City of Syracuse Zoning Administration
Application for SPECIAL PERMIT Review by the Planning Commission
City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 6/13/2019 **Case Number:** SP-19-17 **Zoning District:** BA, CB

☒ **NEW SPECIAL PERMIT** ☐ **MODIFICATION OF EXISTING SPECIAL PERMIT**

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

415 Brighton Ave E. & 110 Thurber St. Rear

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section:	061	**Block:**	02	**Lot:**	47.0
Section:	061	**Block:**	02	**Lot:**	45.1
Section:		**Block:**		**Lot:**	

This APPLICATION is for a:

- ☐ Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
- ☒ Gasoline Service Station
- ☐ Car Wash Facility
- ☐ Care Home
- ☐ Parking Lot or Parking Garage
- ☐ Transitional Parking Area
- ☐ Offices of Religious and Educational Institutions
- ☐ Bed and Breakfast
- ☐ Other Special Permit Uses (describe)

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Construction of a convenience store and 4 fuel pump islands along with the associated site work to include but not limited to concrete sidewalk, asphalt parking areas, fuel canopy, utilities, stormwater, etc.

PROPERTY OWNER INFORMATION:

Name(s): GAT 7393, LLC

Mailing Address: 614 James Street 100, Syracuse, NY

Zip: 13203 Daytime phone: Home phone:

E-mail:

APPLICANT INFORMATION:
(Copy of contract to purchase must be included with application)

☒ Contract Purchaser(s) ☐ Tenant ☐ Co-Applicant ☐ Other (please state):

Name(s): Mirabito Holdings Inc

Mailing Address: The Metro Center - 49 Court Street PO Box 5306, Binghamton, NY

Zip: 13901 Home phone: Day Phone

E-mail:

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

☐ Attorney ☐ Architect ☐ Contractor ☒ Other Engineer

Name(s): CHA Consulting Inc. (c/o Brian Bouchard)

Mailing Address: 300 S. State Street Suite 600, Syracuse, NY

Zip: 13202 Telephone: 315-228-0036 E-mail: bbouchard@chacompanies.com

DESCRIPTION OF OPERATION:

Days of week open: 7

Hours of operation: 5am - 11pm

Maximum number of employees on premises at one time: 5

Number of off-street parking available (site plan required to indicate location): 16

Other uses currently on the property: FIRST FLOOR: N/A

SECOND FLOOR OTHER FLOORS:

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

SIGNAGE INFORMATION:

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)
A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

Size	Location	Type
192 Sq. Ft.	West Corner of Property	Pylon Sign
32 Sq. Ft.	Store Front	Wall
32 Sq. Ft.	Store Side	Wall
168 Sq. Ft.	Store Canopy, 3 sides	Wall
12 Sq. Ft.	Pump Islands	Pump Topper, Wall
24 Sq. Ft.	Store Front	Wall

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SPECIAL PERMIT FUNCTIONS: (Check all that apply)

☐ Dining room ☐ Bar Service ☐ Drive-thru
☐ Entertainment ☐ Stage ☐ DJ Booth
☐ Light Duty auto repair ☐ Heavy Duty auto repair
☐ Car Wash Facility ☐ New Auto Sales ☐ Used Auto Sales

[X] GASOLINE SERVICE STATION

Has owner obtained or applied for a Certificate of Use: ☐ Yes ☒ No

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 correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

Signature of CURRENT PROPERTY OWNER
(or owner's LEGAL representative)

6/10/19
Date

PRINT NAME OF PROPERTY OWNER

***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) _____

Required submittals for a Special Permit Review

(Before an application can be considered complete, the following **must** be provided)

A title block with author, date, scale, and address of subject property must be on ALL plans listed below including property surveys. Three full sized and one 11x17 copy of ALL plans must be submitted with application.

When submitting the necessary plans listed below, the applicant must show with graphic representation, all information, drawn to scale and in a manner that can be correctly interpreted to any person viewing the case file without additional staff explanation.

☐ **APPLICATION** (completed, dated, and signed by property owner)

☐ **PROPERTY SURVEY**(s) of all properties involved in the project (Must be current and drawn to scale and signed by a licensed surveyor) **We cannot accept a survey that has been reduced, faxed or scanned.**

☐ **SITE PLAN** (Does not have to be drawn by a licensed architect but needs to be labeled, dated, and scaled)

a) Location of existing or proposed building
b) Location and dimensioned areas to be used for parking, including type of parking surface, curb cuts and all driveways
c) Location and dimensioned areas of landscaping indicating type, height, and number of plantings
d) Location of dumpsters and/or trash receptacles indicating type of screening to be installed
e) Proposed overall site screening and landscaping
f) Location, type, and height of fencing
g) Proposed lighting location, height, and wattage of luminaries
h) Location of loading dock/areas
i) Location and dimensioned areas to be used by delivery vehicles
j) Location of all signage

☐ **FLOOR PLANS** (Plans do not have to be drawn by a licensed architect but need to be drawn to scale and labeled with dimensions.) **If any floor plans are not drawn to scale and/or do not include the following they WILL NOT be accepted.**

Commercial Layouts
a) Customer areas
b) Employee areas
c) Storage areas and restrooms
d) Office space
e) Counters/tables/chairs/booths
f) Stages/Dance Floors/DJ Booths
g) Shelving/display areas
h) All kitchen equipment
i) Coolers/freezers/etc.
j) Vending machines/amusement games/etc.

Residential Layouts
a) Bedrooms
b) Common areas (living room, kitchen, dining room)
c) Bathrooms, hallways and closets

☐ **STATE ENVIRONMENTAL QUALITY REVIEW ACT ASSESSMENT FORM** –Part one filled out completely and signed by Applicant or Owner.

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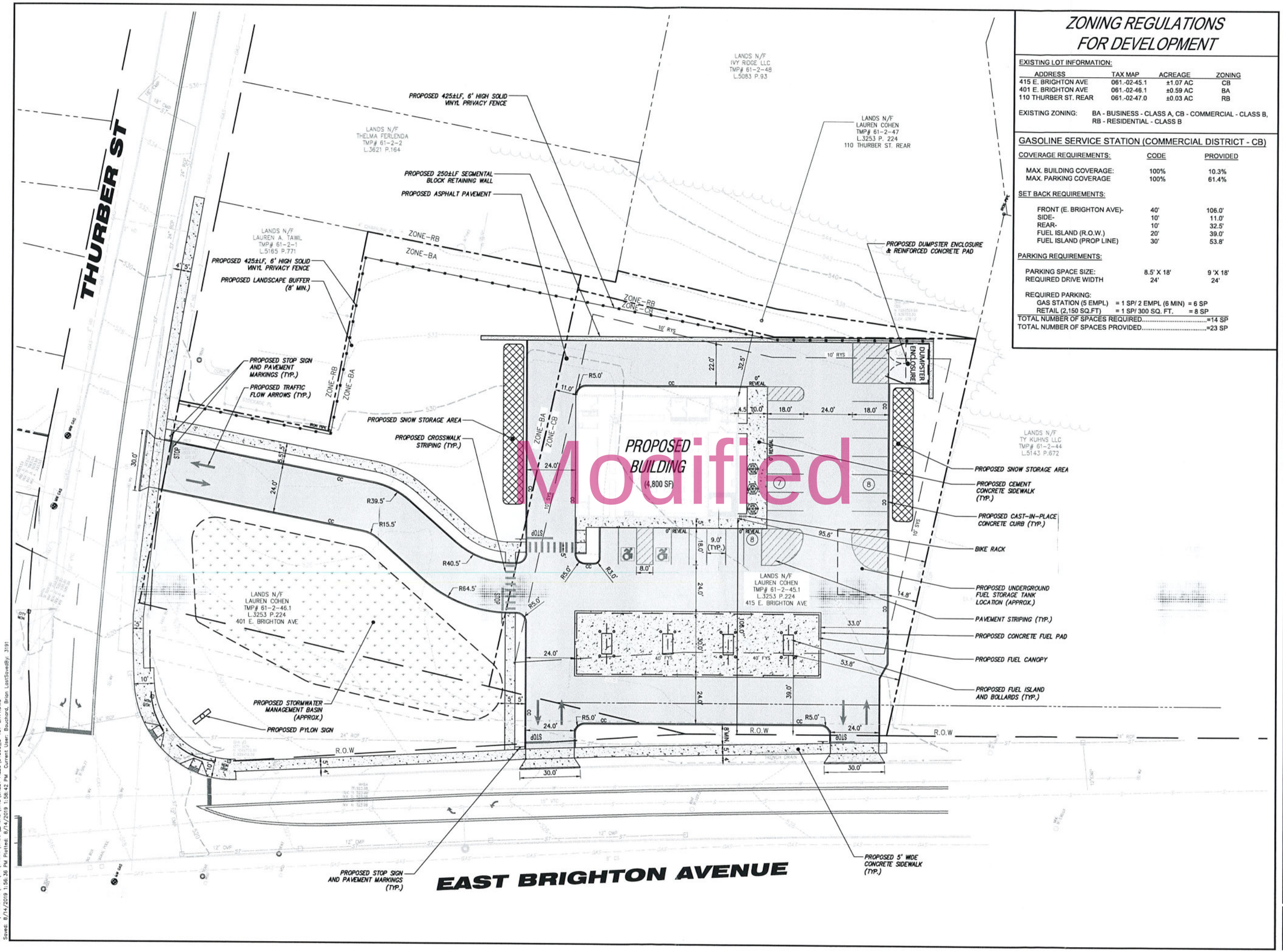

