

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19-19</u>
Tax map Section: <u>038</u> Block: <u>16</u> Lot: <u>23-0</u> Zoning District: <u>RA-1</u>	
	<u>24-0</u>

1. Address of subject property: 960 Salt Springs Road (Elmcrest), 139 & 143 Gorland Ave (City)
038-16-39.0 23-0 24-0

2. Year property was purchased by current owner: 1920 (+/-)

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Elmcrest Children's Center & City of Syracuse
Mailing Address: 960 Salt Springs Road (Elmcrest) & City of Syracuse
Zip: 13224 Daytime phone number: 446-6250 home phone number: N/A
E-mail (alternate contact for additional information request): igelia@elmcrest.org

b. Contract purchaser(s) , Lessee , or Co-applicant (if applicable)

***note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s): Christopher Community, Inc.
Mailing Address: 990 James Street
Zip: 13203 Home phone number: 424-1821x645 Day Phone: _____
E-mail (alternate contact for additional information request): idavidheiser@christopher-commu

c. Representative: Attorney , Architect , Contractor , Other _____
(Only if involved in this application)

Name(s): Byrne, Costello & Pickard, P.C. - Matt Byrne
Mailing Address: 100 Madison Street #1600 | Syracuse, NY
Zip: 13202 Telephone number: 315-474-6448

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): Elmcrest & City - Vacant land
*Elmcrest is currently a residential treatment center for children & includes an early ed center

Proposed use and occupancy of property: Multi-family permanent supportive housing for single parent's between the ages of 18-25 with services provided by Elmcrest in the Comm Building.

Current number of onsite (off-street) parking spaces: 0

Proposed number of onsite (off-street) parking spaces: 50+/-

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 101
201 EAST WASHINGTON STREET
SYRACUSE, NY 13202
(315) 448-8640

Board of Zoning Appeals application Procedures

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

Please sign that you have read and understand the above information and return this page with the application.

Signed: Joseph J. Geyl Date: 5/1/19

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

CO-APPLICANT: CHRISTOPHER COMMUNITY, INC.
S. DAVID REISER, PLA 5/1/19
DIRECTOR OF FACILITIES

Syracuse Board of Zoning Appeals
For Information Call: 448-8640

USE VARIANCE
REQUIRED SUBMITTAL SHEET FOR
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

N/A Per Zoning

- DENIAL OF PERMIT** from DOCE, Permit Office – Room 101. (Required even if a Notice of Violation has been issued).
- SEQR (NYS ENVIRONMENTAL ASSESSMENT FORM)** – Must be completely filled out (side one only) and signed.
- STANDARDS OF PROOF (for a use variance)** If requesting a use variance, that is, permission to establish a use of property not otherwise permitted in the zoning district, the applicant must prove “unnecessary hardship.” To prove this, State law requires the applicant to show *all* of the following:
 - a. that the property is incapable of earning a reasonable return on initial investment if used for *any* of the allowed uses in the district (**actual “dollars and cents” proof must be submitted**);
 - b. that the property is being affected by unique, or at least highly uncommon circumstances;
 - c. that the variance, if granted will not alter the essential character of the neighborhood; and
 - d. that the hardship is not self-created

- DETAILED LETTER EXPLAINING** the details of the proposal, for example: the hours of operation, number of employees on premise at one time, items to be sold, how many dwelling units, etc.

NOTE: If you are proposing to sell prepared food, it is important to list each item of food to be prepared and sold.

- PHOTOS** - Labeled photos of the subject property(ies).
- FEE of \$25.00** - MADE PAYABLE BY CHECK OR MONEY ORDER ONLY, to the COMMISSIONER OF FINANCE. **THIS FEE IS NON-REFUNDABLE.**
- Four (4) full sized and one (1) no larger than 11”x17” of **all** of the plans listed below:

- PROPERTY SURVEY** – Drawn by a licensed land surveyor.
- SITE PLAN** – (Must be drawn to scale and labeled with dimensions). Must show all walkways, driveways, screening devices, signage and any new construction
- FLOOR PLANS** (Must be drawn to scale and labeled with dimensions);
 - a. **Current** floor plans for all floors showing existing arrangement, and labeled with dimensions and current uses.
 - b. **Proposed** floor plans showing dimensions and proposed uses. (One copy submitted to DOCE, Room 101 at City Hall Commons) and one copy submitted with this application) If the use is a business all shelving, storage, restrooms, kitchen hardware (stoves, sinks, freezers etc.) must be shown.

- ELEVATIONS** for all new construction or any changes to the existing structure (Must be drawn to scale and labeled with dimensions).

NOTE: After receipt of the application, it may be necessary to require additional information from the applicant. *An application must be complete before a public hearing can be scheduled.*

Items that are submitted with the application will not be returned so it is important that the applicant must make any copies of items they need prior to submitting the application. **Copies will not be made by staff to the Board of Zoning Appeals.**

APPLICANT PLEASE NOTE: Approval of your application by the Board of Zoning Appeals does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain permits from the Division of Code Enforcement.

05/2014

DENIAL OF PERMIT

REFERENCE ADDRESS 960 Salt Springs Rd 139 Horland Ave. 143 Horland Ave

WARD NO. _____

OWNER ELMEREST CHILDREN'S CENTER & CITY OF SYRACUSE

OWNER'S ADDRESS 960 SALT SPRINGS RD., SYRACUSE, NY

TELEPHONE _____

APPLICATION FOR PERMIT TO:

erect (X) convert () maintain () operate ()

USE VARIANCE - 16 BUILDINGS

DENIED UNDER ARTICLE (s) PART B SECTION I ARTICLE 1

of the zoning ordinance for the following reasons:

50 DWELLING UNITS AND COMMUNITY CENTER IN A SINGLE-FAMILY RESIDENTIAL CLASS A-1 ZONING DISTRICT.

- 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 7-3-19

SIGNATURE Gail L Swistak

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Elmcrest Apartments		
Project Location (describe, and attach a general location map): Salt Springs Road - Project to be composed of a portion of Tax Parcel 038.-16-31.0 and Tax Parcel's 038.-16-23, 038.-16-24. Site access via Gorland Ave		
Brief Description of Proposed Action (include purpose or need): The project is the construction of 16 Multi-Family housing buildings, with a total of 50 units of 2 & 3 bedroom apartments that will be permanent supportive housing developed and managed by Christopher Community, Inc. Elmcrest will provide supportive services for residents with 24hr staffing onsite, utilizing the proposed Community Building and including a direct connection to the Elmcrest main campus. Onondaga County has over 350 families eligible for this type of housing with a defined need for any available units at this time. The Elmcrest main campus is located adjacent to the project site and approximately 9.0 acres of their existing 42 acre (+/-) main campus will be subdivided off to this project to create an extension of the Elmcrest Campus. Elmcrest currently provides transitional residential treatment for children with emotional, behavioral & psychiatric disturbances as well as early educational programs on their campus. This development will be a natural extension of the current program offerings and will provide safe, affordable housing these parents and children.		
Name of Applicant/Sponsor: Christopher Community, Inc. Contact: Jeremy Davidheiser, RLA - LEED	Telephone: 315-424-1821 x645	E-Mail: j davidheiser@christopher-community.org
Address: 990 James Street		
City/PO: Syracuse	State: NY	Zip Code: 13203
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Elmcrest	Telephone: 315-446-6250	E-Mail: jgeglio@elmcrest.org
Address: 960 Salt Springs Road		
City/PO: Syracuse	State: NY	Zip Code: 13224

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City of Syracuse Common Council - must vote on sale of City controlled land	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	City of Syr-Board of Zoning Appeals-Use Variance City of Syr-Planning Commission-PSR	June 2019 August 2019
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Onondaga County Planning Board - Project occurs within 500' of county drainage way	July 2019
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC-SPDES General Permit NYSHCR-Funding Application (Heather Spitzburg)	NYSDEC - October 2019 NYSHCR - December 2019
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Erie Canalway National Heritage Corridor _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

All three parcels are zoned RA-1 (Residential A-1)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? * Project is applying for a Use Variance

C.4. Existing community services.

a. In what school district is the project site located? City of Syracuse

b. What police or other public protection forces serve the project site?

City of Syracuse & Onondaga County Sheriff

c. Which fire protection and emergency medical services serve the project site?

City of Syracuse Fire

d. What parks serve the project site?

Edgehill Park & Homer Wheaton Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? The proposed action is Multi-Family Residential

b. a. Total acreage of the site of the proposed action? 9.3 +/- acres

b. Total acreage to be physically disturbed? 4.75 +/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 45.0 +/- acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	50 units (25- 2 bed & 25- 3 bed)
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 21'-0" height; 45'-0" width; and 70'-0" length
 iii. Approximate extent of building space to be heated or cooled: 2,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 14,400 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: City of Syracuse - Department of Water
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Project will be required to extend a service lateral and rebuild part of an existing water main on Gorland Ave out to the point of connection.
- Source(s) of supply for the district: City of Syracuse Water Dept - 12" water main via Salt Springs Road

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 14,400 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Syracuse - Metropolitan Treatment Plant
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Project will extend sewer lateral service to the municipal main in one of two locations (East Genesee St or Gorland Ave)

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.0 acres (impervious surface)
 _____ Square feet or 9.3 acres (parcel size)
- Describe types of new point sources. Runoff from new buildings, roads and sidewalks
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater management facilities for water quality and quantity treatment including vegetated swales, stormwater infiltration areas, etc.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
National Grid (Public utility) _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 to 5 • Saturday: _____ 7 to 12 • Sunday: _____ none • Holidays: _____ none 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8-4 (rental office) 24hrs (services) • Saturday: _____ 24 hours residential & services • Sunday: _____ 24 hours residential & services • Holidays: _____ 24 hours residential & services
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Construction phase only - project requires the use of earth moving equipment & typical wood frame construction equipment (air compressors, etc)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Trees & vegetation will be removed as part of the site development but a wide (75'-90') buffer of existing vegetation will remain where the project is adjacent to existing properties. Where existing buffers do not exist, a vegetated buffer of plants and earthen berm will be built.

