

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

Size	Location	Type	(Wall, Ground, Projecting, Window)
<u>192 Sq. Ft.</u>	<u>West Corner of Property</u>	<u>Pylon Sign</u>	
<u>32 Sq. Ft.</u>	<u>Store Front</u>	<u>Wall</u>	
<u>32 Sq. Ft.</u>	<u>Store Side</u>	<u>Wall</u>	
<u>168 Sq. Ft.</u>	<u>Store Canopy, 3 sides</u>	<u>Wall</u>	
<u>12 Sq. Ft.</u>	<u>Pump Islands</u>	<u>Pump Topper, Wall</u>	
<u>24 Sq. Ft.</u>	<u>Store Front</u>	<u>Wall</u>	
_____	_____	_____	_____
_____	_____	_____	_____

JUN 13 2010

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

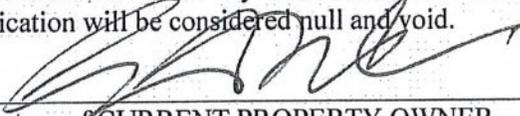
GASOLINE SERVICE STATION

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.



6/10/19

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

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) _____

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**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.

JUN 13 2010

PLANTING SCHEDULE¹

SYMBOL	QTY	GENUS & SPECIES	COMMON NAME	PLANTING SIZE (AS NOTED)	ROOT	MATURE SIZE (HEIGHT x WIDTH)	NOTES
TREES							
AR	4	Acer rubrum 'Frank Jr.*	Redpointe® Red Maple	2.5-3" CAL.	B&B	40' x 30'	Red in Fall
MC	2	Malus 'Coralburst'	Coralburst Crabapple	2.5-3" CAL.	B&B	10' x 12'	Rose-Pink Flowers
PP	5	Picea pungens	Colorado Blue Spruce	7-8" HT.	B&B	50' x 20'	Evergreen
TO	150	Thuja occidentalis 'Nigra*	Dark American Arborvitae	7-8" HT.	B&B	20' x 6'	Evergreen
TC	7	Tilia cordata 'Greenspire*	Greenspire Linden	2.5-3" CAL.	B&B	50' x 30'	Yellow in Fall
SHRUBS							
HR	79	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*	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
PA	6	Picea abies nidiformis	Birds Nest Spruce	2 GAL.	CONT.	3' x 5'	Evergreen
RN	9	Rosa x 'Noare'	Flower Carpet® Red Groundcover Rose	2 GAL.	CONT.	2' x 3'	Red Flowers in Summer
VD	56	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 GAL.	CONT.	4' x 4'	Yellow-Red In Fall

FOOTNOTES:
 1. ALL PLANT SPACING IS AS SHOWN ON PLAN.
 2. NATIVE PLANTS AS IDENTIFIED IN "NATIVE PLANTS OF THE NORTHEAST" BY DONALD J. LEOPOLD, ©2005.
 3. STREET TREE, OR AS DETERMINED AND APPROVED BY CITY ARBORIST.

LANDSCAPE NOTES

- 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.
- THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE OWNER PRIOR TO INSTALLATION.
- ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
- 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.
- CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
- 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.
- 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.
- 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. TRIFLURIZON 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.
- 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-4832; 90LB (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION). PROVIDE DEWITT "WEED BARRIER" OR APPROVAL EQUAL. DO NOT INSTALL WITHIN THE BIORETENTION AREA.
- WATER ALL PLANTINGS THOROUGHLY IMMEDIATELY AFTER PLANTING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

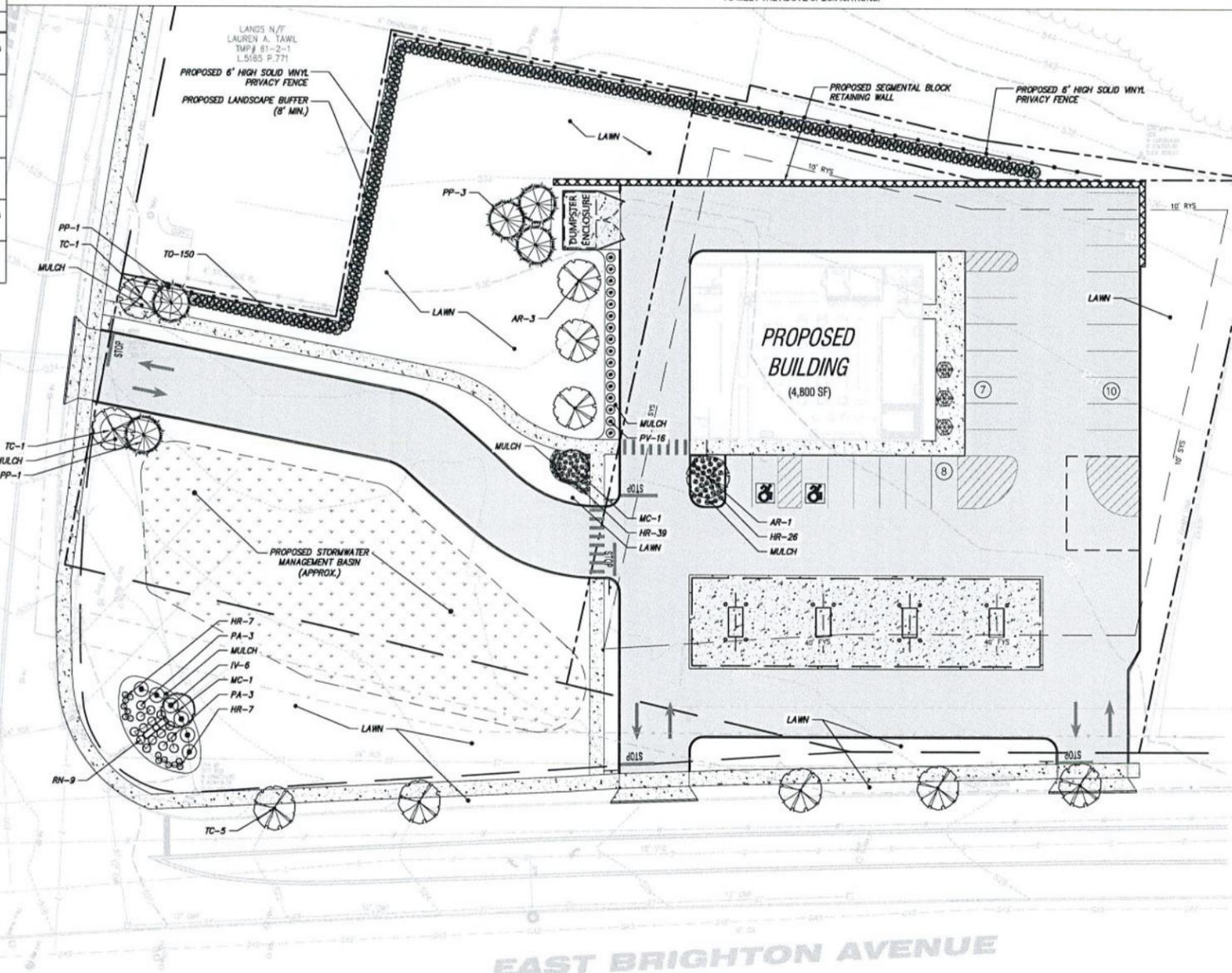
SEEDING NOTES

- 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
- WEED SEED CONTENT SHALL NOT EXCEED 0.25%.
- THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
- THE FERTILIZER SHALL BE 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
- SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.
- WATER THOROUGHLY IMMEDIATELY AFTER SEEDING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

TOPSOIL NOTES

- 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.
- 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.
- TOPSOIL SHALL CONSIST OF FERTILE, FRABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
- 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
- NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.



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



IF AS A RESULT OF LAW FOR ANY REASON, THESE SEAL AND SIGNATURE ARE DEEMED INVALID OR UNLAWFUL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A NEW SEAL AND SIGNATURE FROM THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A NEW SEAL AND SIGNATURE FROM THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A NEW SEAL AND SIGNATURE FROM THE STATE OF NEW YORK.

