

ERIE PLACE ASSOCIATES, LLC

2 Clinton Square, Suite 120, Syracuse, NY 13202

February 26, 2019

Mr. John Copanas
City Clerk, City of Syracuse
City Hall, Room 231
Syracuse, NY 13202



RE: Request for Abandonment of Portion of Tracy Street, Syracuse, NY

Dear Mr. Copanas:

This letter is to formally request that a portion of Tracy Street be abandoned by the City of Syracuse. Said parcel is adjacent to the property at 648-62 Erie Boulevard, West (Tax ID: 105.-10-03) that is currently owned by the Applicant, Erie Place Associates, LLC,

This request is based on past precedent by the City of Syracuse of abandoning and selling five other portions of Tracy Street to adjacent owners over the last several years. I have attached a plan and pictures showing the current use of these abandoned portions.

- A portion of Tracy Street was abandoned and sold to Visions Federal Credit Union owner of the adjacent 500-02 Erie Blvd., W. (Tax ID: 105.-11-1.1) and said portion of Tracy Street was merged with that tax lot and is currently used for a banking drive-thru.
- A portion of Tracy Street was abandoned and sold to 538 Erie Boulevard W., LLC owner of the adjacent 538 Erie Blvd., W. (Tax ID: 105.-11-03.1) and said portion of Tracy Street was merged with that tax lot and is currently used for parking associated with the residential and commercial tenants of that property.
- A portion of Tracy Street was abandoned and sold to Richmond UAS Properties, LLC owner of the adjacent 129 Richmond Avenue (Tax ID: 105.-09-9.1) and said portion of Tracy Street became 115 Van Rensselaer Street and was assigned the new Tax ID: 105.-09-25 and is currently used for parking associated with the commercial tenants of that 129 Richmond Avenue Office Building.
- A portion of Tracy Street was abandoned and sold to 600 Erie Place, LLC owner of the adjacent 608 Erie Blvd., W. (now a portion of Tax ID: 105.-10-02.1) and said portion of Tracy Street became 401 Tracy Street and was assigned the new Tax ID: 105.-10-05 and is currently used for parking associated with the Department of Veteran Affairs, a major Tenant in the 620 Erie Boulevard, W. Office Building. Both tax parcels have been subsequently sold to the Applicant Erie Place Associates, LLC.
- A portion of Tracy Street was abandoned and sold to Erie Parking Associates, LLC owner of the adjacent 648-62 Erie Blvd., W. (Tax ID: 105.-10-03) and said portion of Tracy Street became 415 Tracy Street and was assigned the new Tax ID: 105.-10-04 and is currently held as open space for potential future parking for the Tenants of the 620 Erie Boulevard W. office building. Both parcels have been subsequently sold to the Applicant Erie Place Associates, LLC.

I have enclosed a copy of the property survey showing all of the parcels involved, and a completed Short Environmental Assessment Form.

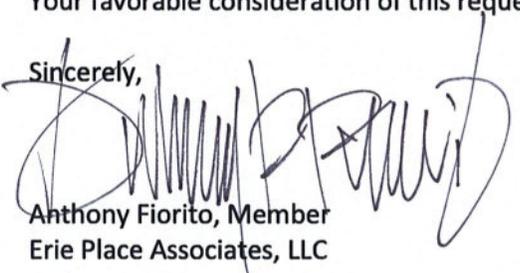
Upon the formal abandonment of this portion of Tracy Street, this letter is to further request that the parcel be appraised and sold to Erie Place Associates, LLC as the adjacent owner of 648-62 Erie Boulevard, West. I have attached a schematic site plan of how the abandoned street parcel will be utilized. The site plan also shows improvements the Applicant will be making to the surrounding sidewalks in conjunction with the Syracuse Department of Public Works.

The acquisition of this parcel is critical to the continued viability and retention of major employers within the City of Syracuse that are currently tenants in the 620 Erie Boulevard, West Office Building. These Tenants, Circare, CSD, Department of Veteran Affairs, amongst other NY State and US Federal offices, employ over 600 people in the building. This parcel, along with the other two parcels owned by the Applicant at 648-62 Erie Boulevard, West and 415 Tracy Street will provide much needed parking spaces that are required to retain these major employers within the building and in the City of Syracuse.

