

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):

1710 N Salina Street, 1917 Park Street, 245-259 Wolf Street, 241 Wolf Street

TAX MAP NUMBERS: (of each property involved)

Section: [2] Block: [13] Lot: [5] Section: [ ] Block: [ ] Lot: [ ]
Section: [ ] Block: [ ] Lot: [ ] Section: [ ] Block: [ ] Lot: [ ]

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

NAME: [G&K Trucking, LLC]
MAILING ADDRESS: [PO Box 373, 200 Chester Avenue, Moorsetown, NJ]
ZIP: [08057] DAYTIME PHONE: [570-335-8392]
HOME PHONE: [ ] E-MAIL: [rkyria@gmail.com]

REPRESENTATIVE: Attorney or Other contact:
(Complete only if a representative is involved with this application)

NAME: [Ryan Benz, Member, ADHV Redev, LLC]
MAILING ADDRESS: [115 E. Jefferson Street, Suite 300, Syracuse, NY]
ZIP: [13202] TELEPHONE: [315-391-9654] E-MAIL: [ryan.c.benz@gmail.com]

CURRENT LAND USES ON ALL INVOLVED PROPERTIES: [Vacant Manufacturing]

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:
[See attached.]

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:
[See attached.]

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?
[X] 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.

*Rachel Licausi*

*7/15/20*

**CURRENT PROPERTY OWNER SIGNATURE**

**DATE**

*Rachel Licausi, Administrator G & K Trucking, LLC*

**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**

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**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) \_\_\_\_\_

## **Current Description of all structures on all involved properties.**

The H.A. Moyer Factory Complex in the City of Syracuse, Onondaga County, New York is comprised of four primary interconnected late 19th and early 20th century buildings with later additions added to the complex after of the period of significance (ca. 1917). Constructed to house the H.A. Moyer Company for the production and sale of carriages and automobiles, each historic building retains a good deal of its historic character while additions and alterations to the complex have muddled the understanding of the complex's original organization and architectural articulation.

Constructed in phases, the complex encompasses almost an entire city block in a historically industrial area of north Syracuse. Bound by North Salina Street to the south, Wolf Street to the east, Park Street to the north, and Exchange Place to the west, the complex occupies roughly 85% of the block save for a few parcels at the southeast corner of the site at N Salina and Wolf. Due to this condition, the project site takes the form of an 'L' with buildings currently occupying 80% of its surface area save for a large parking lot at the southwest corner.

The primary historic buildings within the complex are: Building #1 (1710 N. Salina Street, ca. 1888), Building #2 (1917 Park Street, ca. 1883), Building #3 (245-259 Wolf Street, ca. 1881: 1882-83; 1909), and Building #4 (241 Wolf Street, ca. 1890).

Collectively, these four interconnected buildings form a U-shaped massing that extends north from North Salina to Park where the mass turns east until it meets Wolf where it makes its final turn south to complete the massing. This organization places the complex's primary faces at N Salina (Building #1), Park (Building #2), and Wolf (Buildings #3 and #4). While the buildings are interconnected, each building maintains its own massing and architectural expression due to their various construction periods, volumes, and historic uses. Overall, the buildings are in fair condition save for Building #2.

Due to a continued lack of occupation, Building #2 has suffered a tremendous amount of damage including the crumbling of its exterior masonry walls and the partial collapse of its roof and floor structures at the building's northwest corner. The other three primary buildings show signs of wear and decay due to vacancy however, none are in as dire condition as Building #2.

The historic four building massing has been disrupted by four additions constructed after the period of significance dating to the mid-20th Century: Building #5, Building #6, Building #7, and Building #8. Buildings #5 and #8 filled in the central courtyard area between the historic buildings U-shaped massing while Buildings #6 and #7 have added to and obscured the primary massing's west facades.

Below is an itemized breakdown by building showing the current zoning/use along with the proposed zoning use by building and floor.

