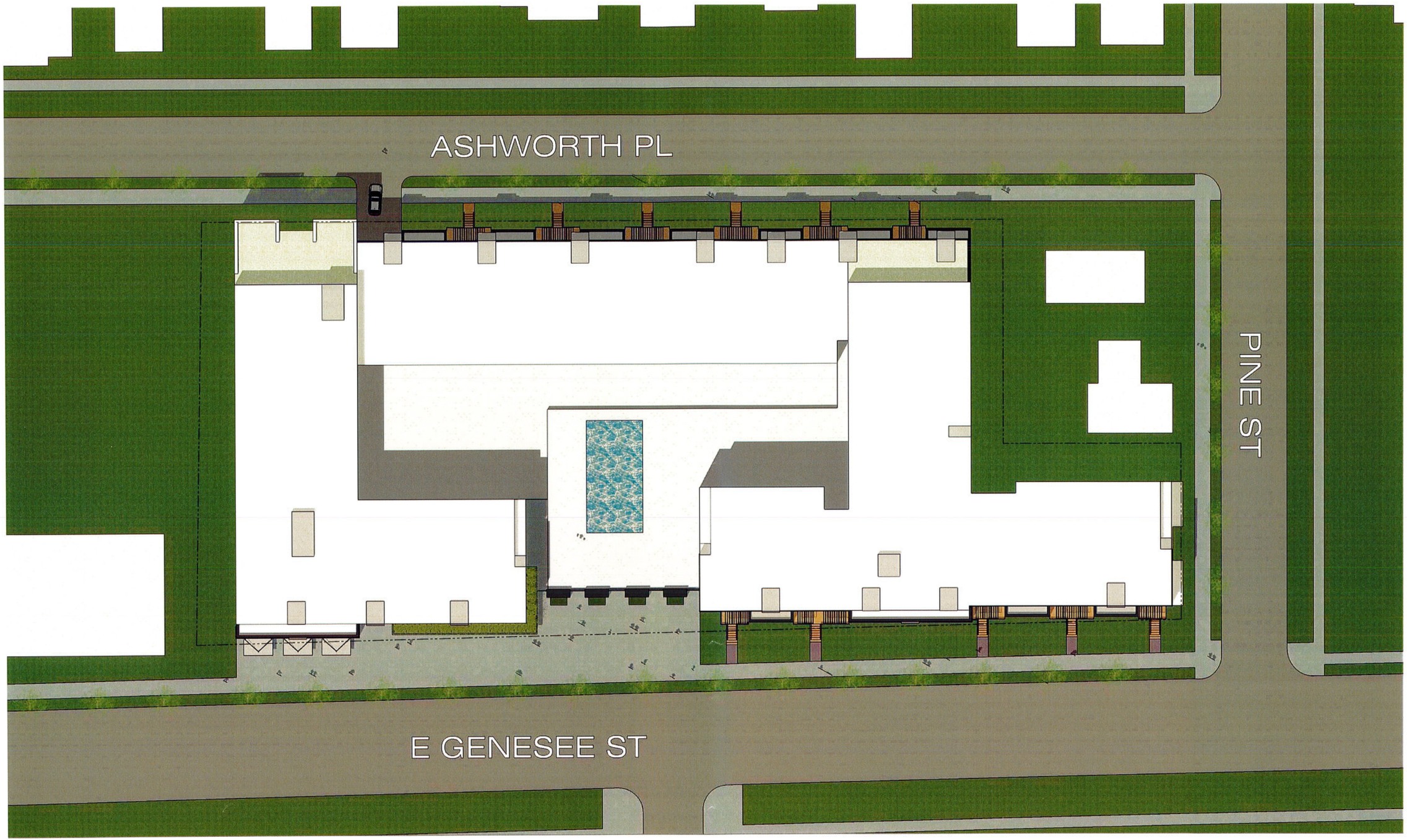
Being Parts of Lots 150, 166, 167, 194, 195, 196, 198, 199, 200 & 201 In Block 223 & 223B, City of Syracuse, Onondaga County, New York State

Project No.: 20172421.0001

Drawing No.: SUB-1 | Sheet No.: 1 OF 1

Scale: 1" = 20'

