

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- _____ - _____
Tax map Section: _____ Block: _____ Lot: _____	Zoning District: _____

1. Address of subject property: 3800 East Genesee Street, Syracuse, NY 13214

2. Year property was purchased by current owner: 1963

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): May Memorial Unitarian Universalist Society; Stephanie Cross, President, Board of Trustees

Mailing Address: 3800 East Genesee Street, Syracuse, NY

Zip: 13214 Daytime phone number: 315-446-8920 home phone number: 315-682-0586

E-mail (alternate contact for additional information request): office@mmuus.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):

Mailing Address:

Zip: Home phone number: Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney , Architect , Contractor , Other Chair, Buildings & Grounds (Only if involved in this application)

Name(s): Don Milmore

Mailing Address: 426 Churchill Lane, Fayetteville, NY

Zip: 13066 Telephone number: 315-692-2115 Email: donmilmore1@twcny.rr.com

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): Worship

Proposed use and occupancy of property: Worship

Current number of onsite (off-street) parking spaces: 140

Proposed number of onsite (off-street) parking spaces: 110

Days and hours of operation (for any business uses):

Mainly Sunday 9A-1:30P

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

Construction is limited to the gravel parking area at the northeast corner of the property. We will add trees, grass, asphalt, porous pavement, curbs and a concrete sidewalk. We will place perforated piping beneath the porous pavement and an additional catch basin. This basin will connect to the current drainage system as detailed in the Location Plan by Terry Horst, RLA, CPESC dated 12 February 2020.

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.

Please see attached.

Multiple horizontal lines for providing additional proof or details. A watermark "Type text here" is visible in the center.

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**.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

Stephanie Cross

3/13/2020

CURRENT PROPERTY OWNER SIGNATURE

DATE

Stephanie Cross, President, Board of Trustees, May Memorial Unitarian Universalist Society

Please legibly PRINT SIGNATURE NAME and TITLE

DENIAL OF PERMIT

REFERENCE ADDRESS 3800-62 Genesee St. E.

WARD NO. _____

OWNER Church - May Memorial

OWNER'S ADDRESS 3800 Genesee St E.

SYRACUSE, NY 13214

Contact: Don Milmore 315 692 2115 TELEPHONE _____

APPLICATION FOR PERMIT TO:

erect (x) convert () maintain () operate ()

Parking Lot within Front Setback

DENIED UNDER ARTICLE (s) _____

of the zoning ordinance for the following reasons: _____

- | | |
|--|--|
| <input type="checkbox"/> PLANS ATTACHED, APPROVED BY _____ | LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS |
| ON _____ | |
| <input type="checkbox"/> SURVEY ATTACHED | BOOK (S) NO. _____ |
| <input type="checkbox"/> ZONING REVIEWED BY _____ | PLATE (S) NO. _____ |
| | PARCEL (S) NO. _____ |

DATE March 16, 2020 SIGNATURE [Signature]

Parking Lot Variance Application

Reason for request:

Our landscape architect Terry Horst submitted a Site Plan application on February 20, 2020 to improve our gravel parking lot. The proposed parking area encroaches on the 35 foot setback required of a corner lot by Zoning Ordinance Part C, Section 1, Article 2, Paragraph 6a; fifteen percent (15%) of the width of this property is thirty five (35) feet.

We request an area variance for these reasons:

1. The property was purchased in 1961 by the current owner, May Memorial Unitarian Universalist Society. The setback area mentioned above has been in continuous use for parking since the church was constructed in 1963. This parking area was graveled in 1986. These events predate the current zoning ordinance.

2. In an attempt to comply with zoning ordinances, the Site Plan proposes one hundred ten (110) parking spaces. This is a reduction from approximately one hundred forty (140) spaces in continuous use since 1963. Twenty three (23) of the proposed spaces encroach onto the setback and would therefore be lost without an area variance.