**Current Uses**

Building Number & Year	Address	Current Zoning	Proposed Zoning	Existing FI 1	Existing FI 2	Existing FI 3	Existing FI 4	Existing FI 5
B 1 (Penfield Building) (1888)	1710 N Salina Street	IA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant
B 2 (Moyer Add-on) (1883)	1917 Park Street	IA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	X
B 3 (Moyer Carriage Building) (1881)	245-259 Wolf Street	BA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X
B 4 (Moyer Add-on) (1890)	241 Wolf Street	BA	BA	Manufacturing/ Vacant	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X
B 5 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA (To be demolished)	Manufacturing/ Vacant	X	X	X	X
B 6 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA (To be demolished)	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X	X
B 7 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA (To be demolished)	Manufacturing/ Vacant	X	X	X	X
B 8 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA (To be partially demolished)	Manufacturing/ Vacant	Manufacturing/ Vacant	X	X	X

**Proposed Uses**

Building Number & Year	Address	Current Zoning	Proposed Zoning	Proposed FI 1	Proposed FI 2	Proposed FI 3	Proposed FI 4	Proposed FI 5
B 1 (Penfield Building) (1888)	1710 N Salina Street	IA	BA	Residential/ Office	Residential	Residential	Residential	Residential
B 2 (Moyer Add-on) (1883)	1917 Park Street	IA	BA	Residential	Residential	Residential	Residential	X
B 3 (Moyer Carriage Building) (1881)	245-259 Wolf Street	BA	BA	Residential/ Vacant Commercial	Residential	Residential	X	X
B 4 (Moyer Add-on) (1890)	241 Wolf Street	BA	BA	Vacant Commercial/ Property Mgmt	Residential	Residential	X	X
B 5 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA	Demolished	X	X	X	X
B 6 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA	Demolished	Demolished	X	X	X
B 7 (mid 1900's)	Added to exterior of West façade of Building 2	IA	BA	Demolished	X	X	X	X
B 8 (mid 1900's)	Constructed to fill in interior courtyard	IA	BA	Lobby/Offices	Residential	X	X	X

**Describe the reason for your request and your overall project in detail.**

ADHV Redev, LLC held a predevelopment meeting with the City of Syracuse on May 7, 2020 and the resubdivision was recommended by planning and zoning. Due to all eight buildings currently being combined by deeds and real property, but without the formal consolidation of the tax parcels, ADHV Redev, LLC is proposing the formal resubdivision of the complex to correctly consolidate the complex under two tax parcels. All (with the exception of building 4) buildings are already combined from a practical perspective with ingress and egress throughout the complex. Building 4 will remain a separate building and parcel, known as 241 Wolf Street.

Housing Visions Consultants, Inc. (HVC), a 501(c)(3) not-for-profit organization, and Redev CNY LLC, a joint venture between Steve Case and Ryan Benz are proposing to construct and manage Moyer Carriage Lofts, a quality, affordable, rental housing development. The project is an adaptive redevelopment of the historical Moyer Carriage and Car Factory (located in an eligible Historic District) into an integrated supportive housing development. This project represents an ideal strategy to encourage the residential stabilization called for in the Hiawatha-Lodi Brownfield Opportunity Area Plan.

The Moyer Carriage Lofts project will create 128 quality, affordable housing units while preserving and rehabilitating four of the existing historic buildings. Preliminary plans call for 90 one-bedroom and 38 two-bedroom rental units. Six of the units will be fully accessible and adapted for person(s) who have mobility impairment, and 3 units will be adapted for person(s) who have hearing and/or vision impairment.

Although there will be a range of income and rent levels for the workforce housing units, all the units will be affordable to individual and/or families whose income is at or below 90% of Area Median Income (AMI). All of the residential units, when averaged, will be offered below 60% AMI. Residents will have access to an on-site laundry facility, bulk storage, community gathering rooms and other amenities, including off-street parking.

