



Days and hours of operation (for any business uses): Regular Hours 7 days = 5:30 am to 5pm

On call Hours 7 days = 5pm to 5:30 am

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

a privacy / security fence and improvement to existing parking area for pavement & striping.

**Reason for request:**

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

Use additional sheets of paper to present proof if necessary.

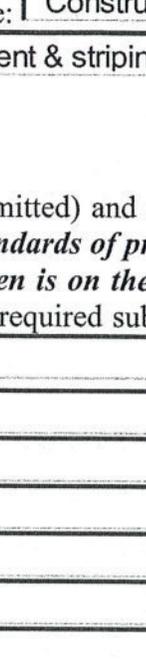
See attached letter

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.



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

7/17/2020  
Date

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

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

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.

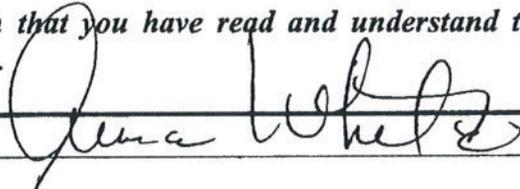
Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

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.

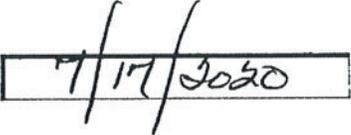
Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

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

Signed:



Date:



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).

DENIAL OF PERMIT

REFERENCE ADDRESS 207 MILBURN DR

WARD NO. \_\_\_\_\_

OWNER ALMA J WHITE

OWNER'S ADDRESS 205 MILBURN DR

SYR NY 13207

TELEPHONE \_\_\_\_\_

APPLICATION FOR PERMIT TO:

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

Medical Transport business w/office & training room

DENIED UNDER ARTICLE (s) \_\_\_\_\_

\_\_\_\_\_ of the zoning ordinance for the following reasons: \_\_\_\_\_

PLANS ATTACHED, APPROVED BY \_\_\_\_\_  
ON \_\_\_\_\_

LOCATION OF REFERENCE ADDRESS:  
ASSESSOR'S ATLAS

SURVEY ATTACHED

BOOK (S) NO. \_\_\_\_\_

ZONING REVIEWED BY \_\_\_\_\_

PLATE (S) NO. \_\_\_\_\_

PARCEL (S) NO. \_\_\_\_\_

DATE 9/11/2020

SIGNATURE Gail L Swistak

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Care Fare LLC Use Variance			
Project Location (describe, and attach a location map): 207 Milburn Drive Syracuse NY 13207			
Brief Description of Proposed Action: Proposed application for change in use from an existing retail building with interior storage areas to a medical transportation business. The proposed use will include on site parking for private medical transport vehicles along with occupancy of the existing building on site for use as supportive office space and training areas. The existing property is located within a Residential Class A-1 and has operated as a retail / storage use for over 200 years until the Lee's Feed Store was closed in 2018 and has remained vacant.			
Name of Applicant or Sponsor: CHA Consulting Inc (c/ o Brian Bouchard)		Telephone: 315-228-0036 E-Mail: bbouchard@chacompanies.com	
Address: 300 S. State Street, Suite 600			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.16 acres	
b. Total acreage to be physically disturbed?		_____ 0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.16 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,		NO	YES	N/A
a.	A permitted use under the zoning regulations? Existing non-conforming retail / storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Consistent with the adopted comprehensive plan? Proposed change in use in residential district	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Onondaga Creek. No impact _____ _____				





September 1, 2020

Heather Lamendola, Zoning Administrator  
City of Syracuse Zoning Office  
201 E. Washington Street  
Syracuse, New York 13202

**RE: Care Fare LLC – Use Variance Application  
207 Milburn Drive  
CHA Project No. 059294.001**

Dear Heather:

CHA, on behalf of the owner and applicant, is pleased to submit enclosed Use Variance Application related to the above referenced property.

#### **PROPERTY HISTORY**

Established in 1813, the existing property has been used for over 200 years as a grain mill and later offering Animal Feed & Grain retail sales (formerly known as Lee's Feed Store). In 2019, the retail store closed permanently as result of a declining customer base that has shifted to larger retail or online stores for their supply.

#### **PROPERTY ZONING**

This commercial property has operated since 1813 as a grain mill / retail store under the non-conforming use pre-dating the adoption of the local zoning ordinance, as well as various use variances that have been approved by the Board of Zoning Appeals related to expansions of the retail and storage areas on site.

The property currently lies within the Residential Class A-1 zoning district. This zoning classification creates an exceptional and extraordinary hardship for the reasonable use of such a unique property, which does not equivalently apply to similar properties or uses within the same district, based in part on the historical use of the property as a commercial establishment.

#### **PROPOSED PROJECT**

We are requesting a use variance to allow for the establishment of Care Fare LLC, a private medical transportation service (non-emergency). Care Fare, LLC provides medical transportation services to individuals that require transportation to / from doctor's office visits, routine medical services, appointments, etc. The location of the property will allow for fast, reliable, and essential transportation for local area residents. In particular, the property lies within a close proximity to the more frequented facilities such as Van Dyne Center for Rehabilitation and Loretto Health & Rehabilitation. This close proximity will provide a more cost effective service to the local residents for their transportation needs.