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:

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401 E. BRIGHTON AVE	061.-02-46.1	±0.59 AC	BA
110 THURBER ST. REAR	061.-02-47.0	±0.03 AC	RB

EXISTING ZONING: BA - BUSINESS - CLASS A, CB - COMMERCIAL - CLASS B, RB - RESIDENTIAL - CLASS B

GASOLINE SERVICE STATION (COMMERCIAL DISTRICT - CB)

COVERAGE REQUIREMENTS:	CODE	PROVIDED
MAX. BUILDING COVERAGE:	100%	10.3%
MAX. PARKING COVERAGE	100%	61.4%
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REAR-	10'	32.5'
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FUEL ISLAND (PROP LINE)	30'	53.8'
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PARKING SPACE SIZE:	8.5' X 18'	9 'X 18'
REQUIRED DRIVE WIDTH	24'	24'

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GAS STATION (5 EMPL) = 1 SP/ 2 EMPL (6 MIN) = 6 SP
RETAIL (2,150 SQ.FT) = 1 SP/ 300 SQ. FT. = 8 SP
TOTAL NUMBER OF SPACES REQUIRED.....=14 SP
TOTAL NUMBER OF SPACES PROVIDED.....=23 SP

Drawing Copyright © 2016

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Syracuse, NY 13202
315.471.3920 • www.chacompanies.com

MIRABITO HOLDINGS, INC.
THE METRO CENTER - 49 COURT STREET
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0 20 40
Scale in feet

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PROPOSED MIRABITO DEVELOPMENT
415 E. BRIGHTON AVENUE
SYRACUSE, NY 13210

ISSUED FOR APPROVALS

No.	Submittal / Revision	Appr'd.	By	Date
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LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
AMV	AMV	JFT
Issue Date: 06/10/2019	Project No: 34865	Scale: AS SHOWN

Drawing No.:
C-101

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PLANTING SCHEDULE[1]

SYMBOL	QTY	GENUS & SPECIES	COMMON NAME	PLANTING SIZE (AS NOTED)	ROOT	MATURE SIZE (HEIGHT x WIDTH)	NOTES
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TO	150	Thuja occidentalis 'Nigra'*	Dark American Arborvitae	7-8' HT.	B&B	20' x 6'	Evergreen
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SHRUBS							
HR	67	Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	2 GAL.	CONT.	3' x 2'	Red Flowers in Summer
IV	6	Ilex verticillata 'Red Sprite' (female)-5 / 'Jim Dandy' (male)-1[a]	Winterberry	3 GAL.	CONT.	4' x 4'	Red Berries through Winter
PV	16	Panicum virgatum 'Heavy Metal'*	Heavy Metal Blue Switch Grass	3 GAL.	CONT.	3' x 3'	Ornamental Grass
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FOOTNOTES:
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* STREET TREE, OR AS DETERMINED AND APPROVED BY CITY ARBORIST.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE OWNER PRIOR TO INSTALLATION.
3. ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
4. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
5. CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
6. EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
7. GUARANTEE:
   A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.

   B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
8. MULCH: PROVIDE MINIMUM 3" THICK LAYER OF BROWN SHREDDED BARK MULCH. MULCH SHALL BE USED ONLY AS TREE COLLARS AND IN PLANTING BEDS. REFER TO ERNST SEEDS FOR THE MULCHING OF THE BIORETENTION AREA.
9. PRE-EMERGENT: 1) APPLY TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO ADDITIONAL COST. 2) PROVIDE A MIXTURE WITH ACTIVE INGREDIENTS CONSISTING OF "A-A-A-TRIFLUORO-2, 6-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.75% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.25% OF TOTAL MIXTURE). MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP. OR EQUAL.
10. WEED BARRIER FABRIC: 1) APPLY TO PLANTING BEDS BELOW MULCH. 2) PROVIDE BLACK POLYPROPYLENE SHEET 27 MILS THICK, 4 OZ./SQ. YD., GRAB TENSILE STRENGTH PER ASTM D-4632; 90LB (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION). PROVIDE DEWITT "WEED BARRIER" OR APPROVAL EQUAL. DO NOT INSTALL WITHIN THE BIORETENTION AREA.
11. WATER ALL PLANTINGS THOROUGHLY IMMEDIATELY AFTER PLANTING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

SEEDING NOTES

1. ALL AREAS TO BE SEEDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:

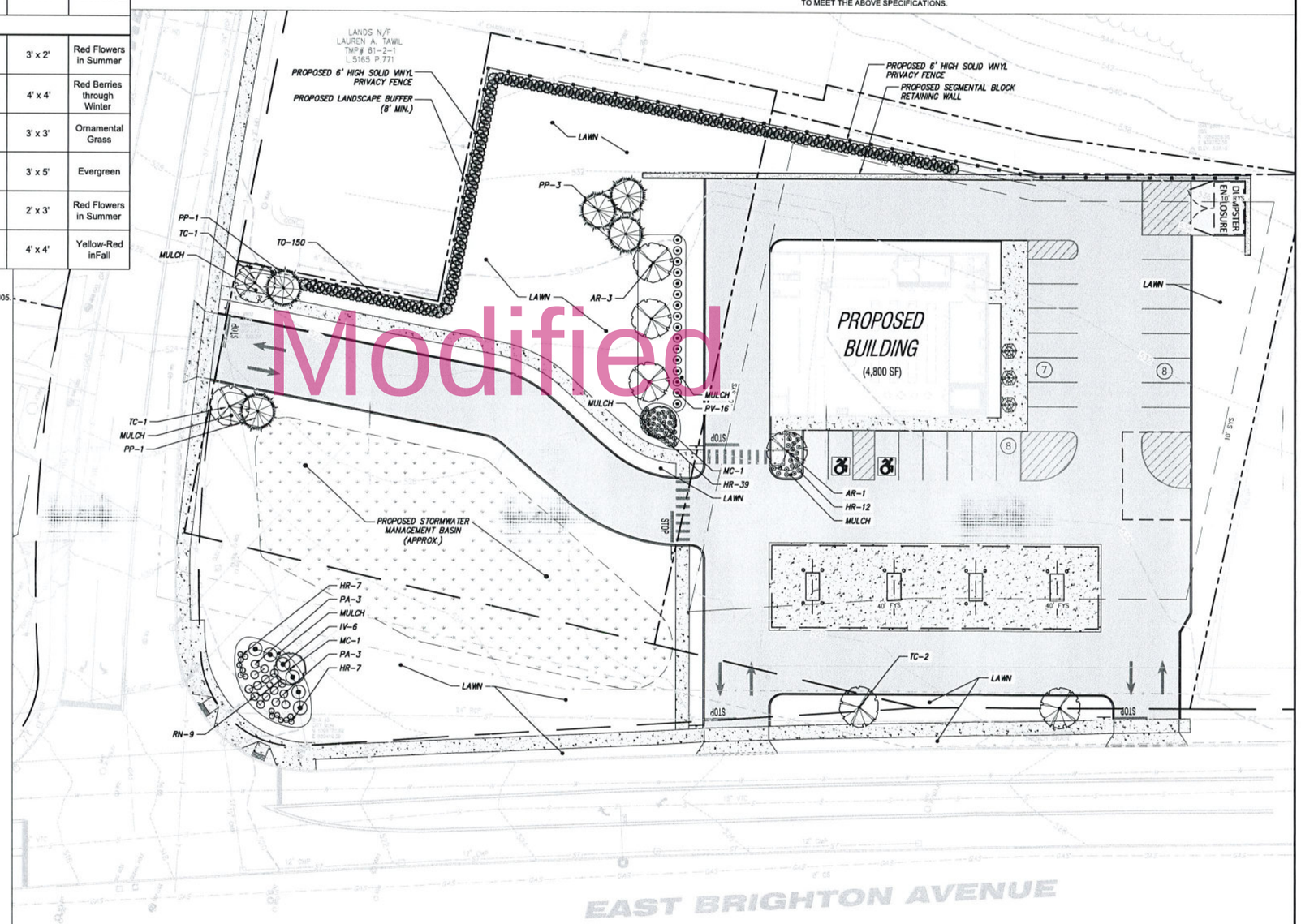
   30% NASSAU KENTUCKY BLUEGRASS
   25% BELMONT KENTUCKY BLUEGRASS
   25% KENTUCKY BLUEGRASS
   20% FINE TEXTURE RYE
2. WEED SEED CONTENT SHALL NOT EXCEED 0.25%.
3. THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
4. THE FERTILIZER SHALL BE 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
5. SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.
6. WATER THOROUGHLY IMMEDIATELY AFTER SEEDING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

TOPSOIL NOTES

1. ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEEDED. TOPSOIL TO BE INSTALLED TO A MINIMUM 3" DEPTH IN AREAS OF SEED. SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED MIXED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS.
2. PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.
3. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
4. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.

