John P. Copanas
City Clerk
jcopanas@syrgov.net

Patricia K. McBride
Deputy City Clerk
pmcbride@syrgov.net

**OFFICE OF THE CITY CLERK**

**Benjamin R. Walsh, Mayor**

June 4, 2020

Heather Lamendola
Zoning Administrator
City Hall Commons, Room 512
Syracuse, NY 13202

**Re: A Portion of South Clinton Street & Cortland Avenue – Right of Way Abandonment Request**

Dear Ms. Lamendola:

Enclosed please find a formal request from CHA, on behalf of JMA Tech Properties, LLC, for the abandonment of the City right-of-way within South Clinton Street between the intersection of Taylor Street and continuing south toward Tallman Street; as well as the City right-of-way within Cortland Avenue between the intersection of South Salina Street and continuing south toward Tallman Street.

Included with the request are the street map; the right of way abandonment plan; and the overall campus plan.

If you have any questions or require additional information do not hesitate to contact me at 448-8217.

Sincerely,

John P. Copanas

John P. Copanas
City Clerk

CHA

May 27, 2020

Mr. John P. Copanas
City of Syracuse
231 City Hall
Syracuse NY 13202

**Re: A Portion of South Clinton Street & Cortland Ave – Right of Way Abandonment Request**

Dear Mr. Copanas:

CHA, on behalf of the Applicant, is requesting the abandonment of the City Right of Way within South Clinton Street between the intersection of Taylor Street and continuing south toward Tallman Street, as well as the City Right of Way within Cortland Ave between the intersection of S. Salina Street and continuing south toward Tallman Street. These portions of the City Right of Way is adjacent to the proposed JMA Tech Properties redevelopment project. A figure titled "Right of Way Abandonment Plan" prepared by our office dated May 14, 2020 is provided as an attachment to depict the limits of the requested abandonment.

The purpose of the Abandonment Request is to facilitate the revitalization and redevelopment of the area to be completed by the applicant, JMA Tech Properties LLC. JMA currently owns the parcels immediately adjacent to the City Right of Way requested for abandonment. This proposal will allow for an opportunity to invest in a more comprehensive and advanced Campus Master Plan, as depicted in the attached "Overall Campus Plan".

JMA is currently a global leader of edge-based communications technology, with corporate headquarters in Central New York and continues to grow and expand product offerings for the wireless industry. Since its inception, JMA has leaned in on US based innovation, delivering the world's first software based 4G baseband, Private CBRS network solutions, and onshore manufacturing of 4G/5G antennas and high-grade connectors. JMA has invested significant resources in the Syracuse area and continues to expand its business operations. Where other are moving jobs out of New York State and the United States, particularly manufacturing, JMA is reaffirming its commitment to Central New York and Syracuse.

As part of its continued growth and commitment to US and NYS manufacturing, JMA is seeking to transform this section of downtown Syracuse, New York into an advanced 5G manufacturing and innovation center. The abandonment request will allow for the construction of a 5G wireless business campus that will be utilized for administrative and management offices, meeting/training areas, workstations, product displays/customer areas, shipping and receiving, business and support areas and light manufacturing and assembly of 5G wireless components along with parking to support the above described operation. The proposed facility, previously Coyne Textiles, is estimated to be a $25 million plus investment and a significant part of Syracuse's commitment to revitalizing the downtown area and acting as a gateway to the City's southside. JMA's new 5G campus will not only develop and manufacture 5G solutions locally, but also be a showcase for 5G experiences driving its own operations.

One Park Place, 300 South State Street, Suite 600, Syracuse, NY 13202-2024
T 315.471.3920 • F 315.471.3569 • www.chacompanies.com

The applicant and development team have engaged the various City Departments to ensure a coordinated approach that will allow for the construction of the Overall Campus Plan within the proposed limits of the abandoned Right of Way's while maintaining the current City owned utility infrastructure through various upgrades to the sewer, water, and drainage system which will be preserved by the dedication of new Utility Easements to the City.