## USE VARIANCE REQUEST

A Use Variance request is necessary to allow for the proposed business to occupy the property. The property is certainly unique when compared to the typical property within the Residential Class A-1 Zoning District. The current zoning district only allows: Single Family Homes, Churches, Parishes, Schools, Swimming Pools, Golf Course, day care, parking lots, Religious and Educational institutions.

### **Reasonable Return**

The only allowable use for this property based on the parcel location and size would be the redevelopment for single family homes. The average lot frontage within the street area is approximately 75'. The existing parcel frontage includes approximately 144' which would provide approximately two (2) single family parcels. However, the applicant cannot realize a reasonable rate of return based on the cost to demolish the existing structures estimated at \$75,000 (excluding any hazardous material or asbestos abatement) and the construction cost of two (2) single family homes at \$175,000 each.

The assessed value of comparable single family homes within the area is between \$38,000-\$70,000. Even as an income property, comparable rents within the area would result in an unreasonable rate of return. Based upon a rental return of \$1,000 per month per house, the payback period would exceed 17 years.

Also, the expense of renovating the property's current structures into occupiable residential space is not a financially viable alternative. The majority of the buildings do not have heated space (formally cold storage) and would need significant investment to make them code compliant for residential living.

Additionally, the current owner's financial hardship is evident when comparing the commercial value of the property to the surrounding residential district. The current owner purchased the operating retail business entity in 2012 for \$130,000. They also purchased the land through the estate transaction when the prior owner passed away in 2017, for an additional \$40,850.00. The retail business continued to suffer yearly declines in sales and profits, marking yearly losses in 2018 of \$76,000.00 and losses in 2019 of \$54,000.00 at which point the store was closed. Current monthly utility costs, insurances, and property taxes have caused a continuation of financial hardship for the owner.

In order to actively pursue a new use and ownership of the property, the current owner has had only three (3) attempted purchasers for the property in the last 18 months.

- November 2018 – Purchase offer for the existing retail business and property. Buyer was unable to obtain financing due to the projected business sales and continuation of the existing retail store was not viable.
- January 2019 – Purchase off for property contingent on proposed "storage" use. This use was much more intense for the area and was ultimately not approved, terminating the purchase offer.

The owner then enlisted a Real Estate Broker for actively listing the property on the market in 2019,

- January 2020 – Current purchase offer for Care Fare LLC, contingent on the subject application for a Use Variance to allow for the establishment of the medical transport business described in this application.
- No other alternative offers have been received to date.

### **Unique Hardship**

The hardship for this property is certainly unique, based solely on the historical use of the property as a pre-existing commercial retail store operating until as recently as May 2019 when the store closed due to economic conditions, financial hardship, and lack of prospective buyers.

Furthermore, the parcel size and shape are unique totaling approximately 1.16 acres within a “flag lot” configuration as shown on the attached property survey, having ancillary vacant land along the Onondaga Creek.

The uniqueness of the property also relates to the existing, large commercial buildings that need to be demolished for any of the allowable uses within the district. This unique circumstance also relates to the unreasonable rate of return for costs associated with compliant residential uses.

### **Use Variance will NOT alter the Character of the Neighborhood**

Most importantly, the proposed private medical transportation business will NOT alter the character of the neighborhood. In fact, a successful reuse of this property will enhance the character of the neighborhood in numerous ways.

**TRAFFIC** – The proposed project will substantially reduce the traffic impact on the adjacent street and neighborhood. Milburn Drive is connected with W. Seneca Turnpike and Valley Drive, which allows for a very short distance from the site to access a main roadway. The existing traffic on Milburn Drive associated with the retail store generated public customers totaling approximately 100 cars per day during the successful operation of the store. Additionally, a publicly accessible retail store had very little control over the volume of traffic accessing the site. The proposed Care Fare medical transport business is a private company with no public access that would substantially reduce the traffic impact by limiting the number of vehicle trips on Milburn Ave. The Care Fare business currently employs 16 drivers with 2 owners, totaling 18 employees. Drivers will arrive at the site each morning to receive their business vehicle from the secured parking lot in the rear of the property and return at the end of each shift. The business vehicles are typical passenger cars and vans as shown in the example photos provided within the application materials.

Existing Retail Traffic = 100 trips per day (public access)

Proposed Business Traffic = 36 trips per day (private employees)



The existing retail store traffic volumes also included numerous tractor trailers that would regularly access this residential street. The new use will not include any tractor trailers or regularly scheduled heavy truck traffic for deliveries, further improving the character of the neighborhood.

**SITE IMPROVEMENTS** – The proposed project will offer the site a new future. The property is currently vacant. New ownership will allow for a continued investment into maintenance and repairs. Additional improvements are scheduled for the property to provide adequate screening through a privacy fence, and security fencing to ensure a safe parking area in the rear of the property for the transport vehicles. The improvements will not significantly alter the character of the area, and will provide an improvement to the visual aspects of the site through routine maintenance.