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Parking area, sidewalk and driveway lighting is proposed on 15'-18' height poles with dark sky compliant LED fixtures. The majority of the poles are located over 100' from adjacent property lines and there is no light spillage proposed to adjacent properties.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Trees & vegetation will be removed as part of the site development but a wide (75'-90') buffer of existing vegetation will remain where the project is adjacent to existing properties. Where existing buffers do not exist, a vegetated buffer of plants and earthen berm will be built.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): See below
 ii. If mix of uses, generally describe:
Project is proposed adjacent to a mixed residential area that includes single family housing, multi-family apartment housing and an existing treatment facility for at-risk children of various ages.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.0	+3.0
• Forested	6.0	3.0	-3.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawns/landscape/meadow</u>	3.3	3.3	0

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Elmcrest Children's Center, Jowonio School, HW Smith School & Hillside Work Scholarship

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Cut/Fill - Urban Land	_____	10 %
Honeoye Silt Loam (HnB)	_____	30 %
Honeoye, Lansing, Ontario (HTE)	_____	60 %

d. What is the average depth to the water table on the project site? Average: _____ >5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 40 % of site
 10-15%: _____ 35 % of site
 15% or greater: _____ 25 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White Tail Deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Birds (songbirds)</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Woodchuck</td> <td style="border-bottom: 1px solid black;">Grey Squirrel</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Rabbit</td> <td></td> <td></td> </tr> </table>		White Tail Deer	Birds (songbirds)		Woodchuck	Grey Squirrel		Rabbit		
White Tail Deer	Birds (songbirds)									
Woodchuck	Grey Squirrel									
Rabbit										
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p> <p>_____</p> <p>_____</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>										
<p>E.3. Designated Public Resources On or Near Project Site</p>										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

e. 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Erie Canal</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Erie Canalway National Heritage Corridor</u>	
<i>iii.</i> Distance between project and resource: _____ <u>0.75</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

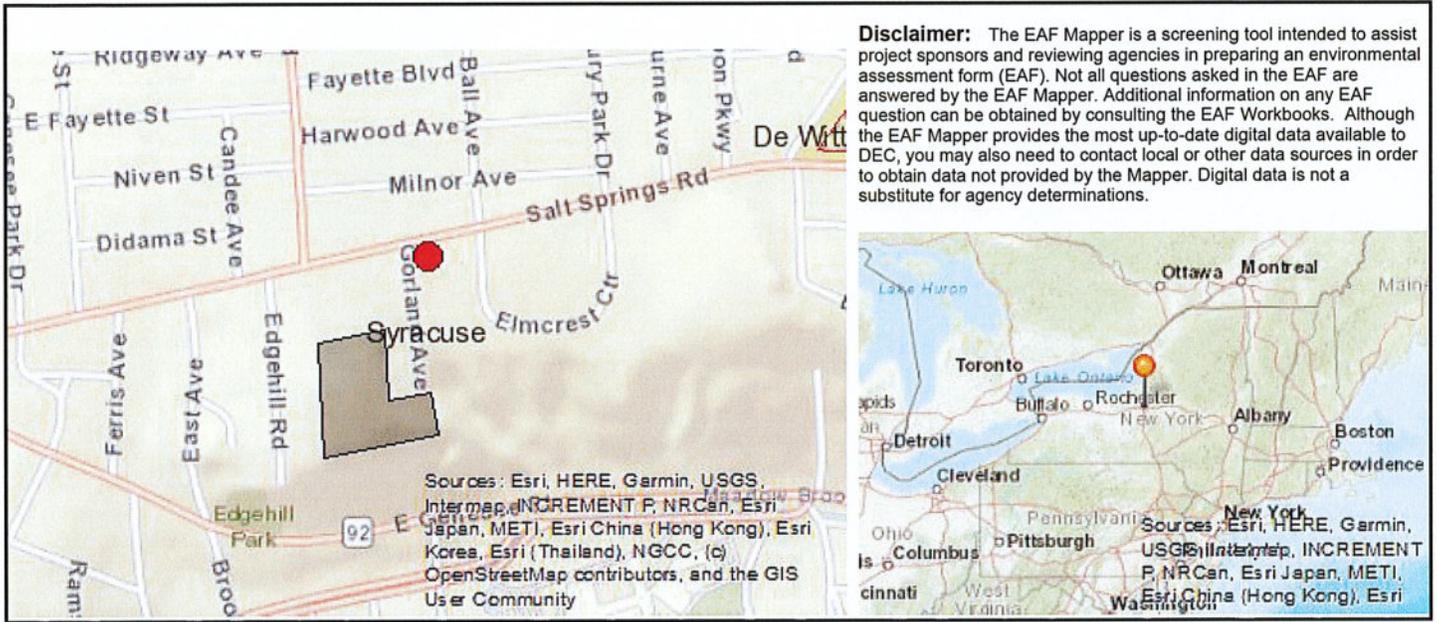
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jeremy M. Davidheiser, RLA - Leed Date 05/01/2019

Signature _____ Title Director of Facilities - Christopher Community, Inc.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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Theodore J. Scallon, Vice President
Matthew T. Huber, Vice President
James R. Muldoon, Esq., Vice President
Gary R. Bobbitt, Secretary
J. Bradford Mann, CPA, Treasurer
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April 29, 2019

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Re: Use Variance Application – Elmcrest Apartments
960 Salt Springs Road
Syracuse, NY 13224

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Dear Members of the Syracuse Board of Zoning Appeals,

The purpose of this letter is to confirm that Christopher Community, Inc. and Elmcrest are teaming to develop and manage a 50-unit Multifamily Housing Development on land currently owned by Elmcrest and the City of Syracuse.

The parcels currently owned by Elmcrest that are included in this Use Variance application are 960 Salt Springs Road (038.-16-31.0),

Christopher Community is authorized to act on behalf of Elmcrest in matters pertaining to the application for the Use Variance and other Municipal approvals related to this project. Should the Use Variance be granted, Elmcrest will sell the property indicated on the attached Site Plan to a Limited Partnership controlled by Christopher Community, Inc.

If you should have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

Joseph Geglia
Executive Director

May 2, 2019

Board of Zoning Appeals
City of Syracuse
233 East Washington Street
Syracuse, NY 13202

Re: Project Cover Letter & Reason for request | Elmcrest Apartments | Use Variance Application

Dear Board of Zoning Appeals:

The intent of this letter is to summarize the proposed project and respond Item #4 on the City of Syracuse Variance Application which requires the reasons for the Use Variance request.

Project Summary: Christopher Community (CCI) is partnering with Elmcrest Children's Center to develop 50 affordable housing units on property that is currently part of the Elmcrest Children's Center campus and will be connected to the Campus when complete. The design includes 25 two-bedroom units and 25 three-bedroom apartment units to be spread among 16 residential buildings. All units will be permanent supportive housing units supported by funds for services and rent subsidies through the Empire State Supportive Housing Initiative. The target population to be served will be those homeless/housing vulnerable families whose head of household is between the ages of 18-25 years of age. The priority population will be homeless or housing vulnerable families with pre-school aged children. The project also includes a Community Building that will include offices for Elmcrest staff, Christopher Community property management and maintenance staff as well as a community/common room. This building will be staffed from 8-4 for property management with 24-hour service staffing by Elmcrest support staff. During regular business hours we anticipate 2 full time Christopher Community staff plus 4-8 Elmcrest staff with 2-4 staff on duty during off business hours.

The project is one part of the strategic vision of Elmcrest, which involves three components:

1. Housing stabilization of homeless families through the development of affordable supportive housing units,
2. Expansion of the current Early Education Service, also on the Elmcrest campus, intended to provide early education learning opportunities to the children of these families, and
3. "Mobility mentoring" designed to help the families address personal issues impeding their entrance or continuation in the work force.

Combined, these components are intended to help break the cycle of poverty in which too many young adults, and their children, find themselves. This project is the joint effort of two local non-profits with over 150 years of combined experience, as described below.

Elmcrest History and Experience

Established in the 1800s as an orphanage, Elmcrest is currently a multi-service agency serving youth and families throughout Central New York and brings a wealth of experience and expertise of work with the target population. The largest program operated by Elmcrest is its residential housing for youth. Elmcrest manages eight “cottages” for 8 to 9 youth on its campus setting in Syracuse, NY. These youths are involved in either the Child Welfare or Juvenile Justice systems and come from counties throughout the Central New York region.

The program, however, is far more than the provision of safe and stable housing. In addition to the housing component Elmcrest provides education, clinical services (medical and behavioral healthcare) and related supportive services. A major component of this program is the work done with the families of youth. Elmcrest has a keen understanding of family dynamics, and much work is performed with families to facilitate the successful transition of youth back to their homes and communities.

Christopher Community Experience and History

For nearly 50 years, Christopher Community has dedicated itself to meeting the housing needs of low- and moderate-income individuals and families, many of whom are elderly or have disabilities. Christopher Community has developed a variety of safe and affordable housing alternatives from single family to multi-unit buildings across upstate New York. Christopher Community currently manage approximately 3,000 units in over 100 buildings. In addition, Christopher Community administers the county-wide Section 8 rental assistance program serving over 1200 households.

Use Variance – Standards of Proof:

The Development Team understands that we are requesting a Use Variance, which requires us to prove “unnecessary hardship” for the project without the variance. This project includes both a portion of a parcel owned by Elmcrest (038-16-31.0) and two parcels owned by the City of Syracuse (038-16-23.0 & 038-16-24.0), we have prepared the following responses:

- A. The City property and the Elmcrest properties are both incapable of earning a reasonable return on initial investment if used for the allowable uses in the RA-1 district.

Single family dwellings on the City property would require a private housing developer or builder to purchase additional adjoining property from Elmcrest since the City controlled parcels have significant and very challenging slopes on site. The City controlled parcels are approximately 0.2 acre each and would only support one single family home each. Additionally, sewer and water access are limited in this area by capacity concerns related to any additional load and would require significant utility upgrade cost out to the main lines in Salt Springs Road. The other permitted uses would require a significantly larger lot size to construct beyond what is available at these two 0.2acre (+/-) lots.

The Permitted Uses would not be compatible with the Elmcrest mission on the Elmcrest controlled parcel either as it does not align with the organization's mission or strategic plan. Single family dwellings and home ownership are not integral to Elmcrest's mission or the needs of the families that Elmcrest serves. Further, Elmcrest already has an abundance of on-site parking and maintenance garages, so there is no need for additional development of that type on Elmcrest's property. Development of the Elmcrest property for single family housing would be cost prohibitive as well since the available Elmcrest property is very steep and susceptible to erosion as well.

For either the City or Elmcrest parcels, site and infrastructure development costs, projected to exceed \$1,000,000 due to slopes and distance will be incurred to access Gorland Ave or utilities along Gorland Ave before even constructing a single home or building on the site. Considering home average home values between \$150,000-\$250,000 along Edgehill Road and between \$75,000-\$125,000 along Gorland Ave the average single-family home, if constructed on the City owned parcels, would likely sell between \$125,000-\$200,000 but cost over \$150,000 in basic infrastructure and site development cost before construction on the home even begins, for a 0.2-acre lot. This is not a sustainable cost for a private development unless access to public funds, additional land or a higher density development is constructed on a much larger scale, such as the development that is proposed.

- B. The City controlled parcels are affected by a highly uncommon circumstance due to the location on significantly steep slopes located in an area of the street that receives significant stormwater runoff and erosion. There are also no public access sidewalks along this area of Gorland Ave and historical research indicates homes have never been constructed on these two sites (likely for these reasons).

The Elmcrest parcel composing this Variance request could be accessed via the Elmcrest main campus loop road and a direct connection is proposed on the attached plans for pedestrians as well as Elmcrest shuttle needs. However much of Elmcrest's undeveloped main campus is very steep and would require significant utility or infrastructure crossings and distance to access the proposed site. All of which would detract from the objective of developing cost-effective affordable housing.

The only development entity that could develop these parcels is an entity that can develop using various public and private funding sources which allow for improvements to utilities and other non-site-specific development associated with the project. Christopher Community, as a non-profit housing developer, is an entity that may obtain these various funding sources for just this type of development. For this development project to access the noted funding sources, the proposed development must be owned by a separate ownership entity from Elmcrest; the proposed parcel is only being created from largely the Elmcrest parcel for this reason.