The current usage of the church facilities at times already exceeds 110 parking spaces. The loss of an additional 23 spaces means that even more frequently there would be overflow from the parking lot which would have to park on East Genesee Street. Genesee Street has a lot of fast moving traffic. If a variance is not granted, this overflow will cause both a hardship and a danger to people getting to/from their cars on the street and also to passing traffic. In addition to those worshipping at the church, this danger and hardship also affects several community groups who regularly use our facilities including the Syracuse Gay and Lesbian Chorus, Road to Recovery, American Wine Society, Eastern Farm Workers Association, the Folkus Project and the Syracuse Community Choir.

3. Loss of these spaces cannot be recouped because the parking area is constrained by the steep downward slope on the west and south sides. Consequently, all available parking area is already being utilized.

4. There is precedent for granting this variance. Our next door neighbors are the Syracuse ENT Surgeons, a.k.a., "3906 Properties, LLC", located at 3906 East Genesee Street, Syracuse, NY 13214. They were granted a use variance which included a variance to park within the building setback.

5. The proposed improvements to the parking lot will have a very positive effect on the physical environment in the neighborhood. The current lot is unsightly due to its muddiness and potholes. The addition of more gravel over several years only temporarily alleviates these eyesores; paving is the permanent and more slightly solution. The proposed curbed landscaped island in the center of the lot will add beauty as well as shade.

Front of Church
E. Genesee St. on right

May Memorial UU Society
3800 E. Genesee St.
Syracuse, NY 13214





Parking lot ^{shows} need for
proposed improvements.

E. Genesee St. on right.
Church building - upper
left

May Memorial UU Society
3800 E. Genesee St
Syracuse, NY 13214



Setback of parking lot
(left) from street

May Memorial UU Society
3800 E. Genesee St
Syracuse, NY 13214



Steep slopes preventing
expansion of parking
lot (on top of plateau to
left) either to west
(near slope) or to the
south (right).

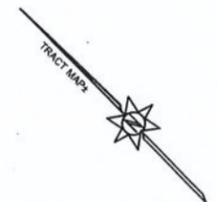
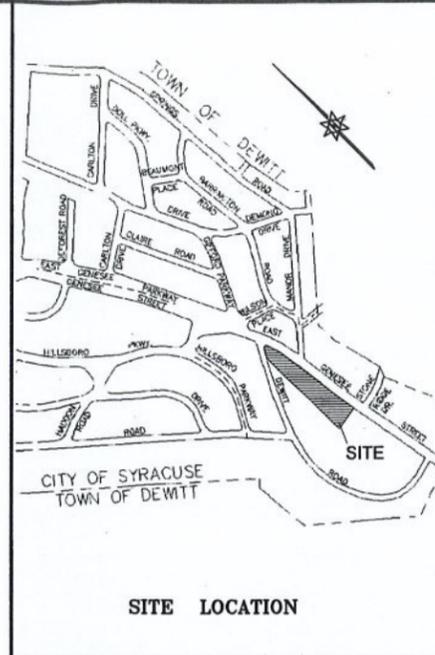
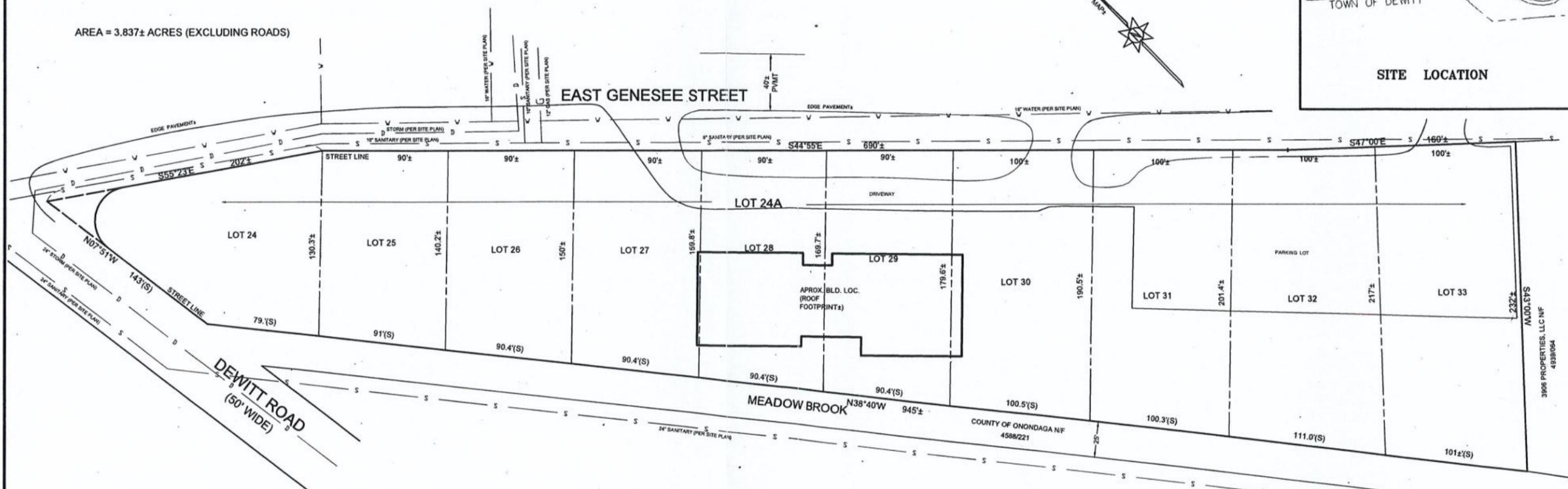
Meadowbrook Creek is
just off picture to right