**BUILDING IMPROVEMENTS** – While the proposed project is not proposing an exterior modifications to the existing structures, the interior of the buildings will be refreshed to provide office space for the ownership, as well as training areas for the driving staff. Continued occupancy and maintenance of the buildings on site will provide a business that can occupy the space as a neighbor, not a nuisance.

**BUSINESS OPERATIONS** – The non-emergency medical transport business offers a unique circumstance to occupy the existing commercial property, without any added nuisance to the neighborhood. The normal operation of the business such as this does not result in any adverse impacts associated with noise, odors, dust, etc. The business is very compatible within the context of a residential neighborhood. In fact, the ability for the business to be centrally located within close proximity to the frequently used facilities at Van Duynes and Loretto will provide the local area residents with a more cost effective transportation option considering the shorter commutes to these facilities.

#### **Hardship is not Self-Created**

The hardship for this property is not self created. The property has pre-existed the City Zoning Ordinance as a commercial property operating as a grain mill since 1813 and more recently a commercial retail store for animal feed and grain supplies until May 2019. The residential area has developed around the subject property, although the property has always been maintained as a commercially oriented business. The zoning classification has created a burden on the owners in trying to find a new owner for the property that is no longer viable as a retail store due to its location. The requested Use Variance offers a balance that will provide explicit control over the new occupancy and use of the building, while ensuring that inevitable re-use of the property will be compatible with the surrounding residential neighboring that it intends to service by offering cost effective, essential transportation.

The following items are included in this submission:

- Use Variance Application
- SEQR Form
- Photos – Transport Vehicles
- Photos – Existing Site

- Zoning Map Reference
- Site Plan
- Floors Plans
- Property Survey
- Fee - \$25.00

Should you have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chacompanies.com

Very truly yours,



Brian F. Bouchard, P.E.  
Project Engineer V

Enclosures

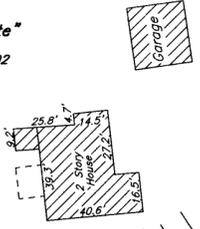
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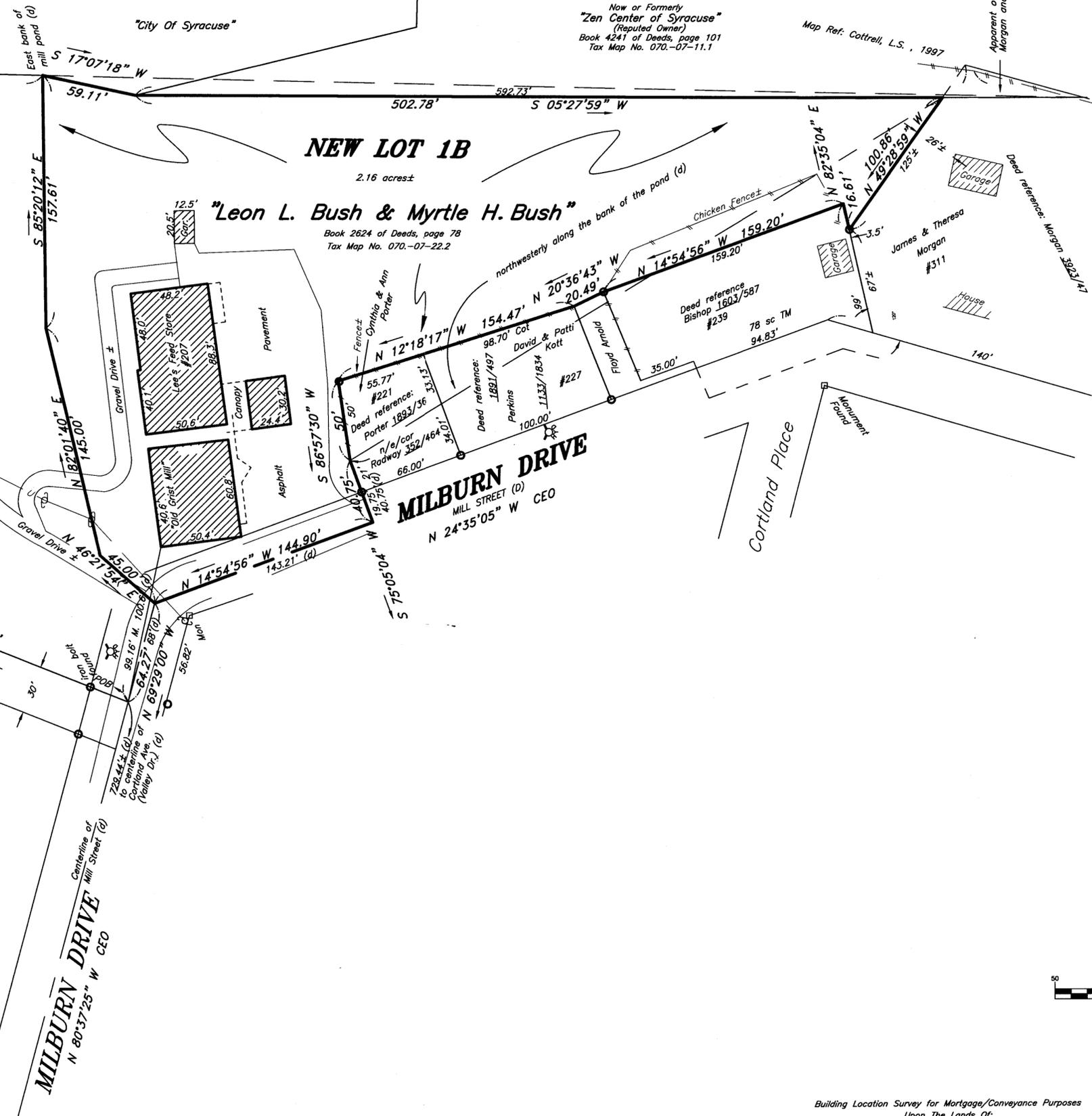


