

## **St. Joseph's Hospital Health Center PID-2019**

The proposed PID amendment addresses the actions contemplated in the companion re-subdivision and project site plan applications.

The proposal involves the construction of a 31,232 S.F. parking garage on the eastern portion of the block bounded by N. Townsend Street, Hickory Street, Prospect Avenue and E. Willow Street.

To accommodate the new parking garage, the existing “grounds and maintenance” building at 525 E. Willow Street (NW corner of E. Willow and N. Townsend Streets) will be demolished.

In addition, all properties within the above-mentioned block will be combined into one parcel. In addition to the new parking garage, the balance of this block will continue to be used for surface parking, although the existing lots will be reduced somewhat in order to accommodate construction of the new garage.

The PID map, dated January, 2019, prepared by Appel Osborne Landscape Architects, contains breakout information that details the 2019 applications and their impact on the existing PID. The detail block titled “Changes to PID-2019” contains data regarding site area, ground coverage, floor area, open space and parking.

Initially, the only PID change which involves space outside of the block identified above details the removal of a 100 S.F. guard shack in the nearby entrance to “A-lot”. This action was approved as part of the project approval related to “A-lot” drainage work, approved by the City in February of 2015. As can be seen, this guard shack removal resulted in a 100 S.F. reduction in PID ground coverage and floor area.

“T-lot”, located on the NE corner of E. Willow Street and Prospect Avenue, is being reduced by 2,300 S.F. of open space, with a loss of 64 parking spaces.

“K-lot” has a minor reduction in size of 600 S.F., with a 200 S.F. loss in open space and a loss of 2 parking spaces.

The grounds and maintenance property will be used for the new garage, resulting in a 3,100 S.F. reduction in ground coverage and floor area (upon demolition), with a 550 S.F. loss of open space and the loss of 11 parking spaces.

Our new parking garage will involve a site of 35,500 S.F., with actual ground coverage of 31,232 S.F., a loss of 4,268 S.F. of open space and the addition of 391 new garage parking spaces.

Proposed change increase ground coverage by 28,232 S. F., increase floor area by 3,200 S.F., add 1,218 of open space and add 314 parking spaces to the PID (net). Overall, the PID provides 2,568 parking spaces which is 1, 920 spaces more than required by City zoning (which is 648 spaces).

**Summary:**

The lot coverage requirement for the St. Joseph's PID has been met. 50% lot coverage is allowed. Our PID contains 39.17 % coverage.

The maximum floor area ratio of 2.0 to 1 is met by our district, which has a 1.71 to 1 ratio.

As previously noted, we provide 1,920 parking spaces more than what is required by City zoning (648).

Finally, our PID provides 21.6% of open space, more than the City's requirement of 20% open space.

**Submitted by: Kevin M. Gilligan on behalf of St. Joseph's Hospital**

**February 11, 2019**



# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ERIK KULLESEID  
Commissioner

February 11, 2019

Mr. Charles Vandrei  
Agency Historic Preservation Officer  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233

Re: DEC  
St. Josephs Hospital Health Center Main Parking Garage  
Hickory Street at Townsend Street, City of Syracuse, Onondaga County, NY  
19PR00548

Dear Mr. Vandrei:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the project site is located adjacent to the following properties which are eligible for or listed in the State and National Registers of Historic Places:

- 514 E. Willow Street, located directly across the street to the south (Eligible)
- First English Lutheran Church, located across the street to the southeast (Listed)

We have reviewed the project submission received on 1/22/2019. Based upon this review, it is the OPRHP's opinion that the project will have No Adverse Impact upon historic resources.

If there are substantive changes to the project, consultation with our office should resume. If you have any questions, I can be reached at (518) 268-2217.