May Memorial UU Society
3800 E. Genesee St.
Syracuse, NY 13214

COUNTY HEALTH DEPARTMENT APPROVAL

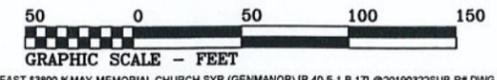
MUNICIPAL APPROVAL

AREA = 3.837± ACRES (EXCLUDING ROADS)



*SITE PLAN REFERS TO A 07/19/1963 DRAWING BY BELLUSCHI, HUEBER & HARES FOR MAY MEMORIAL UNITARIAN CHURCH.

NOTE: BEARINGS HAVE BEEN PROTRACTED FROM THE TRACT MAP BASED ON MAP NORTH. DISTANCES (IF NOT SPECIFIED) HAVE BEEN SCALED FROM THE SAME.



GENESEE EAST 3800 1/2 MAY MEMORIAL CHURCH SYR (GENMANOR) [R.40-5-1 B.17] @20190322SUB-R# DWG

THIS MAP WAS COMPILED FROM AERIALS, TAX MAPS, TRACT MAPS, EXISTING DRAWINGS AND AN ACTUAL SURVEY IN THE BUILDING AREA ON 02-03-1999. VOID WITHOUT EMBOSSED SEAL OF SIGNER.

I HEREBY APPROVE THIS TRACT MAP.

MAY MEMORIAL UNITARIAN CHURCH
3800 EAST GENESEE STREET
SYRACUSE, NEW YORK 13214



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COPIES WITHOUT EMBOSSED SEAL
ARE UNAUTHORIZED AND
HAVE BEEN ALTERED.

- FINAL PLAN -		
RESUBDIVISION OF LOTS 24 ~ 33 SECTION 'B' - GENESEE MANOR INTO NEW LOT 24A TO BE KNOWN AS 3800 E. GENESEE ST. CITY OF SYRACUSE - ONON. CO., N. Y.		
I.D: 40-05-01	FILE: ROLL: 40-5-1 BIN: 17	
DATE: MAR. 22, 2019	SCALE: 1" = 50'	B/P:
REVISIONS		
COTTRELL LAND SURVEYORS, P.C. 7308 STATE RTE 173, MANLIUS, NY 13104 (315)682-8121, WWW.COTTRELLSURVEYORS.COM		

PLOT DATE: 2/12/2020 9:58 AM

MAY MEMORIAL UNITARIAN UNIVERSALIST SOCIETY PARKING LOT PAVING PROJECT

City of Syracuse NY

February 12, 2020

DRAWING LIST:

- L 1.0 SITE PLAN
- L 2.0 GRADING PLAN
- L 3.0 DETAILS



LOCATION PLAN

N.T.S.