- C. If granted, the Use Variance would not alter the essential character of the neighborhood for the following reasons:

- a. The Use Variance would allow a Use of the property that is compatible with the immediately adjacent Multi-Family Brick School Terrace Apartments and the transitional multi-family housing offered by Elmcrest on the Main Campus of Elmcrest.
 - b. The Multi-Family homes proposed by the project are designed to integrate with the neighborhood fabric and are proposed to occupy a similar footprint to the adjacent single-family housing.
 - c. The project proposes to predominately develop the housing in a cluster develop with a density like that of the adjacent single-family housing.
 - d. The project proposes to comply with all the required setback and coverage requirements of the RA-1 zoning district and further proposes a driveway access via Gorland that will be similar in design to a residential driveway.
 - e. The City controlled parcels do not appear to have ever supported single family housing and would be extremely cost prohibitive to develop as single-family housing.
- D. The hardship is not self-created for either parcel. Elmcrest acquired their current Campus location in about 1918; the first Zoning law in Syracuse appears to have been adopted in 1922. Ownership of these parcels by the City and Elmcrest appears to predate the last zoning update by more than 50 years. In fact, the hardship for the development of these Elmcrest is attempting to develop is specific to the city parcels as well as the Elmcrest parcel since they are a function of the site location on steep and challenging slopes. By establishing a separate parcel, owned by an entity separate from Elmcrest, this proposed project will be eligible to leverage funding avenues that other for-profit entities would not be able to obtain. Combined with the adjacency of the site to the Elmcrest Campus (including the direct connection) and aligned with the mission of Elmcrest, this project is only possible if the proposed project is created as a separate parcel from Elmcrest.

Should you have any questions, do not hesitate to call.

Very truly yours,

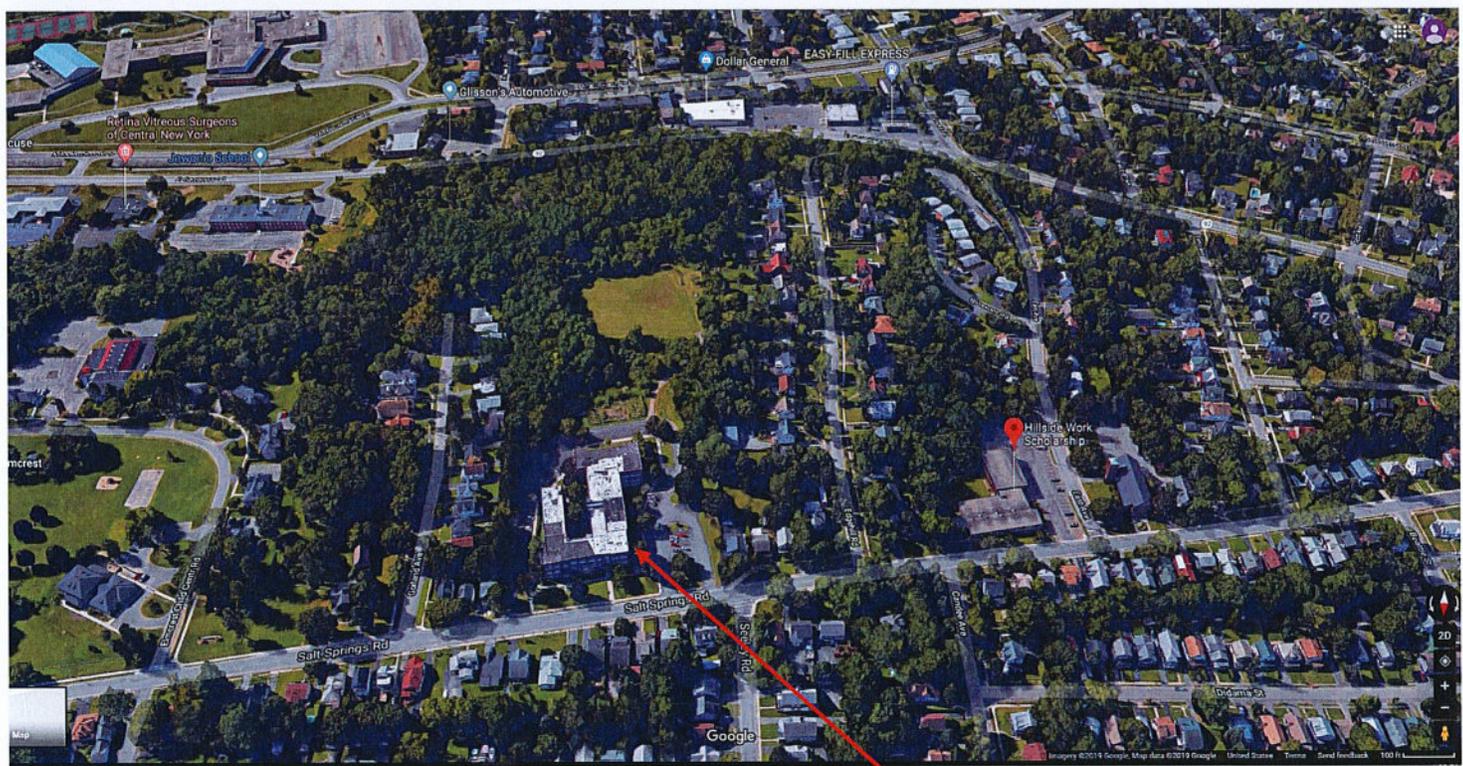
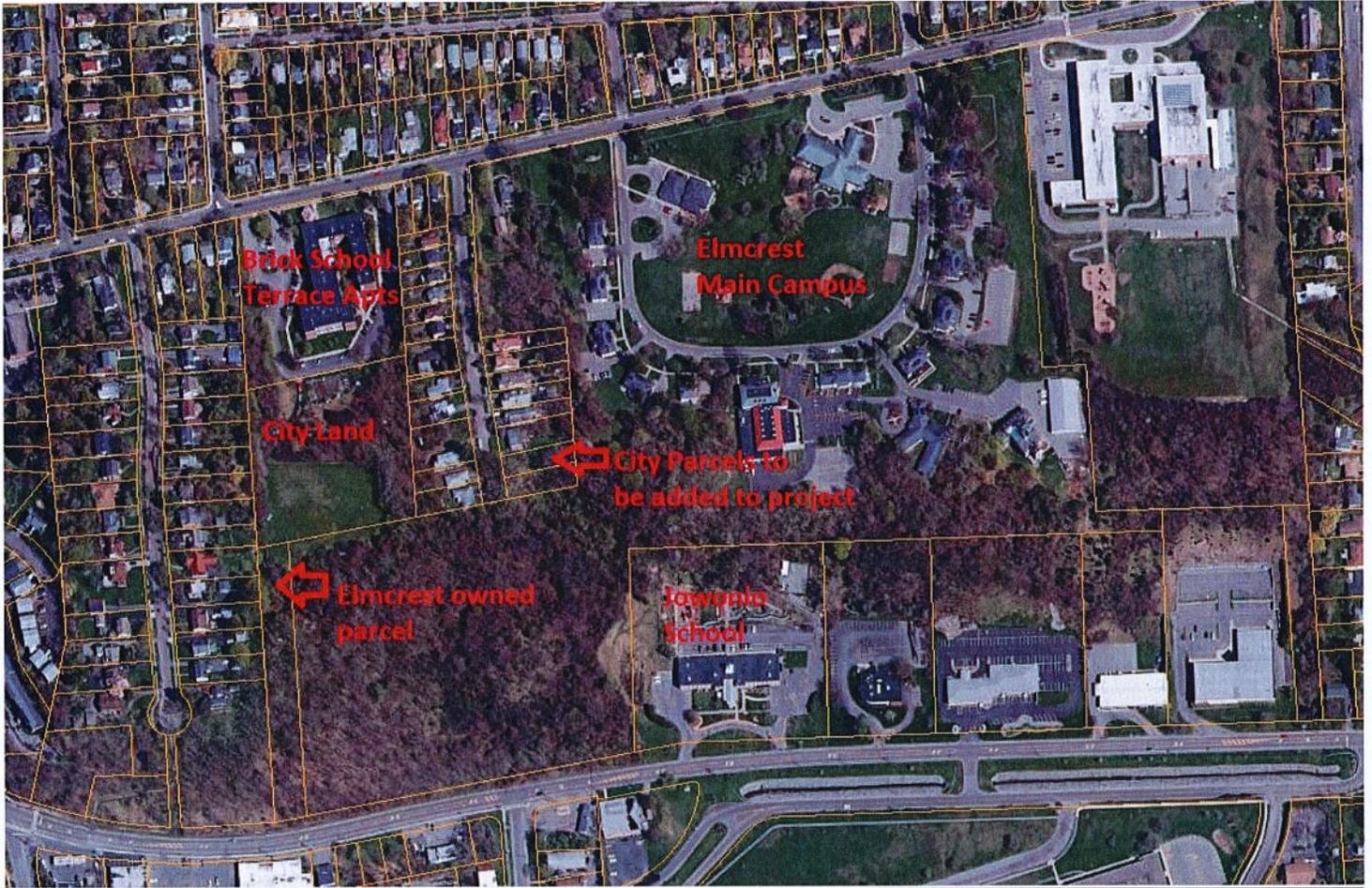


Jeremy Davidheiser, RLA – Director of Facilities & Construction | Christopher Community Inc.

Cc: Joseph Geglia – Executive Director – Elmcrest Children’s Center
Doug Reicher – Executive Director | Christopher Community, Inc.
Kelly Besaw – Vice President of Development | Christopher Community, Inc.