By rehabilitating this site into residential rental units, Moyer Lofts will address unmet residential demand, and improve the quality of life for residents and neighbors. Housing Visions and Redev CNY believe that everyone deserves safe, quality, energy-efficient affordable housing and are proposing 50 of the 125 units be set-aside for supportive housing. Catholic Charities has received an ESSHI award for 12 units for Survivors of Domestic Violence and 38 units for persons with Serious Mental Illness. Catholic Charities will be offering case management services from within their space in the complex, as well as offering 24-hour, awake and alert security and emergency response personnel.

All units will be constructed using green building practices and incorporating energy efficiency measures that adhere to the multifamily High Rise Program and Enterprise Green Communities. Carmina Woods Morris will be the project architect and KTA Preservation Specialists will be the Historic Consultant. Sustainable Comfort, Inc. will serve as the Green Consultant/HERS Rater for the project. C&S Companies will be the Environmental/Brownfield Consultant and Bousquet Holstein will serve as legal counsel for the project. Hueber-Breuer Construction Company will act as the General Contractor.

Total project costs are estimated at approximately \$50 Million and will primarily utilize the following funding sources: Federal Low Income Housing Tax Credits (LIHTC), Federal and New York State Historic Tax Credits, Brownfield Tax Credits, Tax Exempt Bonds issued through New York State Housing Finance Agency (HFA), Supportive Housing Opportunity Program (SHOP) Funds, Community

Investment Fund (CIF), NYS Office of Mental Health PDG Grant, and General Partner equity.

Housing Visions has a successful track record of being awarded funding by NYS Homes & Community Renewal for 30+ projects over a 20-year period using Housing Visions' urban infill, block-by-block approach to sustaining neighborhoods. Housing Visions' mission is "sustaining and revitalizing neighborhoods through a comprehensive approach that improves the quality of life."