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

ISSUED FOR APPROVALS

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

LANDSCAPE PLAN

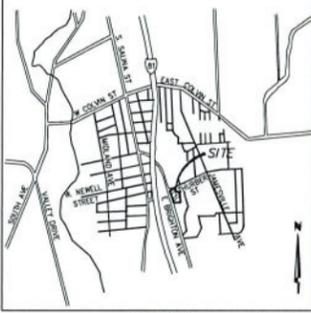
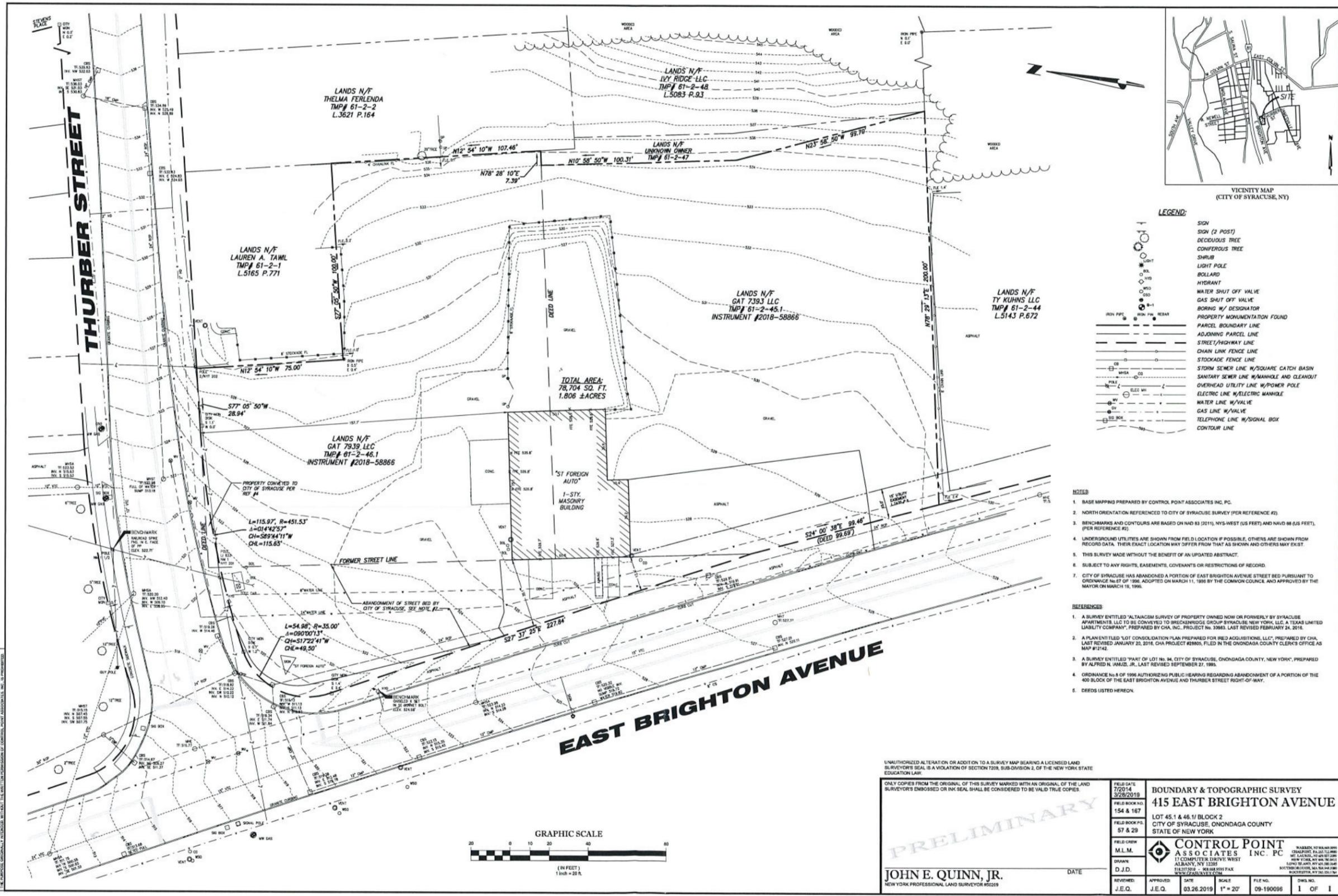
Designed By	Drawn By	Checked By
AMV	AMV	JFT

Issue Date:	Project No:	Scale:
06/10/2019	34865	AS SHOWN

Drawing No.:

C-401

File: V:\PROJECTS\NY\14\14053\14053.dwg
 Date: 6/10/2019 1:42:53 PM
 User: JFT
 Plotter: HP DesignJet T1100e
 Scale: 1/8"=1'-0"
 Plot: 6/10/2019 1:42:53 PM
 Plotter: HP DesignJet T1100e
 Scale: 1/8"=1'-0"
 Plot: 6/10/2019 1:42:53 PM

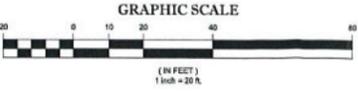


LEGEND:

	SIGN (2 POST)
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	LIGHT POLE
	BOLLARD
	HYDRANT
	WATER SHUT OFF VALVE
	GAS SHUT OFF VALVE
	BORING W/ DESIGNATOR
	PROPERTY MONUMENT FOUND
	PARCEL BOUNDARY LINE
	ADJOINING PARCEL LINE
	STREET/HIGHWAY LINE
	CHAIN LINK FENCE LINE
	STOCKADE FENCE LINE
	STORM SEWER LINE W/SQUARE CATCH BASIN
	SANITARY SEWER LINE W/MANHOLE AND CLEANOUT
	OVERHEAD UTILITY LINE W/POWER POLE
	ELECTRIC LINE W/ELECTRIC MANHOLE
	WATER LINE W/VALVE
	GAS LINE W/VALVE
	TELEPHONE LINE W/SIGNAL BOX
	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 16, 1996.

- REFERENCES:**
1. A SURVEY ENTITLED "ALTAZASM 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. 3088, LAST REVISED FEBRUARY 24, 2016.
 2. A PLAN ENTITLED "LOT CONSOLIDATION PLAN PREPARED FOR RED ACQUISITIONS, LLC", PREPARED BY CHA, LAST REVISED JANUARY 20, 2016, CHA PROJECT #2886, 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. VANZEL, JR., LAST REVISED SEPTEMBER 21, 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 2209, 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

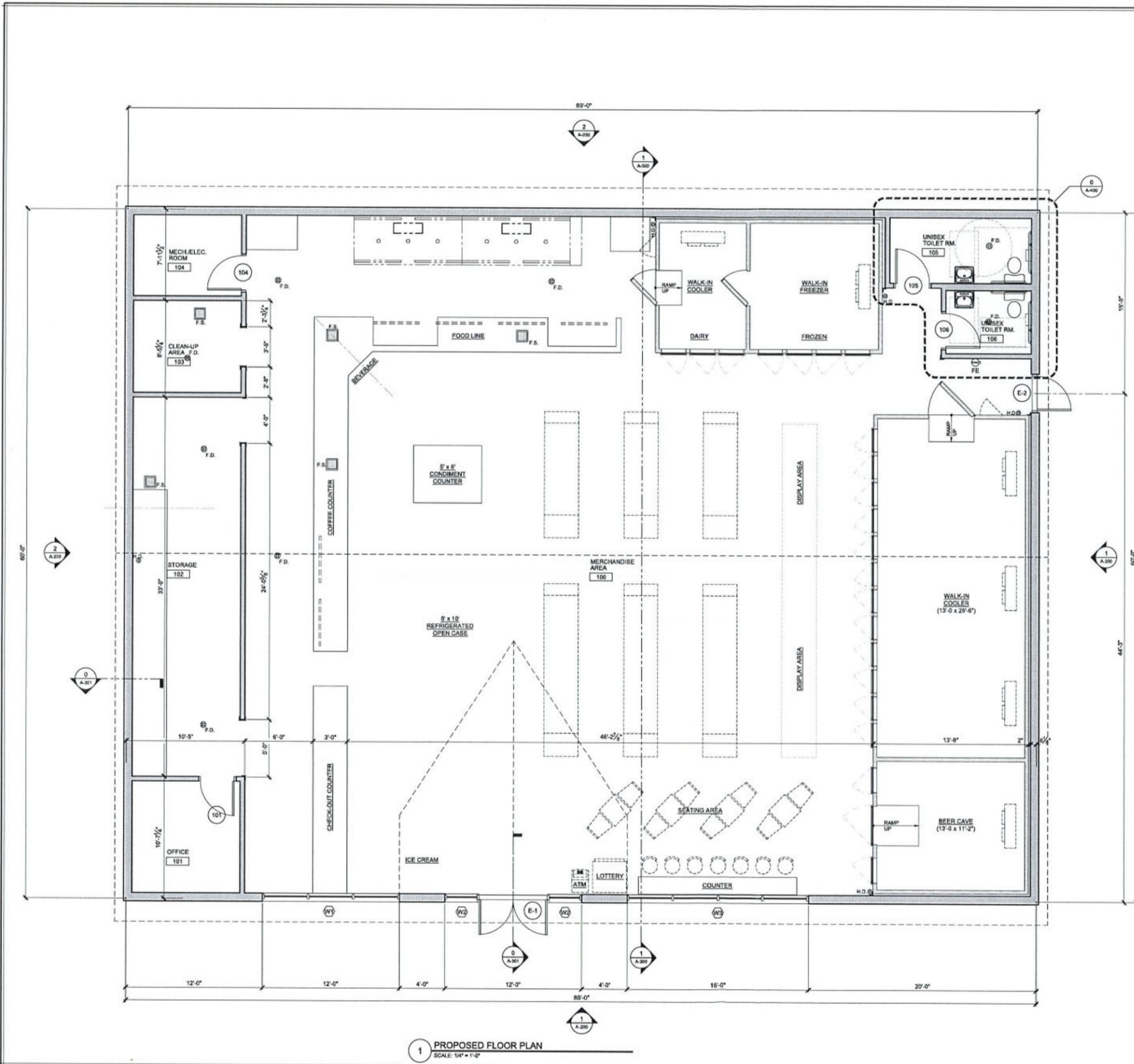
CONTROL POINT ASSOCIATES INC. PC - ALL RIGHTS RESERVED.