Sincerely,

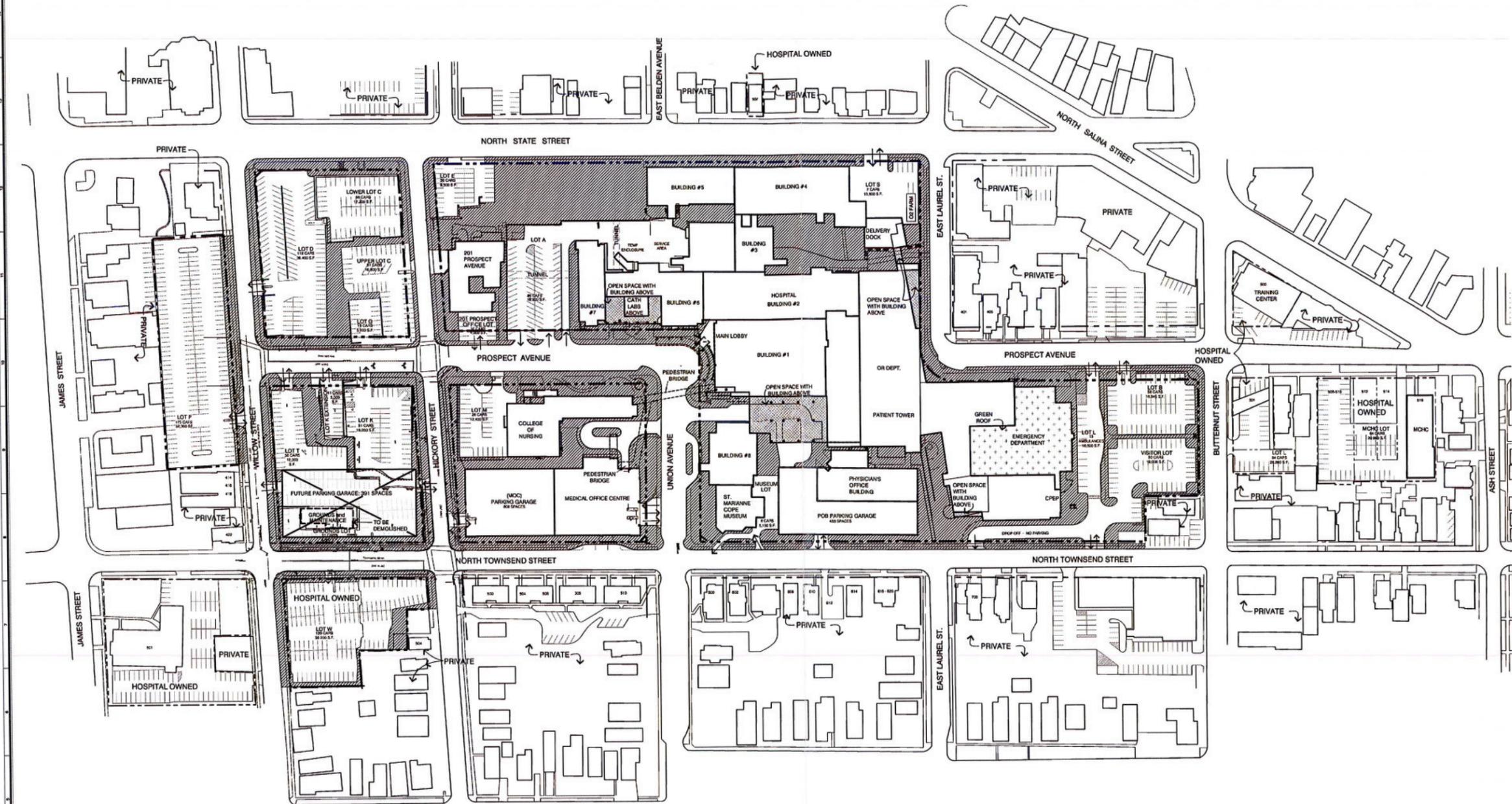
Christina Vagvolgyi  
Historic Preservation Technical Specialist  
e-mail: [christina.vagvolgyi@parks.ny.gov](mailto:christina.vagvolgyi@parks.ny.gov)

via e-mail only

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Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)



EXISTING P.I.D. - 2004

SITE AREA (PROPERTY LINE - PID)	GROUND COVERAGE	FLOOR AREA	OPEN SPACE	PARKING
2,899,521 SF	233,500 SF	1,714,211 SF	287,471 SF	2,448 SP