## 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.

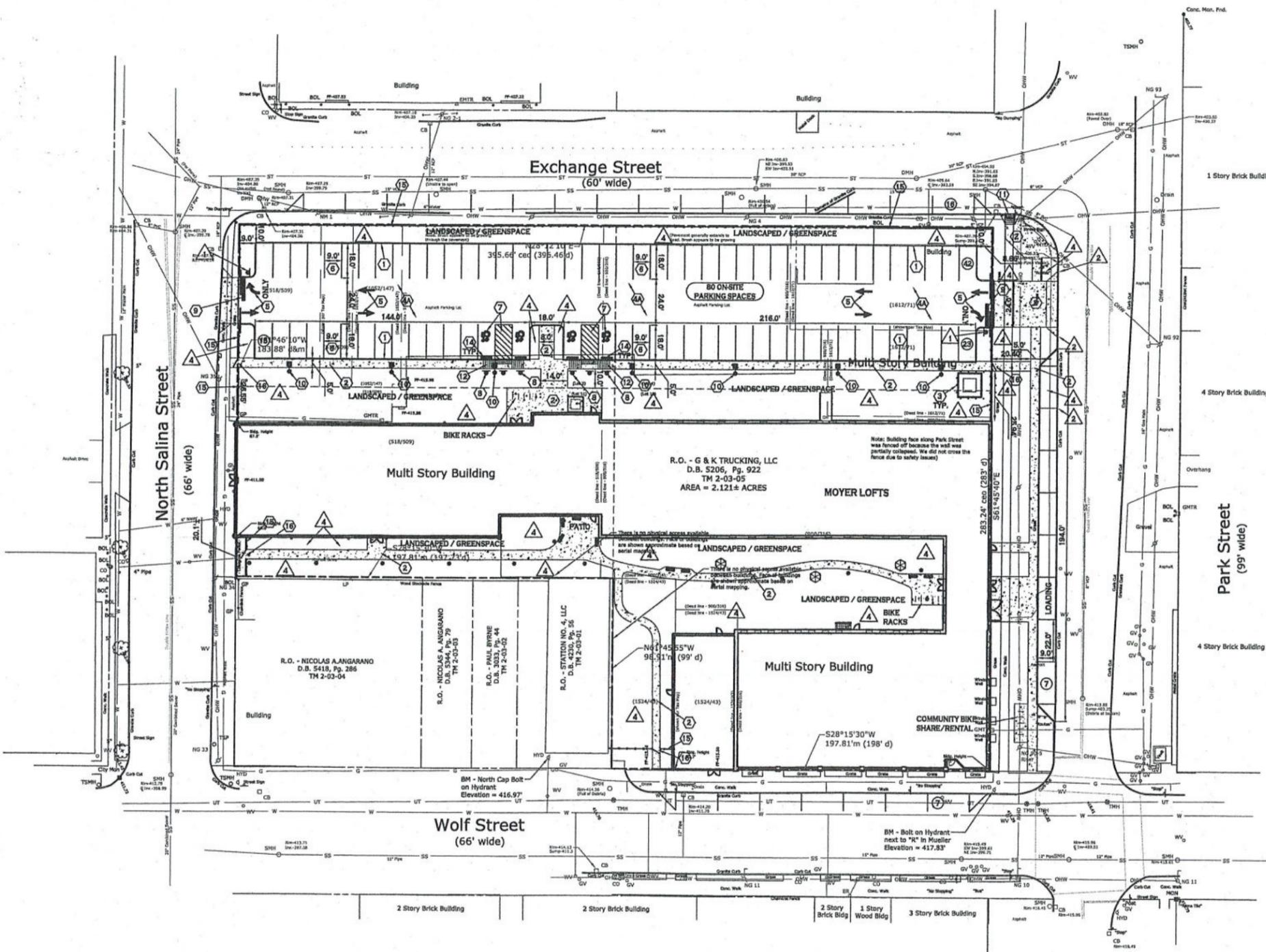
<b>Part 1 – Project and Sponsor Information</b>			
The Moyer Carriage Lofts - Sponsored by ADHV Redev LLC			
Name of Action or Project: The Moyer Carriage Lofts			
Project Location (describe, and attach a location map): 1714 N Salina Street, Syracuse, NY 13208			
Brief Description of Proposed Action: ADHV Redev, LLC is proposing to redevelop the Penfield/Moyer Carriage Complex into 127 mixed-income residential units along with office and tenant amenity spaces, and site plan upgrades to include a new parking lot large enough for 75-80 parking spaces. The site is currently made up eight legacy buildings that all currently ingress/egress into and out of each other. Our plan is to demo four of the eight buildings leaving the four historic buildings on the site while clearing way for the parking area and private courtyard on the interior of the complex.			
Name of Applicant or Sponsor: ADHV Redev, LLC - Ryan Benz, Member		Telephone: 315-391-9654 E-Mail: ryan.c.benz@gmail.com	
Address: 115 E. Jefferson Street, Suite 300			
City/PO: Syracuse		State: NY	Zip Code: 13202
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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See attached.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 2.121 acres	
b. Total acreage to be physically disturbed?		_____ 2.121 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.121 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			





All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE DATA				
AREA:	2.121± ACRES (92,390± SF)			
ZONED:	BA (LOCAL BUSINESS DISTRICT, CLASS A)			
BUILDING USES:	MULTIPLE DWELLING UNITS = 128 UNITS (90 1-BDRM, 38 2-BDRM)			
	COMMERCIAL = 3,272 SF			
	BUSINESS SPACE = 2,618 SF			
	<b>PROVIDED:</b>	<b>ALLOWED:</b>		
BUILDING COVERAGE:	0.85± ACRES (36,813± SF)	39.8%	100%	
	100% MAX IF NOT SOLELY OCCUPIED BY RESIDENTIAL			
GREENSPACE:	0.68± ACRES (29,606± SF)	32.1%	N/A	
PARKING SURFACE:	100% IF MIXED USE	0.52± ACRES (22,790± SF)	24.7%	100%
	80% IF USED SOLELY AS RESIDENTIAL	N/A	80%	
MINIMUM LOT WIDTH:	(183.88' MIN. ON N. SALINA)	183.88 FT	50 FT	
	<b>PROVIDED:</b>	<b>REQUIRED:</b>		
DENSITY: MULTI-FAMILY - 128 UNITS	REQUIRED 1,000 SF PER DWELLING UNIT	92,390 SF	128,000 SF	
YARD REQUIREMENTS:	FRONT YARD MIN.	0 FT (EX BLDG)	10 FT	
	SIDE YARD (15% OF 198' WOLF ST)	32± FT	29.7 FT	
	REAR YARD	N/A	N/A	