SIEVE	PERCENT PASSING
1/4"	65-100
1"	85-100
NO. 200	20-60

5. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.



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Scale in feet: 0 20 40

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-	City Comments	JFT	AMV	08/13/19

LANDSCAPE PLAN

Designed By:	Drawn By:	Checked By:
AMV	AMV	JFT
Issue Date:	Project No:	Scale:
06/10/2019	34865	AS SHOWN

Drawing No.:
C-401

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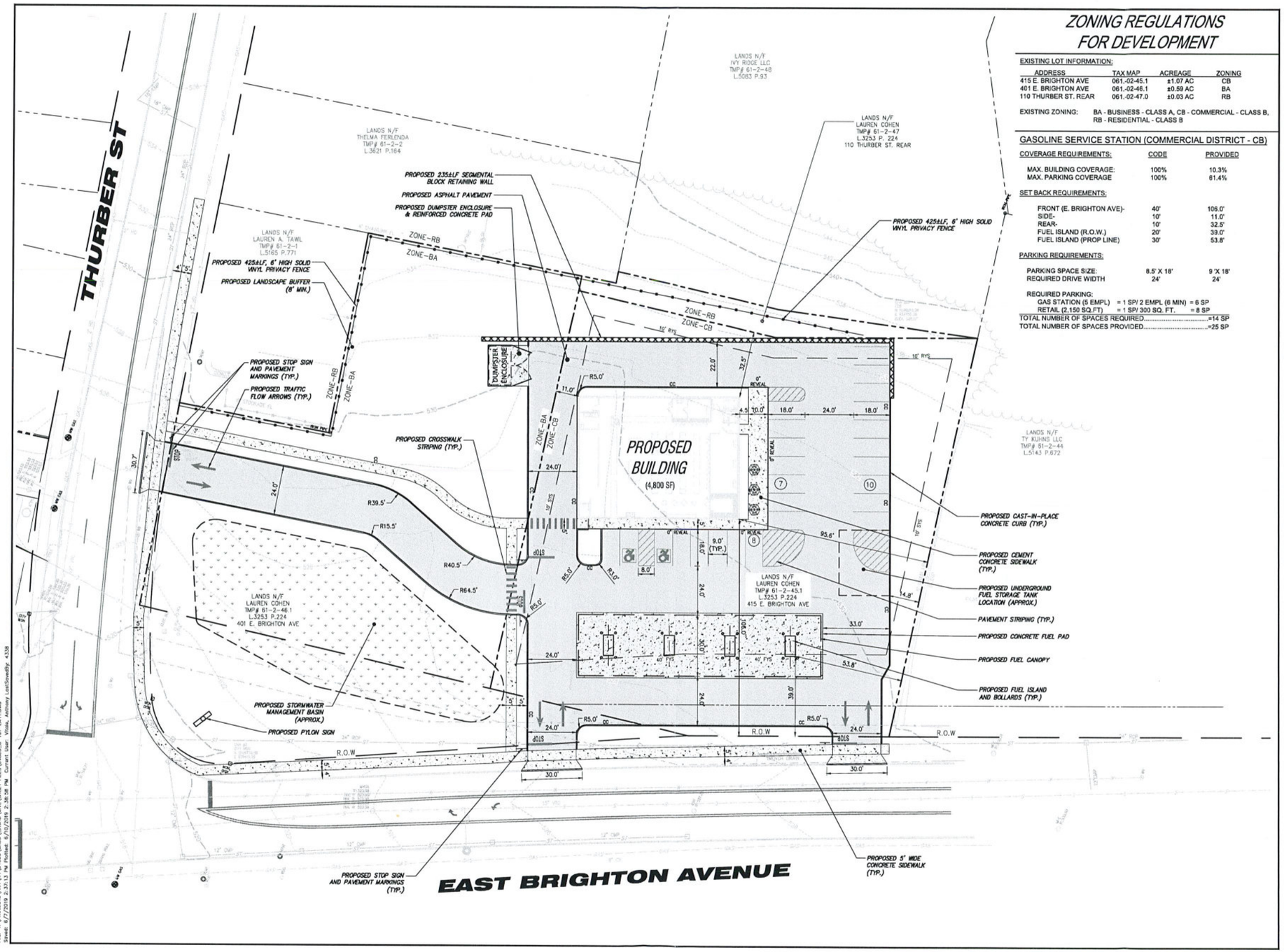

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STATE OF NEW YORK · JOSEPH FRANCIS VIOLANTE · 081-08-1355 · PROFESSIONAL ENGINEER

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Issue Date:	Project No:	Scale
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3. ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
4. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
5. CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
6. EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
7. GUARANTEE:
   A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.

   B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
8. MULCH: PROVIDE MINIMUM 3" THICK LAYER OF BROWN SHREDDED BARK MULCH. MULCH SHALL BE USED ONLY AS TREE COLLARS AND IN PLANTING BEDS. REFER TO ERNST SEEDS FOR THE MULCHING OF THE BIORETENTION AREA.
9. PRE-EMERGENT: 1) APPLY TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO ADDITIONAL COST. 2) PROVIDE A MIXTURE WITH ACTIVE INGREDIENTS CONSISTING OF "A-A-A-TRIFLUORO-2, 6-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.75% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.25%, OF TOTAL MIXTURE). MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP. OR EQUAL.
10. WEED BARRIER FABRIC: 1) APPLY TO PLANTING BEDS BELOW MULCH. 2) PROVIDE BLACK POLYPROPYLENE SHEET 27 MILS THICK, 4 OZ./SQ. YD., GRAB TENSILE STRENGTH PER ASTM D-4632; 90LB (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION). PROVIDE DEWITT "WEED BARRIER" OR APPROVAL EQUAL. DO NOT INSTALL WITHIN THE BIORETENTION AREA.
11. WATER ALL PLANTINGS THOROUGHLY IMMEDIATELY AFTER PLANTING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