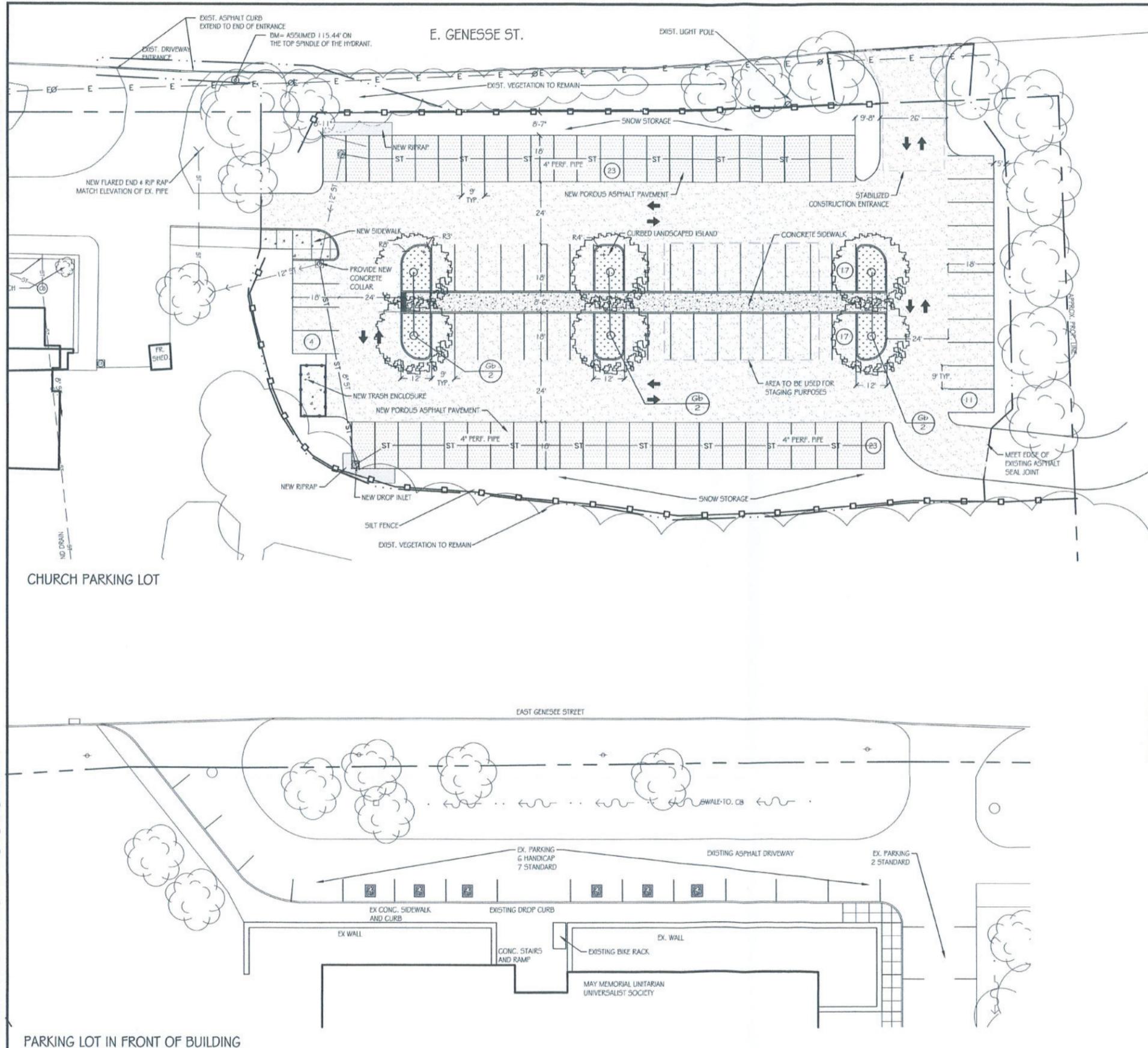


PHONE: 315-472-2461
WWW.THORSTLANDSCAPEARCH.COM
306 HAWLEY AVENUE, SYRACUSE, NEW YORK

Y:\CURRENT\PROJ\3390 MMUUS Parking\DWG\MMUUS_3390_parking_WORKINGS.dwg

PLOT DATE: 2/12/2020 9:59 AM

Y:\CURRENT-PROJ\3390 MMUUS Parking\DWG\MMUUS_3390_parking_WORKINGS.dwg



SCHEME 2 SUMMARY

PARKING REQUIRED: 67 SPACES AND INCL. 3 HANDICAP
 PARKING PROPOSED: 110 SPACES INCLUDING 6 HANDICAP SPACES

ZONING INFORMATION (RE-ZONE)

