



SYRACUSE UNIVERSITY  
CAMPUS PLANNING, DESIGN, AND CONSTRUCTION

July 2, 2018

Ms. Heather A. Lamendola  
Syracuse Zoning Administrator  
City Hall Commons  
201 East Washington Street  
Syracuse, New York 13202

Subject: Syracuse University – PID Request: Steam Station and Chilled Water Plant  
(SU Project #17288)  
District Plan Approval Submittal

Dear Ms. Lamendola:

Syracuse University (“SU”) submits this Planned Institutional District (“PID”) proposal for the following tax parcels: Tax ID Nos. 094.-10-01.0, 094.-09-02.0 and 094.-09-01. This proposal is made pursuant to Section B(VIII)(1) of the Syracuse Zoning Law.

The proposed PID would be named the “Steam Station PID”, covering the Syracuse University Steam Station Planned Industrial District (“Steam Station PID”). The purpose of the request is to place the current SU Steam Station facility (described in greater detail below) and any future construction thereat under the PID zoning requirements, which would recognize that, as a supplier of heating and cooling to SU and other nearby institutional uses, it is an integral part of those institutional PID-zoned uses.

The SU “Steam Station Facility” is the primary source of heating to SU, ESF, SUNY Upstate, Crouse Hospital and the VA. It consists of the following:

- 2 separate but interconnected natural gas-fueled steam generation plants—the Riley Plant (2 boilers) and the ALCO Plant (2 boilers);
- a Chilled Water Plant (2 chillers, each driven by a condensing steam turbine); and
- connecting pipelines and other facilities.

The Steam Station PID area comprises approximately 3.93 acres of land owned by SU. The site is generally bounded on the west by South Townsend Street, on the north by E. Taylor Street, on the east by Interstate Route 81, and on the south by Burt Street. It is currently zoned Industrial District-Class A and occupied by the Riley Steam Station, ALCO building, Chilled Water Plant, Steam Station garage, and surface parking lots.

Attached are the required components of the District Plan Content, Supporting and Explanatory Material per Part B, Section VIII, Subsection 3.d.(1) and (2) of the City of Syracuse Zoning Rules and Regulations. **All square footage numbers are approximate and are intended to indicate the magnitude of development.** Exhibit A is the visual depiction of the Steam Station PID District Plan, including: (i) the proposed PID boundary; (ii) the boundary of public roads; (iii) access points to public roads; and (iv) the general location and massing of buildings, parking and landscaping. Exhibit B is a table identifying the area/size of the Steam Station PID. Exhibit C is a table identifying the existing and proposed uses for the Steam Station PID. Exhibit D is a table identifying the proposed bulk/area requirements of the Steam Station PID site. Exhibit E is a Short Environmental Assessment Form.

This request is consistent with the purpose and intent of PID zoning. It encourages the orderly, cooperative and flexible development and expansion of institutional land uses, insures compatible relationships between land use activities, insures compatible orientation of buildings, architectural and open space, provides for visually pleasing and functional treatment of open areas, provides an efficient and safe circulation system for pedestrians and vehicles, provides adequate parking, properly controls signage and encourages cooperation among owners to achieve these objectives.

SU intends to continue to operate the SU Steam Facility and to modernize, update and/or modify it to continue to effectively and efficiently serve SU and the nearby institutions. Except for pending renovation work, no definitive plans exist, but SU could propose physical changes in the future. Accordingly, we do not believe Project Plan Review is needed to continue it. To the extent it is, SU requests that this submittal also be treated as one for Project Plan Review and that the City approve the existing layout/use, as modified by this application, as a Project Plan. Future changes to the site would be subject to the then-applicable Project Plan Review or other zoning requirements. SU understands that the existing bulk/area requirements for PIDs would change based on the most recent draft of the ReZone Syracuse Zoning Ordinance. Those new requirements would apply.

Existing development at the Steam Station PID site does not strictly conform to the requirements of the Zoning Law Section B-VIII-1. The current building setbacks along E. Taylor Street and McBride Street are zero (0). Taking into account that such setback complies with the current applicable zoning for the site and is consistent with the neighborhood character, approval of the proposed setback (as set forth in Exhibit D) would be consistent with and would not jeopardize the intent of the zone or be in any way detrimental to nearby properties. Accordingly, to the extent required, SU requests a waiver and approval of the requirements set forth in Exhibit D.

We respectfully request that this be placed on the agenda of the next City Planning Commission meeting. Please contact me at [443-1533](tel:443-1533)/[jchampa@syr.edu](mailto:jchampa@syr.edu) if you have any questions.