Please contact Martin McDermott at 315-472-2020 ext. 120 or martinm@jfrealestate.com if you have any questions or if you require any additional information.

Your favorable consideration of this request will be greatly appreciated.

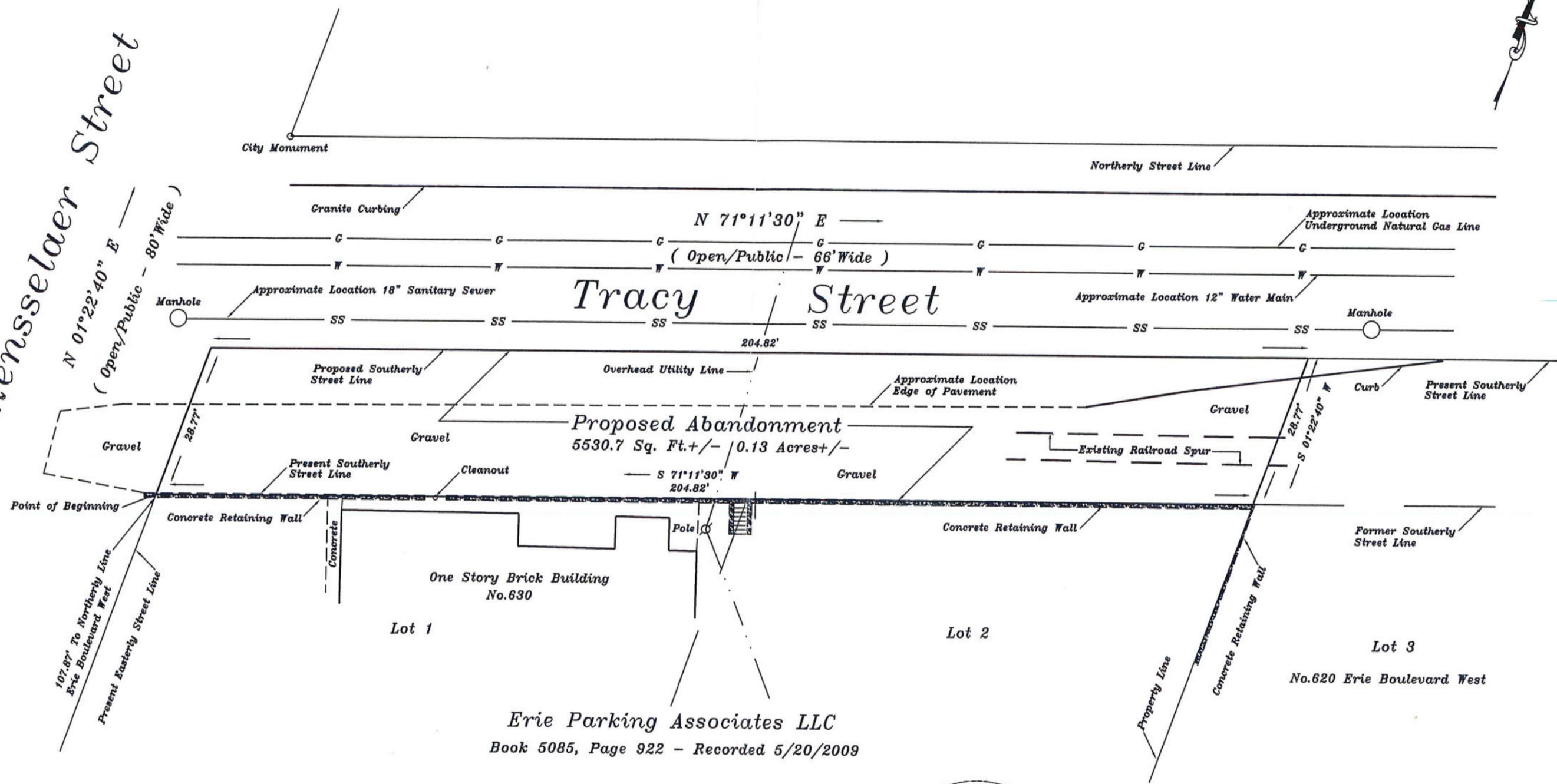