ZONE RA-1
 SET FRONT YARD SETBACK 13'-5"
 LOT COVERAGE BUILDING MAX 30%
 SIDE YARD SETBACK 5'-0"
 LOT COVERAGE BUILDING PROVIDED 7%
 LOT COVERAGE PARKING MAX 30%
 LOT COVERAGE PARKING PROVIDED 19%
 TOTAL AREA OF PROPERTY: 171,038 SQFT=3.9 ACRES

LEGEND

- EXISTING CONTOUR --- 427 ---
- EXISTING SPOT ELEVATION 427.40
- EXIST HANDICAP PARKING SPACE [Symbol]
- EXIST HANDICAP UNLOAD AREA [Symbol]
- PROPERTY LINE [Symbol]
- CONTRACT LIMIT LINE [Symbol]
- SILT FENCE [Symbol]
- EXIST ELECTRIC AND POLE [Symbol]

PAVING & STRUCTURE LEGEND

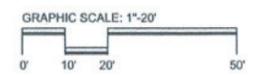
- NEW CONCRETE PAVING [Symbol]
- NEW ASPHALT PAVING [Symbol]
- NEW POROUS PAVEMENT [Symbol]
- NEW PERMEABLE PAVERS [Symbol]

LANDSCAPING LEGEND

- EXISTING TREE [Symbol]
- NEW DECIDUOUS TREE [Symbol]
- EXISTING ANNUALS/PERENNIALS [Symbol]

PLANT LIST

SYM	QTY	BOTONICAL NAME	COMMON NAME	SIZE	COMMENTS
Gb	6	Ginkgo Biloba	Maidenhair Tree	3'-3 1/2' Cal	Male only



Terry Horst
 LANDSCAPE
 ARCHITECTURE, P.C.



MAY MEMORIAL UNITARIAN
 UNIVERSALIST SOCIETY
 3800 E. GENESEE STREET
 SYRACUSE, NY

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SCALE: 1"=20'
 DRAWN BY: LS
 DATE: 02-7-20

