

Days and hours of operation (for any business uses): FIVE DAY 12 HOURS

Explain in detail what (if any) new additions or construction is proposed on the site: SIX FOOT

HIGH FENCE TO SEPERATE TWO ADJACENT NEIGHBORS,
PAVING AND PARKING LOT STRIPING.

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

SEE ADDITIONAL EXPLANATIONS

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

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 make consideration of this application null and void.**

Edward J. Rosecrans _____
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

EDWARD J. ROSECRANS

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: GSPDC
From: Jeffrey Harrop, Zoning Planner
Date: 02/02/2018
Re: Resubdivision R-18-02
210 Davis St, Syracuse, 13204

The departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate. You are encouraged to modify any plans as may be necessary to address any or all of these comments, and submit any revised plans to this office as soon as possible.

If you do not modify your plans, these comments will be provided to the Planning Commission for their consideration, so you should provide written justification in advance and be prepared to address these comments and/or any waivers as may be necessary at the public hearing on 02/20/2018.

Please contact the Zoning Office at (315) 448-8640 or Zoning@SOCPA.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
City Engineer - Zoning	Pending	01/02/2018		
Eng. Mapping - Zoning	Internal Review Complete	01/04/2018	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineering only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 56
Eng. Design & Cons. - Zoning	Internal Review Complete	01/08/2018	Charles Davidson	No objections to proposed resubdivision. Any future alterations in the City ROW shall be submitted to the City for review and approval prior to construction.
Water Engineering - Zoning	Pending	01/02/2018		
Eng Sewers- Zoning	Internal Review Complete	01/08/2018	Charles Davidson	Okay for resubdivision.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	01/08/2018	Charles Davidson	No comment
Water Commissioner	Pending	01/02/2018		

Approval	Condition
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OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

01/22/2018

Variance (Area): V-18-07
Address: 115 PARK AVE, Syracuse,

Hearing Date: 2/15/2018

Request:
Establish a parking lot.

The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	01/16/2018	Richard DeMarzo	same comments as 113.
DPW Commissioner - Zoning	Pending	01/09/2018		
DPW Sewers - Zoning	Internal Review Complete	01/12/2018	Vinny Esposito	Drainage plan required.
DPW Sidewalks - Zoning	Pending	01/09/2018		
DPW Traffic Control-Zoning	Internal Review Complete	01/12/2018	Jim French	no concerns
DPW - Transportation Planner	Internal Review Complete	01/16/2018	Neil Milcarek-Burke	5' ADA compliant, concrete sidewalk required along both Plum Street and Park Avenue frontages. It is recommended that the sidewalk along Park Avenue be setback from the curb line 5'. The setback will require a 90 degree jog in the sidewalk at the eastern property line to meet the adjacent parcel's sidewalk. This design will provide snow storage areas at the corner while providing a sidewalk arrangement more typical to Syracuse neighborhoods. Street trees should be included, where appropriate. Consult City Arborist to determine placement and species.
Eng. Design & Cons. - Zoning	Internal Review Complete	01/18/2018	Charles Davidson	Refer to engineering comments for Bldg. Permit 30699 and 30700. If applicant addresses engineering comments, there are no objections with variance. 1. The grading plan currently shows sheet flow of storm water being directed to the City ROW and adjoining properties. The grading plan shall be

revised so that all Storm water / Roof Drainage is contained on site.

2. The Southern edge of the proposed parking lot shall be revised to be straight along the whole length. There shall be a continuous and consistent buffer of green space between the proposed parking lot and all adjoining properties.

3. Plans do not show/label the material between the proposed parking lot and the sidewalk.

4. The City recommends replacing all blacktop sidewalks with concrete sidewalk per City standard.

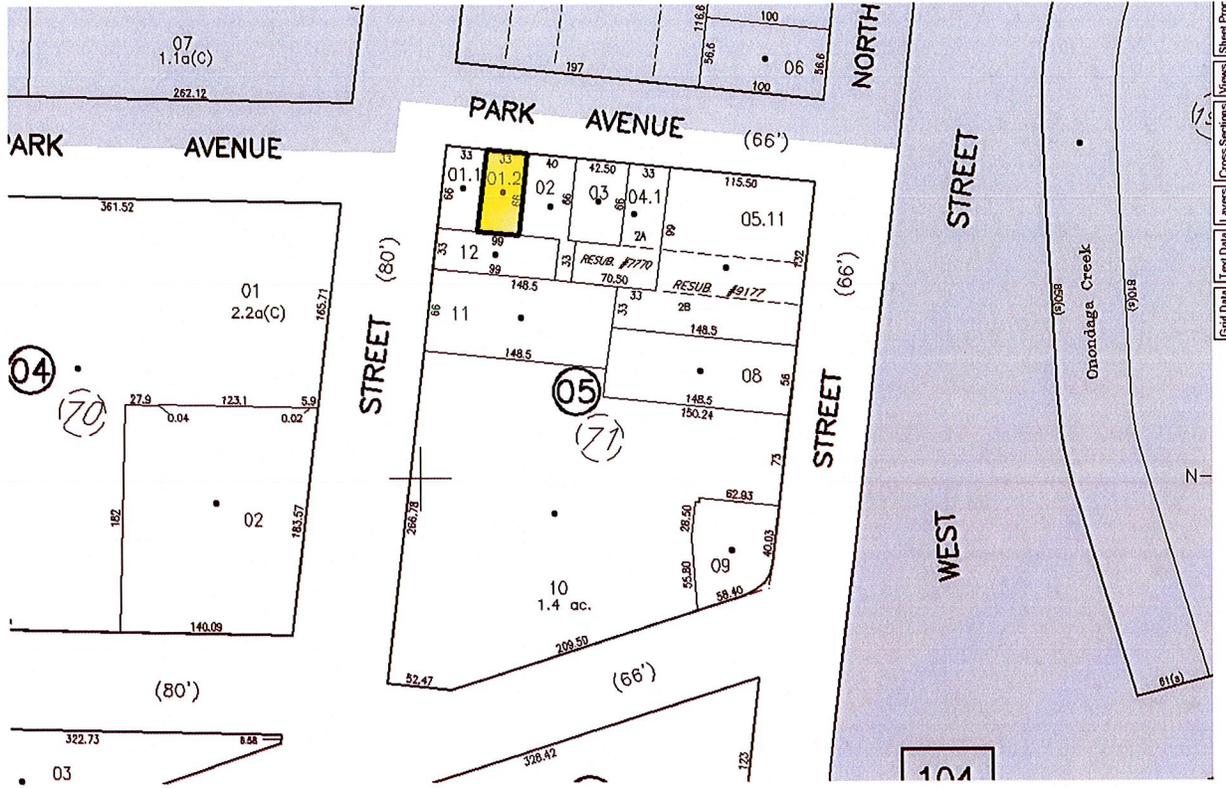
5. Sidewalk shall be installed per City, NYSDOT standard and comply with current ADA standards (2% cross slope maximum, 5' x 5' flags, etc.). Proposed sidewalk shown on plans is designed at the maximum cross slope.