Sincerely,



Anthony Fiorito, Member
Erie Place Associates, LLC

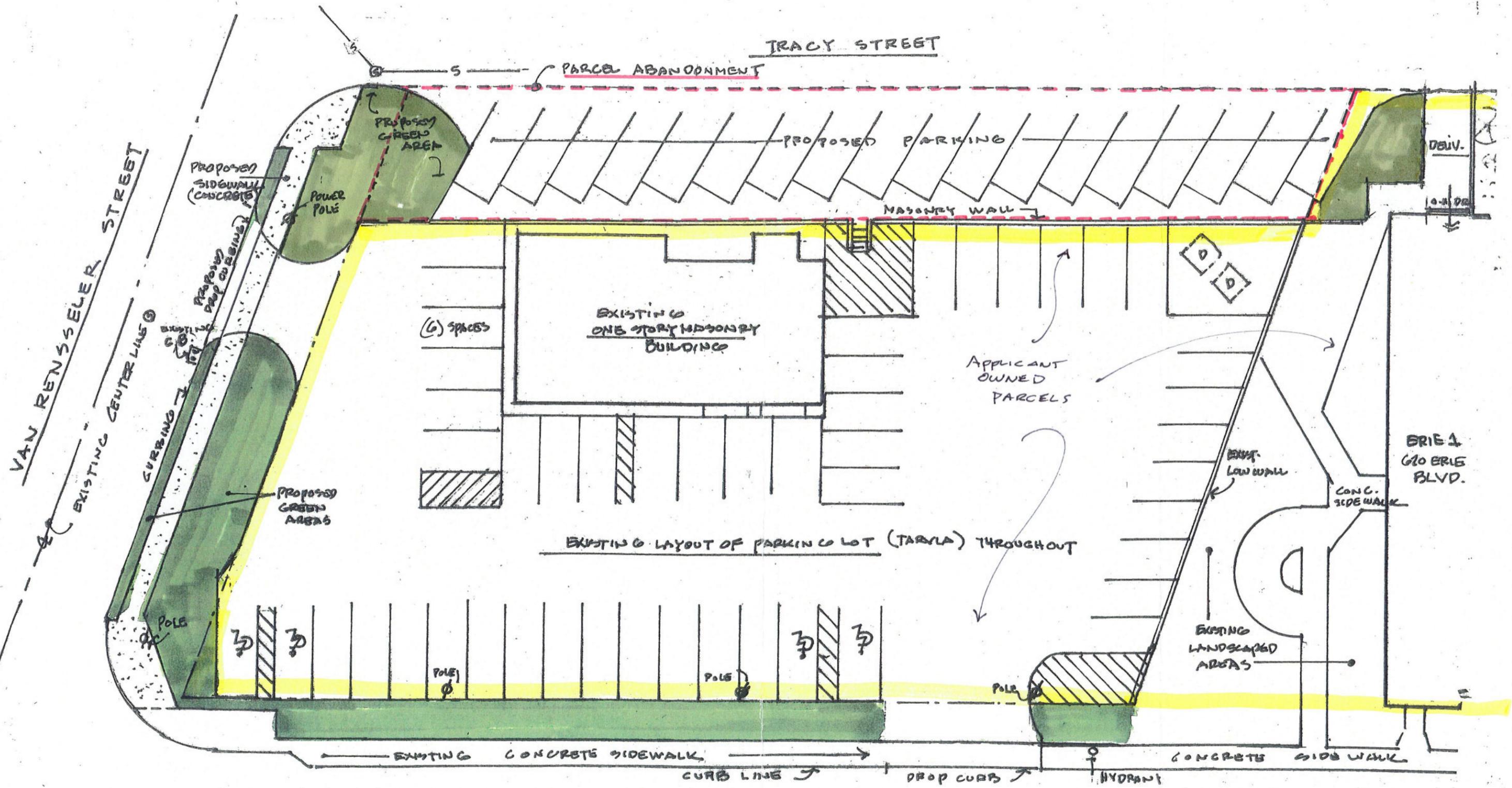
Cc: John Funciello, Member, Erie Place Associates, LLC
Andrew Larew, Member, Erie Place Associates, LLC
Martin McDermott, Member, Erie Place Associates, LLC