Should you have any questions related to this request, please do not hesitate to contact me at 315-257-7220 or jtrasher@chacompanies.com

Very truly yours,

James F. Trasher, P.E.
Vice President

Enclosures
Cc: K. Kelchner – City Water Department
City Engineering Department

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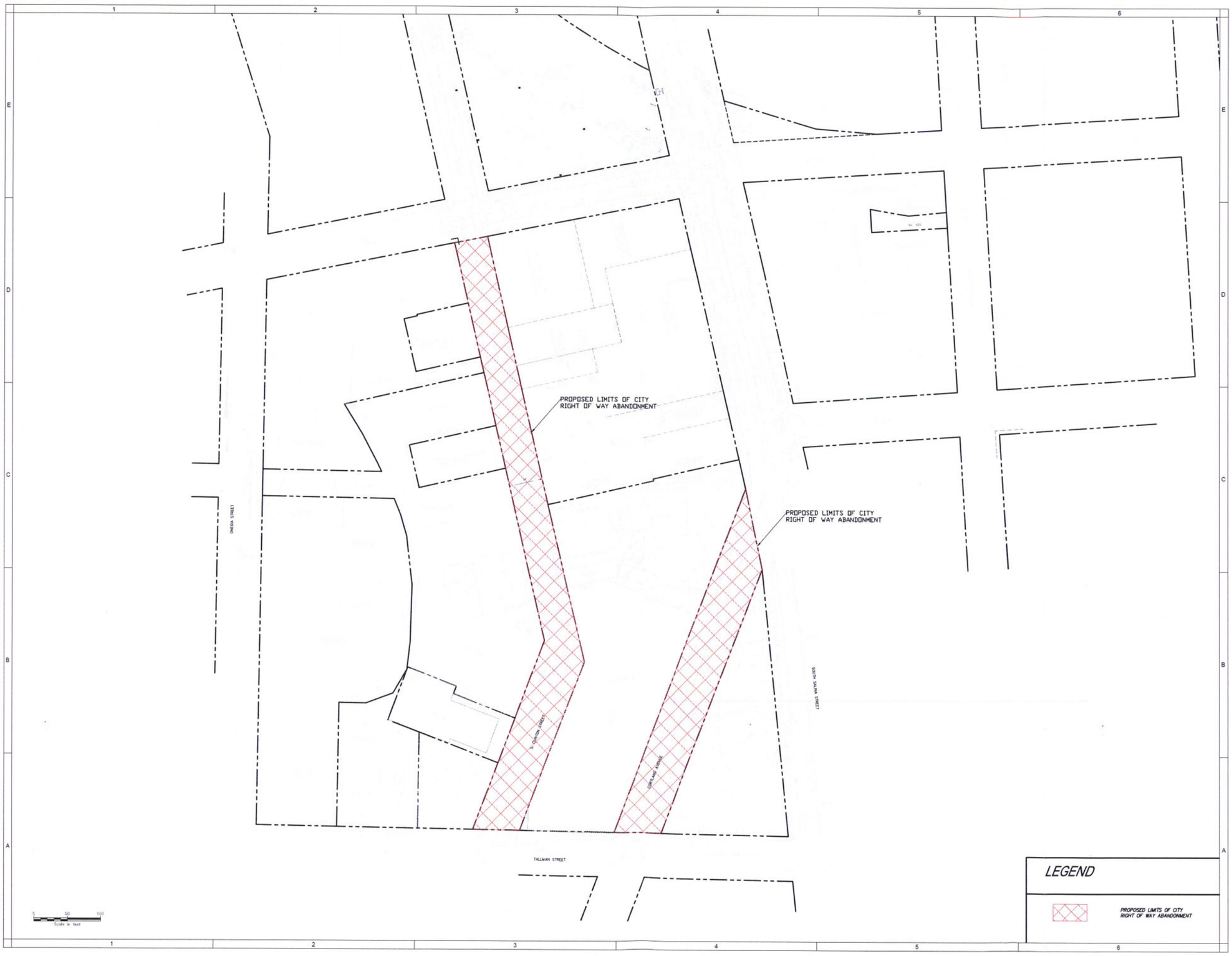