SEEDING NOTES

1. ALL AREAS TO BE SEEDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:

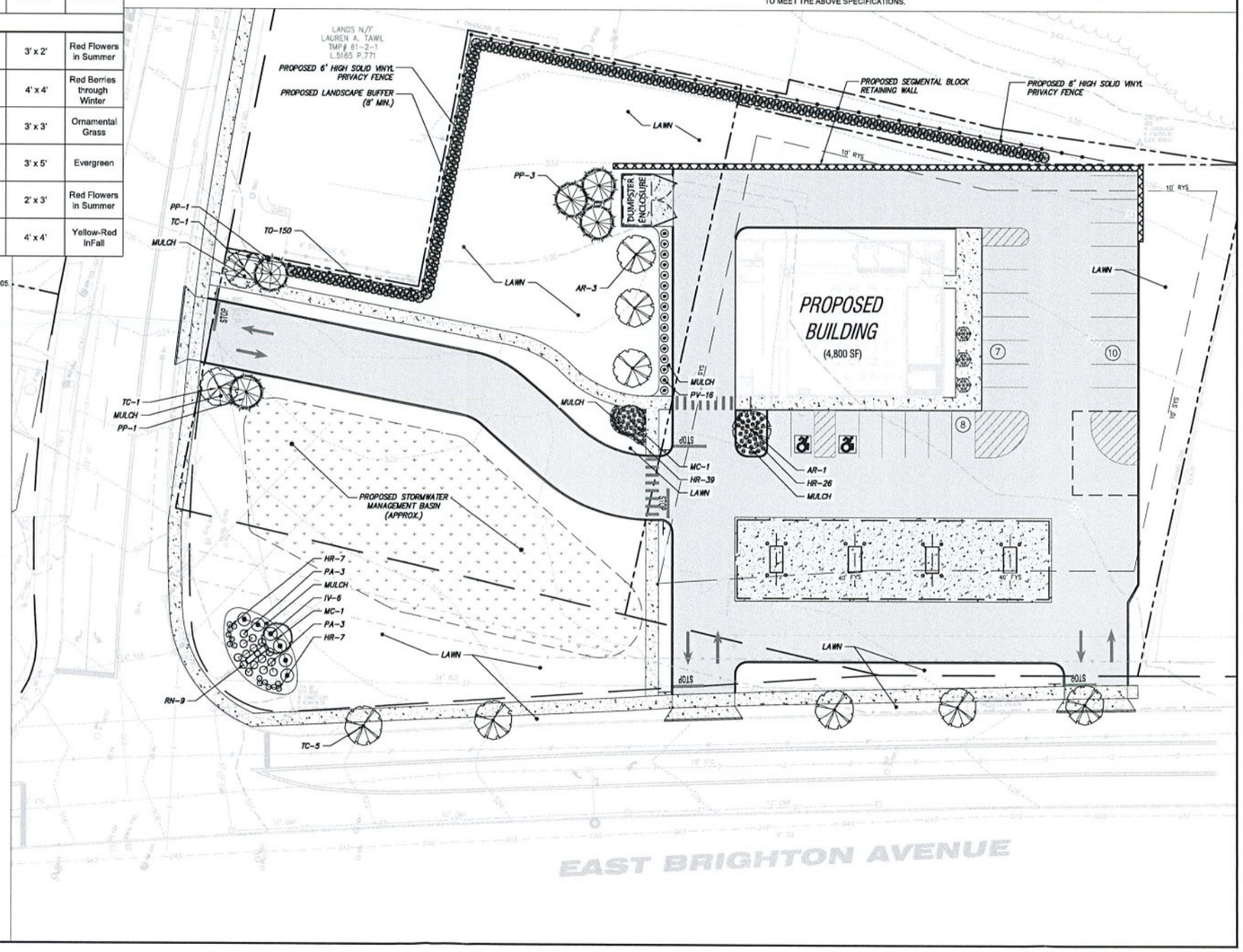
   30% NASSAU KENTUCKY BLUEGRASS
   25% BELMONT KENTUCKY BLUEGRASS
   25% KENTUCKY BLUEGRASS
   20% FINE TEXTURE RYE
2. WEED SEED CONTENT SHALL NOT EXCEED 0.25%.
3. THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
4. THE FERTILIZER SHALL BE 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
5. SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.
6. WATER THOROUGHLY IMMEDIATELY AFTER SEEDING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

TOPSOIL NOTES

1. ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEEDED. TOPSOIL TO BE INSTALLED TO A MINIMUM 3" DEPTH IN AREAS OF SEED. SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED MIXED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS.
2. PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.
3. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
4. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.

SIEVE	PERCENT PASSING
1/4"	65-100
1"	85-100
NO. 200	20-60

5. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.



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CHA
300 South State Street, Suite 600
Syracuse, NY 13202
315.475.8530 • www.chacompanies.com

MIRABITO HOLDINGS, INC.
THE METRO CENTER - 49 COURT STREET
PO BOX 5306
BINGHAMTON, NY 13901

Scale in feet: 0 20 40

STATE OF NEW YORK · ALI FRANCIS BAGHDADI · 081.00 LICENSED PROFESSIONAL ENGINEER

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 SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL ALTER THE DOCUMENT AND ADDED THE LABEL "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROPOSED MIRABITO DEVELOPMENT
415 E. BRIGHTON AVENUE
SYRACUSE, NY 13210

ISSUED FOR APPROVALS

No.	Submittal / Revision	App'd.	By	Date
1	Special Permit Site Plan Application	JFT	AMV	06/10/19

LANDSCAPE PLAN

Designed By:	Drawn By:	Checked By:
AMV	AMV	JFT
Issue Date: 06/10/2019	Project No.: 34865	Scale: AS SHOWN

Drawing No.:
C-401

File: X:\PROJECTS\ANY\CH\34865\CADD_ACAD\CIVIL\SHEET FILES\34865_C-401_LNDSCP.DWG
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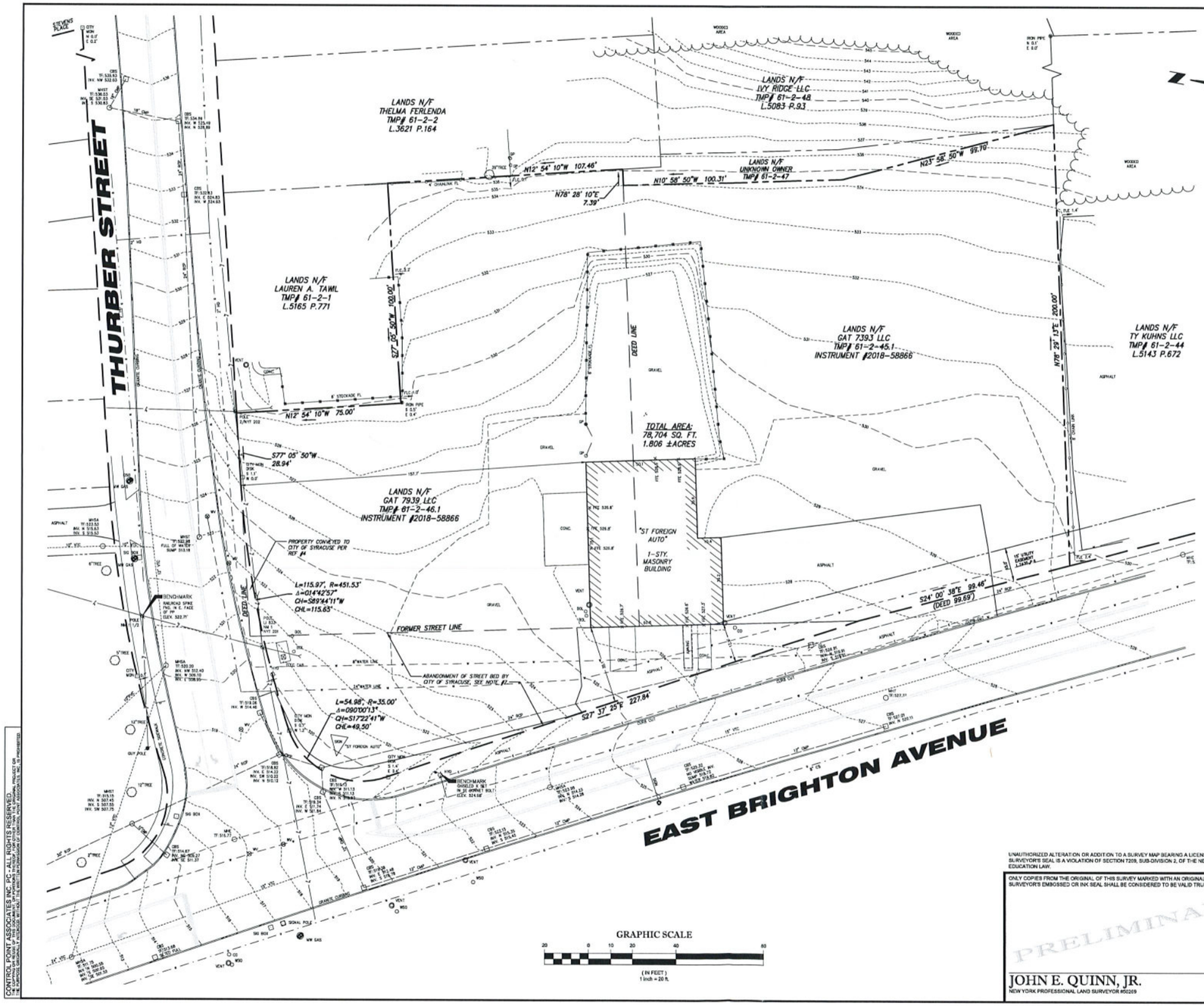

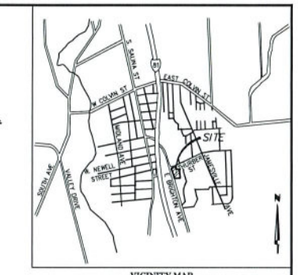

VICINITY MAP
(CITY OF SYRACUSE, NY)

LEGEND:

- SIGN
- SIGN (2 POST)
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- LIGHT POLE
- BOLLARD
- HYDRANT
- WATER SHUT OFF VALVE
- GAS SHUT OFF VALVE
- BORING W/ DESIGNATOR
- IRON PIPE / IRON PIN / REBAR — PROPERTY MONUMENTATION FOUND
- PARCEL BOUNDARY LINE
- ADJOINING PARCEL LINE
- STREET/HIGHWAY LINE
- CHAIN LINK FENCE LINE
- STOCKADE FENCE LINE
- CB — STORM SEWER LINE W/SQUARE CATCH BASIN
- MHSA / CO — SANITARY SEWER LINE W/MANHOLE AND CLEANOUT
- POLE — OVERHEAD UTILITY LINE W/POWER POLE
- ELEC MH — ELECTRIC LINE W/ELECTRIC MANHOLE
- WV — WATER LINE W/VALVE
- GV — GAS LINE W/VALVE
- SIG BOX — TELEPHONE LINE W/SIGNAL BOX
- 560 — CONTOUR LINE

NOTES:

1. BASE MAPPING PREPARED BY CONTROL POINT ASSOCIATES INC. PC.
2. NORTH ORIENTATION REFERENCED TO CITY OF SYRACUSE SURVEY (PER REFERENCE #2).
3. BENCHMARKS AND CONTOURS ARE BASED ON NAD 83 (2011), NYS-WEST (US FEET) AND NAVD 88 (US FEET), (PER REFERENCE #2).
4. UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF POSSIBLE, OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN AND OTHERS MAY EXIST.
5. THIS SURVEY MADE WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT.
6. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
7. CITY OF SYRACUSE HAS ABANDONED A PORTION OF EAST BRIGHTON AVENUE STREET BED PURSUANT TO ORDINANCE No.87 OF 1996, ADOPTED ON MARCH 11, 1996 BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR ON MARCH 18, 1996.

REFERENCES:

1. A SURVEY ENTITLED "ALTA/ACSM SURVEY OF PROPERTY OWNED NOW OR FORMERLY BY SYRACUSE APARTMENTS, LLC TO BE CONVEYED TO BRECKENRIDGE GROUP SYRACUSE NEW YORK, LLC, A TEXAS LIMITED LIABILITY COMPANY", PREPARED BY CHA, INC., PROJECT No. 33683, LAST REVISED FEBRUARY 24, 2016.
2. A PLAN ENTITLED "LOT CONSOLIDATION PLAN PREPARED FOR IRED ACQUISITIONS, LLC", PREPARED BY CHA, LAST REVISED JANUARY 20, 2016, CHA PROJECT #28805, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP #12142.
3. A SURVEY ENTITLED "PART OF LOT No. 94, CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK", PREPARED BY ALFRED N. JANUZI, JR., LAST REVISED SEPTEMBER 27, 1995.
4. ORDINANCE No.8 OF 1996 AUTHORIZING PUBLIC HEARING REGARDING ABANDONMENT OF A PORTION OF THE 400 BLOCK OF THE EAST BRIGHTON AVENUE AND THURBER STREET RIGHT-OF-WAY.
5. DEEDS LISTED HEREON.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PRELIMINARY

JOHN E. QUINN, JR. DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50269

FIELD DATE	7/2014 3/26/2019
FIELD BOOK NO.	154 & 167
FIELD BOOK PG.	57 & 29
FIELD CREW	M.L.M.
DRAWN	D.J.D.
REVIEWED	J.E.Q.

BOUNDARY & TOPOGRAPHIC SURVEY

415 EAST BRIGHTON AVENUE

LOT 45.1 & 46.1/ BLOCK 2
CITY OF SYRACUSE, ONONDAGA COUNTY
STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. PC
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
518.337.3010 - 866.668.9595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0800
GERMANTOWN, MD 240.912.0474
MT. LAUREL, NJ 609.857.8300
NEW YORK, NY 646.780.0413
LONG BEACH, NY 631.380.3445
SOUTHBOROUGH, MA 508.948.2080
ROCHESTER, NY 585.350.7360

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.E.Q.	J.E.Q.	03.26.2019	1" = 20'	09-190096	1 OF 1

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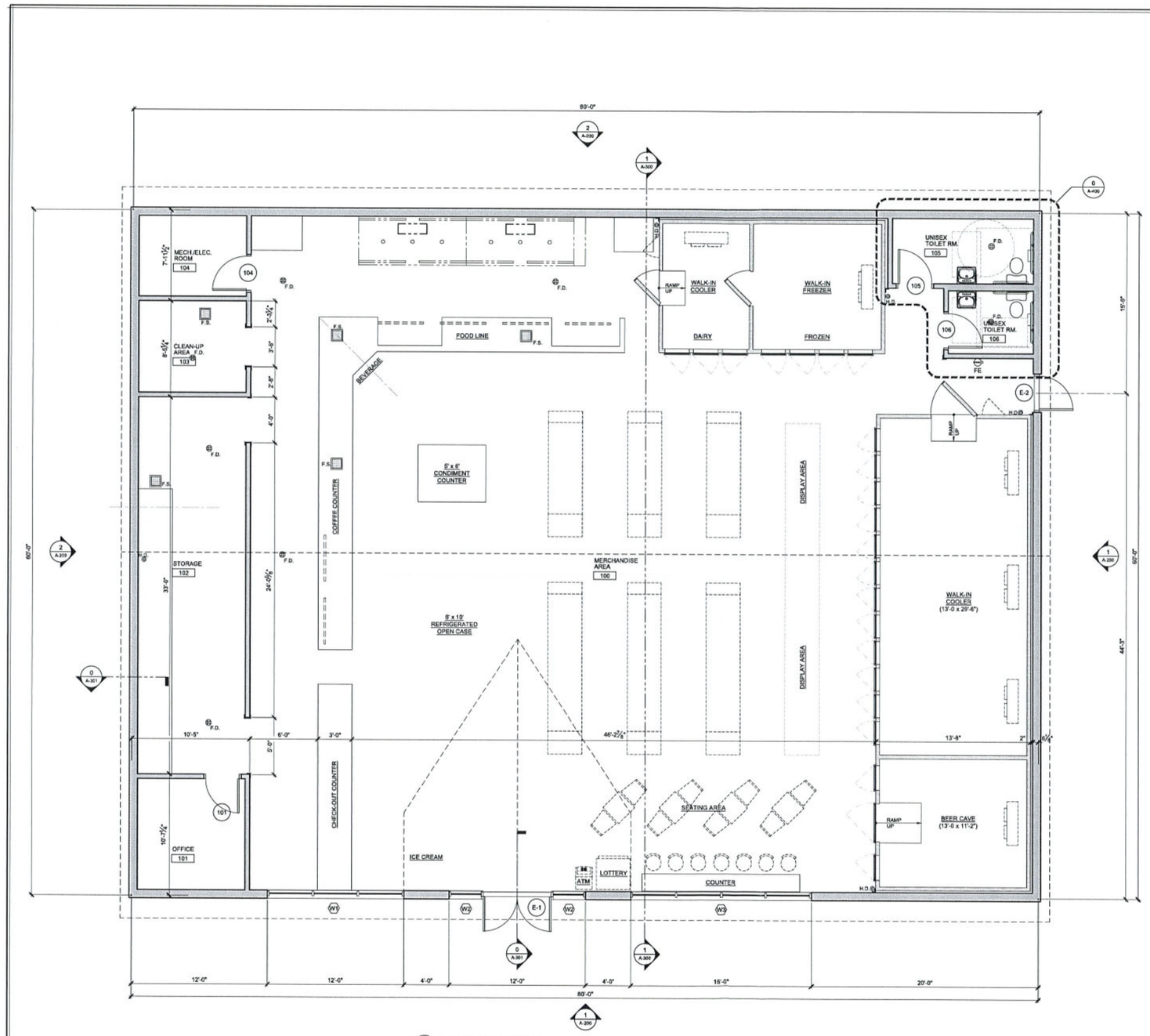

1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

A. ALL WORK IS TO COMPLY WITH AND BE PERFORMED AS PER ALL LOCAL CODES, LAWS AND THE CURRENT EDITION OF THE BUILDING CODE OF NEW YORK STATE INCLUDING THE CURRENT EDITION OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND ANY/ALL APPLICABLE AMENDMENTS.

B. ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEER(S) OF ANY DISCREPANCIES BEFORE COMMENCING WORK. OTHERWISE THE CONTRACTOR / BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. (DO NOT SCALE DRAWINGS)

C. ALL WORK SHALL BE FULLY COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND TO ACHIEVE A SMOOTH AND FINISHED JOB.