Van Rensselaer Street
 N 01°22'40" E
 (Open/Public - 80' Wide)



Erie Parking Associates LLC
 Book 5085, Page 922 - Recorded 5/20/2009

	STATE OF NEW YORK LAND SURVEYING 886 E. Brighton Ave., Syracuse, New York, 13205 I hereby certify that this map was made from an actual survey and same is correct. <i>R.J. Lighton Sr.</i> R.J. Lighton Sr. NYSLLS 45373		Proposed Abandonment - Portion of Tracy Street * City of Syracuse *
	Adjacent and Contiguous To No. 630 Erie Boulevard West, City of Syracuse, County of Onondaga, State of New York.	Drawn by: R.J.L. Sr. Scale: 1" = 20' Date: May 7, 2019	Revisions:
<small>Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the surveyed is prepared and are not transferable to subsequent persons or entities. Copyright 2019, R.J. Lighton Sr. Land Surveying, all rights reserved.</small>			



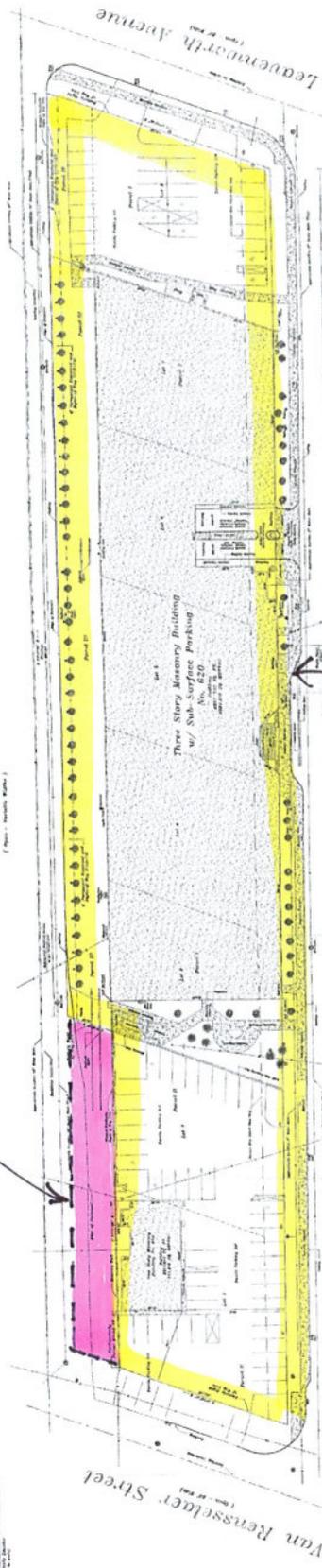
Gerald Ferro, Architect
 2 Clinton Square, Suite 120
 Syracuse, NY 13202

648 ERIE BLVD WEST

PLAN - 1" = 20'-0" DATE FEB. 18, 2019
 REV. FEB. 20, 2019

N
10
V

PROPOSED ABANDONMENT PARCEL
Tracy Street
(From - North Side)



APPLICANT OWNED PARCELS
Erie Boulevard West
(From - East Side)

Van Rensselaer Street
(From - West Side)

Leavenworth Avenue
(From - South Side)