Sincerely,



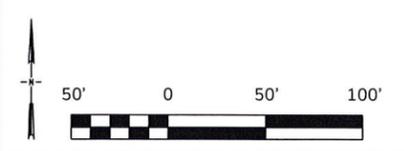
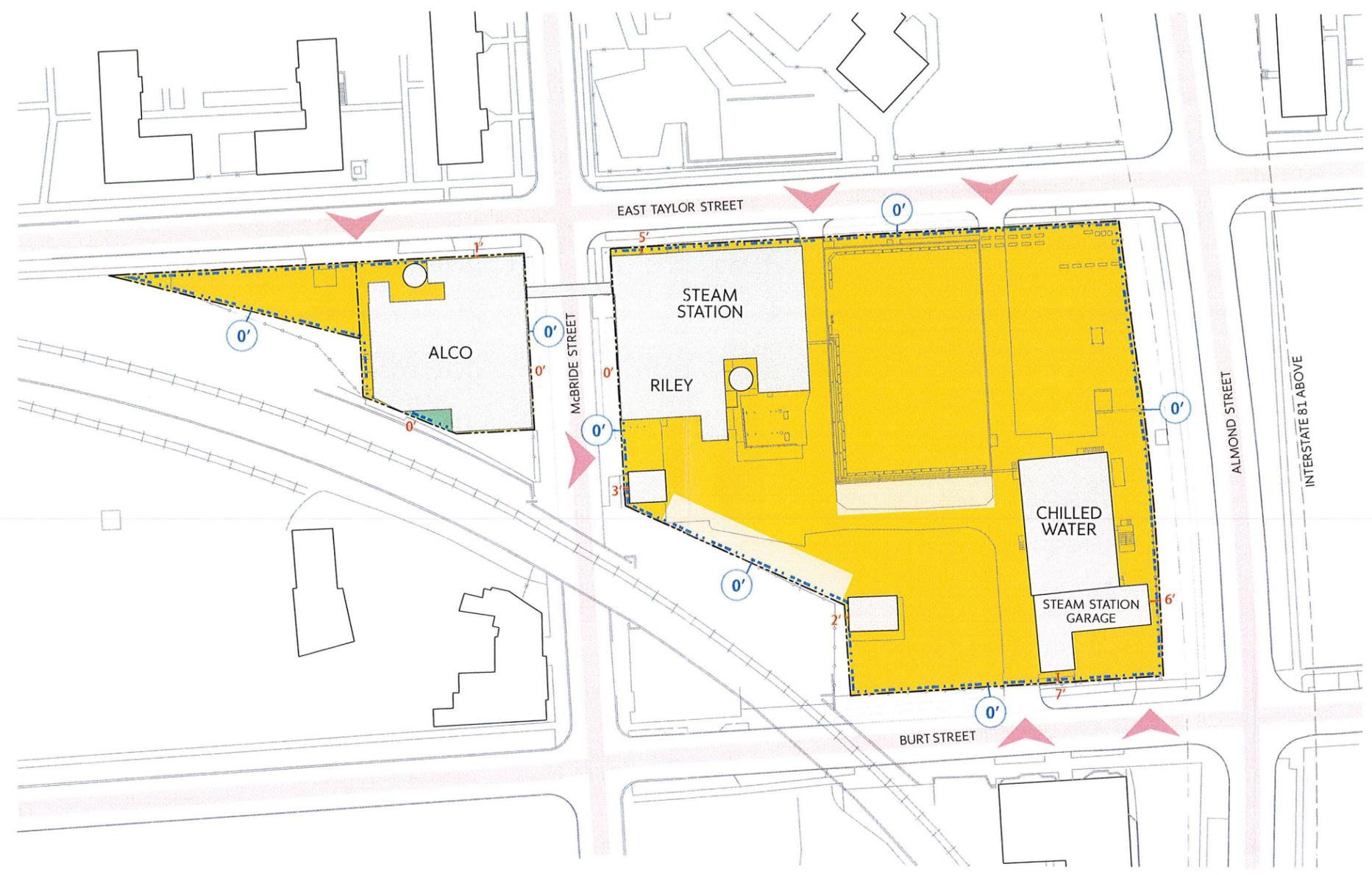
Jennifer Champa Bybee  
Assistant Director for Campus Planning

Enclosures:

1. PID Request: Steam Station - District Plan Submittal – Exhibits A - D
2. Short SEQR Environmental Assessment Form – Exhibit E

**EXHIBIT A**

**STEAM STATION PID DISTRICT PLAN**



**LEGEND**

DISTRICT AREA (EXTERNAL PROPERTY LINES)	DEVELOPED OPEN SPACE (EXCLUDING GREEN AREA/LANDSCAPING)	PROPOSED SETBACK	PUBLIC ROADWAY	DISTRICT ACCESS
GREEN AREA/LANDSCAPING	PARKING AREAS	SETBACK	BUILDINGS	

EXHIBIT A - STEAM STATION P.I.D.