D. ALL CONTRACTORS ARE TO SUBMIT APPROPRIATE SHOP DRAWINGS (ONE REPRODUCIBLE SET OR VIA ELECTRONICALLY), PRODUCT DATA (ONE SET OR VIA ELECTRONICALLY) AND FINISH SAMPLES (THREE) TO THE ARCHITECT AND/OR ENGINEER FOR APPROVAL BEFORE INSTALLATION. (WHERE APPLICABLE)

E. THE MILLWORK CONTRACTOR IS TO OBTAIN AND VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE JOBSITE AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS ASSURING PRECISION FITTING AND PROPER ASSEMBLY OF HIS PRODUCTS. (WHEN APPLICABLE)

F. ALL CONTRACTORS ARE TO INSTALL ALL FINISH MATERIALS AS PER MANUFACTURER'S SPECIFICATIONS, LOCAL CODES, BUILDING CODE OF NEW YORK STATE AND IN ACCORDANCE WITH INDUSTRY STANDARDS AND GOOD CONTRACTING PRACTICE.

G. ALL CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND/OR DEMOLISHED MATERIALS RESULTING FROM THEIR WORK ON DAILY BASIS IN A LAWFUL MANOR.

H. CONTRACTOR TO VERIFY ALL FINAL FINISH TYPES, STYLES, COLORS, ETC. PRIOR TO PURCHASING AND INSTALLATION.

I. FOR PARTITION TYPES, REFER TO DETAIL #0 ON SHEET G-000.

J. FOR DOOR AND WINDOW TYPES, REFER TO SHEET A-600.

K. FOR ROOM FINISH INFORMATION, REFER TO SHEET A-601.

FLOOR PLAN KEY NOTES

1. XXXXXX

NORTH ARROW

PLAN

TRUE

REVISED FOR CITY PLANNING REVIEW
NOT FOR CONSTRUCTION - 06-04-2019

RAV ARCHITECT P.C.

ROD A. VANDERWATER
ARCHITECT, P.C.

7515 Morgan Road
Liverpool, NY 13090
(315) 415-5178
RWATER@DCOTCAD.COM

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PROJECT TITLE & LOCATION:

Proposed New Building For:

Mirabito Energy Products

415 East Brighton Avenue
Syracuse, New York 13210

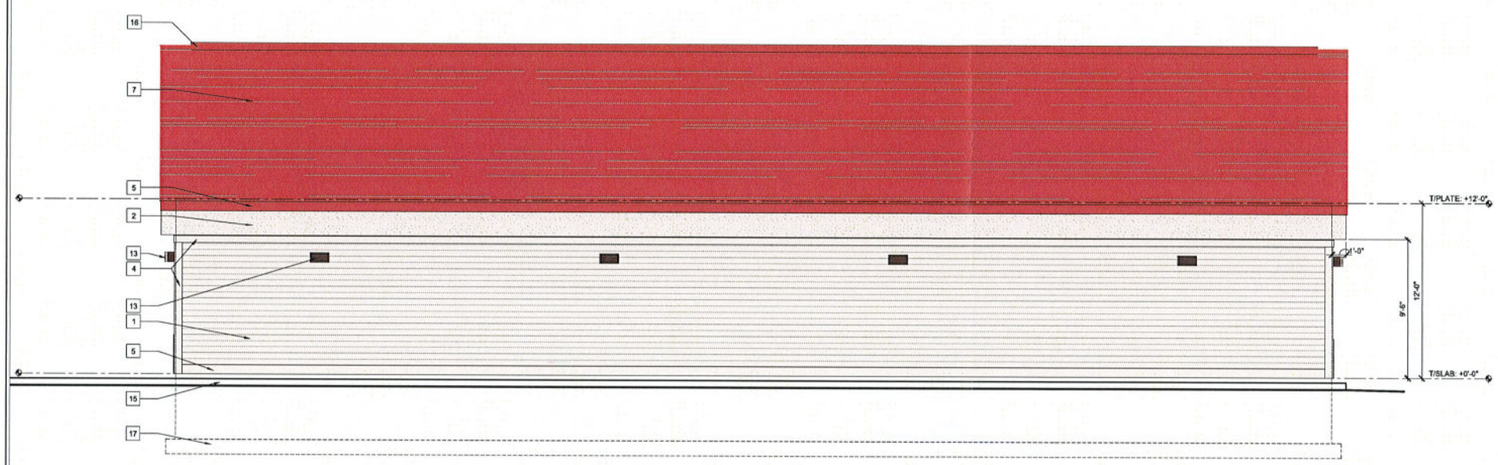
REVISIONS

DRAWING TITLE
Proposed Floor Plan

DRAWING INFORMATION	
Scale	AS NOTED
Drawn	LEK
Checked	RAV
Date	07-18-18
Job No.	18-139

DRAWING NUMBER

A-110



2 PROPOSED REAR EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" VIEW FACING EAST

1 PROPOSED FRONT EXTERIOR ELEVATION - FACING BRIGHTON AVENUE
SCALE: 1/4" = 1'-0" VIEW FACING WEST

ELEVATION KEY NOTES

1	HORIZONTAL HARDIEPLANK® LAP SIDING,SMOOTH, 5" EXPOSURE. PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
2	HARDIEPANEL® VERTICAL SIDING, SMOOTH, 48" PANEL WIDTH. PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
3	3.5" HARDIETRIM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
4	5.5" HARDIETRIM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
5	7.25" HARDIETRIM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
6	11.25" HARDIETRIM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
7	ASPHALT ROOFING SHINGLES, CERTAINTEED LANDMARK® SERIES - COTTAGE RED (OR APPROVED EQUIVALENT)
8	STONE VENEER
9	2"x5" ALUMINUM STORE FRONT GLAZING SYSTEM, COLOR: MEDIUM BRONZE w/ 1" INSULATED GLAZING UNIT, LOW- E, ARGON FILLED w/ SOLAR CONTROL FILM.
10	INSULATED HOLLOW METAL DOOR AND HOLLOW METAL FRAME, PAINTED. (SEE EXTERIOR COLOR LEGEND)
11	NOT USED
12	ALUMINUM TRIANGLE SHAPED LOUVER SYSTEM w/ INSECT SCREEN. PAINTED TO MATCH BUILDING MAIN COLOR (SEE EXTERIOR COLOR LEGEND.)
13	EXTERIOR WALL MOUNTED LED LIGHT FIXTURES
14	EXTERIOR WALL MOUNTED LED SCONCE LIGHT FIXTURES
15	CONCRETE CURB OR CONCRETE WALKWAY
16	CONTINUOUS RIDGE VENT. COLOR TO MATCH ROOF SHINGLES OR MATCH TRIM COLOR.
17	APPROXIMATE LOCATION OF FOUNDATION BELOW GRADE.
18	'MIRABITO' SIGN - RAISED CHANNEL SET LETTERS, LED LIGHTING. REFER TO SIGN VENDOR'S SHOP DRAWINGS FOR MORE DETAIL.
19	NOT USED

EXTERIOR COLOR LEGEND

	EXTERIOR PAINT MAIN COLOR: COLOR MATCH OLYMPIC PAINTS: SAIL CLOTH OR USE PPG PAINTS: 1213-1 SAIL CLOTH (OR APPROVED EQUIVALENT)
	EXTERIOR PAINT ACCENT COLOR #1: COLOR MATCH MIRABITO RED (OR APPROVED EQUIVALENT)
	STONE VENEER: URESTONE PANELS, LEDGESTONE SERIES, COLOR: DESERT TAN (OR APPROVED EQUIVALENT)
	EXTERIOR PAINT ACCENT COLOR #2. COLOR MATCH OLYMPIC PAINTS: BC-5 SPICY NUTMEG, (OR APPROVED EQUIVALENT)
	ALUMINUM STORE FRONT FRAMING COLOR: MEDIUM BRONZE, AA-M10C21A44, ARCHITECTURAL CLASS I (.7 mils MINIMUM)
	1" INSULATED GLAZING UNIT: SOLARBAN® 90(2) SOLARBRONZE® + CLEAR (NFRC U-Values: Winter Nighttime-0.29, Winter Argon-0.24; SHGC: 0.18; Light to Solar Gain (LSG): 1.72, Visible Light Transmittance (VLT): 31. Visable Light Reflectance: Exterior - 7% Interior - 18%)(OR APPROVED EQUIVALENT)
	ASPHALT ROOFING SHINGLES, CERTAINTEED LANDMARK® SERIES - COTTAGE RED (OR APPROVED EQUIVALENT)

APPROVAL SIGNATURES

NAME:_____ DATE:_____

NAME:_____ DATE:_____

NAME:_____ DATE:_____

NAME:_____ DATE:_____

REVISED FOR CITY PLANNING REVIEW
NOT FOR CONSTRUCTION - 06-04-2019

RAV ARCHITECT P.C.