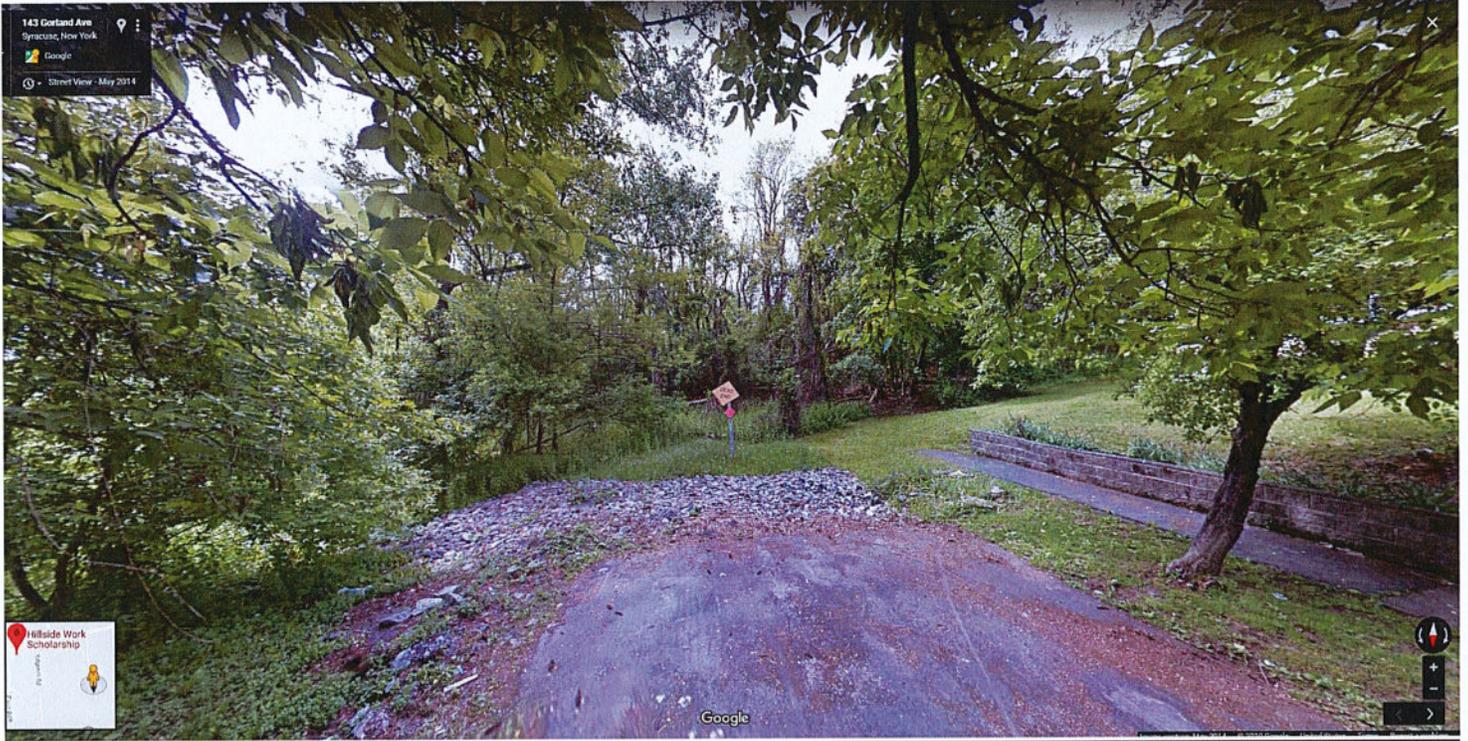
SITE PHOTOS

AERIAL IMAGE OF SITE



Aerial image of the site – from above Salt Springs Road

Brick School Terrace Apts



Street View – End of Gorland Ave



Street View – from East Genesee St looking North



Aerial image of the site – from above the Elmcrest Campus

Brick School Terrace Apts



Aerial image of the site – from above the Elmcrest Campus **Brick School Terrace Apts** **Proposed Project Site**



LEGEND

IPF	IRON PIPE FOUND	GV	GAS VALVE
IRF	IRON ROD FOUND	UPL	UTILITY POLE WITH LIGHT
CIRS	CAPPED IRON ROD SET	GW	GUY WIRE
STKS	WOOD STAKE SET	HYD	HYDRANT
DH4H	DRAINAGE HAINHOLE	OW	OVERHEAD WIRES
CB	CATCH BASIN	SW	SANITARY SEWER LINE
THH	TELEPHONE HAINHOLE	SL	STORM DRAIN LINE
SMH	SANITARY HAINHOLE	G	GAS LINE

- MAP NOTES**
1. North orientation based on the Central Zone of the New York State Plane Coordinate System, NAD 83 obtained by RTK GPS methods.
 2. Field work performed during March, 2016.
 3. Elevations base on NAVD 88 datum obtained by RTK GPS methods.
 4. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which are not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. The Underground Facilities Protective Organization must be notified prior to conducting test borings, excavation and construction.
 5. This survey was prepared without the benefit of an abstract or up to date title report and is therefore subject to any easements, restrictions, covenants or any statement of facts that such documents may disclose.

6. Contours shown hereon were obtained from the Syracuse-Onondaga Planning Agency developed from spring of 2005 aerial LIDAR mapping for topographic data development for detailed study streams for Onondaga County in conjunction with the NYS Department of Conservation.

DAVID J. UHRINEC, PLS
P.L.S. NO. 050052

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

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PROJ. NO: 04.7017
SCALE: 1"=60'
DATE: 06/10/16

TOPOGRAPHIC / BOUNDARY / UTILITY SURVEY
12.3 ACRE PORTION OF
ELMCREST CHILDREN'S CENTER

CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13209-3246
315.455.8498 / FAX 315.458.4427

SHEET 1 OF 1
DWG. NO: 16-XXX

SCHEMATIC DESIGN DRAWINGS FOR: ELMCREST FAMILY HOUSING

SYRACUSE, NEW YORK

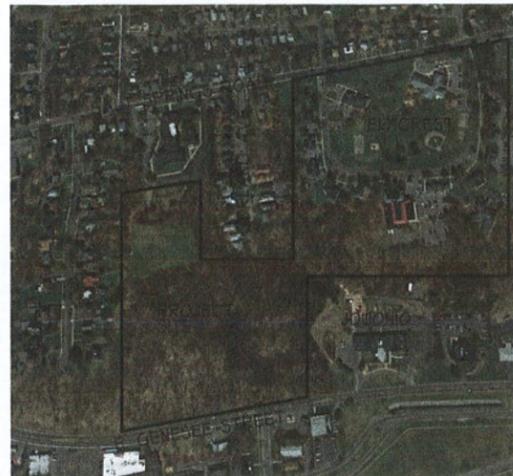
HKK PROJECT #16028

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LOCATION MAP



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JOB NO: 16048

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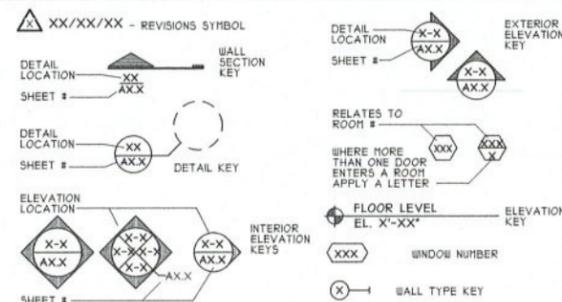
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SCALE: AS NOTED

ABBREVIATIONS :

ACP/APC	ACOUSTIC CEILING PANEL	FRP	FIBERGLASS REINFORCED PLASTIC	PLBG	PLUMBING
ACT/ATC	ACOUSTIC CEILING TILE	FT	FOOT/FEET OR FIRE TREATED	PLYBD	PLYWOOD
ADJ	ADJACENT	FTG	FOOTING	PNL	PANEL
AFF	ABOVE FINISHED FLOOR	FTRTD	FIRE TREATED	PNT	PAIN
AIA	AMERICAN INSTITUTE OF ARCHITECTS	FUR	FURRING	PREFAB	PREFABRICATED
ALLOW	ALLOWANCE	FURN	FURNITURE	PREFIN	PRE-FINISHED
ALT	ALTERNATE	GA	GAUGE	PSF	POUNDS PER SQUARE FOOT
ALUM	ALUMINUM	GAL	GALLON	PSI	POUNDS PER SQUARE INCH
ANOD	ANODIZED	GALV	GALVANIZED	PT	PRESSURE TREATED
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	PTD	PAINTED
ARCH	ARCHITECT (URAL)	GEN	GENERAL	PVC	POLYVINYL CHLORIDE
AVG	AVERAGE	GL	GLASS/GLAZING	PVRT	PAVEMENT
AWC	ACOUSTICAL WALL COVERING	GNT	GRANITE	QT	QUARRY TILE
AWP	ACOUSTICAL WALL PANELING	GR	GRADE	QTY	QUANTITY
B/F	BOTTOM OF FOOTING	GRND	GROUND	QTZ	QUARTZ
BIT	BITUMINOUS	GT	GLAZED TILE	R	RISER/RADIUS
BLDG	BUILDING	GWB	GYPSPUM WALLBOARD	RC	RESILIENT CHANNEL
BLKG	BLOCKING	GTP	GYPSPUM	RD	ROOF DRAIN
BT	BEAM/BENCHMARK	H	HIGH	RECT	RECTANGULAR
B/O	BOTTOM OF	H/C	HANDICAPPED ACCESSIBLE	REF	REFERENCE
BRD	BOARD	HOBD	HARDWOOD	REG	REINFORCE (DI) (MENT)
BRK	BRICK	HOUR	HARDWARE	REIN	REINFORCED
BSHT	BASEMENT	HGT	HEIGHT	REOD	REQUIRED
BTEN	BETWEEN	HT	HOLLOW METAL	RES	RESILIENT FLOORING
BUR	BUILT-UP ROOF	HORIZ	HORIZONTAL	REV	REVISED/REVISION
CABT	CABINET	HPC	HIGH PRESSURE LAMINATE	RH	ROUGH
CEH	CEMENT/CEMENTITIOUS	HR	HEATING, VENTILATING & AIR CONDITIONING	RO	ROUGH OPENING
CF	CUBIC FOOT/FEET	HVAC	HEATING, VENTILATING & AIR CONDITIONING	ROB	RIGHT OF BAY
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	RUB	RUBBER
CL	CENTERLINE	IN	INCLUDED, INCLUDING	RUB	RUBBER
CLG	CEILING	INCL	INCLUDED, INCLUDING	SCHED	SCHEDULE
CLO	CLOSET	INSUL	INSULATION	SEC	SECTION
CLR	CLEAR	INT	INTERIOR	SLNT	SEALANT
CHU	CONCRETE MASONRY UNIT	INV	INVERT	SLR	SLATE
COL	COLUMN/COLOR	JAN	JANITOR	SFT	SQUARE FOOT
COMP	COMPOSITE	JT	JOINT	SHT	SHEET
CONC	CONCRETE	LEN	LENGTH	SH	SHIRAZ
CONST	CONSTRUCTION	LAM	LAMINATE(D)	SPEC	SPECIFICATIONS
CONT	CONTINUOUS	LAV	LAVATORY	SPR	SPRINKLER
CONTR	CONTRACTOR	LB	POUND	SQ	SQUARE
COORD	COORDINATE	LF	LINEAR FEET	SS	STAINLESS STEEL
CORR	CORRIDOR	LG	LIGHT GAUGE	SSM	SOLID SURFACE MATERIAL
CORRUG	CORRUGATED	LGF	LIGHT GAUGE METAL FRAMING	STC	SOUND TRANSMISSION CLASS
CPT	CARPET	LR, HTL	LINEAR METAL CEILING	STD	STANDARD
COOR	COURSE(S)	LNGB	LINEAR GAUGE	STL	STEEL
CRS	COURSE(S)	LL	LIVE LOAD	STN	STAIN
CT	CERAMIC TILE	LLH	LONG LEG HORIZONTAL	STRCT	STRUCTURAL
CY	CUBIC YARD	LLV	LONG LEG VERTICAL	SURF	SURFACE
D	DEPTH	LOC	LOCATION	SUSP	SUSPENDED
DF	DRINKING FOUNTAIN	LTG	LIGHTING	SY	SQUARE YARD
DIA	DIAMETER	LNTL	LAMINATED VENEER LUMBER	SYN	SYNTHETICAL
DIAG	DIAGONAL	LVL	LUXURY VINYL PLANK	T	TREAD
DM	DIMENSION	LVP	LOUVER	TEL	TELEPHONE
DL	DEAD LOAD	LVT	LUXURY VINYL TILE	TEMP	TEMPORARY
DN	DOWN	MAR	MARBLE	TERR	TERRAZO
DR	DOOR	MAS	MASONRY	THK	THICK
DTL	DETAIL	MAT	MATERIAL	THRESH	THRESHOLD
DWG	DRAWING	MAX	MAXIMUM	TG	TONGUE & GROOVE
EA	EACH	MDF	MEDIUM DENSITY FIBERBOARD	T/O	TOP OF
EFS	EXTERIOR INSULATION FINISH SYSTEM	MDO	MEDIUM DENSITY OVERLAY	TOL	TOILET
EJ	EXPANSION JOINT	MECH	MECHANICAL	T/S	TOP OF STEEL
EL	ELEVATION	MEZZ	MEZZANINE	TTL	TOTAL
ELEC	ELECTRICAL	MFR	MANUFACTURER	TELE	TELEVISION
ELEV	ELEVATOR/ELEVATION	MN	MATERIAL	TYP	TYPICAL
EN	ENTRANCE MAT	MNS	MASONRY	UL	UNDERWRITER'S LABORATORY
ENTR	ENTRANCE	NO	NOT APPLICABLE	UNO	UNLESS NOTED OTHERWISE
EPS	EXPANDED POLYSTYRENE	NTL	NOT TO SCALE	UR	URINAL
EQ	EQUAL	NA	NOT TO SCALE	VAR	VARIABLE
EQUIP	EQUIPMENT	NC	NOT IN CONTRACT	VARN	VARNISH
EWC	ELECTRIC WATER COOLER	NO, OR #	NOT IN CONTRACT	VBR	VAPOR BARRIER
EX	EXISTING	NOR	NOMINAL	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR	NTS	NOT TO SCALE	VERT	VERTICAL
FD	FLOOR DRAIN	OA	ON CENTER	VET	VINYL ENHANCED TILE
FDN	FOUNDATION	OC	ON CENTER	VEST	VESTIBULE
FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
FEC	FIRE EXTINGUISHER CABINET	OH	OVERHEAD	VNR	VENEER
F/F	FACE OF FINISH	OPNG	OPENING	VTR	VENT THROUGH ROOF
FGL	FIBERGLASS	OPP	OPPOSITE	VWC	VINYL WALL COVERING
FN	FINISH	OPPH	OPPOSITE HAND	W	WITH
FN FLR	FINISHED FLOOR	OSB	ORIENTED STRAND BOARD	W/C	WATER CLOSET/WALL COVERING
FXCT	FIXTURE	OUNC	OUNCE	WD	WOOD
FLR	FLOOR	PART	PARTITION	W/PNL	WOOD PANELING
FLR	FLOOR	PBRD	PARTICLE BOARD	W/F	WIDE FLANGE
FM	FACTORY MUTUAL	PC	COMPUTER	W	WITHOUT
F/O	FACE OF	PED	PEDIMENT	W/O	WITHOUT
FP	FIRE PROOFING	PERF	PERFORATED	WR	WATER RESISTANT
FR	FIRE RESISTIVE	PLA	PLASTIC LAMINATE	WT	WEIGHT
FRNG	FRAMING	PLAS	PLASTER	W/F	WELDED WIRE FABRIC