LEGEND

1	Proposed Abandonment Parcel
2	Applicant Owned Parcel
3	Other Parcel
4	Street
5	Proposed Building Footprint
6	Proposed Parking Area
7	Proposed Driveway
8	Proposed Wall
9	Proposed Fence
10	Proposed Tree
11	Proposed Utility Pole
12	Proposed Utility Line
13	Proposed Easement
14	Proposed Right-of-Way
15	Proposed Setback
16	Proposed Access Point
17	Proposed Gate
18	Proposed Sign
19	Proposed Light Pole
20	Proposed Light Fixture
21	Proposed Storm Drain
22	Proposed Sewer Line
23	Proposed Water Line
24	Proposed Gas Line
25	Proposed Electric Line
26	Proposed Telephone Line
27	Proposed Cable Line
28	Proposed Fire Hydrant
29	Proposed Fire Alarm
30	Proposed Fire Extinguisher
31	Proposed Fire Escape
32	Proposed Fire Exit
33	Proposed Fire Alarm Pull Station
34	Proposed Fire Alarm Control Panel
35	Proposed Fire Alarm Sounder
36	Proposed Fire Alarm Repeater
37	Proposed Fire Alarm Initiating Device
38	Proposed Fire Alarm Control Unit
39	Proposed Fire Alarm Power Supply
40	Proposed Fire Alarm Communication Line
41	Proposed Fire Alarm Test Equipment
42	Proposed Fire Alarm Maintenance Log
43	Proposed Fire Alarm Inspection Report
44	Proposed Fire Alarm Certificate of Compliance
45	Proposed Fire Alarm Certificate of Acceptance
46	Proposed Fire Alarm Certificate of Occupancy
47	Proposed Fire Alarm Certificate of Completion
48	Proposed Fire Alarm Certificate of Final Inspection
49	Proposed Fire Alarm Certificate of Final Approval
50	Proposed Fire Alarm Certificate of Final Acceptance

PLANNING BOARD
 The Planning Board has reviewed the application for the proposed abandonment of the parcel located at the intersection of Tracy Street and Erie Boulevard West, and has recommended that the application be approved. The Board's recommendation is based on the following findings:
 1. The proposed abandonment is consistent with the Comprehensive Zoning Ordinance.
 2. The proposed abandonment will not result in any adverse impacts on the surrounding neighborhood.
 3. The proposed abandonment will not result in any loss of tax revenue.
 4. The proposed abandonment will not result in any loss of public services.
 5. The proposed abandonment will not result in any loss of public safety.
 6. The proposed abandonment will not result in any loss of public health.
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 100. The proposed abandonment will not result in any loss of public services.



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: ABANDONMENT OF PART OF TRACY STREET			
Project Location (describe, and attach a location map): ADJACENT TO PROPERTY LOCATED AT 630 ERIE BLVD, W.			
Brief Description of Proposed Action: PROPOSED ABANDONMENT OF A PORTION OF TRACY ST BEING APPROX. 28.77' x 204.82' TO BE USED TO PROVIDE ADDITIONAL PARKING FOR TENANTS IN THE BUILDING LOCATED AT 620 ERIE BLVD., W. OWNED BY THE APPLICANT			
Name of Applicant or Sponsor: ERIE PLACE ASSOCIATES, LLC		Telephone: 315-472-2020	
		E-Mail: MARTINMCPPISEYR.COM	
Address: 2 CLINTON SQ, # 120			
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 checked="" 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:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>.13</u> acres	
b. Total acreage to be physically disturbed?		<u>.13</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.0</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

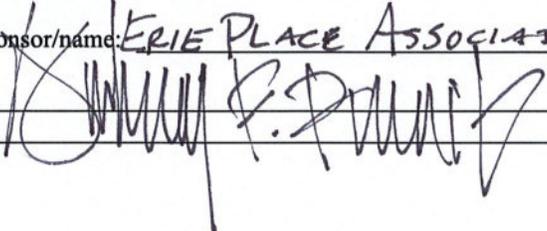
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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"/>	
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"/>	
b. Are public transportation services available at or near the site of the proposed action?	<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>N/A</u> _____	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>	
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"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>ERIE PLACE ASSOCIATES, LLC</u> Date: _____		
Signature: <u></u> Title: <u>MEMBER</u>		