**NEW LOT 1A**  
Now or Formerly  
"Alfred White & Alma White"  
(Reputed Owner)  
Book 4742 of Deeds, page 692  
Tax Map No. 070.-07-22.1



**NEW LOT 1B**  
2.16 acres±

"Leon L. Bush & Myrtle H. Bush"  
Book 2624 of Deeds, page 78  
Tax Map No. 070.-07-22.2

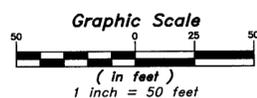


Now or Formerly  
"Zen Center of Syracuse"  
(Reputed Owner)  
Book 4241 of Deeds, page 101  
Tax Map No. 070.-07-11.1

Map Ref: Cottrell, L.S., 1997

Apparent overlap between  
Morgan and Zen Center

Map reference: Cottrell, L.S. 1992 (Recertified 1990)  
Trayer/Cochran  
#153



Subject to a Current Abstract of Title  
Map Not To Be Used For Construction Purposes.

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CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws.

**CHRISTOPHERSON**  
LAND SURVEYING

Syracuse & Tully, New York

Phone: (315)437-9848 Fax: (315)437-4634

Certifications are not transferable to additional institutions or subsequent owners. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Property corners, if any (found or set) as noted above. Utilities and Underground Structures Not Certified. It is a violation of Article 145 of the NYS Education Law to alter this map without the direct consent of the undersigned surveyor or his successor. The undersigned surveyor hereby certifies that this map is made from an actual survey of the property shown hereon.

(VOID UNLESS SIGNED IN RED INK.)  
*James B. Christopherson*  
A RESURVEY/UPDATE OF THIS MAP BY OTHERS VOIDS THIS CERTIFICATION



NO.	DATE	BY	REVISIONS

Building Location Survey for Mortgage/Conveyance Purposes  
Upon The Lands Of:  
**"Leon L. Bush & Myrtle H. Bush"**

**NEW LOT 1B**  
**LEE ~ BUSH TRACT**  
**RESUBDIVISION OF**  
**PART OF LOT 107 (ONONDAGA)**  
**INTO NEW LOTS 1A & 1B**  
Filed: November 14, 2001 as Map No. 9298  
City of Syracuse  
County of Onondaga State of New York  
Known as: #207 Milburn Drive

Made By: P.J.T.  
Reviewed By: H.B.C.  
Date: 9/21/2017  
Scale: 1"=50'  
File: 1214H  
Disk: CD1631



PROPOSED 6' STOCKADE  
PRIVACY FENCE  
PROPOSED PARKING SPACES  
(25 SPACES)