SYMBOLS :



LIST OF DRAWINGS :

- T1.1 TITLE SHEET
- CIVIL**
- TOPOGRAPHIC/BOUNDARY/UTILITY SURVEY
 - L0.1 RE-SUBDIVISION PLAN
 - L0.2 SITE PLAN
 - L0.3 SITE SECTION
- ARCHITECTURAL**
- A1.1 FIRST FLOOR AND ROOF PLANS - TYPE "A" BUILDING
 - A1.2 FIRST AND SECOND FLOOR PLANS - TYPE "B" BUILDING;
 - A1.3 FIRST AND SECOND FLOOR PLANS - TYPE "C" BUILDING;
 - A1.4 FIRST AND SECOND FLOOR PLANS - TYPE "D" BUILDING;
 - A1.5 FIRST AND SECOND FLOOR PLANS - TYPE "E" BUILDING;
 - A2.1 EXTERIOR ELEVATIONS BUILDING TYPES A AND B
 - A2.2 EXTERIOR ELEVATIONS BUILDING TYPES C AND D
 - A2.3 EXTERIOR ELEVATIONS BUILDING TYPE E

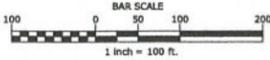
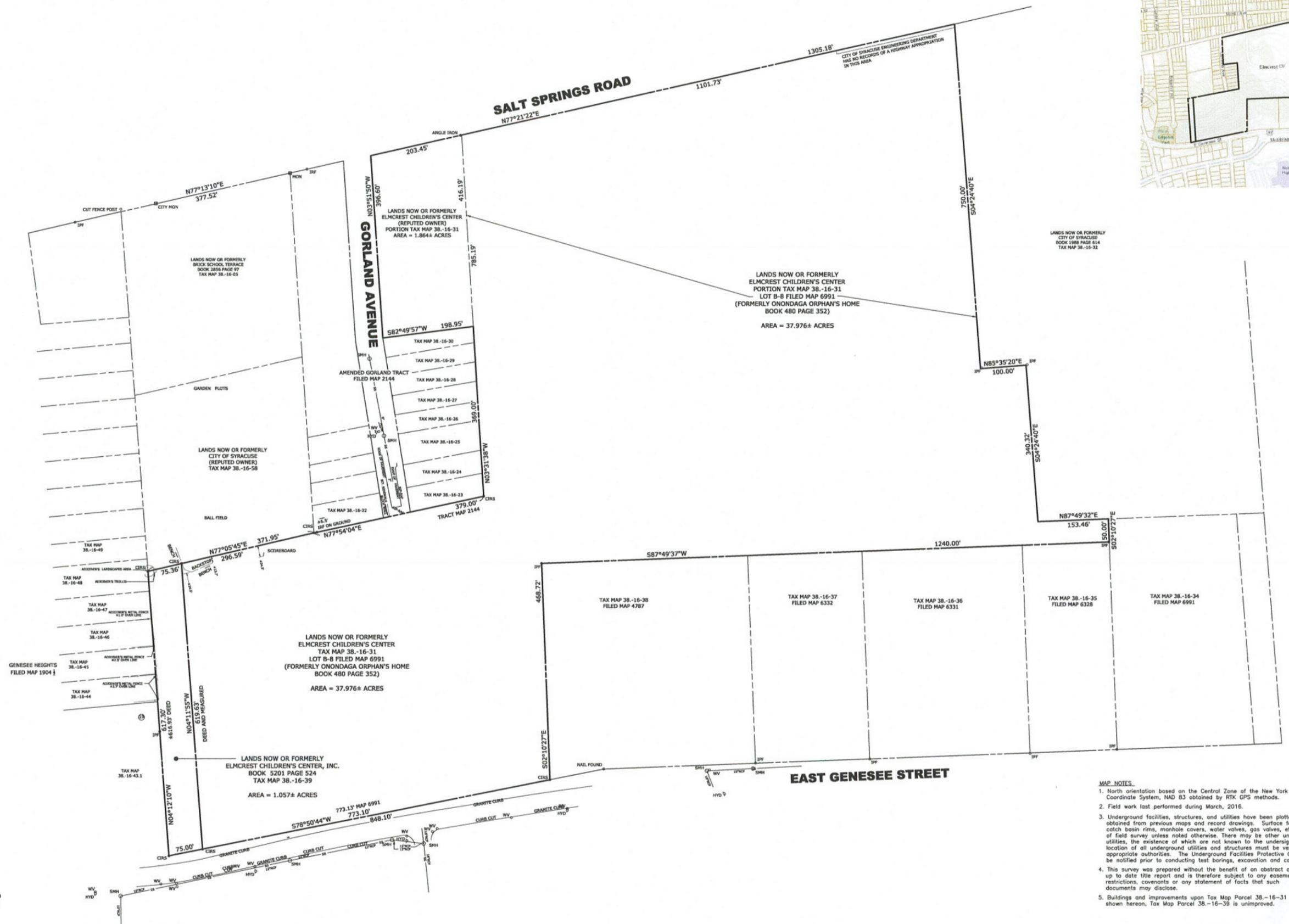
SCHEMATIC DESIGN DRAWINGS FOR ELMCREST FAMILY HOUSING

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SYRACUSE, NEW YORK

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575 North Salina Street, Syracuse, NY 13208
Ph: (315) 476-8371 Fax: (315) 476-5420
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TITLE SHEET

T1.1



- LEGEND**
- IFP ○ X IRON PIPE FOUND
 - IRF ○ X IRON ROD FOUND
 - CRS ○ X CAPPED IRON ROD SET
 - MOR ○ X GRANITE MONUMENT
 - SMH ○ X SANITARY MANHOLE
 - SS ——— SANITARY SEWER LINE
 - HYD ○ HYDRANT
 - WV ○ WATER VALVE

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

David J. Uhrinec
 DAVID J. UHRINEC PLS # 50052 05/14/19 DATE

- MAP NOTES**
- North orientation based on the Central Zone of the New York State Plane Coordinate System, NAD 83 obtained by RTK GPS methods.
 - Field work last performed during March, 2016.
 - Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and record drawings. Surface features such as catch basin rims, manhole covers, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which are not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. The Underground Facilities Protective Organization must be notified prior to conducting test borings, excavation and construction.
 - This survey was prepared without the benefit of an abstract or up to date title report and is therefore subject to any easements, restrictions, covenants or any statement of facts that such documents may disclose.
 - Buildings and improvements upon Tax Map Parcel 38-16-31 not shown hereon, Tax Map Parcel 38-16-39 is unimproved.

DAVID J. UHRINEC, PLS P.L.S. NO. 050052 	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2019 C.T. MALE ASSOCIATES APPROVED: dju DRAFTED: dju CHECKED: dju PROJ. NO: 04.7017 SCALE: 1"=100' DATE: 05/14/19	BOUNDARY SURVEY LANDS OF ELMCREST CHILDREN'S CENTER CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK
	C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology D.P.C. 200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246 SYRACUSE, NY 13209-3246 315.458.6498 • FAX 315.458.4427						



RE-SUBDIVISION PARCELS

- TAX PARCEL: 38.-16-23
OWNER: CITY OF SYRACUSE
- TAX PARCEL: 38.-16-24
OWNER: CITY OF SYRACUSE
- FROM TAX PARCEL: 38.-16-31
OWNER: ELMCREST CHILDREN'S CENTER
- REMAINING LANDS OF TAX PARCEL: 38.-16-31
OWNER: ELMCREST CHILDREN'S CENTER
- PROPOSED PARCEL LIMITS

RESERVED FOR QUALITY ASSURANCE AGENCY STAMP OF APPROVAL



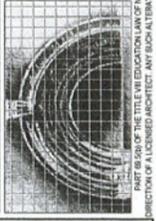
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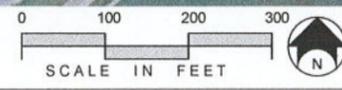
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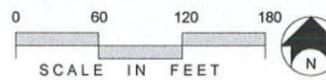
RE-SUBDIVISION PLAN

LO.1





SITE PLAN



**ZONE DATA CHART -
CITY OF SYRACUSE**

ELMCREST-ZONING-SYRACUSE

CURRENT ZONING:
EXISTING ZONING: RA-1: RESIDENTIAL DISTRICT
PROPOSED ZONING: RB-1: RESIDENTIAL DISTRICT, CLASS B-1

	EXISTING ZONE: RA-1	PROPOSED ZONE: RB-1	PROPOSED SITE
MINIMUM LOT AREA	4000 SF/UNIT	2500 SF	2500 SF
MINIMUM LOT WIDTH	40 FT	50 FT	50 FT
MAXIMUM % OF STRUCTURAL COVERAGE	35%	35%	22%
MAXIMUM % OF PARKING COVERAGE	40%	40%	10%
MINIMUM YARD SETBACKS			
-FRONT YARD	30 FT	20 FT	20 FT
-REAR ²	15% OF DEPTH ²	15% OF DEPTH ²	150 FT
-SIDE YARD	4FT + 2FT/STORY	4FT + 2FT/STORY	6 FT
MAXIMUM BUILDING HEIGHT	N/A	4 STORY	2 STORY

PARKING REQUIREMENTS: ONE (1) PARKING SPACE SHALL BE PROVIDED PER DWELLING UNIT.