JOHN E. QUINN, JR.
NEW YORK PROFESSIONAL LAND SURVEYOR #52219

FIELD DATE	7/20/14
FIELD BOOK NO.	154 & 167
FIELD BOOK P.S.	57 & 29
FIELD CREW	M.L.M.
DRAWN	D.J.D.
REVISIONS	J.E.Q.
DATE	03.26.2019
SCALE	1" = 20'
FILE NO.	09-190096
SHEET NO.	1 OF 1

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
TEL: 518.262.1100 - FAX: 518.262.1101
WWW.CPAMAP.COM



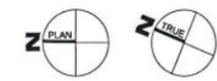
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
- 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.
 - 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)
 - 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.
 - 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)
 - 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)
 - 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.
 - 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 MANNER.
 - CONTRACTOR TO VERIFY ALL FINAL FINISH TYPES, STYLES, COLORS, ETC. PRIOR TO PURCHASING AND INSTALLATION.
 - FOR PARTITION TYPES, REFER TO DETAIL #0 ON SHEET G-000.
 - FOR DOOR AND WINDOW TYPES, REFER TO SHEET A-600.
 - FOR ROOM FINISH INFORMATION, REFER TO SHEET A-601.

FLOOR PLAN KEY NOTES

- XXXXXX

NORTH ARROW



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



ROD A. VANDERWATER
ARCHITECT, P.C.
7515 Morgan Road
Liverpool, NY 13090
315.415.8175
RWATER@CDTCAD.COM

The drawings, specifications and other documents prepared by the architect are to be read in conjunction with the contract documents. No part of these drawings shall be used for any other project without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided by others. The architect's liability is limited to the professional services rendered by the architect. The architect is not responsible for the accuracy of the information provided by others. The architect's liability is limited to the professional services rendered by the architect.

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

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
Proposed Floor Plan

DRAWING INFORMATION
Scale AS NOTED
Drawn LEX
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" HARDIETRM® BOARDS, 4/4 SMOOTH PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 4 5.5" HARDIETRM® BOARDS, 4/4 SMOOTH PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 5 7.25" HARDIETRM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 6 11.25" HARDIETRM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 7 ASPHALT ROOFING SHINGLES, CERTAINTED 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 OLVER 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-M10C2 1A44, ARCHITECTURAL CLASS 1 (.7 mils MINIMUM)
- 1" INSULATED GLAZING UNIT: SOLARBAN® 90(2) SOLARBAN® + CLEAR (NFRC U-Values: Winter Nighttime=0.28, Winter Afternoon=0.24, SHGC: 0.18; Light to Solar Gain (LSG): 1.72, Visible Light Transmittance (VLT): 31, Visible Light Reflectance: Exterior - 7%, Interior - 18%)(OR APPROVED EQUIVALENT)
- ASPHALT ROOFING SHINGLES, CERTAINTED 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



ROD A. VANDERWATER
ARCHITECT, P.C.

7816 Morgen Road
Liverpool, NY 13090
815-456-9715
RWATERSCOTCAD.COM

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

REVISIONS

1	12-07-18	ADDED DRIVE THRU CANOPY
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DRAWING TITLE
Proposed Exterior Elevations

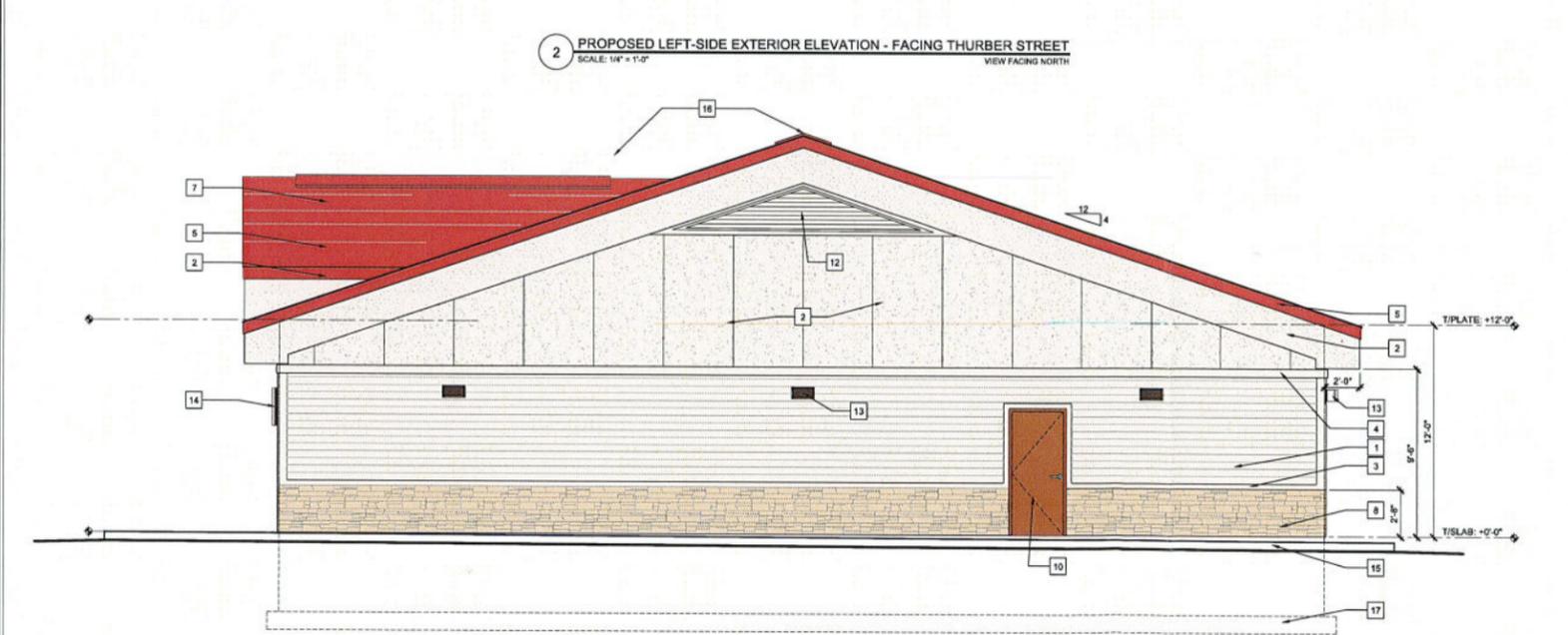
DRAWING INFORMATION

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

DRAWING NUMBER
A-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 HARDEPANEL® VERTICAL SIDING, SMOOTH, 48" PANEL WIDTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 3 3.5" HARDIETRM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 4 5.5" HARDIETRM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 5 7.25" HARDIETRM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 6 11.25" HARDIETRM® BOARDS, 4/4 SMOOTH, PAINTED - SEE EXTERIOR COLOR LEGEND. (ALT: FACTORY PAINT COLOR, SAIL CLOTH)
- 7 ASPHALT ROOFING SHINGLES, CERTAINTED 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-M10C21444, ARCHITECTURAL CLASS I (7 mil MINIMUM)
- 1" INSULATED GLAZING UNIT: SOLARBAN® 60(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; Visible Light Reflectance: Exterior - 7%; Interior - 18%); (OR APPROVED EQUIVALENT)
- ASPHALT ROOFING SHINGLES, CERTAINTED 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



ROD A. VANDERWATER
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7515 Morgan Road
Liverpool, NY 13090
6318 418-8179
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Proposed New Building For:
Mirabito Energy Products
415 East Brighton Avenue
Syracuse, New York 13210

REVISIONS

1	12-07-18	ADDED DRIVE THRU LAMP
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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-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

(ex. Store 48 Onodaga)



I D pole

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Robbins Signs will not be financially responsible for any errors existing on this approved drawing.