EXISTING P.I.D. - 2008

CHANGES	SITE AREA (PROPERTY)	GROUND COVERAGE (FOOTPRINT)	FLOOR AREA	OPEN SPACE	PARKING
LOT E	0 SF	0 SF	0 SF	-25,000 SF	-36
LOT S	0 SF	0 SF	0 SF	-2	-2
LOT ER	0 SF	0 SF	0 SF	-4,460 SF	-24
LOT R	0 SF	0 SF	0 SF	-34,000 SF	-31
LOT L	0 SF	0 SF	0 SF	-46,000 SF	-173
LOT B	0 SF	0 SF	0 SF	-500 SF	-1
NEW VISITOR LOT	0 SF	0 SF	0 SF	0 SF	55
NEW ER / OR BUILDING	0 SF	153,062 SF	3,810,000 SF	8,543 SF	0
PROPERTY ACQUISITION	136,162 SF	0 SF	0 SF	0 SF	0
2008 CHANGES	136,162 SF	153,062 SF	3,810,000 SF	8,543 SF	55
NEW TOTALS	3,035,683 SF	386,562 SF	2,094,211 SF	295,914 SF	2,503 SP

\* MAPPING FOR THE 2008 PID DISTRICT HAS BEEN UPDATED BASED ON VARIOUS FIELD SURVEY, PROPERTY LINE DATA AND AERIAL MAPPING, WHICH HAS RESULTED IN AN ADJUSTED SITE AREA OF 2,435,151 SF FROM THE PREVIOUS SUBMISSION ON 1/23/04.

EXISTING P.I.D. - 2014

CHANGES	SITE AREA	GROUND COVERAGE (B. FOOTPRINT)	FLOOR AREA	OPEN SPACE	PARKING
LOT K - DEMO OF 400 HICKORY ST. BLDG.	0 SF	-1,020 SF	-36,503 SF	-30 SF	+ 3
120 PROSPECT LOT - CORRECTION TO 2008 PID	0 SF	0 SF	0 SF	0 SF	- 2
BLDG. 19 - PARKING ELIMINATED (FIRE LANE)	0 SF	0 SF	0 SF	0 SF	- 8
BLDG. 5/6 - LOT CONVERTED TO SERVICE AREA	0 SF	0 SF	0 SF	0 SF	- 5
LOT U - UPDATE OF CURRENT PID BOUNDARY	1,065 SF	0 SF	0 SF	-1,065 SF	+ 45
2014 CHANGES	1,065 SF	-1,020 SF	-36,503 SF	-30 SF	+ 1
NEW TOTALS	3,142,148 SF	385,542 SF	2,057,708 SF	295,884 SF	2,504 SP

CHANGES TO P.I.D. - 2019

CHANGES	SITE AREA (PROPERTY)	GROUND COVERAGE (Bldg Footprint)	FLOOR AREA	OPEN SPACE	PARKING
GUARD SHACK AT LOT A - REMOVED	0 SF	100 SF (1 Story)	-100 SF	0 SF	0
LOT T - REDUCTION	-29,000 SF	0 SF	0 SF	-23,000 SF	-64
LOT K - REDUCTION	-600 SF	0 SF	0 SF	-200 SF	-2
GROUNDS AND MAINTENANCE - REMOVED	-5,300 SF	-3,100 SF (1 Story)	-3,100 SF	-500 SF	-1
PARKING GARAGE - PROPOSED	39,500 SF	3,231 SF	0 SF	426.8 SF	+ 33
2019 CHANGES	0 SF	-28,700 SF	-3,200 SF	-228 SF	+ 31
NEW TOTALS	3,142,148 SF	310,732 SF	1,615,418 SF	284,711 SF	2,568 SP

SUMMARY

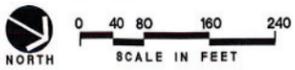
LOT COVERAGE (MAXIMUM ALLOWABLE 50%)	FLOOR AREA RATIO (MAXIMUM 7.0 : 1)	PARKING	OPEN SPACE (MINIMUM 20%)
SITE AREA (PID BOUNDARY) 3,142,148 SF	SITE AREA 3,142,148 SF	TOTAL REQUIRED 648	SITE AREA 648,429 SF
GROUND COVERAGE 385,542 SF	FLOOR AREA 1,615,418 SF	BY ZONING 648	OPEN SPACE 204,111 SF
GROUND COVERAGE/SITE AREA 12.3%	FLOOR AREA/SITE AREA 51.1%	TOTAL PROVIDED 2,568	OPEN SPACE/AREA 6.5%