ROD A. VANDERWATER
ARCHITECT, P.C.

7516 Morgan Road
Liverpool, NY 13090
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RWATER@CDTCAD.COM

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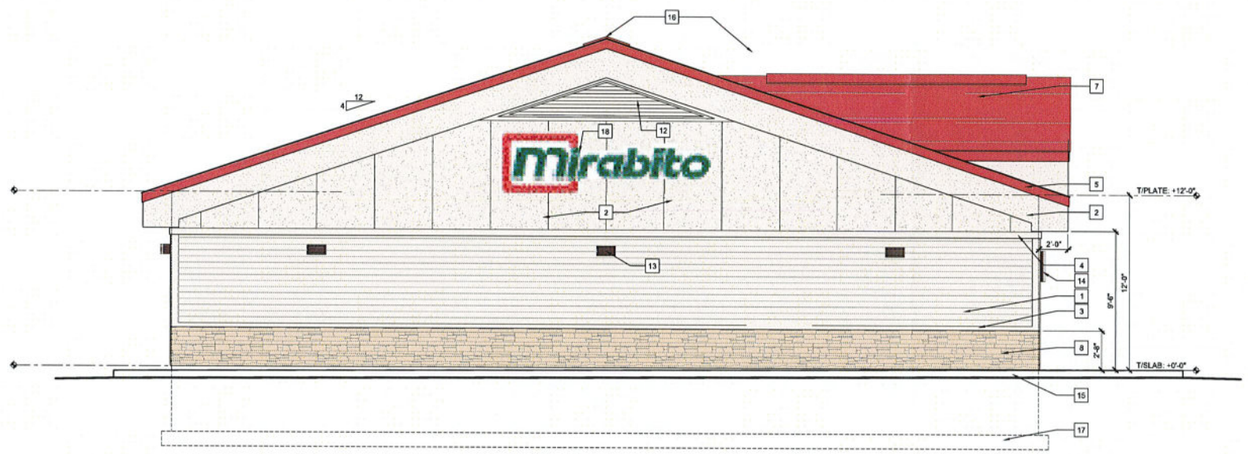
PROJECT TITLE & LOCATION:
Proposed New Building For:
Mirabito Energy Products
415 East Brighton Avenue
Syracuse, New York 13210

REVISIONS		
1	12-07-18	ADDED DRIVE THRU CANOPY

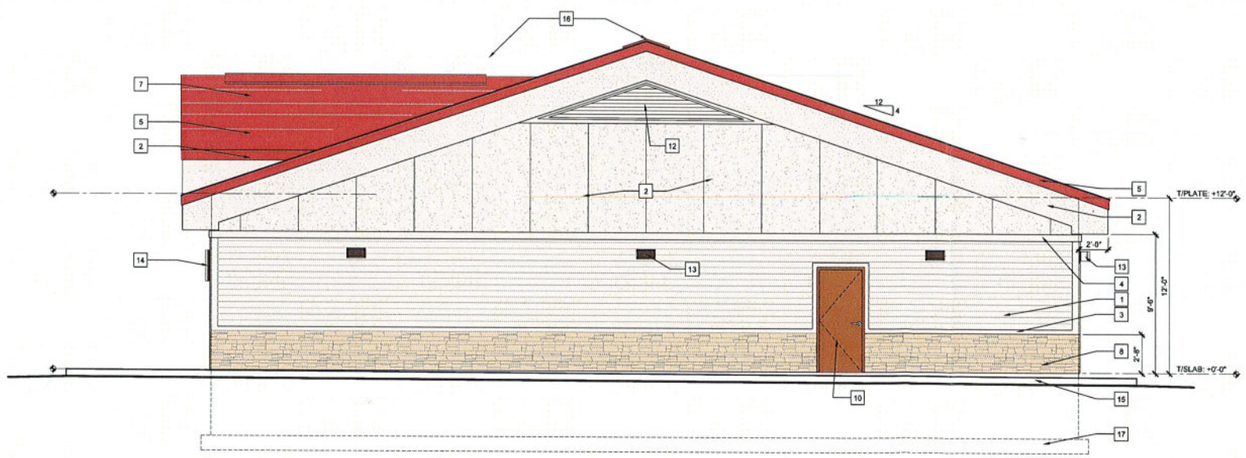
DRAWING TITLE
Proposed Exterior Elevations

DRAWING INFORMATION	
Scale	AS NOTED
Drawn	LEK
Checked	RAV
Date	07-16-18
Job No.	18-139

DRAWING NUMBER
A-200



2 PROPOSED LEFT-SIDE EXTERIOR ELEVATION - FACING THURBER STREET
SCALE: 1/4" = 1'-0" VIEW FACING NORTH



1 PROPOSED RIGHT-SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" VIEW FACING SOUTH

ELEVATION KEY NOTES

1	HORIZONTAL HARDIEPLANK® LAP SIDING,SMOOTH, 5" EXPOSURE. PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
2	HARDIEPANEL® VERTICAL SIDING, SMOOTH, 48" PANEL WIDTH. PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
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8	STONE VENEER
9	2"x5" ALUMINUM STORE FRONT GLAZING SYSTEM. COLOR: MEDIUM BRONZE w/ 1" INSULATED GLAZING UNIT, LOW- E, ARGON FILLED w/ SOLAR CONTROL FILM.
10	INSULATED HOLLOW METAL DOOR AND HOLLOW METAL FRAME, PAINTED. (SEE EXTERIOR COLOR LEGEND)
11	NOT USED
12	ALUMINUM TRIANGLE SHAPED LOUVER SYSTEM w/ INSECT SCREEN. PAINTED TO MATCH BUILDING MAIN COLOR (SEE EXTERIOR COLOR LEGEND.)
13	EXTERIOR WALL MOUNTED LED LIGHT FIXTURES
14	EXTERIOR WALL MOUNTED LED SCONCE LIGHT FIXTURES
15	CONCRETE CURB OR CONCRETE WALKWAY
16	CONTINUOUS RIDGE VENT. COLOR TO MATCH ROOF SHINGLES OR MATCH TRIM COLOR.
17	APPROXIMATE LOCATION OF FOUNDATION BELOW GRADE.
18	'MIRABITO' SIGN - RAISED CHANNEL SET LETTERS. LED LIGHTING. REFER TO SIGN VENDOR'S SHOP DRAWINGS FOR MORE DETAIL.
19	NOT USED

EXTERIOR COLOR LEGEND

	EXTERIOR PAINT MAIN COLOR: COLOR MATCH OLYMPIC PAINTS: SAIL CLOTH OR USE PPG PAINTS: 1213-1 SAIL CLOTH (OR APPROVED EQUIVALENT)
	EXTERIOR PAINT ACCENT COLOR #1: COLOR MATCH MIRABITO RED (OR APPROVED EQUIVALENT)
	STONE VENEER: URESTONE PANELS, LEDGESTONE SERIES, COLOR: DESERT TAN (OR APPROVED EQUIVALENT)
	EXTERIOR PAINT ACCENT COLOR #2. COLOR MATCH OLYMPIC PAINTS: BC-5 SPICY NUTMEG, (OR APPROVED EQUIVALENT)
	ALUMINUM STORE FRONT FRAMING COLOR: MEDIUM BRONZE, AA-M10C21A44, ARCHITECTURAL CLASS I (.7 mils MINIMUM)
	1" INSULATED GLAZING UNIT: SOLARBAN® 90(2) SOLARBRONZE® + CLEAR (NFRC U-Values: Winter Nighttime-0.29, Winter Argon-0.24; SHGC: 0.18; Light to Solar Gain (LSG): 1.72, Visible Light Transmittance (VLT): 31; Visable Light Reflectance: Exterior - 7% Interior - 18%)(OR APPROVED EQUIVALENT)
	ASPHALT ROOFING SHINGLES, CERTAINTEED LANDMARK® SERIES - COTTAGE RED (OR APPROVED EQUIVALENT)

APPROVAL SIGNATURES

NAME:_____ _____ DATE:_____

NAME:_____ _____ DATE:_____

NAME:_____ _____ DATE:_____

NAME:_____ _____ DATE:_____

REVISED FOR CITY PLANNING REVIEW
NOT FOR CONSTRUCTION - 06-04-2019

RAV ARCHITECT P.C.

ROD A. VANDERWATER
ARCHITECT, P.C.

7515 Morgan Road
Liverpool, NY 13090
(315) 415-5175
RWATER@CDTCAD.COM

The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others except by written agreement from the Architect.