#	DATE	DESCRIPTION
1	02-12-20	CITY REVIEW

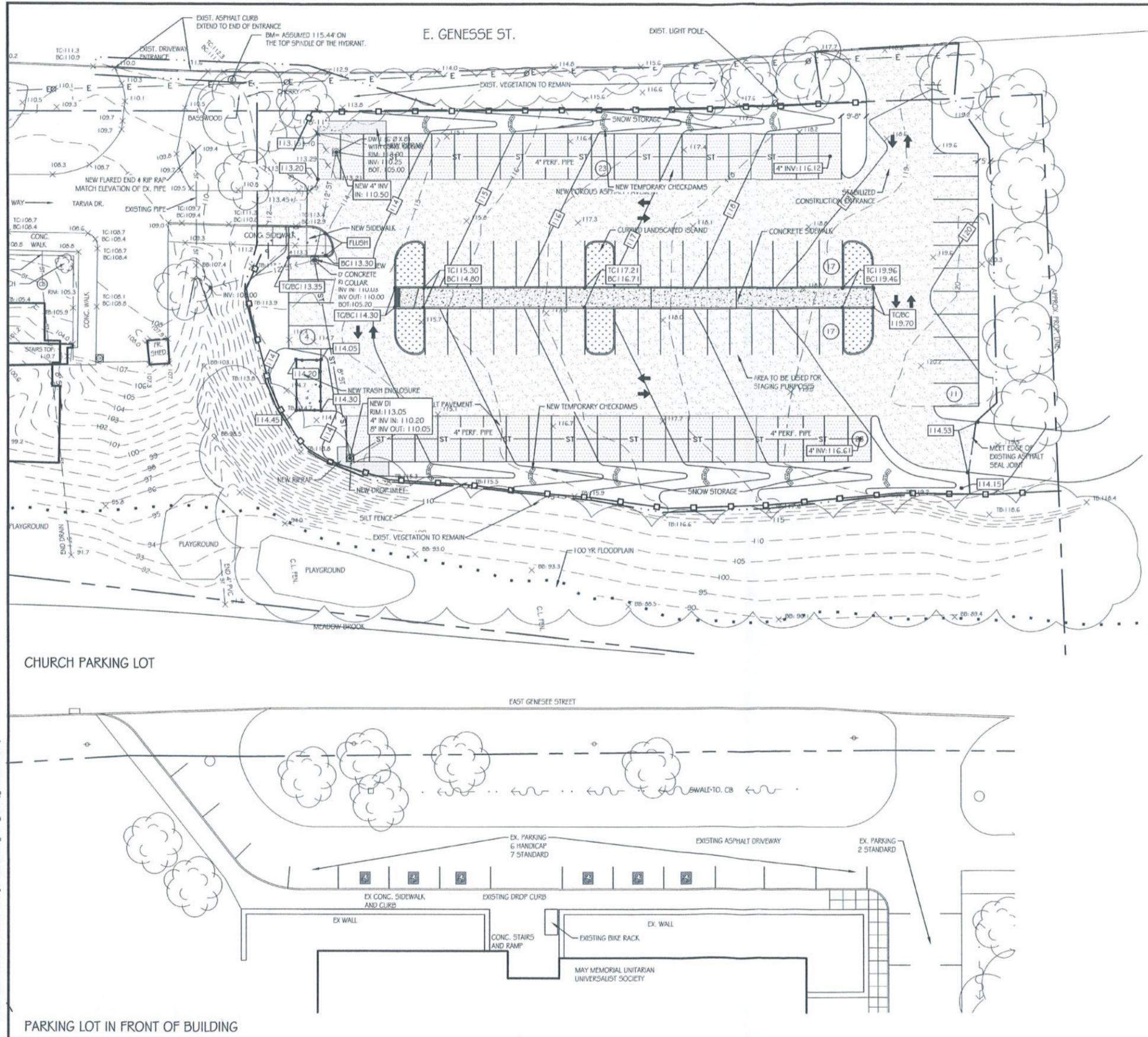
PARKING LOT PAVING
 SITE PLAN

DRAWING

L.I.C.

PLOT DATE: 2/12/2020 9:59 AM

Y:\CURRENT-PROJ\3390 MMULUS Parking\DWG\MMULUS_3390_parking_WORKINGS.dwg



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- NEW PERMEABLE PAVERS [Symbol]

LANDSCAPING LEGEND

- EXISTING TREE [Symbol]
- NEW DECIDUOUS TREE [Symbol]
- EXISTING ANNUALS/PERENNIALS [Symbol]

EROSION CONTROL NOTES:

1. Silt fence should be installed prior to demolition or concurrently where access is restricted. Filter cloth to be fastened securely to fence posts with wire ties or staples. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded. Maintenance shall be performed as needed and materials removed when "bulges" develop in the silt fence, or as directed by Landscape Architect.
2. Erosion Control Mats: To be used on all slopes 1:4 or greater. For slopes less than 33% or less than 19°, use Temporary Photo Degradable Erosion Control Mat 575, manufactured by North American Green (1-800-772-2040). For all slopes between 33% and 50% (19° to 27°), use Temporary Photo Degradable Erosion Control Mat 5150, manufactured by North American Green (1-800-772-2040)
3. Inlet Protection: Frame and Filter Assemblies by Silt Saver (1-888-382-7456) or the FloGard catch basin filter Insert Filter by KnStar (1-800-579-8819) or approved equal are to be installed per manufacturer's specs at all drain inlets (DI) and catch basins (CB) in disturbed areas until stabilization of the soil is established.
4. Stabilize construction entrance/exist per NYSDEC requirements. Install rumble racks as needed to help remove sediments. Keep adjacent streets clean of sediments.
5. All areas to be planted with vegetation including lawn shall be restored. Areas of cut and fill shall be aerated and 6" of topsoil applied. Areas experiencing heavy traffic shall have full restoration de-compaction and compost enhancement.