6. Resubmit plans addressing comments.

City Engineer - Zoning	Internal Review Complete	01/18/2018	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.
Eng. Mapping - Zoning	Internal Review Complete	01/12/2018	Ray Wills	Work will have no impact on Mapping Division assets. No objection.
Water Engineering - Zoning	Pending	01/09/2018		

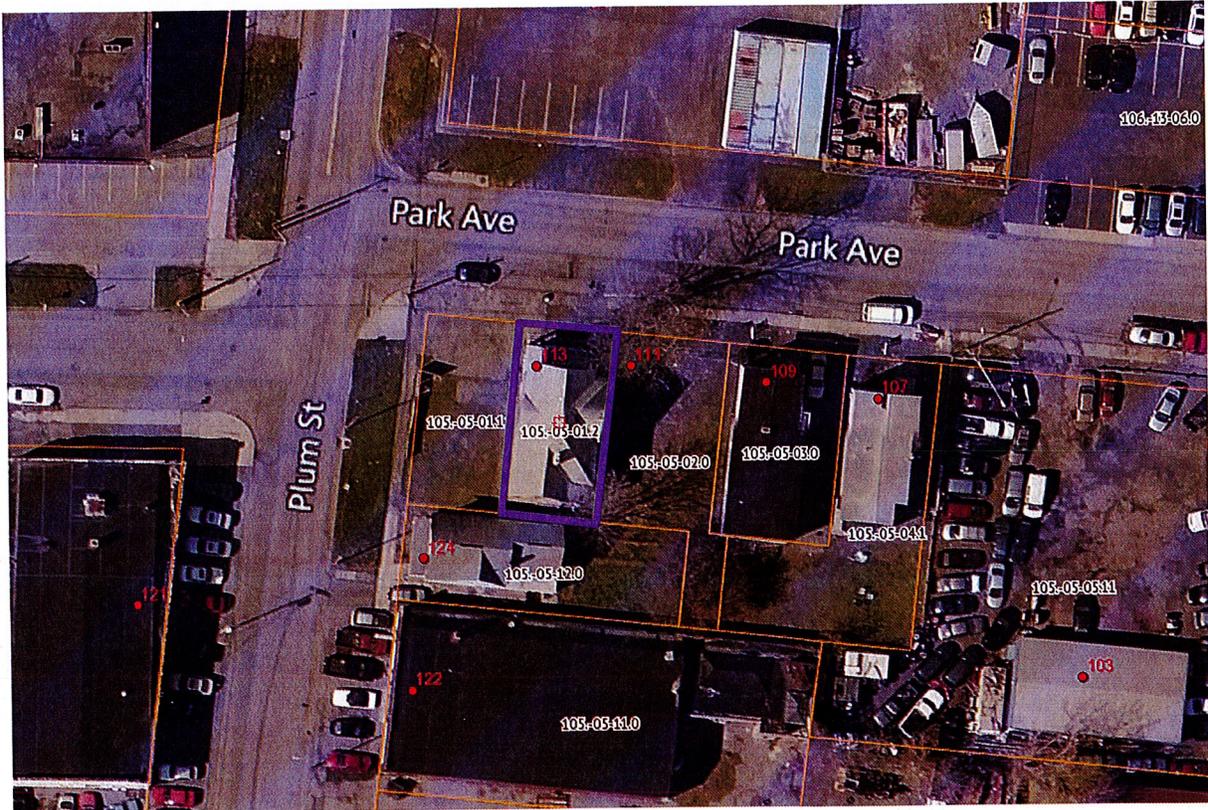
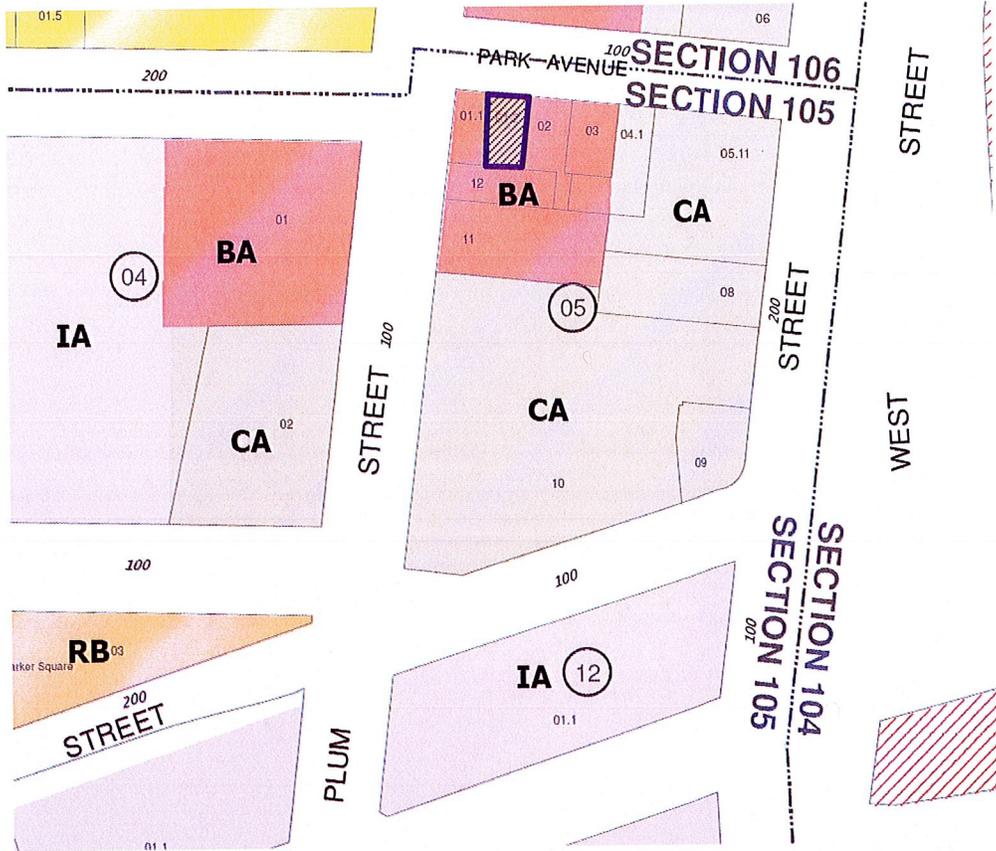
115 PARK AVENUE