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**KEPLINGER
FREEMAN
ASSOCIATES**
LANDSCAPE ARCHITECTURE & LAND PLANNING
6300 FLY ROAD, SUITE 100 (482) SYRACUSE, NEW YORK 13207
PHONE: (315) 445-7900 FAX: (315) 445-7901

Revision Schedule

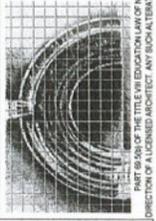
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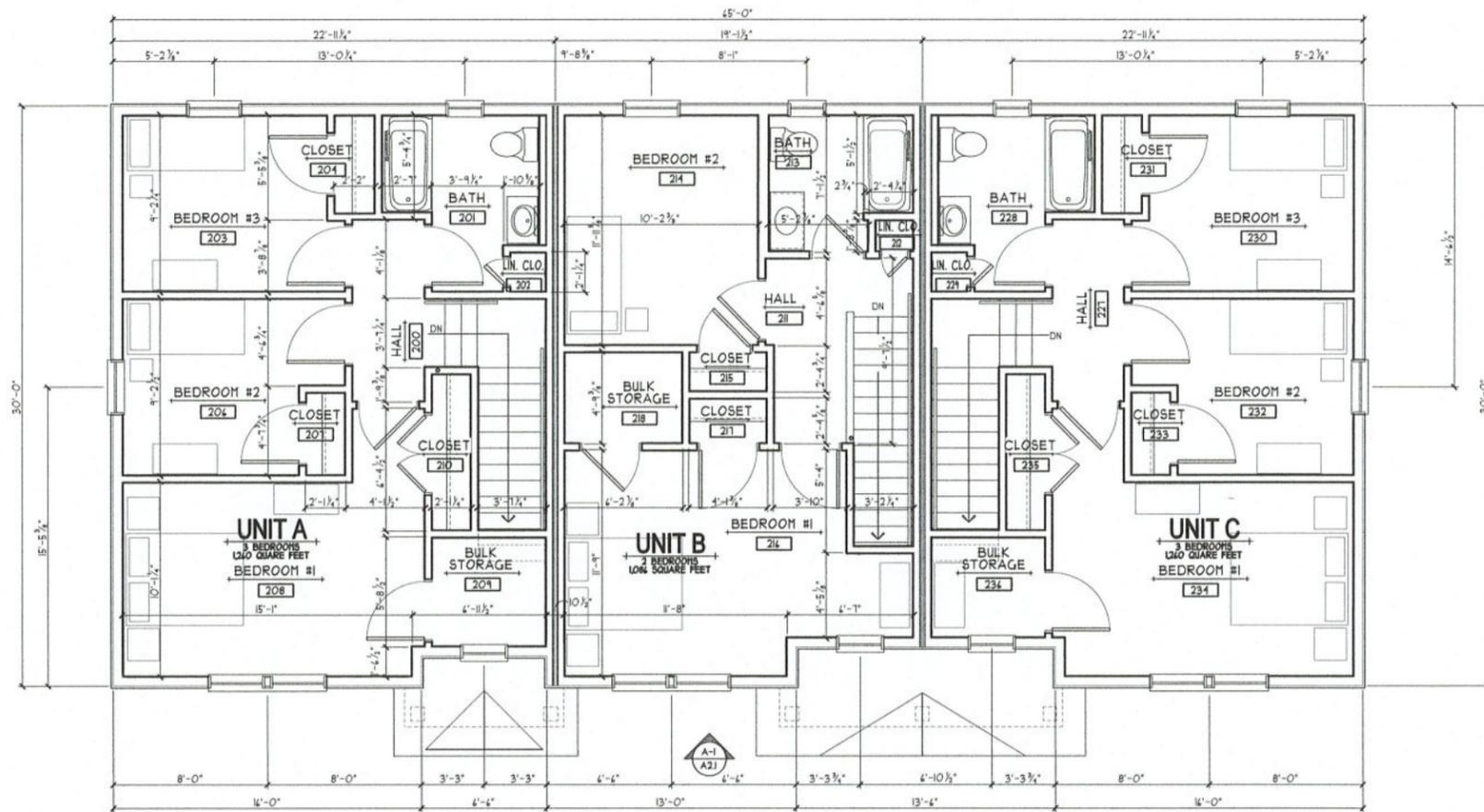
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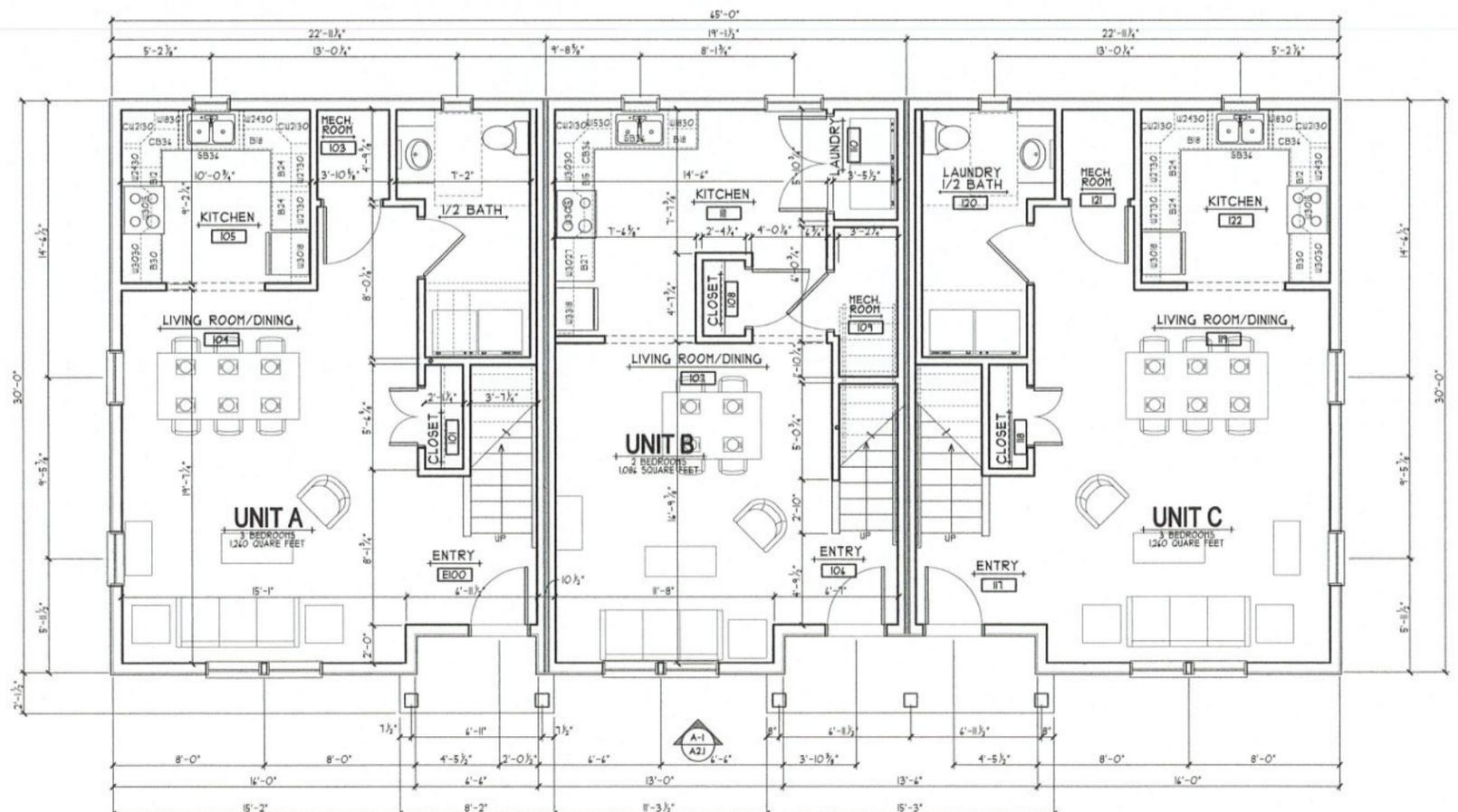


SITE PLAN

L0.2



SECOND FLOOR PLAN (B-1) A1.2
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN (A-1) A1.2
SCALE: 1/4" = 1'-0"

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JOB NO:	18048
DATE:	9 MAY 2019
DRAWN BY:	MCM
SCALE:	AS NOTED

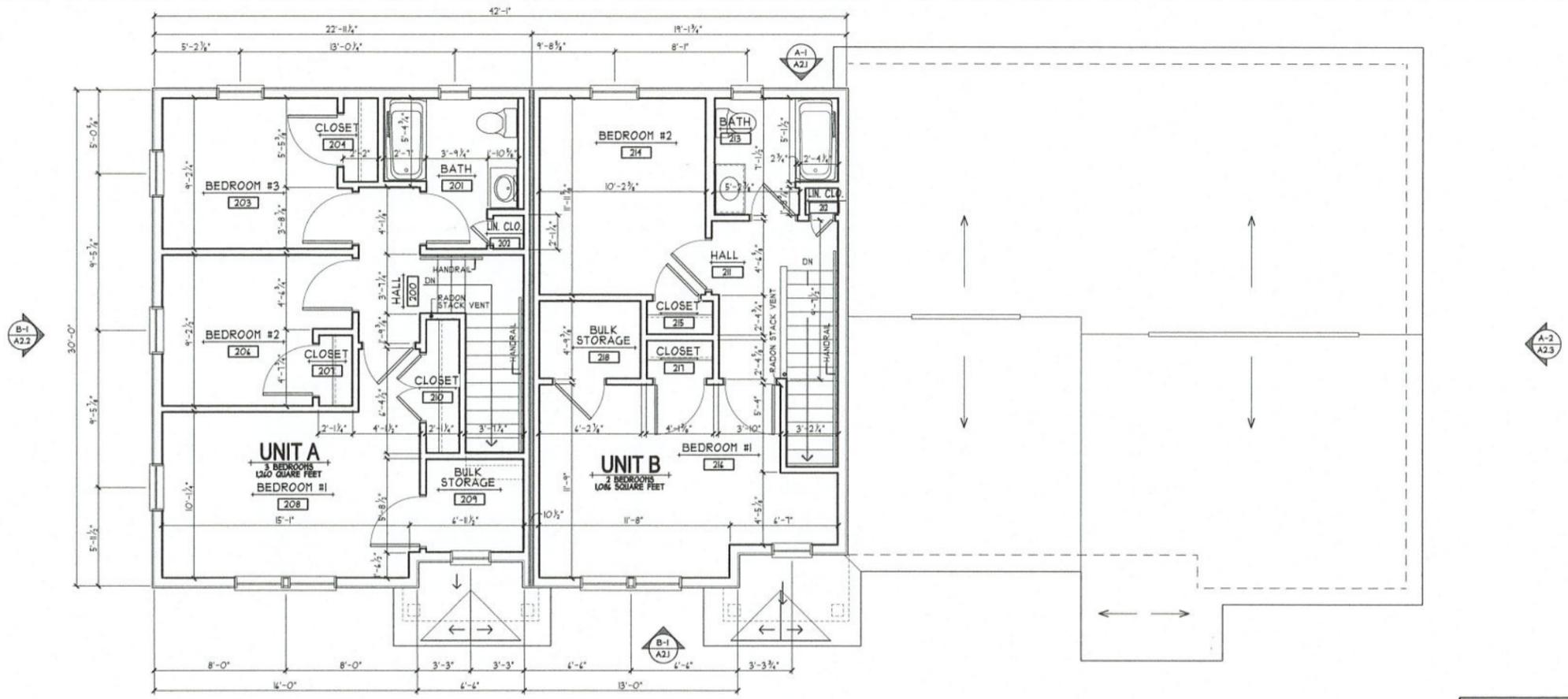
Schematic design drawings for Elmcrest Family Housing
ALL BUILDINGS
 SYRACUSE, NEW YORK