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

Copyright 2018

SIGN

Lit Channel Letters for
Facade of building

Approx. 50" h



Store Front

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

Copyright 2018

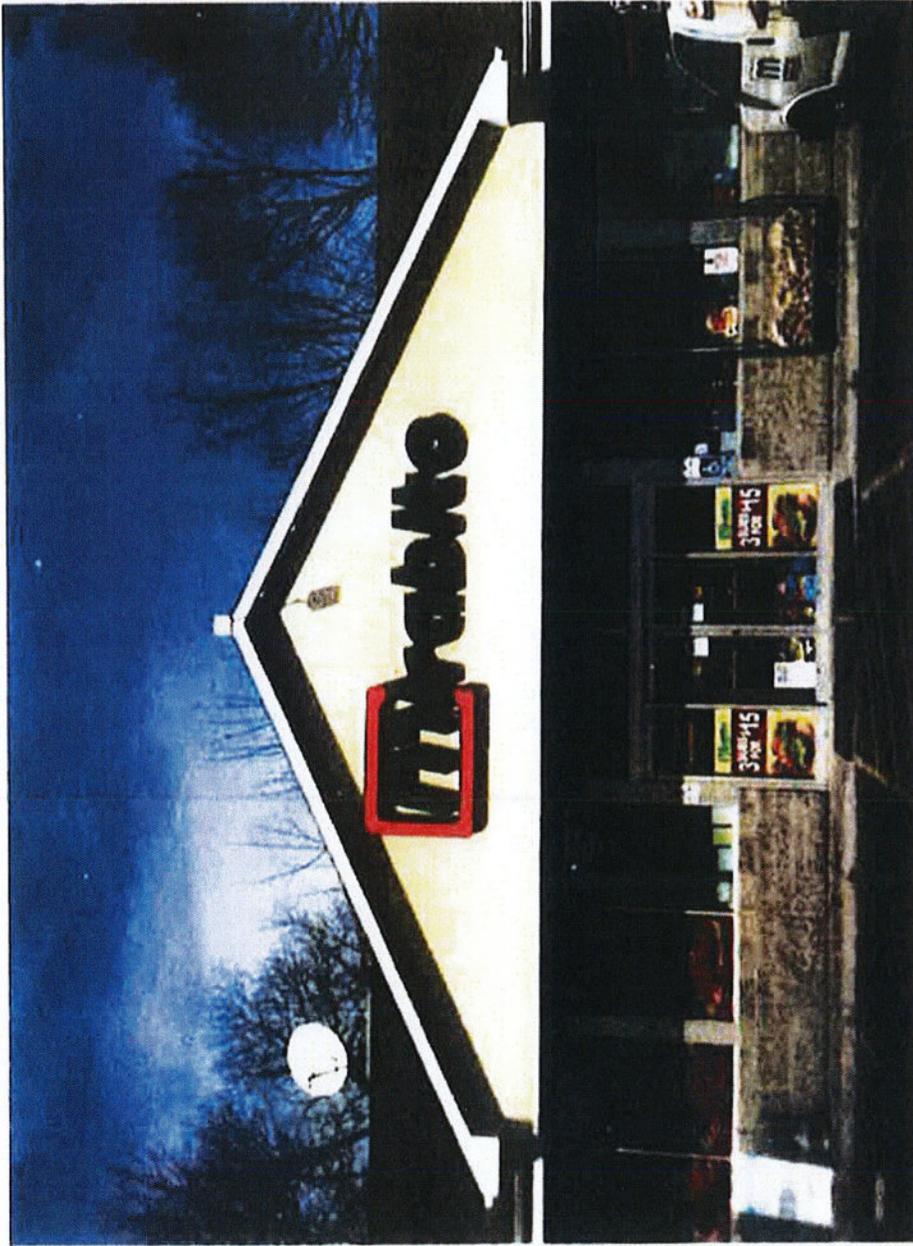
SIGN

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Lit Channel Letters for
Facade of building

Approx. 50" h



Store Side

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Copyright 2018



CANOPY [CHANNEL LETTERS]



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

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

Copyright 2018

Pumps



Pumps TOPPERS

Copyright 2018

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

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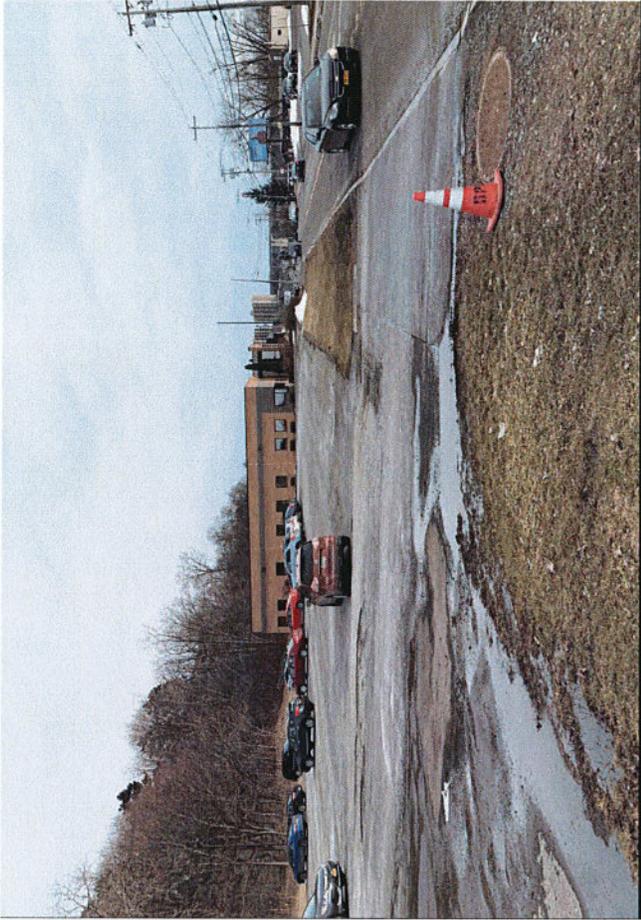
SI