V-18-07



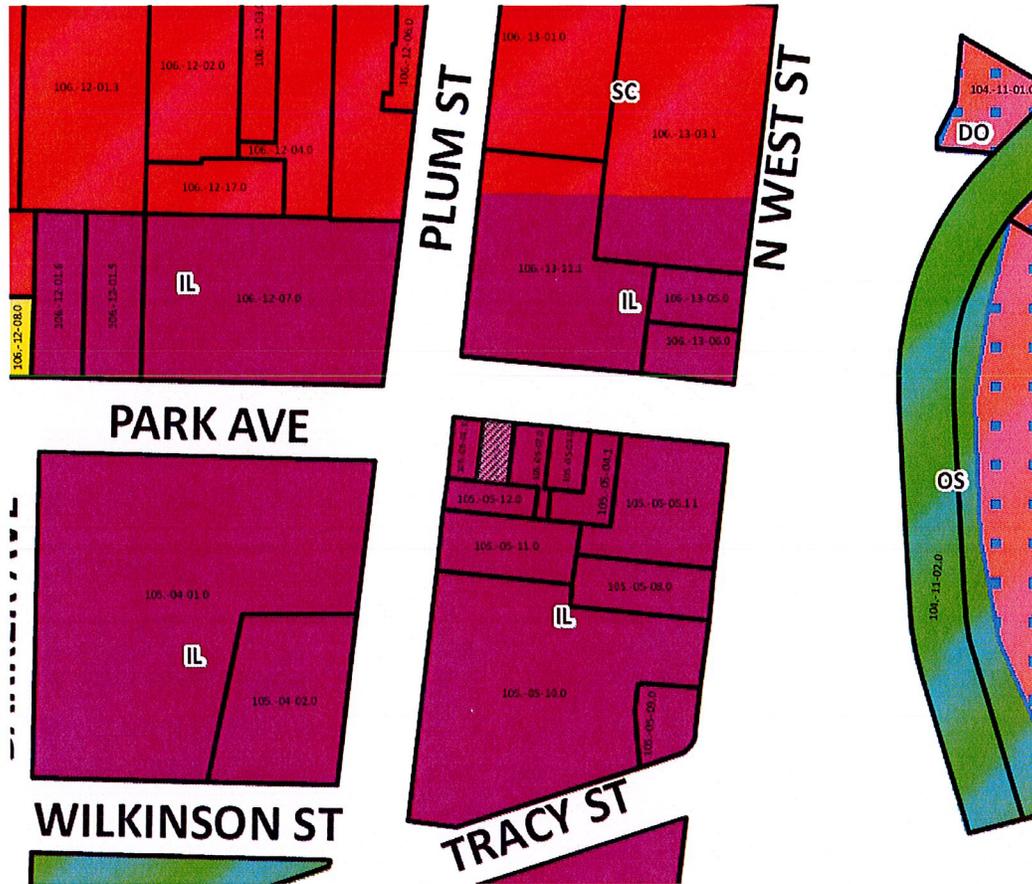
115 PARK AVENUE

V-18-07



115 PARK AVENUE

V-18-07



Industrial Legacy

Industrial Legacy areas are previous sites of heavy industry located near major road and rail (and former canal) corridors. With the evolution of industrial technologies, these remaining buildings are typically no longer appropriate for heavy industrial use, but may accommodate light-industry or warehousing. In many locations there is potential for conversion to retail, services, and residential uses. A wide range of building forms are typically found throughout the area—detached and row-style residential and commercial buildings may be interspersed among industrial activities. This is seen today along corridors such as W. Fayette Street, Erie Blvd. West, parts of Burnet Ave., and surrounding the intersection of Salina and Wolf Streets.