SECURITY GATE  
PROPOSED GREEN SPACE

PROPOSED 30' DRIVEWAY

EXISTING BUILDING #4

EXISTING BUILDING #3

EXISTING BUILDING #2

EXISTING BUILDING #1

Drawing Copyright © 2020

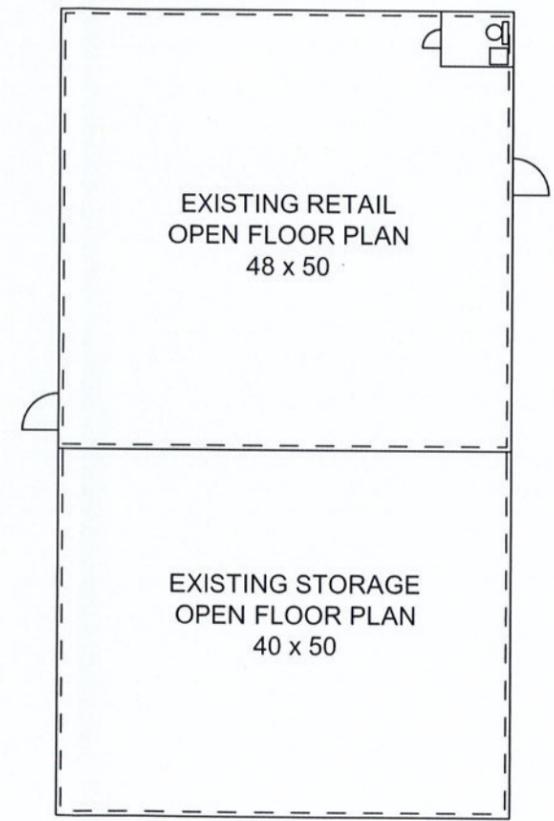
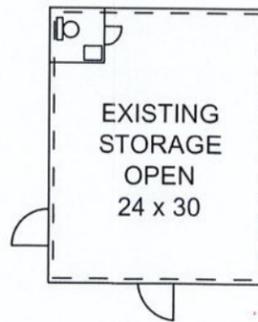
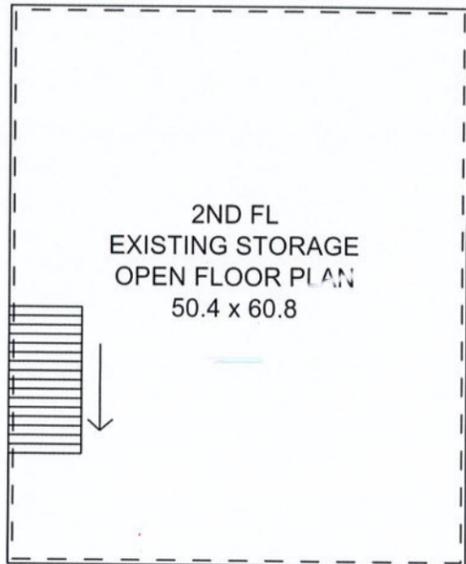
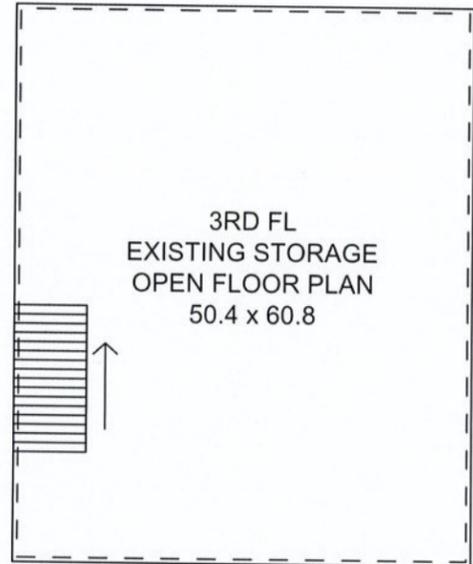
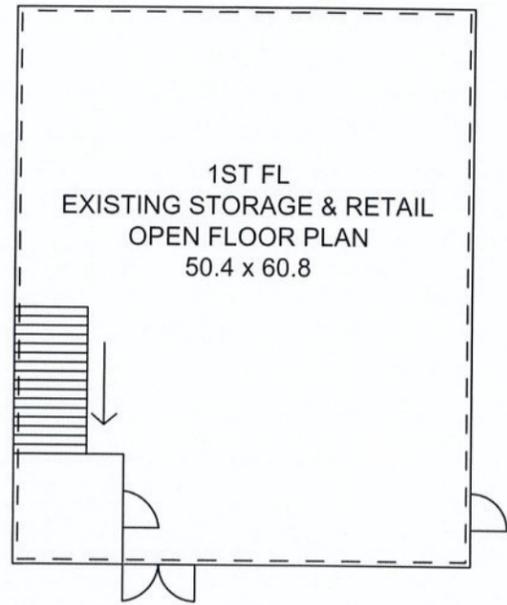