Date: NOVEMBER, 2017



E GENESEE STREET
SYRACUSE, NY

10/12/2018

SHEET
A01

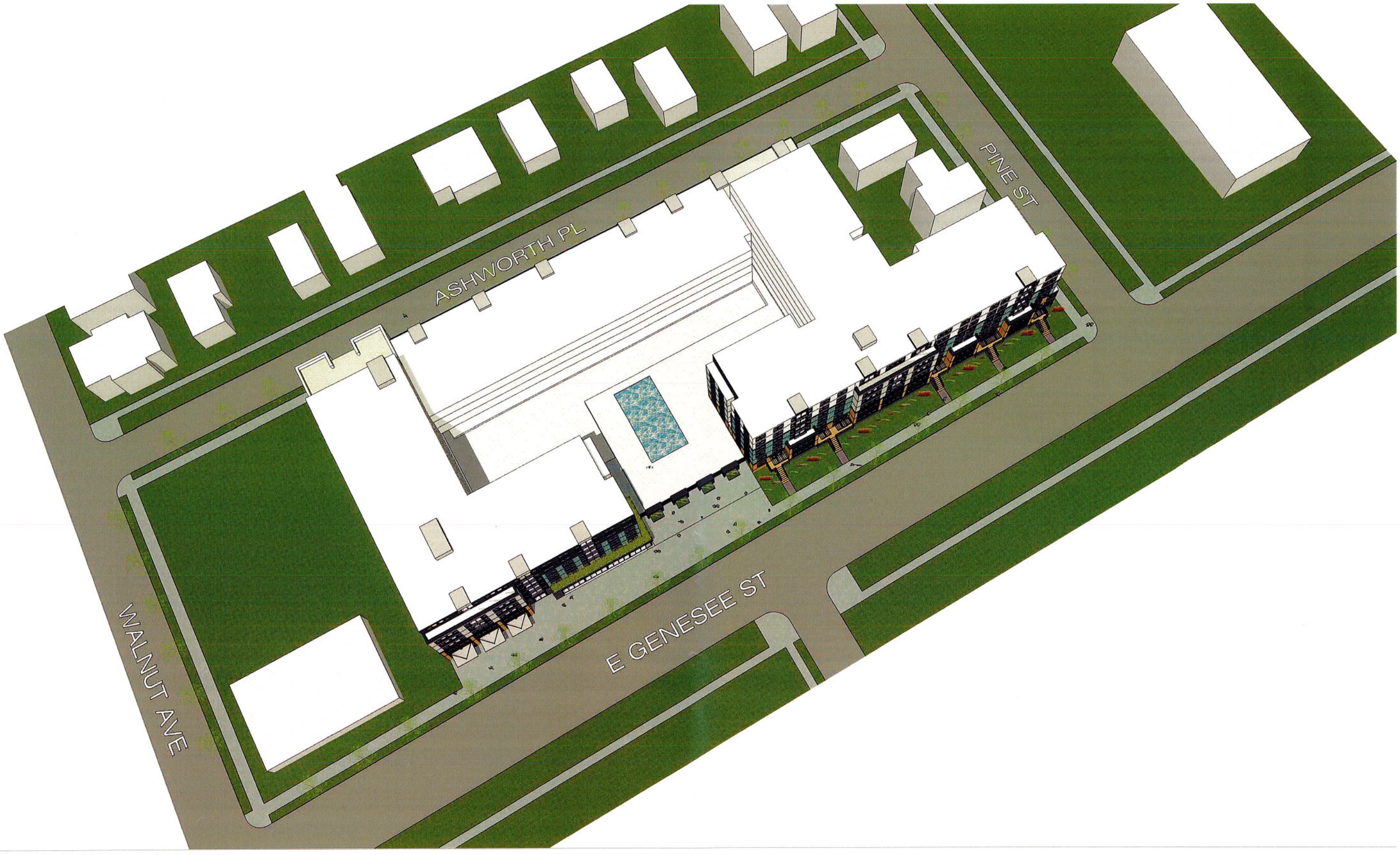
SITE PLAN 1:40 SCALE

True North

Michaels
COMMUNITIES THAT *lift* LIVES

PA

BKV GROUP



E GENESEE STREET
SYRACUSE, NY
10/12/2018

SHEET
A02

AERIAL SITE PLAN

Michaels
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PA
BKV GROUP

E GENESEE STREET
SYRACUSE, NY
10/12/2018

SHEET
A04

E GENESEE ST

Michaels
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PA

BKV
GROUP

E GENESEE STREET
SYRACUSE, NY
10/12/2018

SHEET
A08

ASHWORTH PL

Michaels
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PA
BKV GROUP

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 project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: MICHAELS GROUP - EAST GENESEE APARTMENTS		
Project Location (describe, and attach a general location map): NORTH SIDE OF EAST GENESEE STREET BETWEEN WALNUT AVENUE & PINE STREET		
Brief Description of Proposed Action (include purpose or need): CONSTRUCTION OF A +/- 283 UNIT RESIDENTIAL APARTMENT BUILDING ON 1.60 ACRES. BUILDING WILL INCLUDE MULTI-LEVEL PARKING WITHIN THE BUILDING WITH ACCESS ON ASHWORTH PLACE.		
Name of Applicant/Sponsor: NORTHSIDE GENESEE ASSOCIATES, LLC	Telephone: 704-576-8444 E-Mail: SHILLEBRAND@THEMICHAELSORG.COM	
Address: 3 E. STOW ROAD SUITE 260		
City/PO: MARLTON	State: NJ	Zip Code: 08053
Project Contact (if not same as sponsor; give name and title/role): STEVE HILLEBRAND	Telephone: 704-576-8444 E-Mail: SHILLEBRAND@THEMICHAELSORG.COM	
Address: 3 E. STOW ROAD, SUITE 260		
City/PO: MARLTON	State: NJ	Zip Code: 08053
Property Owner (if not same as sponsor): NORTHSIDE GENESEE ASSOCIATES, LLC	Telephone: 704-576-8444 E-Mail:	
Address: 3 E. STOW ROAD, SUITE 260		
City/PO: MARLTON	State: NJ	Zip Code: 08053

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	SUBDIVISION SITE PLAN REVIEW, SPECIAL USE PERMIT	11/21/18
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	WAIVERS FOR DENSITY, SETBACKS, ZONING BOARD	12/1/18
d. Other local agencies ☑Yes ☐No	SIDA, CITY SEWER DEPT. & WATER	11/7/18
e. County agencies ☑Yes ☐No	ONONDAGA STORMWATER MANAGEMENT	12/1/18
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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? ☐Yes ☑No

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

MANSION CORRIDOR DISTRICT

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
RB & RC

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

c. Which fire protection and emergency medical services serve the project site?
CITY OF SYRACUSE

d. What parks serve the project site?
N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? RESIDENTIAL

b. a. Total acreage of the site of the proposed action? 1.60 acres
b. Total acreage to be physically disturbed? 1.60 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.60 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)
SUBDIVISION TO FORM SINGLE LOT
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 1.6 Maximum 1.6

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				+/- 283
At completion of all phases				+/- 283

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? _____

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

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

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

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

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

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

iv. Will 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: 56,000 gallons/day

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

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

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

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

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