New construction should mimic the surrounding residential forms or the larger industrial forms (usually close to the sidewalk) depending on use. Fenestration patterns should respect surrounding precedent, as well. Setbacks, lot sizes, and parking arrangements will vary widely here since most projects are adaptive reuse of existing buildings, but every effort should be made to make development pedestrian friendly and provide ample landscaping and adequate screening in and around parking areas. Sidewalks here will often be narrower than in the Urban Core or Neighborhood Centers, but pedestrian spaces may be created on private parcels with ample open space.

DENIAL OF PERMIT

REFERENCE ADDRESS ~~H3~~ 115 Park Ave

WARD NO. _____

OWNER EDWARD ROSECRANS

OWNER'S ADDRESS 5030 Constitution Ln

LIVERPOOL NY 13088

TELEPHONE 315-727-5399

APPLICATION FOR PERMIT TO:

erect convert () maintain () operate ()

NEW PARKING LOT

DENIED UNDER ARTICLE (s) Part C Section I - Article 5

of the zoning ordinance for the following reasons: _____

planting & screening requirements

PLANS ATTACHED, APPROVED BY _____
ON _____

SURVEY ATTACHED

ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE 1-9-2018 SIGNATURE Gail L Swistak

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: 14 SPACE PARKING & LOT			
Project Location (describe, and attach a location map): 113-115 PARK AVENUE SYRACUSE, N.Y.			
Brief Description of Proposed Action: PROVIDE 14 SPACE PARKING & LOT ON VACANT LOT OWNED BY APPLICANT			
Name of Applicant or Sponsor: EDWARD ROSECRANS		Telephone: 315-427-5399	
Address: 514 W. GENESEE ST.		E-Mail: EDWARD.ROSECRANS@GMAIL.COM	
City/PO: SYRACUSE, N.Y. 13204		State: N.Y.	Zip Code: 13204
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <u>0.1</u> acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	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: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: <u>Adjacent Demolished building contained asbestos.</u> <u>Site is Remediated</u></p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Edward Rosecrans</u> Date: _____</p> <p>Signature: <u>EDWARD ROSECRANS</u></p>		

12/20/17

Proposal for use of Property

Edward Rosecrans

Edward.rosecrans@gmail.com

315-727-5399

Statement: I purchased the abandoned 2 family house in April 2017 with the direct purpose to demolish the structure to make way for a purpose built employee parking lot 66 ft 66 ft wide by 66 ft deep. This would allow for approximately 14 standard parking places. The parking will be available to employees of my property at 501 West Genesee Street and formerly 333 West St. North.

Standards of Proof for an Area Variance

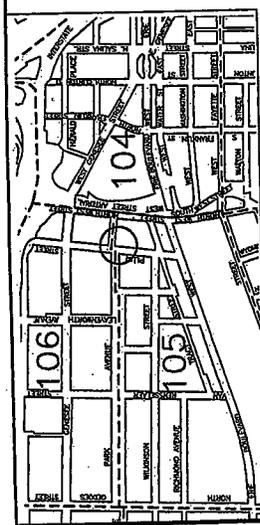
- a. **Why is the requested area variance is not substantial** - The requested area variance is not substantial given the fact that 3 other properties adjacent to this lot do not include the setbacks. This property will be used to accommodate employee parking. It would be a burden for the owner to maintain landscaping in a parking lot.

- b. **Why the request will not create an undesirable change** - The request for a variance to allow for a planned 14 space employee parking lot serves only to enhance the area by improving what was an area of increased blight. Previously, the abandoned two family house at that location was for several years a known drug user's hangout. An arson attempt had been made sometime in 2016 leaving the front porch and sections of the house charred and damaged. Since the demolition of 113 Park Ave neighbors at 107 and 109 Park Ave have found a renewed enthusiasm in maintaining their rental properties.