Terry Horst
 LANDSCAPE
 ARCHITECTURE, P.C.
 PHONE: 315-437-2101
 WWW.TERRYHORSTLANDSCAPE.COM
 1001 STATE STREET, SUITE 200, SYRACUSE, NY 13202



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 3800 E. GENESEE STREET
 SYRACUSE, NY

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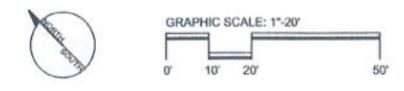
DATE: 02-7-20

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1	02-12-20	CITY REVIEW

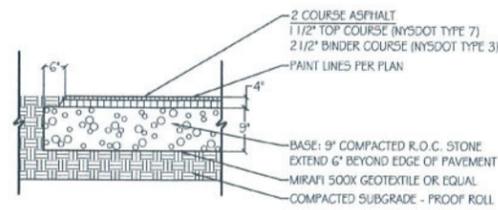
**PARKING LOT PAVING
 GRADING PLAN**

DRAWING #

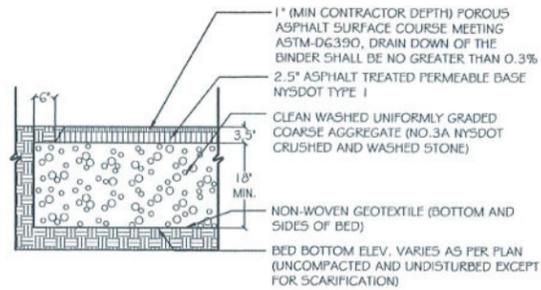
L-2.0



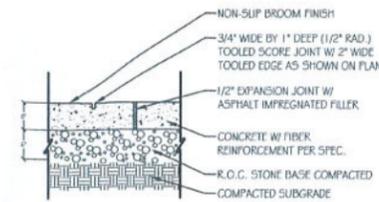
PLOT DATE: 2/12/2020 10:00 AM



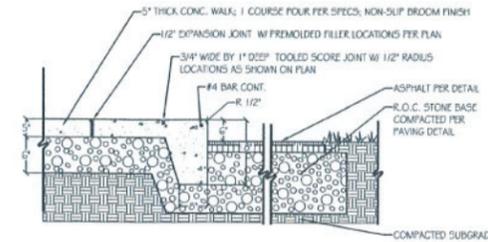
1 ASPHALT
L3.0 1/2" = 1'-0"



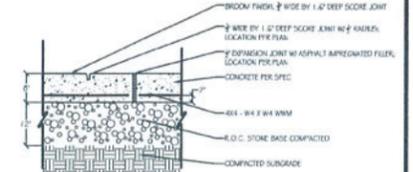
2 POROUS ASPHALT
L3.0 1/2" = 1'-0"



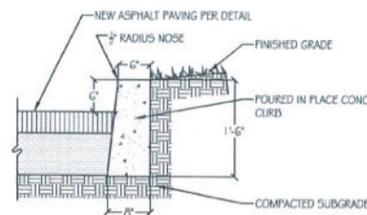
3 CONCRETE SIDEWALK
L3.0 1/2" = 1'-0"



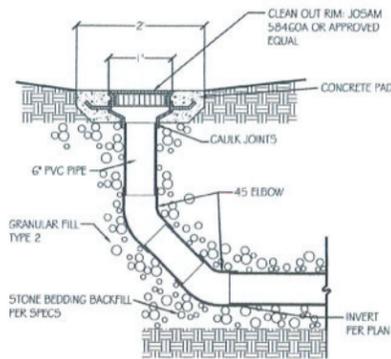
4 INTEGRAL CURB
L3.0 1/2" = 1'-0"



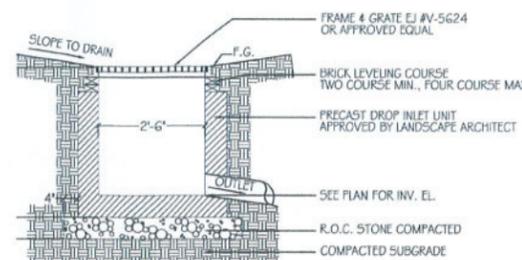
5 DUMPSTER PAD
L3.0 1/2" = 1'-0"