Wall Sign

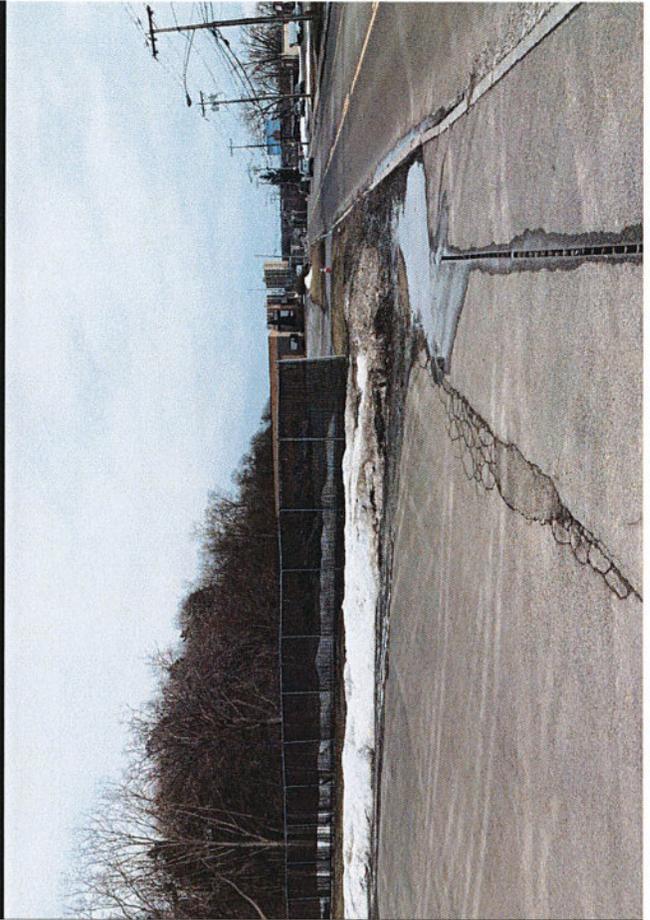
Wall Sign



Photographs and Keyed Site Plan



1



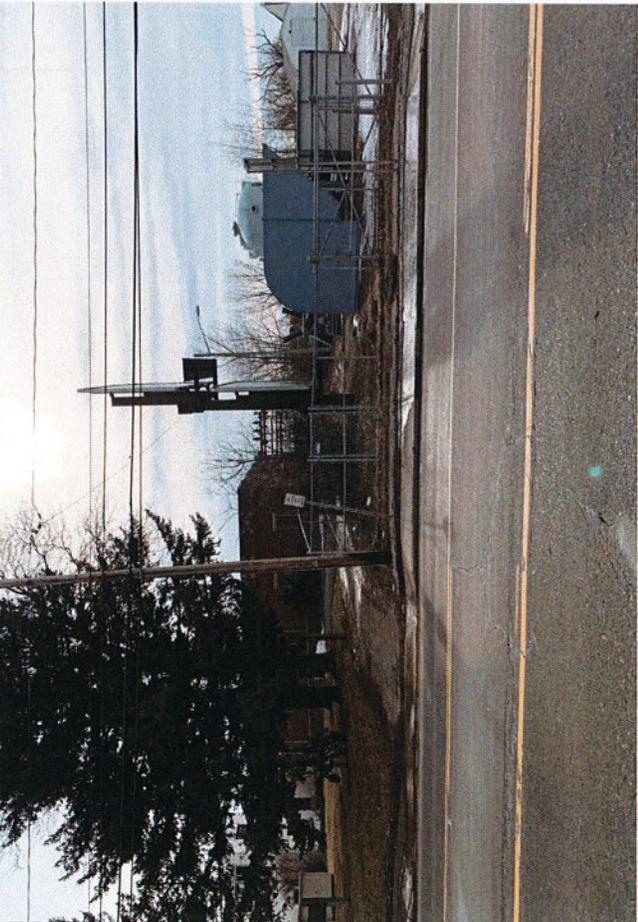
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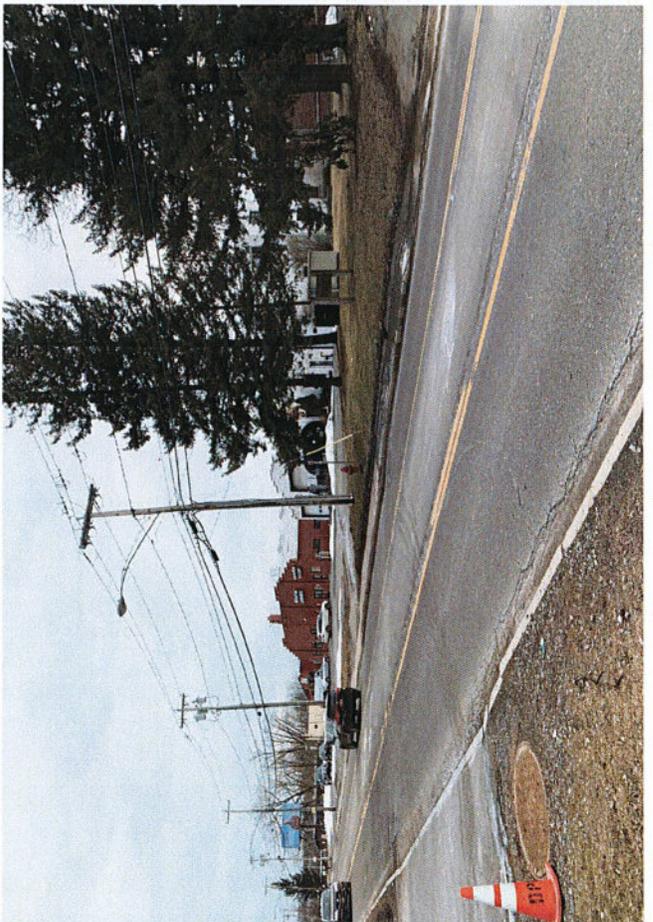
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2



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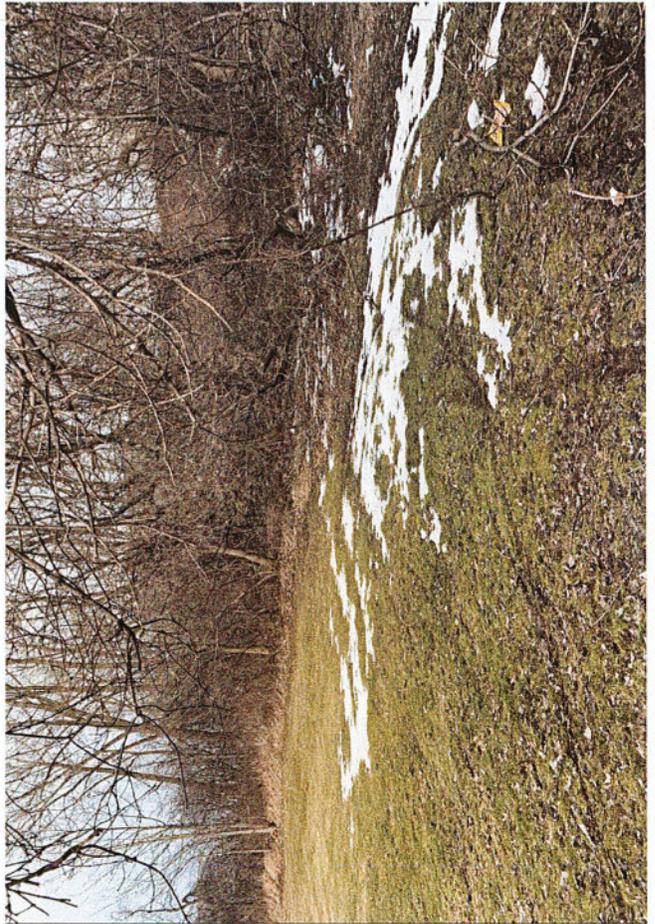