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 575 North Saline Street, Syracuse, NY 13208
 Ph: (315) 476-6871 Fax: (315) 476-5420
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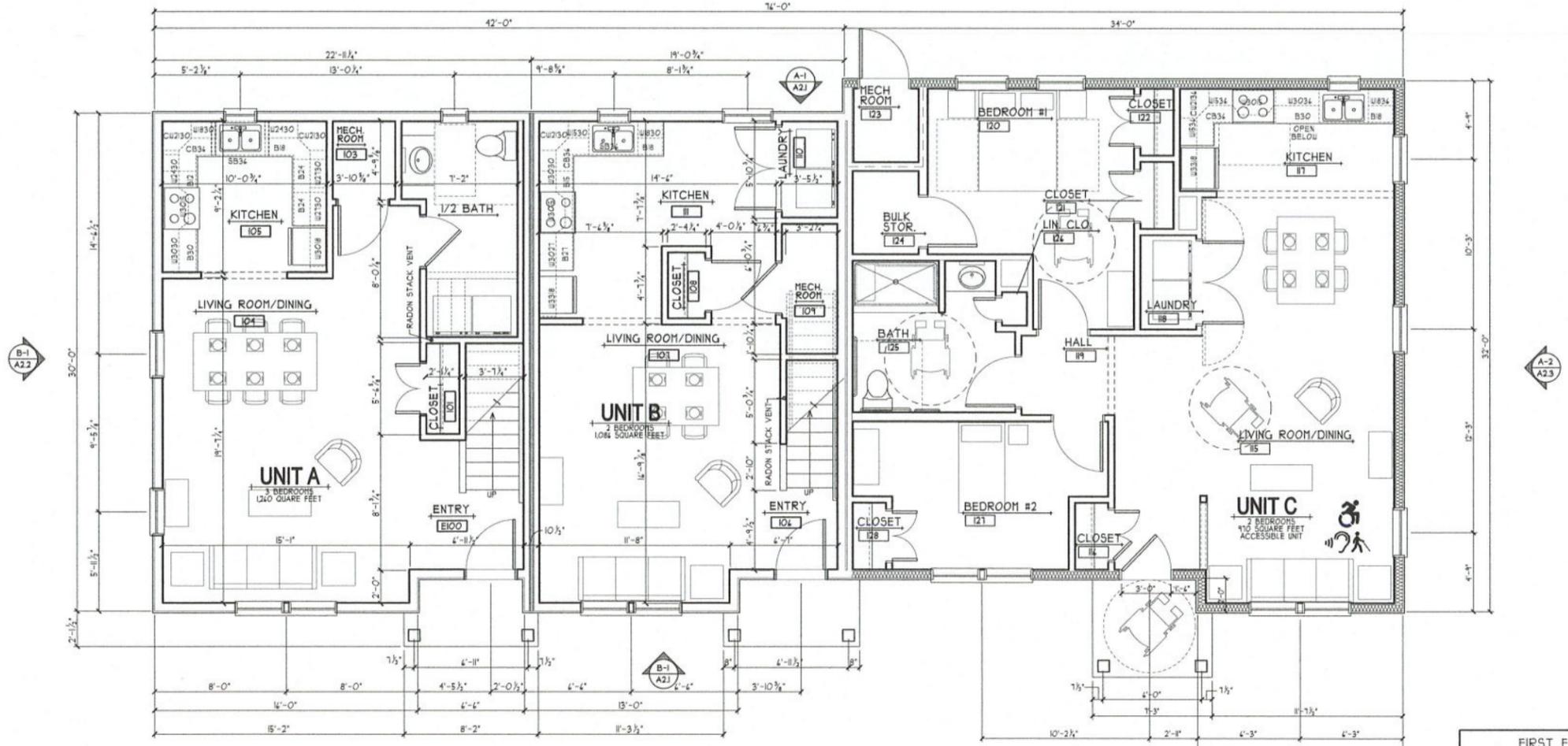
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FIRST & SECOND FLOOR PLANS - TYPE "B"
 11 BUILDINGS TOTAL

A1.2



SECOND FLOOR PLAN (B-1) A1.3
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN (A-1) A1.3
SCALE: 1/4" = 1'-0"

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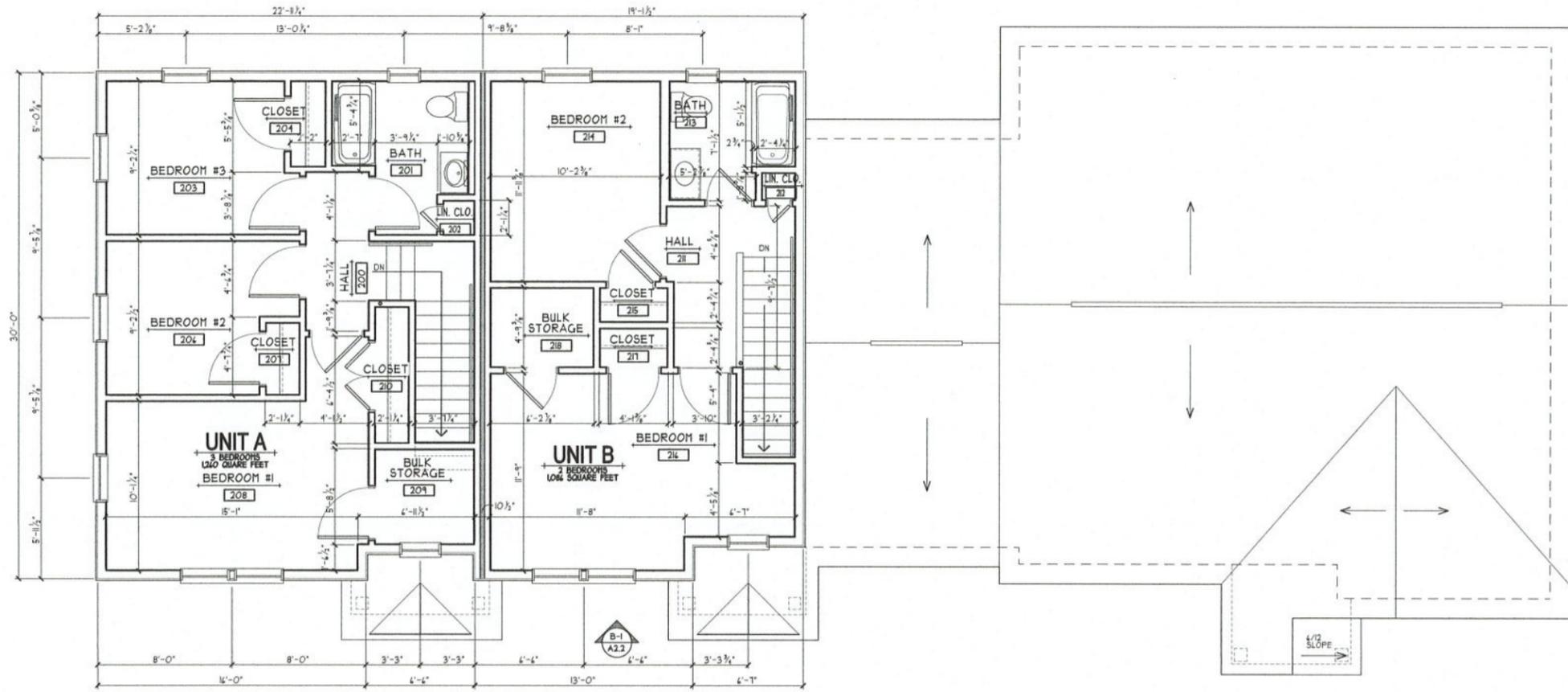
JOB NO:	18048
DATE:	9 MAY 2019
DRAWN BY:	MCM
SCALE:	AS NOTED

SCHEMATIC DESIGN DRAWINGS FOR ELMCREST FAMILY HOUSING
ALL BUILDINGS
SYRACUSE, NEW YORK

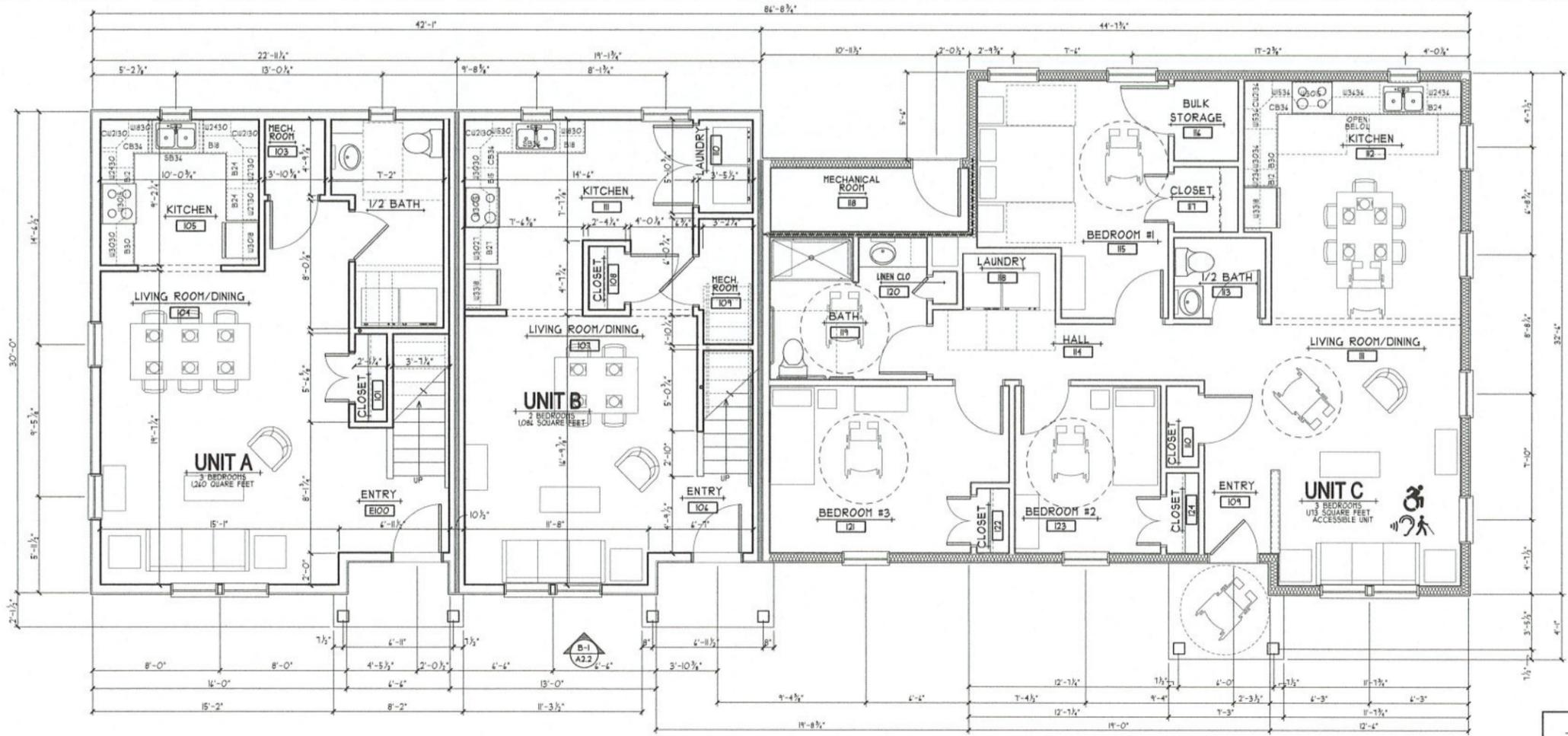
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Ph: (315) 476-8371 Fax: (315) 476-5420
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FIRST AND SECOND FLOOR PLANS - TYPE "C"
TWO BUILDINGS TOTAL