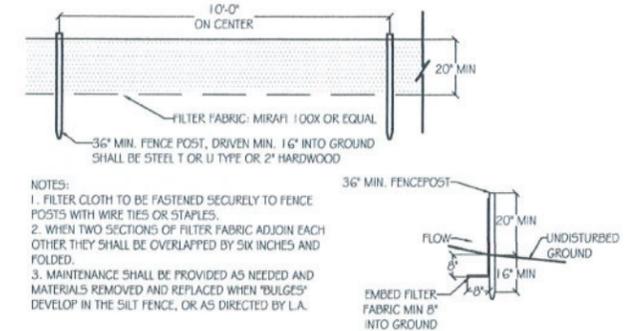
6 ASPHALT
L3.0 1/2" = 1'-0"



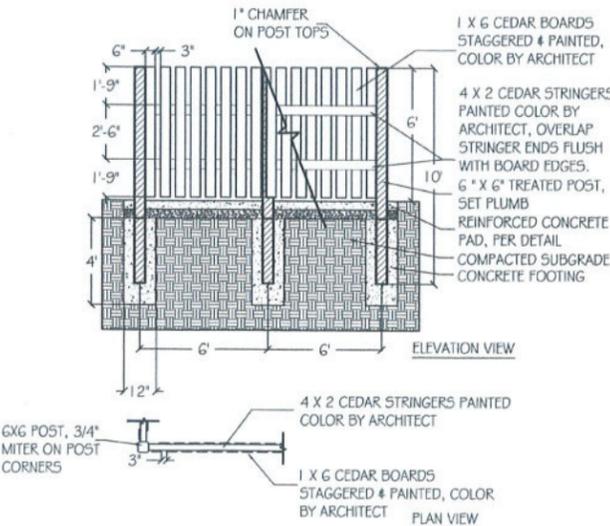
7 CLEANOUT
L3.0 3/4" = 1'-0"



8 DRAIN INLET
L3.0 1/2" = 1'-0"

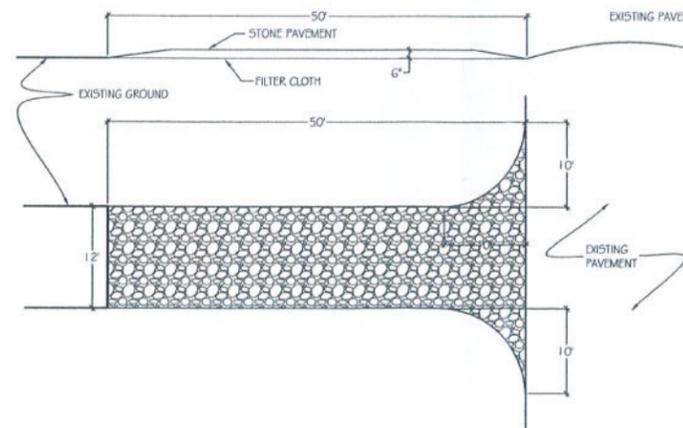


9 SILT FENCE
L3.0 NTS



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

10 DUMPSTER ENCLOSURE
L3.0 1/4" = 1'-0"



NOTES:
1. STONE SIZE - USE 2: STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6 INCHES
4. WIDTH - TWELVE FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR FOOT IF SINGLE ENTRANCE TO THE SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PYPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. PROVIDE WEEKLY MAINTENANCE INCLUDING PROVISION OF ADDITIONAL GRAVEL AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

11 STABILIZED CONSTRUCTION ENTRANCE
L3.0 NTS

Y:\CURRENT PROJ\3300 MANUS Parking\DWG\MMMLUS_3390_parking_WORKINGS.dwg

Terry Horst
LANDSCAPE
ARCHITECTURE, P.C.



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SCALE: 1" = 20'

DRAWN BY: LS

DATE: 02-7-20

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1	02-12-20	CITY REVIEW

PARKING LOT PAVING
DETAILS

DRAWING #

L3.0