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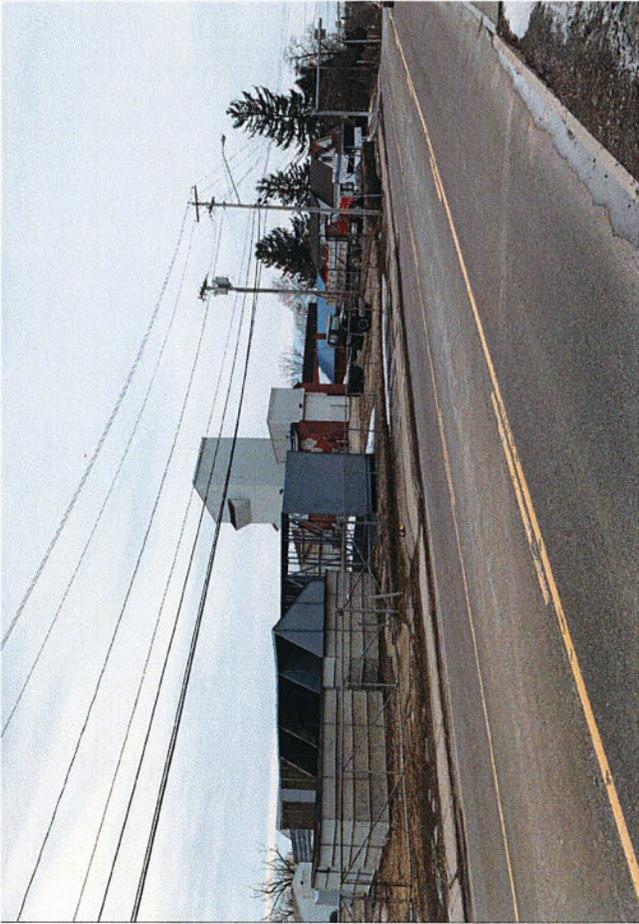
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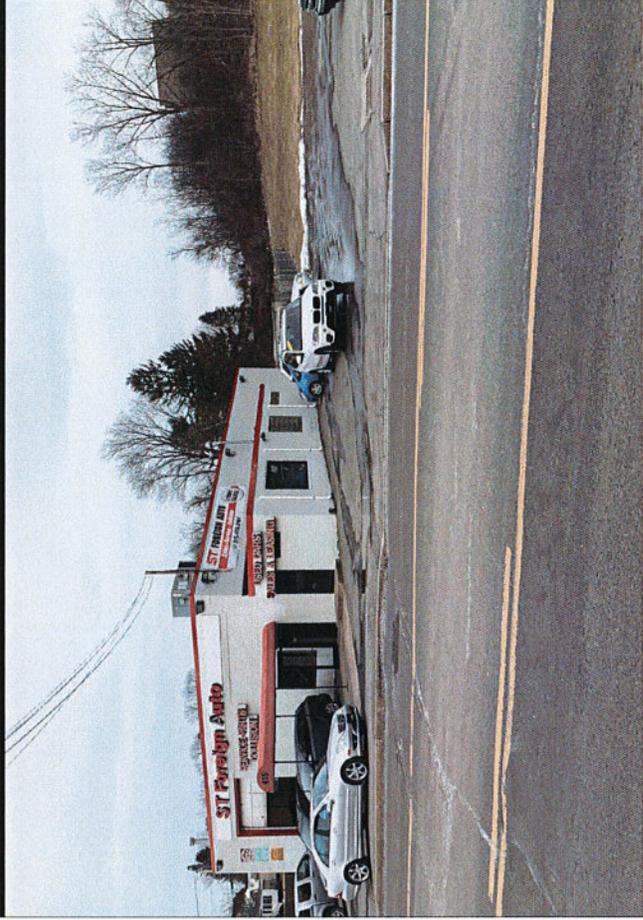
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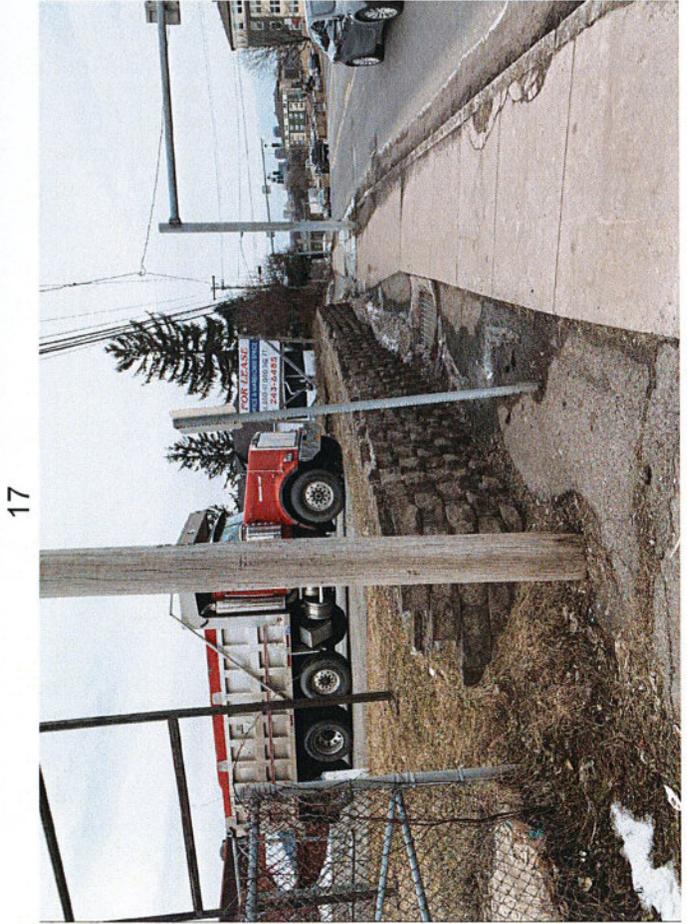
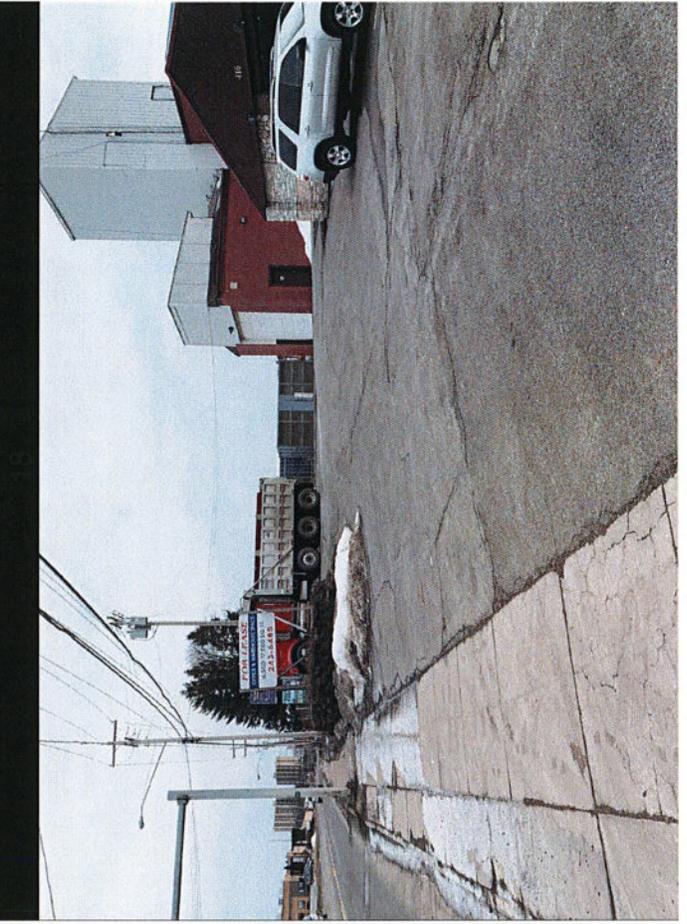


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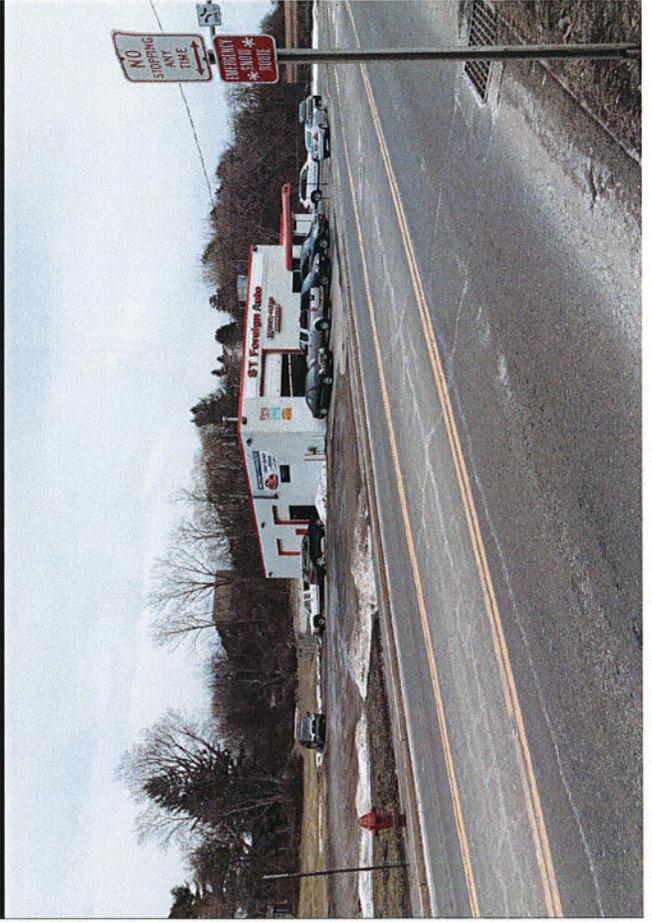




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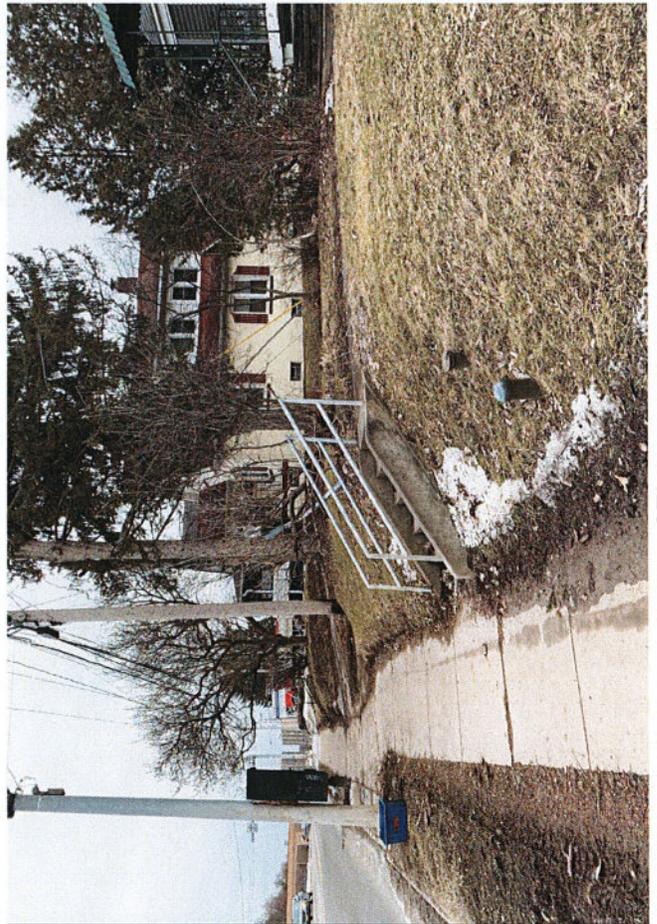
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27