A1.3



SECOND FLOOR PLAN (B-1)
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN (A-1)
SCALE: 1/4" = 1'-0"

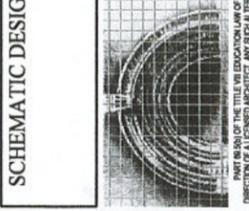
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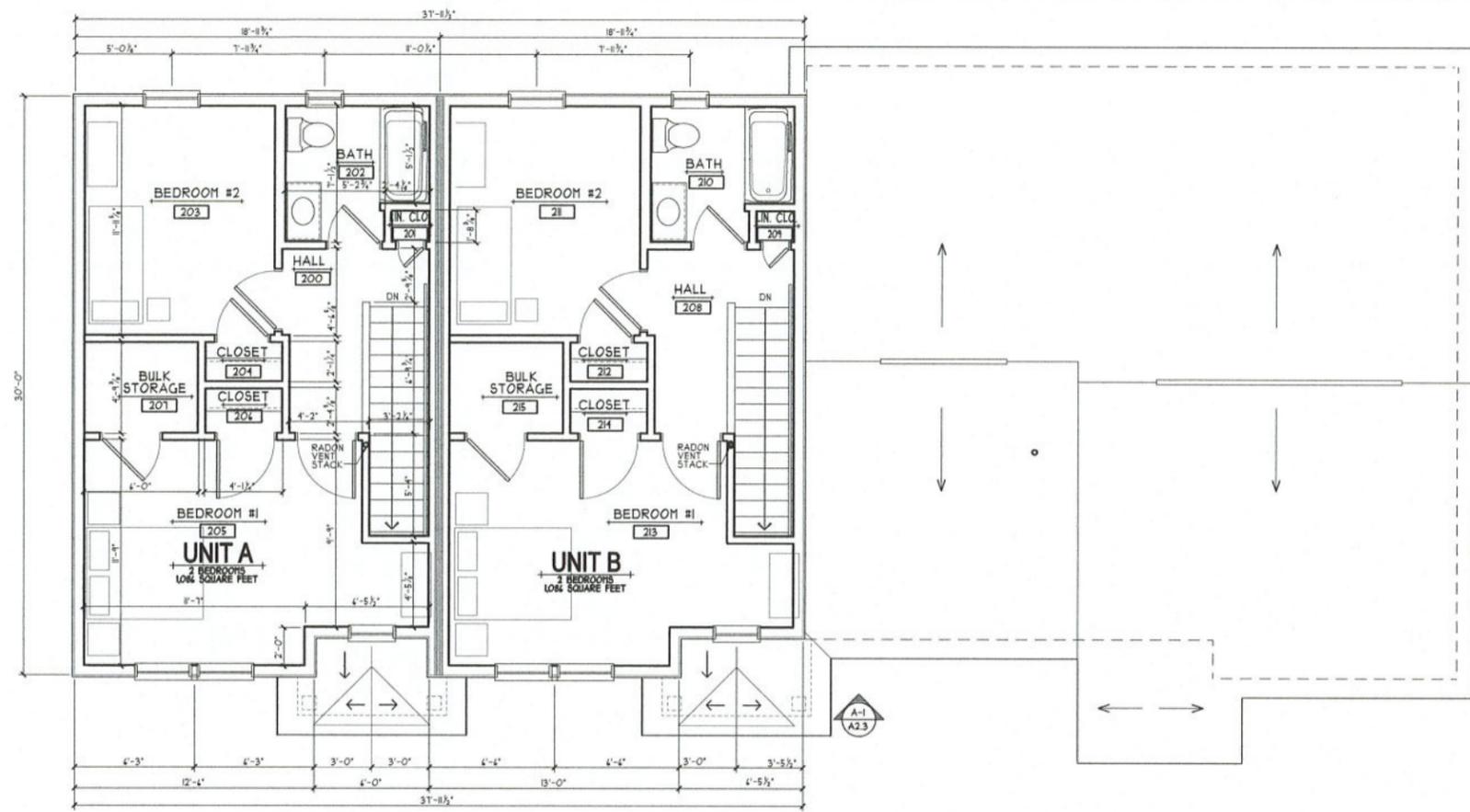
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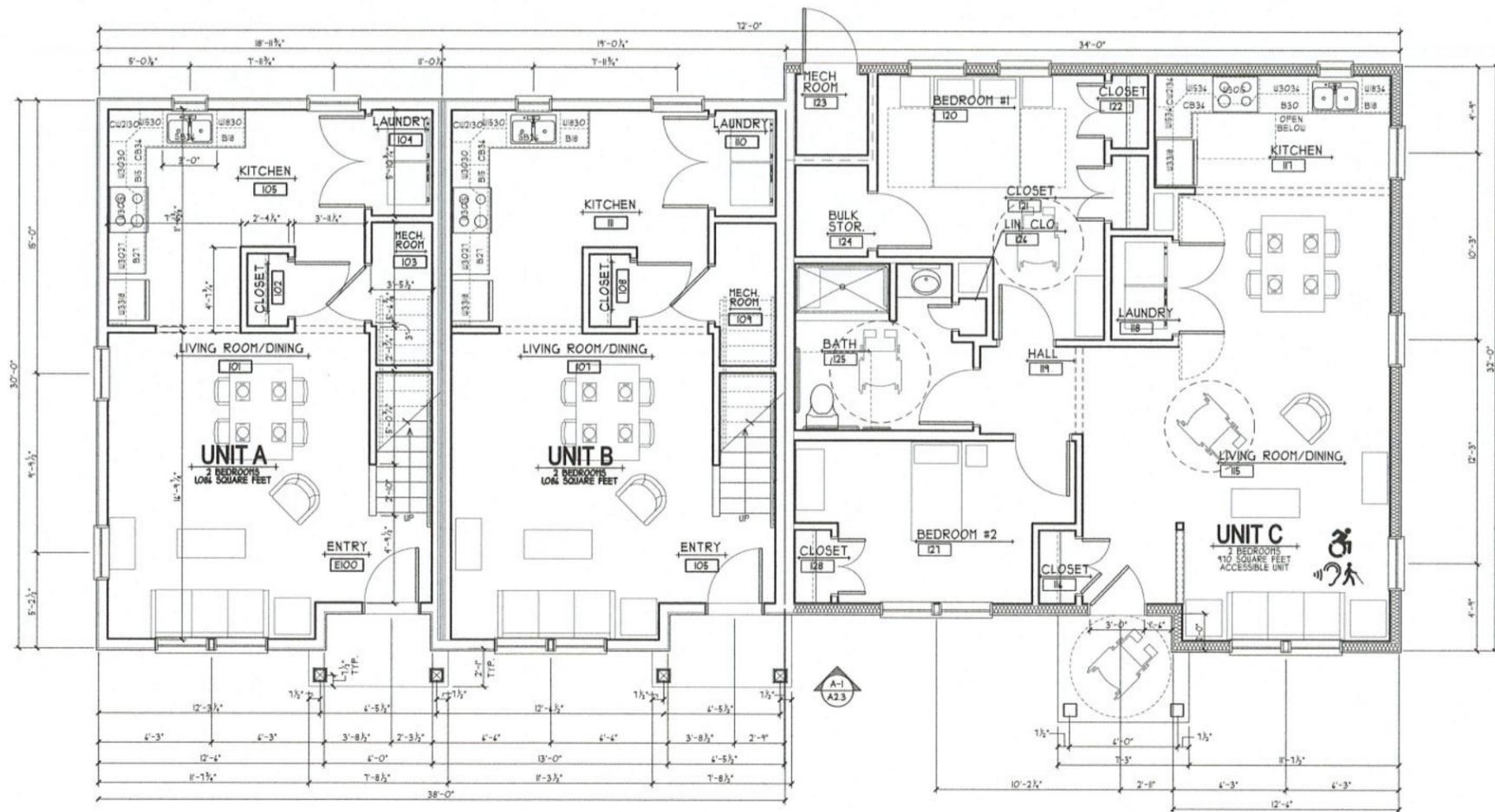


FIRST AND SECOND FLOOR PLANS-TYPE D
TWO BUILDINGS TOTAL

A1.4



SECOND FLOOR PLAN (B-1) A15
SCALE: 1/4" = 1'-0"



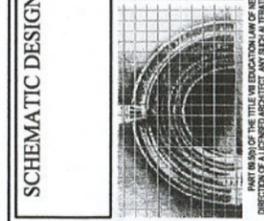
FIRST FLOOR PLAN (A-1) A15
SCALE: 1/4" = 1'-0"

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FIRST & SECOND FLOOR PLANS-TYPE "E"
ONE BUILDING TOTAL

A1.5



FRONT ELEVATION BUILDING TYPE B (B-1) ALL SCALE: 1/4" = 1'-0"



FRONT ELEVATION - BUILDING TYPE A (A-1) ALL SCALE: 1/4" = 1'-0"

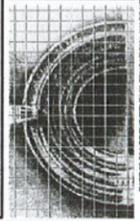
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EXTERIOR ELEVATIONS
 BUILDING TYPES A
 AND B

A2.1



FRONT ELEVATION BUILDING TYPE D (B-1)
SCALE: 1/4" = 1'-0" (A2.2)



FRONT ELEVATION BUILDING TYPE C (A-1)
SCALE: 1/4" = 1'-0" (A2.2)

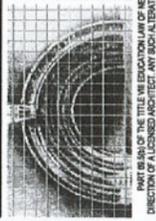
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EXTERIOR ELEVATIONS
BUILDING TYPES C
AND D

A2.2



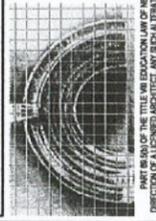
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<p>SEE SHEET L2.1</p>	JOB NO:	18048
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EXTERIOR ELEVATIONS
 BUILDING E

A2.3

SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 A-1
 A2.3