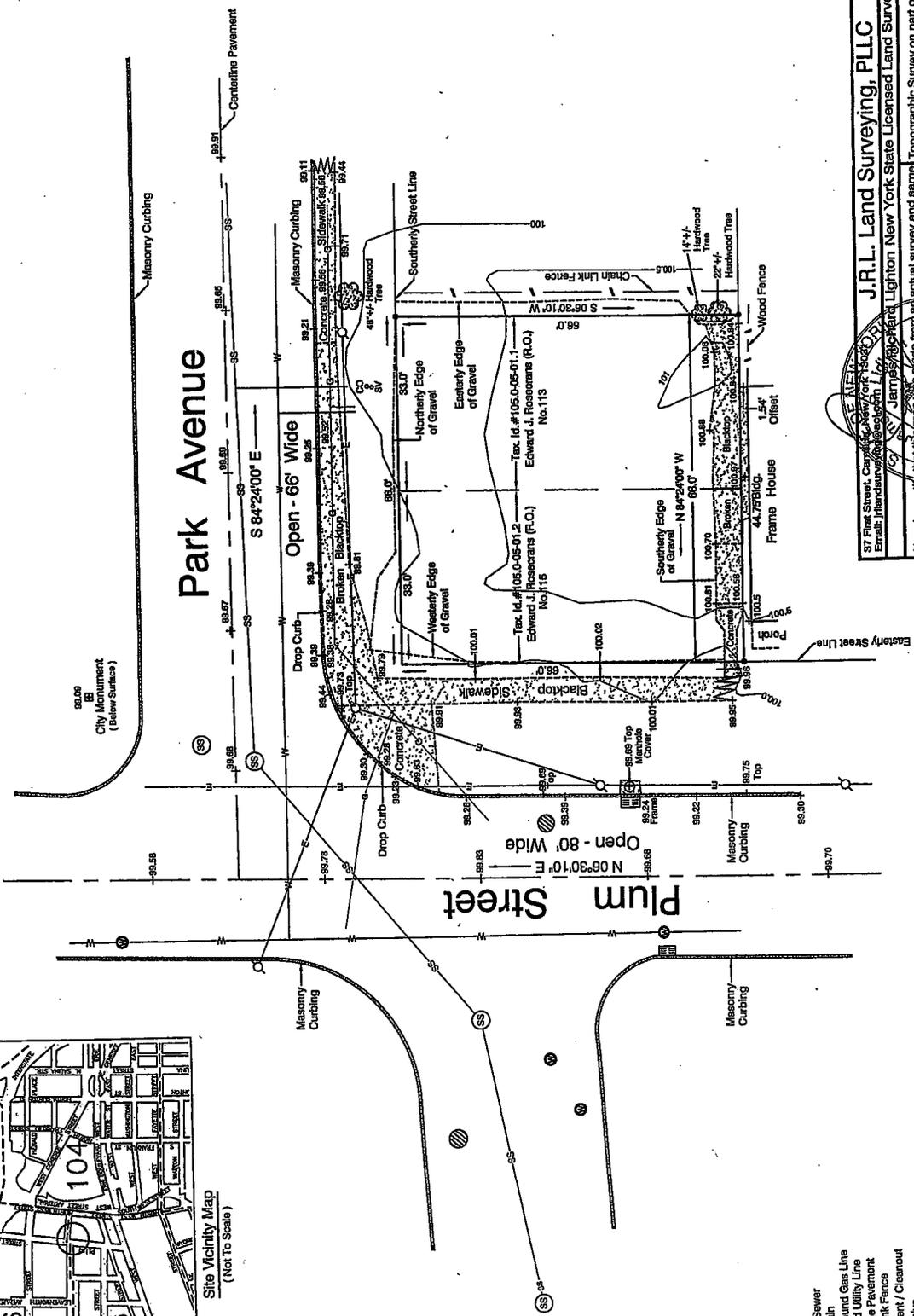
- c. **Why the request cannot be achieved by some method other than the requested variance.** The benefit of a parking lot requires a variance to proceed as planned because the setback requirements (and buffering) preclude the use of the standard parking lot space effectively. Without the variance, as many as 8 parking spaces would be eliminated. This is more than half of the intended space. Also – I believe a precedent has been set at the Northwest corner of the Park Ave. and N. West St. that involves 40 space parking lot that abuts the curbing and sidewalk. In addition, the licensed automotive repair and used car dealership that occupies the south west corner of Park Ave. and N. West St. also utilizes the entire amount of the lot up to the sidewalk and curb. There is no other feasible method to pursue that would not require a variance.

d. Why the proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district I see no adverse effect. This variance will create a parking lot in a Commercial / Industrial zone area.

e. Why is this difficulty not self-created? This difficulty was not self-created. It's unfortunate that an individual, an entrepreneur who has a genuine interest and involvement in the City's real estate development must navigate these confusing forms with the hope of moving forward with a 14 space parking lot. My past investments have definitely improved the area in the re-development of the N. West Street properties as well as the property at 514 West Genesee St 501 West Genesee St. and 308, 310 and 312 Plum St. The difficulty is created by the regulation requiring a 'green zone' buffer that causes the elimination of more than ½ the designed parking spaces.



Site Vicinity Map
(Not To Scale)



- Notes: 1.) This survey is subject to whatever state of facts an up to date abstract of title may reflect.
 2.) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel shown hereon.
 3.) The locations of underground utilities shown hereon were compiled from observable surface evidence only, the actual locations are subject to field excavation.
 4.) Benchmark (assumed datum) = City Monument 89.03

LEGEND

- SS Sanitary Sewer
- W Water Main
- UG Underground Gas Line
- OU Overhead Utility Line
- CP Centerline Pavement
- CL Chain Link Fence
- SV Septic Vent / Cleanout
- WV Water Valve
- UP Utility Pole
- MH Manhole
- UM Utility Manhole
- CB Catch Basin
- IR Iron Rod Set

J.R.L. Land Surveying, PLLC

Topographic Survey on part of Lot No.1 - Block No.71, City of Syracuse

Known as No. 113 and 115 Park Avenue, City of Syracuse, County of Onondaga, State of New York.

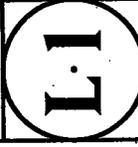
Scale: 1" = 20' Date: 09-08-17 Drawn By: JRL

Revisions:

I hereby certify that this map was made from an actual survey and same is correct. I have compared all the data on this survey map bearing a licensed land surveyor's seal and certification of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an embossed seal of the surveyor's listed seal or his embossed seal shall be considered valid copies.