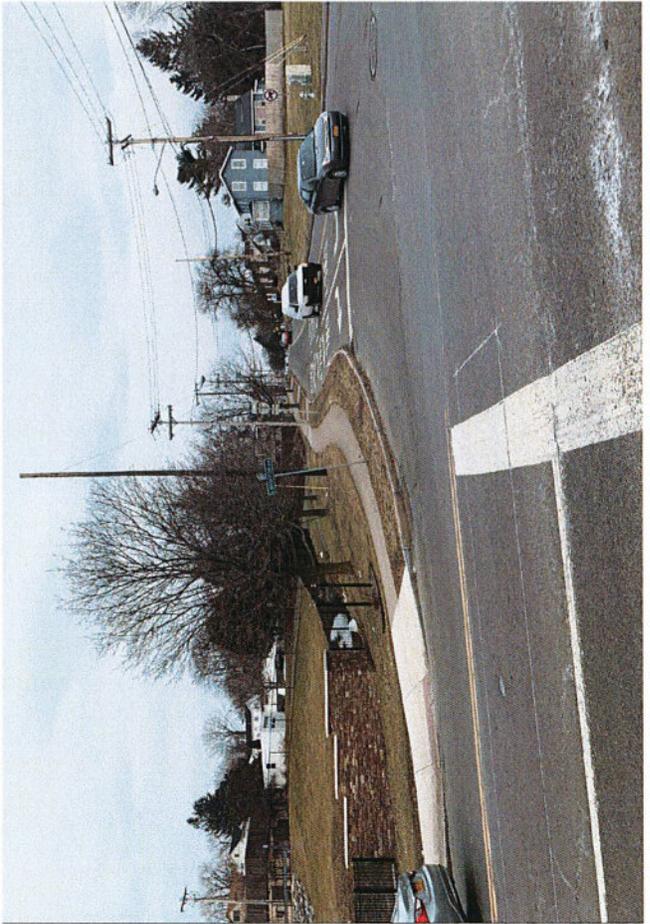
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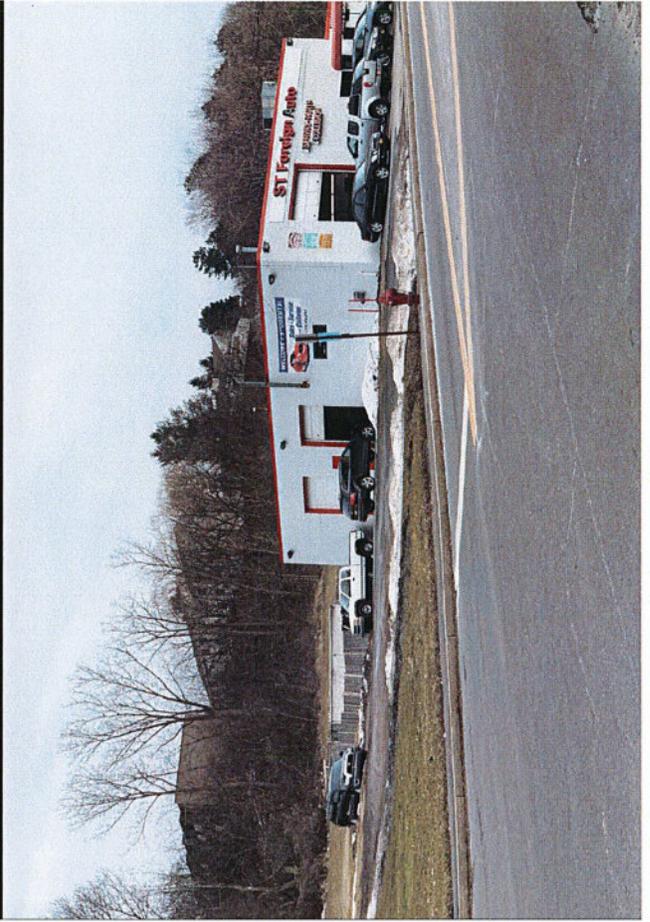
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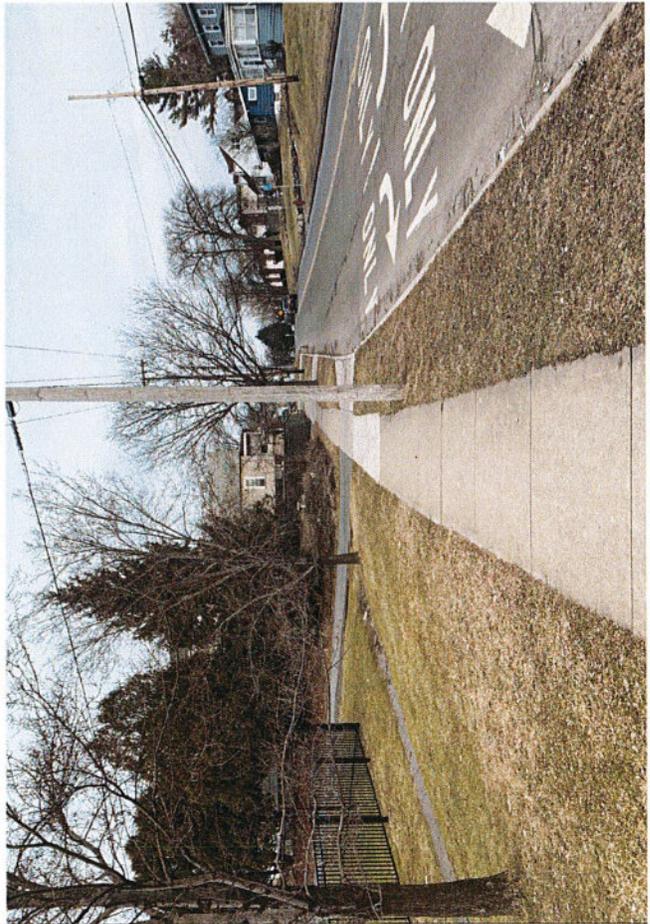
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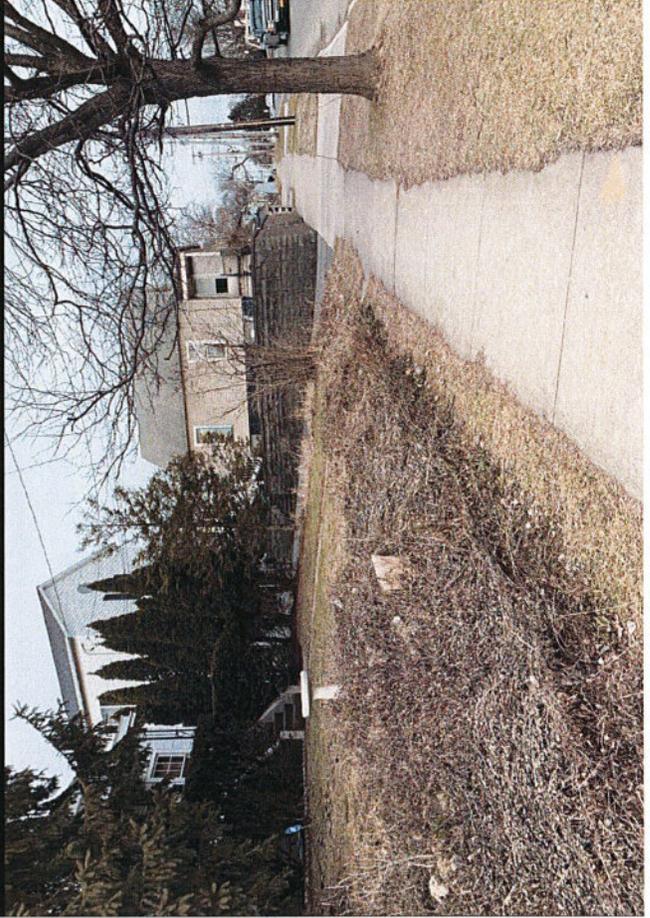
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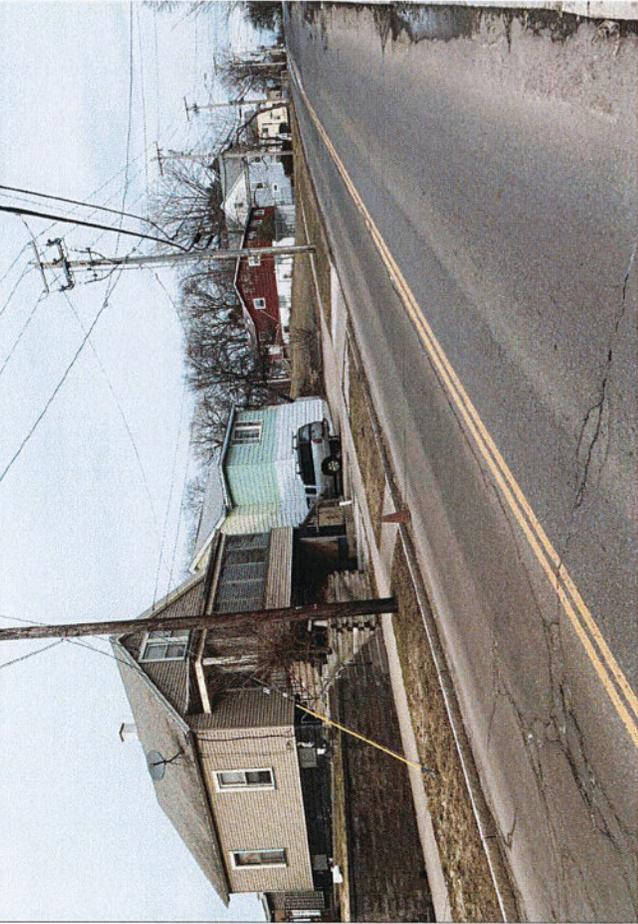
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37