CARE FARE LLC  
MEDICAL TRANSPORT  
207 MILBURN DR  
SYRACUSE NY 13207

PROJECT NO.  
064295

DATE: 7/1/2020

SITE PLAN



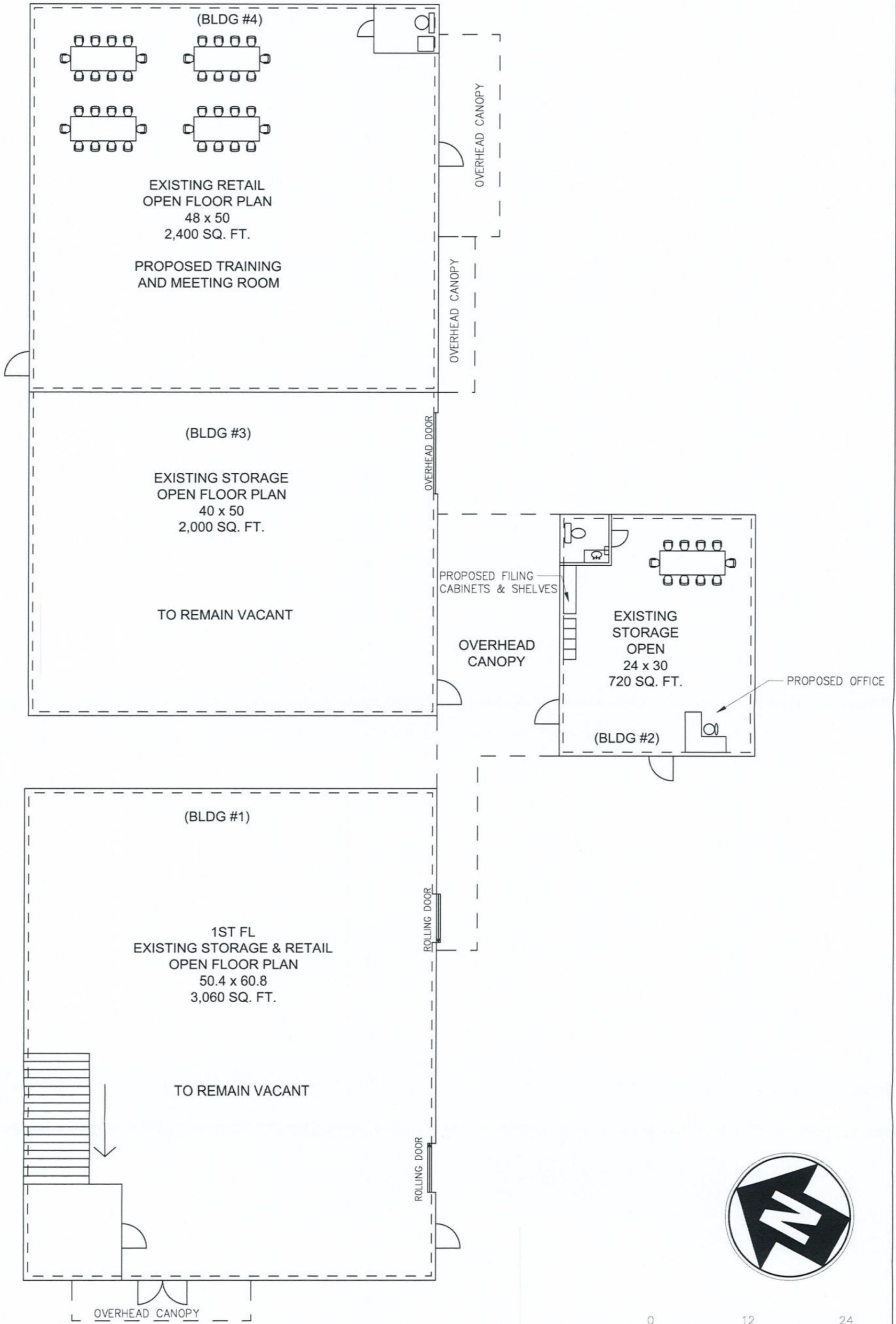
EXISTING BUILDING #1

EXISTING BUILDING #2

EXISTING BUILDING #3 & #4

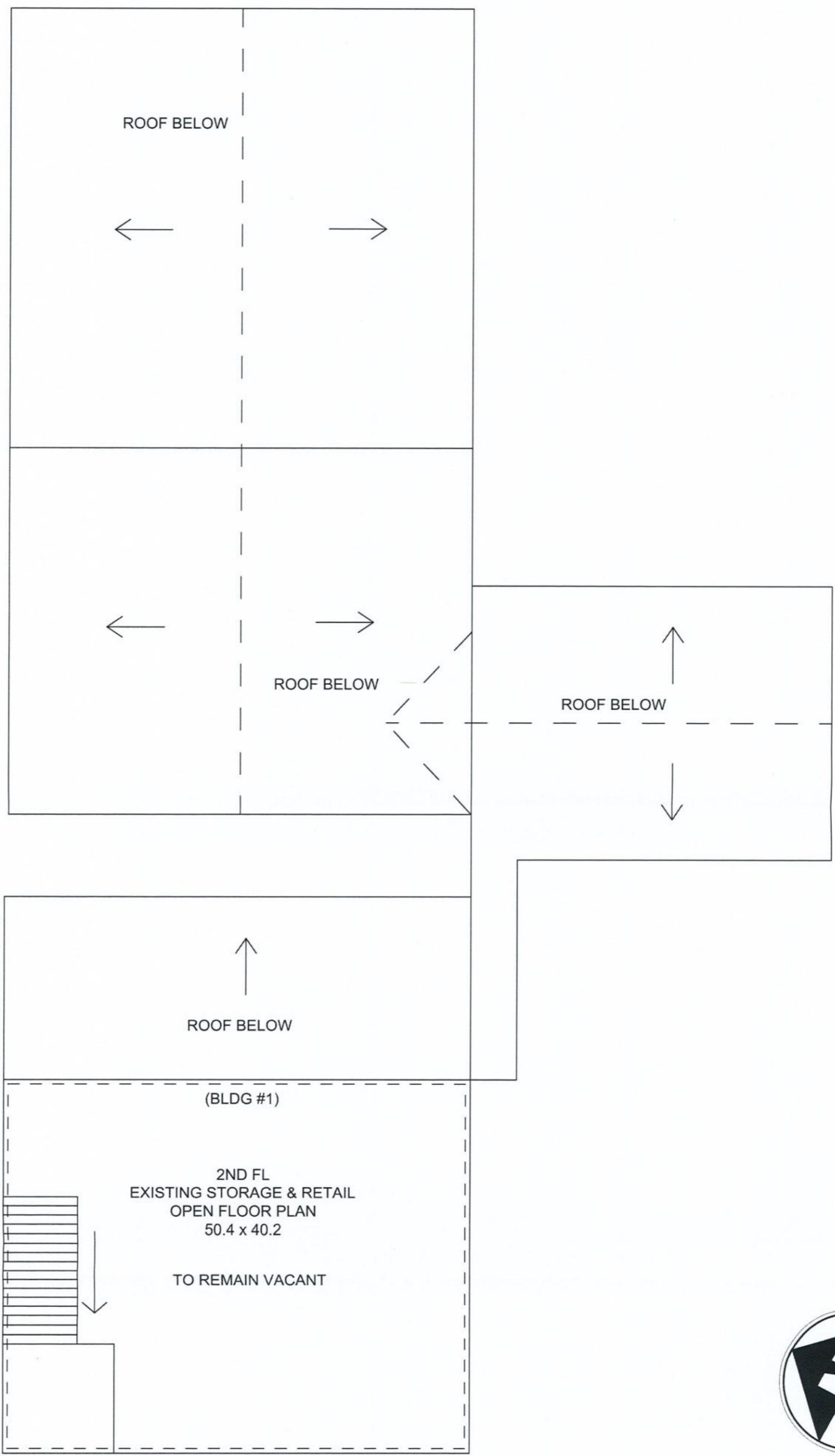
<p>Drawing Copyright © 2020</p>  <p>One Park Place, 300 South State Street, Suite 600 Syracuse, NY 13202 315.471.3920 · www.chacompanies.com</p>	<p>CARE FARE LLC MEDICAL TRANSPORT</p>	<p>PROJECT NO. 064295</p>
	<p>207 MILBURN DR SYRACUSE NY 13207</p>	<p>DATE: 7/1/2020</p>
	<p>FLOOR PLANS</p>	