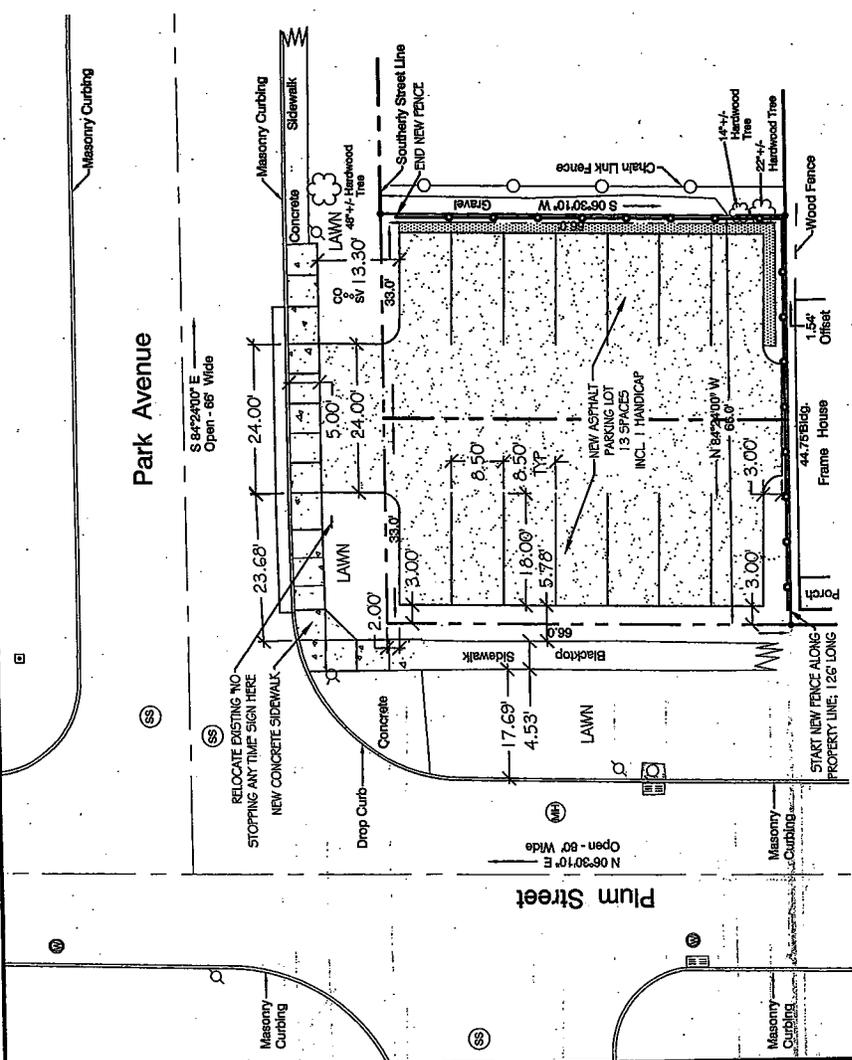
J.R.L. Land Surveying, PLLC
Lightfoot New York State Licensed Land Surveyor #50606

37 First Street, Cayuga, New York 13027
Phone: (315) 632-2744
Email: jrl@jrl-land.com Fax: (315) 320-4298



CONSTRUCTION NOTES:

1. Survey taken from plan entitled Topographic Survey on part of Lot No. 1 - Block No. 71, City of Syracuse, created by J.R.L. Land Surveying on September 8, 2017.
2. Topsoil & seed all disturbed areas per specification.
3. Remove and legally dispose of all items indicated per specifications.



PAVING & STRUCTURE LEGEND

- | | |
|--|----------------------------|
| | NEW SWALE |
| | NEW HANDICAP PARKING SPACE |
| | NEW HANDICAP UNLOAD AREA |
| | PROPERTY LINE |
| | CONTRACT LIMIT LINE |
| | NEW CONCRETE PAVING |
| | NEW ASPHALT PAVING |

LEGEND

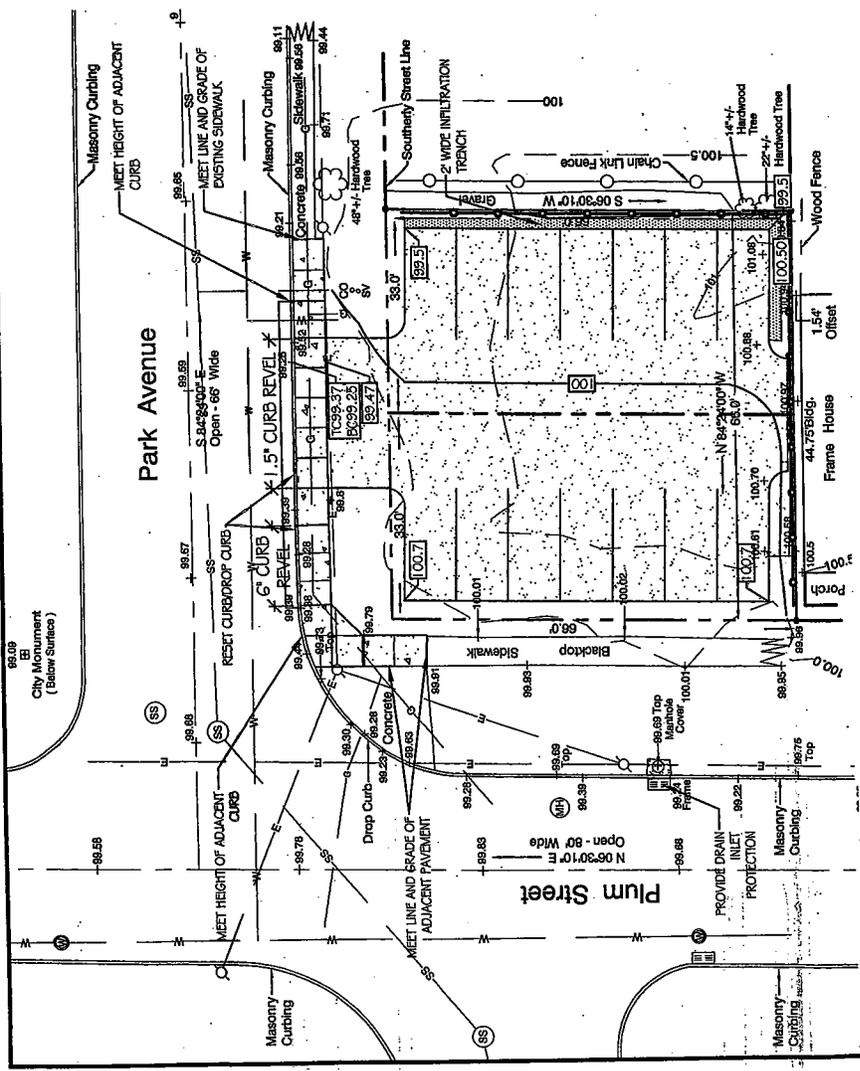
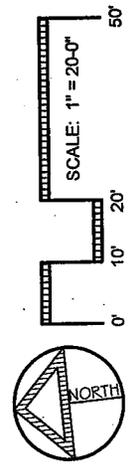
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GRADING & DRAINAGE PLAN
 113-115 PARK AVE
 SYRACUSE, NY