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JMA TECHNOLOGIES

140 CORTLAND AVENUE
SYRACUSE, NY 13202

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REVISIONS

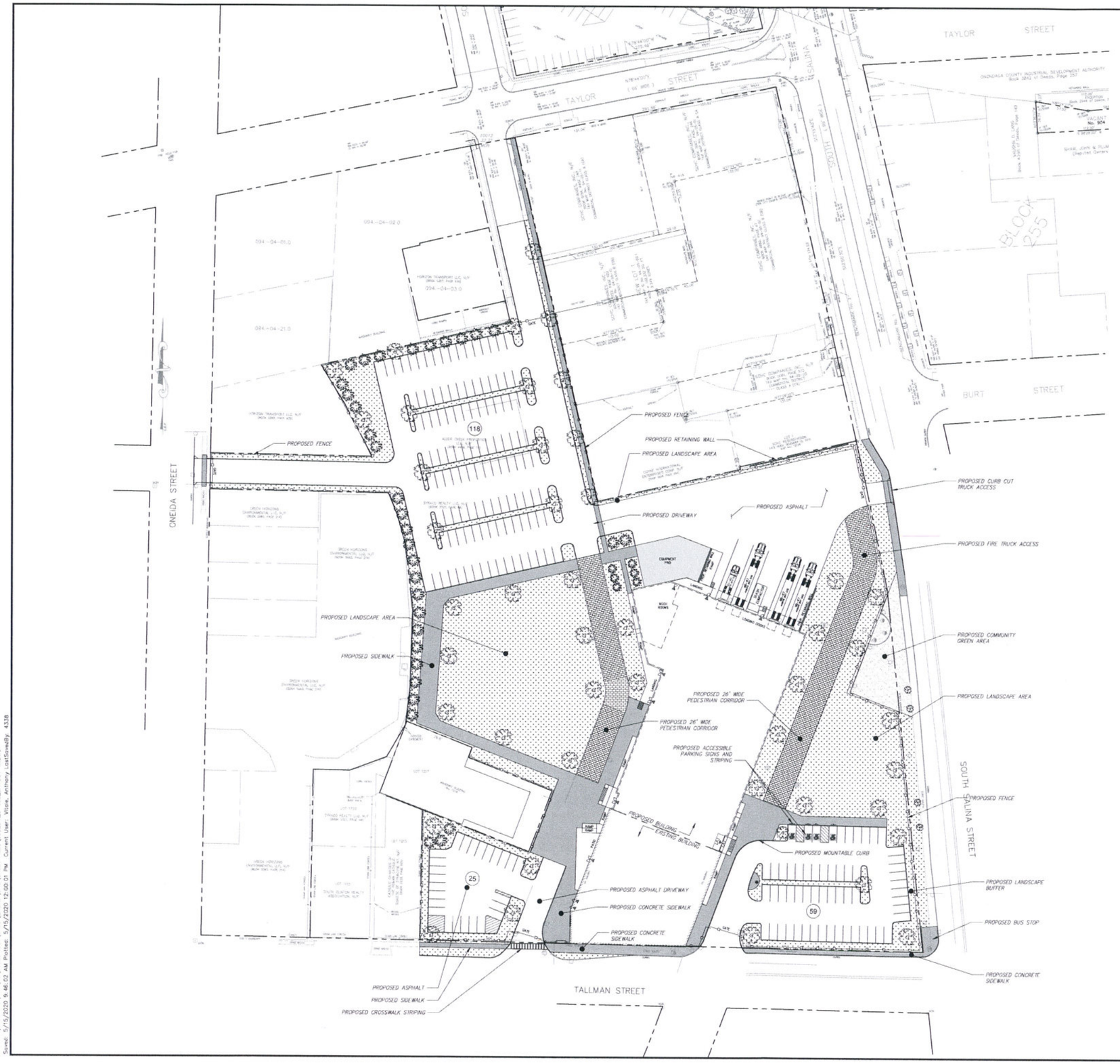
| No. | DESCRIPTION | BY | CK |
|---|---|---|---|

PROJECT NUM
059294

DATE
MAY 14, 2020

SHEET TITLE
RIGHT OF WAY ABANDONMENT PLAN

**FIGURE**




## LEGEND

- PROPOSED LANDSCAPING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PROPOSED BUILDING ENTRANCE
- PROPOSED PLANTINGS

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300 South State Street - Suite 600
Syracuse, NY 13202
315.471.3920 • www.chacompanies.com

JMA TECH PROPERTIES
PO BOX 678
LIVERPOOL, NY 13088

N

0 50 100
Scale in feet

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROPOSED JMA TECH PROPERTIES RENOVATION
120-154 CORTLAND AVENUE
SYRACUSE, NY 13202

| No. | Submittal / Revision | Appr'd. | By | Date |
|---|---|---|---|---|
| 2 | OVERALL CAMPUS PLAN | JMT | AMV | 05/15/20 |
| 1 | OVERALL CAMPUS PLAN | JMT | AMV | 05/14/20 |

OVERALL CAMPUS PLAN

| Designed By | Drawn By | Checked By |
|---|---|---|
| BFB | BGH | JFT |
| Issue Date: 11/13/19 | Project No: 59294 | Scale: AS SHOWN |

Drawing No.:
**C-100**

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