File: V:\PROJECTS\ANY\K5\064295\000\CADD\CONCEPT\WORKING\064295\_MILBURN\_FLOORPLANS - REV.DWG Saved: 9/10/2020 1:16:22 PM Plotted: 9/10/2020 1:19:08 PM Current User: Harrell, Benjamin LastSavedBy: 5757



<p>Drawing Copyright © 2020</p>  <p>One Park Place, 300 South State Street, Suite 600 Syracuse, NY 13202 315.471.3920 · www.chacompanies.com</p>	<p>CARE FARE LLC MEDICAL TRANSPORT 207 MILBURN DR SYRACUSE NY 13207</p>	PROJECT NO. 064295
		DATE: 9/1/2020
		1 <sup>st</sup> FLOOR

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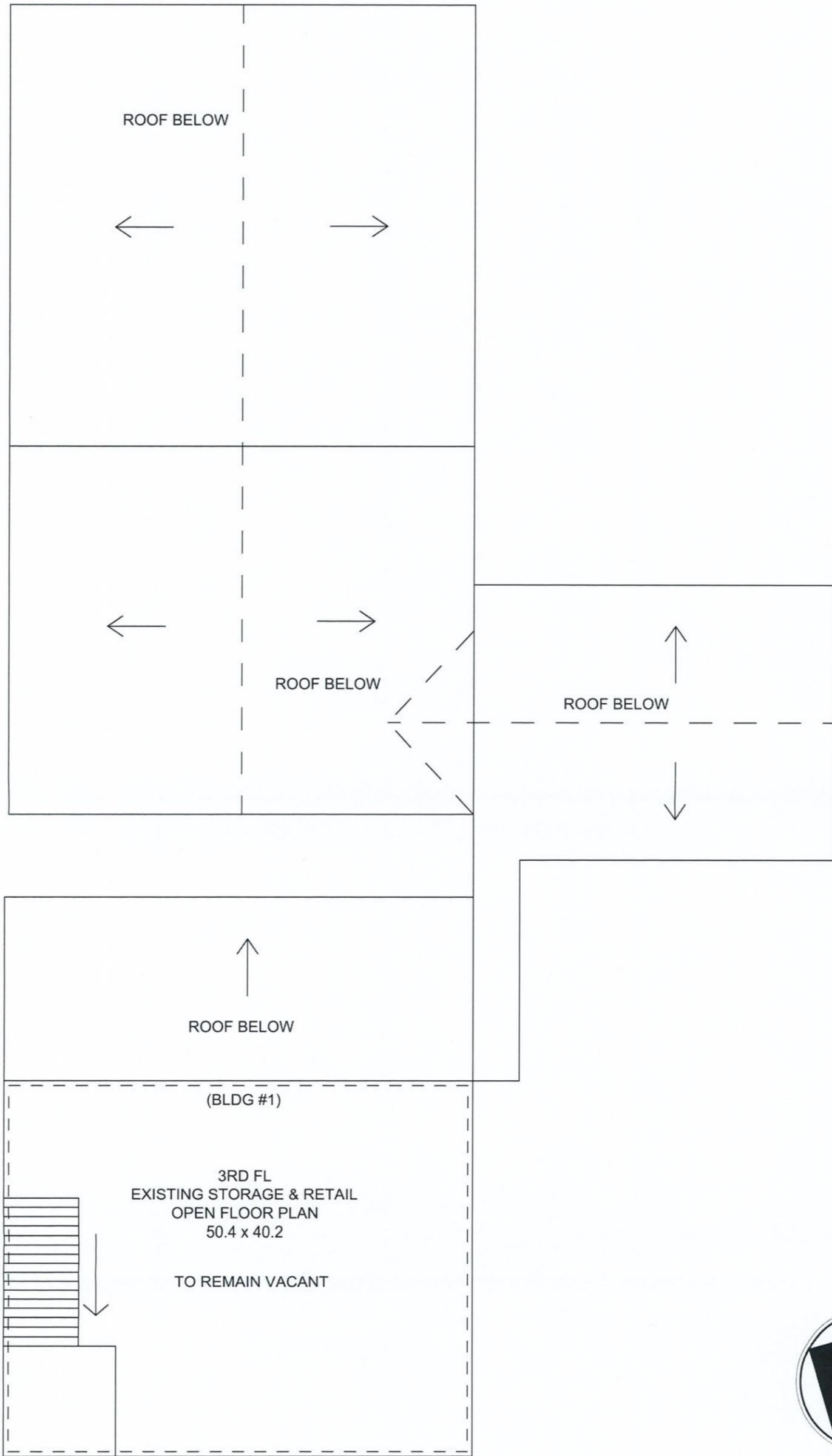