L:2

UTILITIES LEGEND

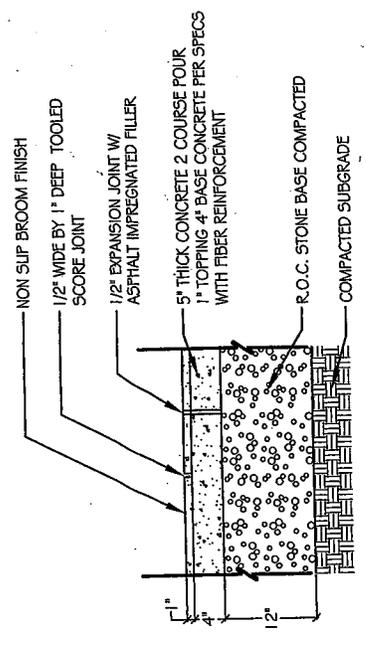
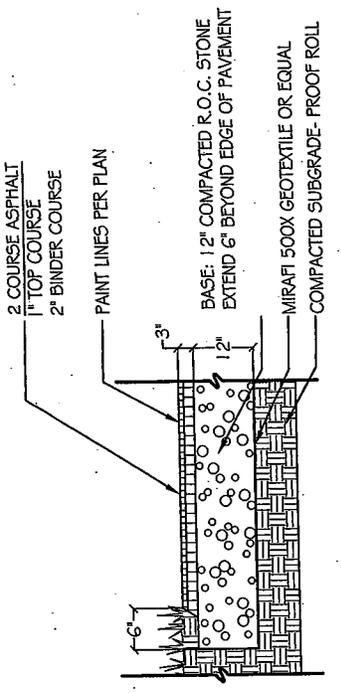
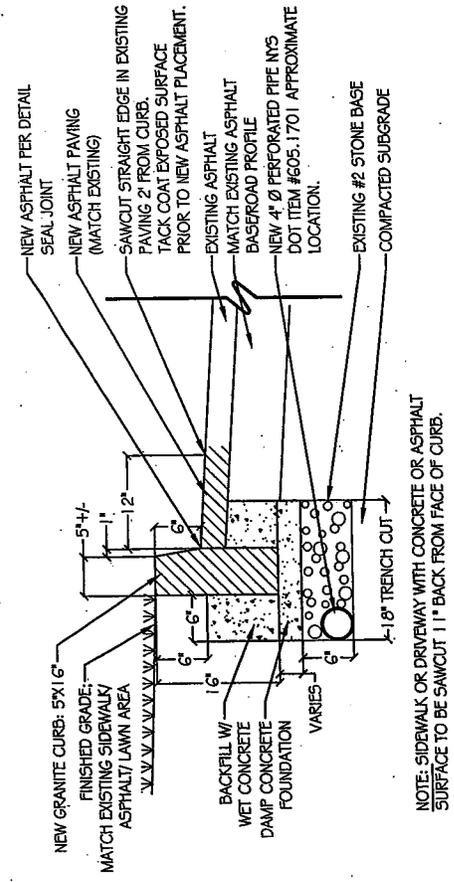
- EXISTING ELECTRICAL LINE — E — E — E
- EXISTING GAS LINE — G — G — G
- EXISTING SANITARY LINE — SAN — SAN — SAN
- EXISTING STORM DRAIN — ST — ST — ST
- NEW STORM DRAIN — ST — ST — ST
- EXISTING COMBINATION SEWER — C — C — C
- EXISTING WATER LINE — W — W — W
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN/DRAIN INLET