REQUIRED PARKING CALCULATIONS:	
RESIDENTIAL - MULTIPLE DWELLINGS:	128 UNITS
REQ'D PARKING:	1 SPACE PER DWELLING UNIT
	128 UNITS x 1 SPACE / UNIT = 128 SPACES
COMMERCIAL/RETAIL STORES:	3,272 SQUARE FEET
REQ'D PARKING:	1 SPACE PER 300 SF FLOOR AREA
	3,272 SF x 1 SPACE / 300 SF = 11 SPACES
OFFICE SPACE:	2,618 SQUARE FEET
REQ'D PARKING:	1 SPACE PER 500 SF NET FLOOR AREA
	2,618 GSF x .85 = 2,225 NSF x 1 SPACE / 500 = 5 SPACES
<b>TOTAL SITE REQUIRED PARKING = 144 SPACES</b>	

- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
  - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
  - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

- NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
  - ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
  - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
  - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
  - BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
  - ALL HANDICAPPED RAMPS OR SIDEWALKS THAT ARE FLUSH SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.

**SITE PLAN**  
 SCALE: 1"=30'

- DETAIL LEGEND**
- TYPE "A" CONCRETE CURB
  - CONCRETE SIDEWALK
  - PIPE BOLLARD
  - STANDARD DUTY ASPHALT
  - EXTERIOR CONCRETE SLAB ON GRADE
  - PAINTED TRAFFIC ARROWS
  - 50' PARKING STALL
  - HANDICAPPED PAVEMENT MARKINGS
  - HANDICAPPED PARKING SIGN
  - STOP BAR
  - LIGHT POLE FOUNDATION
  - SIDEWALK CURB RAMP
  - HANDICAPPED PAVEMENT RAMP
  - DUMPSTER ENCLOSURE
  - PRECAST CONCRETE PARKING BUMPER
  - 8" BLACK ALUMINUM FENCE
  - INSTALL SECURITY LOCKS TO GATED ENTRANCES. COORDINATE WITH OWNER

- NOTE LEGEND**
- INSTALL STOP SIGN - MULT. C.D. SIGN NO. R1-18
  - RUNOUT CURB IN 2' OR MATCH EXISTING CURB
  - INSTALL "NO PARKING" SIGN, MULT. C.D. SIGN NO. P1-1C
  - LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTING, INSTALL TOPSOIL & SEED
  - TREE PIT - 8' X 8', USE CITY SPECIFICATIONS
  - GRANITE CURB, USE CITY SPECIFICATIONS

- SITE LEGEND**
- PROPERTY LINE
  - PROPOSED CURB
  - PROPOSED SIDEWALK / CONCRETE PAD
  - NUMBER OF PARKING SPACES
  - PROPOSED SIGN
  - PROPOSED LIGHT POLE W/ SINGLE FIXTURE
  - PROPOSED LIGHT POLE - PATHWAY LIGHT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**REVISIONS:**

No.	Description	Date

PROJECT NAME:  
 Design Development  
**The Moyer Carriage Lofts**  
 1710 North Salina Street  
 Syracuse, NY 13208

Issued for Construction: JOL/JOL  
 Municipality Submission: 5/2020  
 Drawn by: jlp  
 Scale: 1:30

**DRAWING NAME:**  
 Site Plan

**DRAWING NO.:**  
**C-100**  
 Project no.: 20 063