PROJECT TITLE & LOCATION:
Proposed New Building For:
Mirabito Energy Products
415 East Brighton Avenue
Syracuse, New York 13210

REVISIONS		
1	12-07-18	ADDED DRIVE THRU CANOPY

DRAWING TITLE
Proposed Exterior Elevations

DRAWING INFORMATION	
Scale	AS NOTED
Drawn	LEK
Checked	RAV
Date	07-18-18
Job No.	18-139

DRAWING NUMBER
A-201

Signage

1. ID Pole: 24 feet high, 8 feet wide

Total Square Footage = 192

2. Store Front: 16 feet length of channel letters, 2 feet high

Total Square Footage = 32

3. Store Side: 16 Feet length of channel letters, 2 feet high

Total Square Footage = 32

4. Pump Toppers: 36 inches length, 6 inches high, 2 toppers per pump

Total Square Footage = 12

5. Wall Sign: 3 feet high, 8 feet wide

Total Square Footage = 24

6. Canopy Channel Letters: 42 inches high, 16 feet length, 3 sides of canopy

Total Square Footage = 168

Total Square Footage = 460

ID Pole

(ex. Store 48 Onodaga)

This drawing is provided for the purpose of illustrating the proposed project. Unauthorized use, copying, scanning or sharing is strictly prohibited. Art work fees will incur if drawing is used without consent. Due to variables in digital photography, architectural renderings and structural obstacles, the ratio of the finished product to the area it is installed on may appear slightly different from the illustration. Colors shown are representative of Roland or Pantone color code chosen. Variables in monitors, printers, inks and paper will alter how these colors appear on the drawing.

Robbins Signs will not be finanacially responsible for any errors exisiting on this approved drawing.

Please proof spelling, size, material, design and color carefully.

Copyright 2018

SIGN

Store Front

Lit Channel Letters for
Facade of building

Approx. 50"h

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SIGN

Store Side

Lit Channel Letters for
Facade of building

Approx. 50"h

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CANOPY [CHANNEL LETTERS]

Standard Lit Channel Letter
Set for Canopy
Approx 42"
(comes up over Canopy top)

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Pumps

Pump Toppers

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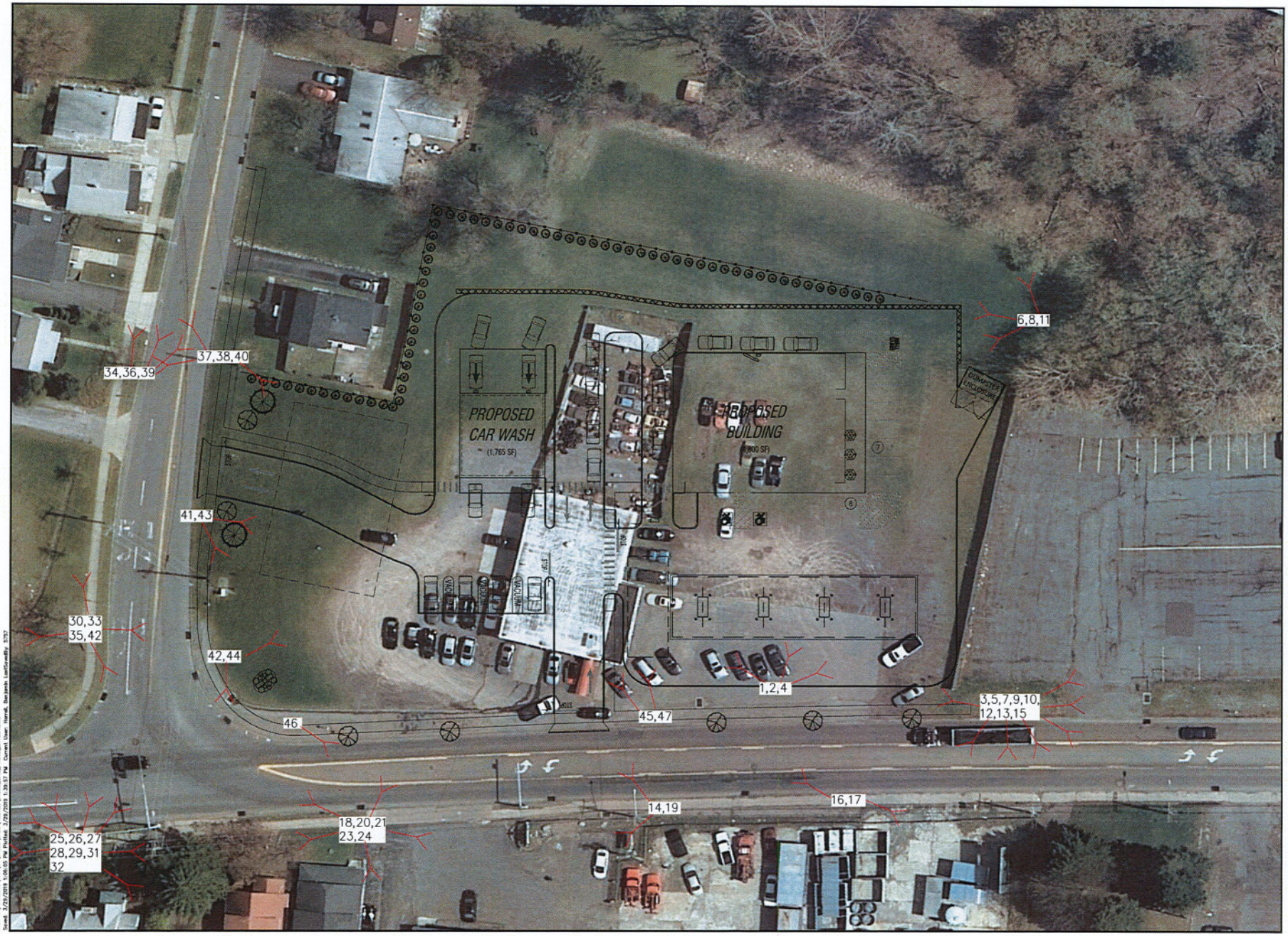
SI

Wall Sign

Wall Sign

Photographs and Keyed Site Plan



CHA

MIRABITO HOLDINGS, INC.
THE METRO CENTER - 49 COURT STREET
PO BOX 5306
BINGHAMTON, NY 13901

0 20 40
Scale in feet

PROPOSED
MIRABITO DEVELOPMENT
415 E. BRIGHTON AVENUE
SYRACUSE, NY 13210

ISSUED FOR APPROVALS

No.	Submittal / Revision	Appr.	By	Date

SITE PHOTO
LAYOUT PLAN

Designed By	Drawn By	Checked By
AMV/ZTP	AMV	JFT
Issue Date:	Project No:	Scale:
03/29/2019	34865	AS SHOWN

Drawing No.:
C-1

1

2

4

5

7

8

9

11

12

13

15

16

17

19

20

ST FOREIGN AUTO

21

ST FOREIGN AUTO

23

NO
STOPPING
ANY
TIME
EMERGENCY
SNOW
ROUTE
ST Foreign Auto

24

25

27

28

29

31

32

33

35

36

37

39

40

41

43

44

ST Foreign Auto
ST FOREIGN AUTO
USED CARS
SALES & LEASING

45

46

ST FOREIGN AUTO
USED CARS
SALES & LEASING

47

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:
Mirabito Development

Project Location (describe, and attach a location map):
415 E. Brighton Avenue, Tax Map No. 061-02.-47.0 & 061-02.-45.1

Brief Description of Proposed Action:
Construction of a convenience store and 4 fuel pump islands along with the associated site work to include but not limited to concrete sidewalk, asphalt parking areas, fuel canopy, utilities, stormwater, etc.

Name of Applicant or Sponsor:	Telephone: 315-228-0036
CHA Consulting Inc, (c/o Brian Bouchard)	E-Mail: bbouchard@chacompanies.com

Address:
300 S. State Street Suite 600

City/PO:	State:	Zip Code:
Syracuse	NY	13202

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

3. a. Total acreage of the site of the proposed action? 1.07 acres
   b. Total acreage to be physically disturbed? 1.07+/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.86 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
	☐	✔

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	✔	☐

8.	NO	YES
a. Will the proposed action result in a substantial increase in traffic above present levels?	✔	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	✔
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	✔

9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	✔

10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	✔

11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	✔

12.	NO	YES
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?	✔	☐
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?	☐	✔

13.	NO	YES
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?	✔	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✔	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater flows will be less than or equal to what currently exists. Stormwater will collect in catch basins and directed into a stormwater management system.	☑	☐
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)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor/name: Brian Bouchard Date: 6-10-19

Signature: Brian F Bouchard Title: Project Engineer

PRINT FORM