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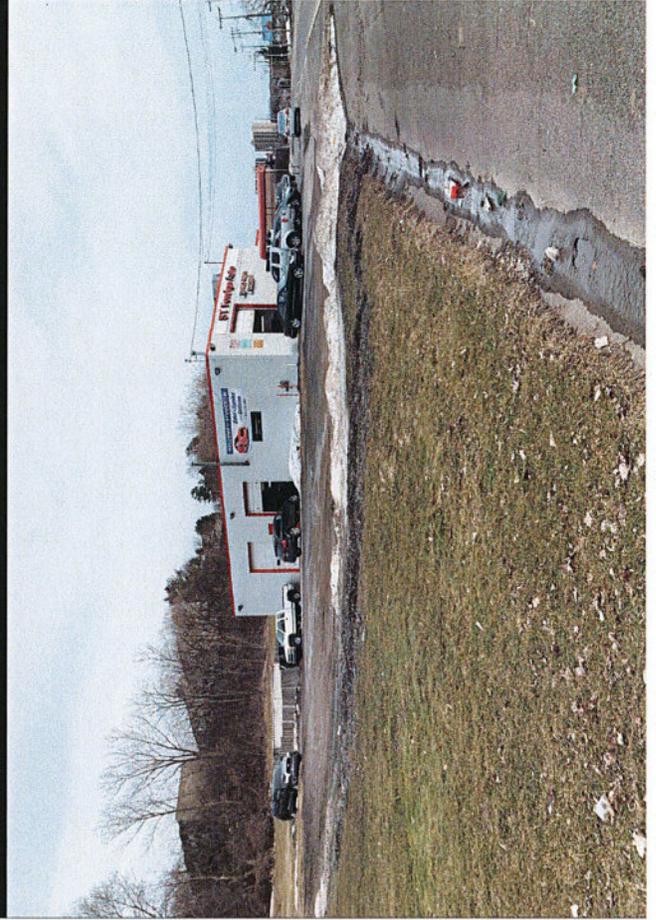
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41



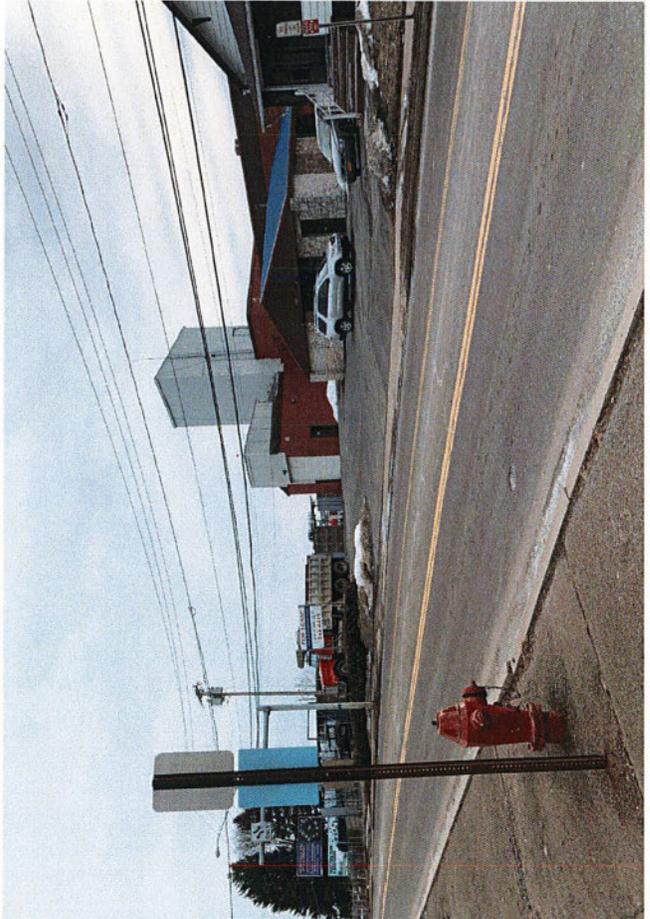
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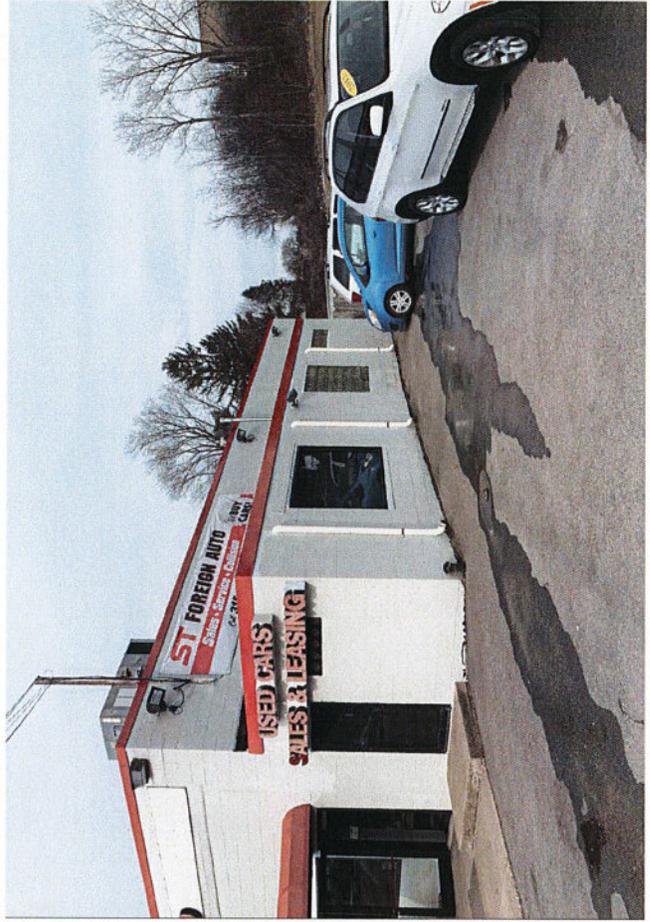
44



45



46



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: CHA Consulting Inc, (c/o Brian Bouchard)		Telephone: 315-228-0036	
Address: 300 S. State Street Suite 600		E-Mail: bbouchard@chacompanies.com	
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: City of Syracuse Project Site Review, NYSDEC SPDES permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
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. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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? 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"/>	NO YES
	<input type="checkbox"/>	<input checked="" 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? 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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