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

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

vi. If water supply will be from wells (public or private), 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: 50,000 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

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

- Name of wastewater treatment plant to be used: SYRACUSE METROPOLITAN WWTP
- Name of district: CITY OF SYRACUSE
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☑No

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.4 acres (impervious surface)

_____ Square feet or 1.6 acres (parcel size)

ii. Describe types of new point sources. STORMWATER DISCHARGE FROM ROOF DRAINS

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

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does 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 (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 semi-trailer truck trips/day: _____

iii. Parking spaces: Existing +/- 20 Proposed 295 Net increase/decrease 275

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: _____

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

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 AM - 5 PM
- Saturday: 7 AM - 5 PM
- Sunday: 8 AM - 3 PM
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 HRS/DAY
- Saturday: 24 HRS/DAY
- Sunday: 24 HRS/DAY
- Holidays: 24 HRS/DAY

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:

ii. Will 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:

BUILDING MOUNTED LED FIXTURES

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 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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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 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:

MULTI STORY RESIDENTIAL TO SOUTH, SINGLE FAMILY HOMES TO NORTH, COMMERCIAL TO WEST AND EAST

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.1	1.4	+0.3
• Forested	---	---	---
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	---	---	---
• Agricultural (includes active orchards, field, greenhouse etc.)	---	---	---
• Surface water features (lakes, ponds, streams, rivers, etc.)	---	---	---
• Wetlands (freshwater or tidal)	---	---	---
• Non-vegetated (bare rock, earth or fill)	---	---	---
• Other Describe: LAWN	0.5	0.2	-0.3

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:
DORA DAYCARE, NEW YORK HEART 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): _____
☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No
If yes, provide DEC ID number(s): B00075

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
INSTITUTIONAL CONTROLS

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: URBAN FILL 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: >10' feet

e. Drainage status of project site soils:
☐ Well Drained: _____ % of site
☐ Moderately Well Drained: _____ % of site
☑ Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 60 % of site
☑ 10-15%: 20 % of site
☑ 15% or greater: 20 % 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: N/A

n. Does the project site contain a designated significant natural community? ☐Yes ☑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? ☐Yes ☑No

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? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑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? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑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? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

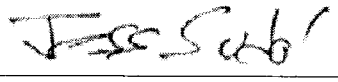
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name JESS D. SUDOL, PE Date 11/6/18

Signature  Title VICE PRESIDENT

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