One Park Place, 300 South State Street, Suite 600  
Syracuse, NY 13202  
315.471.3920 - www.chacompanies.com

CARE FARE LLC  
MEDICAL TRANSPORT  
207 MILBURN DR  
SYRACUSE NY 13207

PROJECT NO. 064295
DATE: 9/1/2020
2 <sup>nd</sup> FLOOR

File: V:\PROJECTS\ANY\K5\064295\000\CADD\CONCEPT\WORKING\064295\_MILBURN\_FLOORPLANS - REV.DWG Saved: 9/10/2020 1:16:22 PM Plotted: 9/10/2020 1:19:15 PM Current User: Horrell, Benjamin LastSavedBy: 5757



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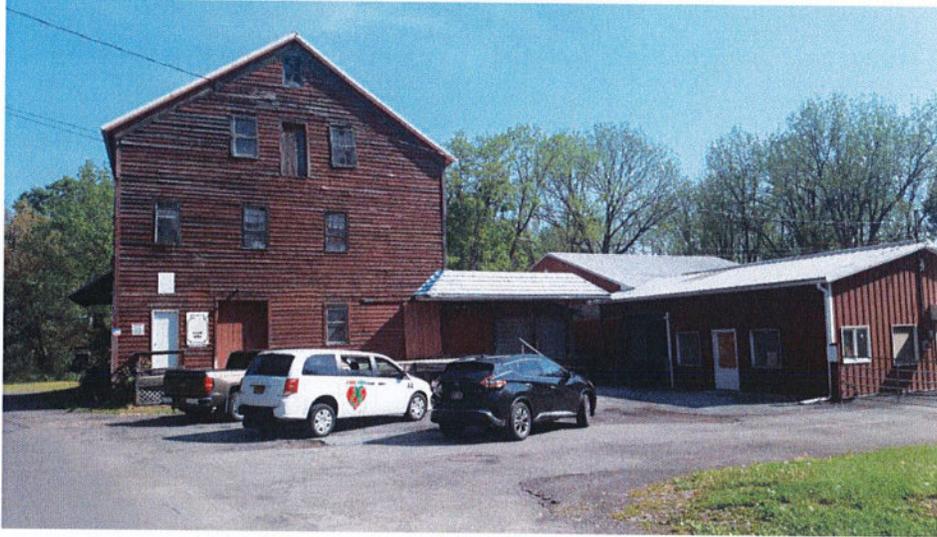
CARE FARE LLC  
MEDICAL TRANSPORT  
207 MILBURN DR  
SYRACUSE NY 13207

PROJECT NO.  
064295

DATE: 9/1/2020

3<sup>rd</sup> FLOOR

FRONT LOOKING NORTH FROM MILBURN



FRONT LOOKING NORTHEAST FROM MILBURN



REAR LOOKING NORTHWEST FROM BACK OF SITE



REAR LOOKING WEST FROM BACK OF SITE



REAR BUILDING ENTRANCE



FRONT OF BUILDING (MILBURN)



NORTH SIDE OF BUILDING LOOK EAST