July 02, 2018

**EXHIBIT B**

**STEAM STATION PID DISTRICT PLAN**

**AREA**

Area (acres)	±3.93
Tax ID No./Address (acres)	<ul style="list-style-type: none"><li>• 094-10-01.0 – 500 Taylor St. E &amp; McBride Street – (3.39)</li><li>• 094-09-02.0 – 1202-04 McBride St S. &amp; Taylor St – (0.33)</li><li>• 094-09-01.0 – 420 Taylor St E – (0.21)</li></ul>

**EXHIBIT C**

**STEAM STATION PID DISTRICT PLAN**

**EXISTING/PROPOSED USES<sup>1</sup>**

Existing Uses	<ul style="list-style-type: none"><li>• Steam Station</li><li>• Chilled Water Plant</li><li>• Accessory Uses and Facilities</li></ul>
Proposed Uses	Same as Existing

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<sup>1</sup> Applicant recognizes that, based on the current proposed comprehensive zoning law changes, upon adoption of such new zoning law, the uses authorized in this PID will be subject to and governed by it.

**EXHIBIT D**

**STEAM STATION PID DISTRICT PLAN**

**EXISTING CONDITION/PROPOSED BULK/AREA REQUIREMENTS<sup>2</sup>**

	Existing Condition (See Exhibit A)	Proposed Requirements
Structural Coverage	21%	50% (maximum)
Setbacks		
– From Street Line (measured from building to street right-of-way line)	Alco:           1' (E. Taylor St) 0' (McBride St)	0' 0'
	Riley:           5' (E. Taylor St) 0' (McBride St)	0' 0'
	Steam Station Garage:        6' (Almond Street) 7' (Burt Street)	Same as Existing Same as Existing
– Side/Rear	Alco:           0'	0'
	Riley:           >40'	0'
	Steam Station Garage:        >40'	0'
Maximum Floor Area Ratio	0.52	2.0 (maximum)
Parking	30	Same as Existing
Developed Open Space (including green area/landscaping)	42%	20% (minimum)
Off-Street Loading Area <sup>3</sup>	1 per building	Same as Existing

<sup>2</sup> Applicant recognizes that, based on the current proposed comprehensive zoning law changes, upon adoption of such new zoning law, the bulk/area requirements authorized in this PID will be subject to and governed by it.

<sup>3</sup> No loading berths are required – no building is equal to or greater than 100,000 square feet.

**EXHIBIT E**

**SHORT ENVIRONMENTAL  
ASSESSMENT FORM**

# 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: Syracuse University PID Request - Steam Station and Chilled Water Plant			
Project Location (describe, and attach a location map): South Townsend Street and E. Taylor Street (Tax ID Nos. 094.-10-01.0, 094.-09-02.0, 094.-09-01)			
Brief Description of Proposed Action: The proposed action seeks to rezone the +/- 3.93 - acre Project Location--land currently owned and controlled by Syracuse University--from the existing Industrial District, Class A to Planned Institutional District. Except for pending renovation work, there are no changes proposed to the allowable uses or physical characteristics of the Syracuse University Steam Facility at this time.			
Name of Applicant or Sponsor: Syracuse University		Telephone: (315) 443-1533 E-Mail: jchampa@syr.edu	
Address: 1320 Jamesville Avenue			
City/PO: Syracuse		State: NY	Zip Code: 13244
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.93 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.93 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>University</u>			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Jennifer Champa Bybee, Asst. Director for Campus Planning</u>      Date: <u>July 2, 2018</u></p> <p>Signature: <u><i>Jennifer C. Bybee</i></u></p>		



November 28, 2018

Heather Lamendola, Zoning Administrator  
City of Syracuse  
Office of Zoning Administration  
City Hall Commons, Room 500  
201 E. Washington Street  
Syracuse, New York 13202

**Re: Syracuse University - PID Requests  
(SU Project #17288)**

Dear Heather:

This submittal is to supplement our earlier submittals (dated July 3, 2018 and September 5, 2018) regarding our petition to change zoning to PID for six distinct areas within the SU campus lands. The supplemental package, which is attached, provides the requested information regarding existing and required parking for each of the proposed PID districts/subdistricts.

We would propose that the governing parking standard in each district/subdistrict plan be the "spaces required" amounts set forth in the attachments. This approach would permit us to modify parking in the future without having to modify the district/subdistrict plan (provided of course we still comply with the "spaces required" standard).

We believe you now have all you need to proceed with the Planning Commission review of these applications. If that is not the case, please let us know as soon as possible. Thanks as always for your prompt and professional attention to this matter.

If you have any questions or comments, please contact me at 315-443-1533 /[jchampa@syr.edu](mailto:jchampa@syr.edu).

Sincerely,

Jennifer Champa Bybee  
Assistant Director for Campus Planning

Enclosures

pc: P. Sala; J. Alfieri; B. Molino

Supplemental Parking Information – Steam Station PID

Spaces Required	Parking Standards	Spaces Provided	Location
8	Industrial/warehouse (assumed 32 employees) 32 x 1/4 = 8 parking spaces [Zoning Law C-111-1(o)]	30	Within Steam Station PID