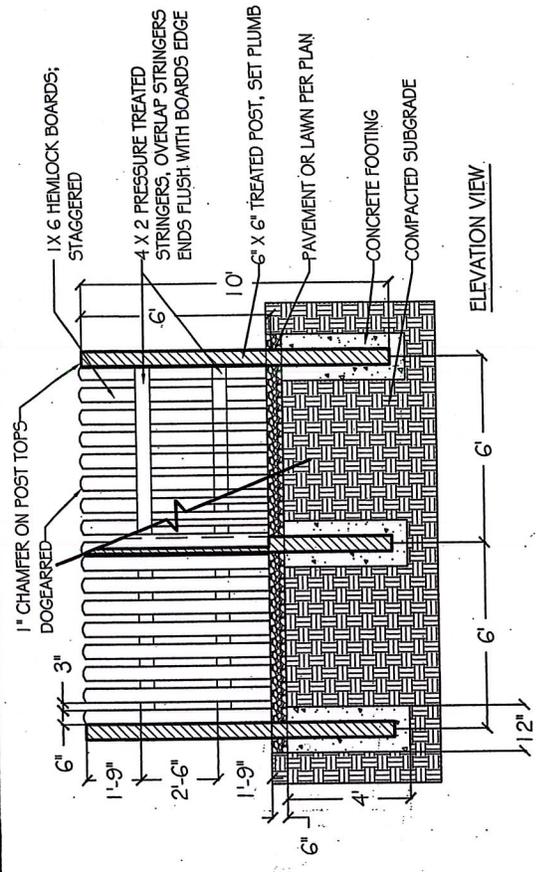


LEGEND ... CONTINUED

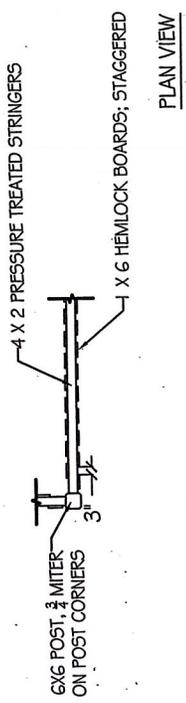
- EXISTING CONTOUR ——— 427 ———
- NEW CONTOUR ——— 427 ———
- EXISTING SPOT ELEVATION 427.40
- NEW SPOT ELEVATION 427.40
- NEW SWALE
- PROPERTY LINE
- NEW HANDICAP PARKING SPACE
- NEW HANDICAP UNLOAD AREA
- NEW CONCRETE PAVING
- NEW ASPHALT PAVING
- EXISTING BUILDING

(E:\CURRENT-PROJ\3344 113 PARK AVE\Drawings\113-115PARKAVENUE_SP.dwg





ELEVATION VIEW

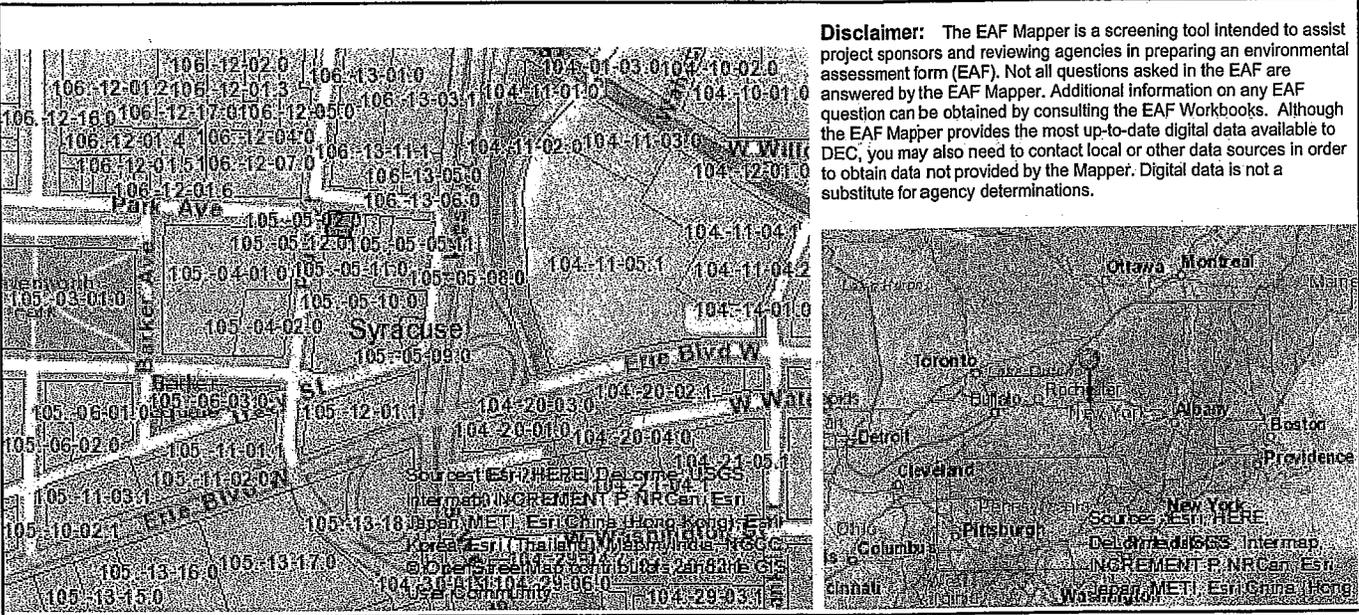


PLAN VIEW

- NOTES:
1. CONTRACTOR MUST SUBMIT SHOP DRAWINGS.
 2. KNEE BRACES ON ALL CORNERS & GATES.


1 WOODEN FENCE


L-4 1/4" = 1'-0"



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

DEC 27 2017



113-115 PARK AVE.
LOOKING SOUTH WEST



113-115 PARK AVE.
LOOKING NORTH WEST



113 PARK AVE

LOOKING NORTH EAST



113-115 PARK AVE
LOOKING S SOUTH EAST



CORNER 100 BLOCK
PARK AVE AND
300 BLOCK WEST ST
NORTH



100 BLOCK PARK AVE.
LOOKING EAST



SOUTHWEST CORNER
100 BLOCK PARK AVE.



NORTHWEST CORNER
100 BLOCK PARK AVE.
300 BLOCK N. WEST ST.