PARKING DATA

LAND USE	ZONING REQUIREMENT	TOTAL
HOSPITAL	1 SPACE PER 4 BEDS	431 BEDS / 4
OFFICES	1 SPACE PER 400 SF	8,439 SF / 400
NURSING SCHOOL	1 SPACE PER 500 SF	100 CR SEATS / 20
		20 STAFF / 7
DORMITORY	1 SPACE PER ROOM	60 ROOMS / 1
MC-IC	1 SPACE PER 500 SF	10,232 SF / 500
TRAINING CENTER	1 SPACE PER 500 SF	9,272 SF / 500
TOTAL REQUIRED BY ZONING		648 SPACES
TOTAL PROVIDED		2,568 SPACES

LEGEND

- EXISTING BUILDING
- LAWN / OPEN SPACE
- OPEN SPACE WITH BUILDING ABOVE
- GREEN ROOF
- PID BOUNDARY
- PROPERTY BOUNDARY



ST. JOSEPH'S HOSPITAL HEALTH CENTER  
2019 PLANNED INSTITUTIONAL DISTRICT

NO.	DATE	REVISION
1	01/20/2019	ISSUED FOR PERMITTING
2	01/20/2019	ISSUED FOR PERMITTING
3	01/20/2019	ISSUED FOR PERMITTING
4	01/20/2019	ISSUED FOR PERMITTING
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99	01/20/2019	ISSUED FOR PERMITTING
100	01/20/2019	ISSUED FOR PERMITTING

**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: St. Josephs Hospital Health Center - PCC Main Parking Garage/ St. Joseph's Health Center Properties, Inc.		
Project Location (describe, and attach a general location map): Eastern Portion of Block bound by Hickory St., N. Townsend St., E. Willow St. and Prospect Ave.		
Brief Description of Proposed Action (include purpose or need): Proposed project includes demolition of an existing building on site to allow for construction of an approx. 31,232 SF (Footprint) 5 Story Parking Garage Structure at above referenced location within St. Joseph Heath's Planned Institutional District (PID). 1. Combine parcels on block bounded by N. Townsend St., Hickory St., Prospect Ave. and Willow St. 2. Amend PID to remove 1 story building at NW corner of N. Townsend & E. Willow Streets and include a new 31,232 SF parking garage. 3. Project site review to construct new 31,232 SF, 5 story parking garage on eastern portion of above-described block.		
Name of Applicant/Sponsor: St. Joseph's Hospital Health Center	Telephone: (315) 448-5737	E-Mail: christian.day@sjhsyr.org
Address: 301 Prospect Ave.		
City/PO: Syracuse	State: NY	Zip Code: 13203
Project Contact (if not same as sponsor; give name and title/role): Kevin M. Gilligan, Costello Cooney & Fearon, PLLC	Telephone: (315) 422-1152	E-Mail: kmg@ccf-law.com
Address: 500 Plum Street, Suite 300		
City/PO: Syracuse	State: NY	Zip Code: 13204
Property Owner (if not same as sponsor): See attached list	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	PID Amendment	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PID Amendment and Resubdivision Project Site Review	Jan 2019
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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 (stormwater)	Feb 2019
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? If Yes, <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? iii. Is the project site within a Coastal Erosion Hazard Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
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"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
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?  
Planned Institutional District (PID) & Office (OB)

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? Zone change at 525 E. Willow from OB to PID/Amend PID

**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

c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse Department of Fire; Rural Metro

d. What parks serve the project site?  
City of Syracuse Park Dept.

**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)? New Commercial (Parking Garage) and open parking (existing).

b. a. Total acreage of the site of the proposed action? 1.755 acres  
 b. Total acreage to be physically disturbed? 1.33 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.755 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)  
Lot consolidation to allow for development  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 1  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: 6 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	_____	_____	_____	_____
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: 54.5' height; 125.5' width; and 241.5' length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 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? Excavation for Building Foundations  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): 3910 cu. yd.  
 • Over what duration of time? 2 months  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Excavated Subsoil material to be removed from site and disposed of properly on a fill site.  
 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? 0.72 acres  
 vi. What is the maximum area to be worked at any one time? 0.72 acres  
 vii. What would be the maximum depth of excavation or dredging? 2.8 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan:  
The building footprint will take up the entire excavated area. The remainder of the site will be restored as per the landscape 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 proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will 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 proposed to be removed \_\_\_\_\_
- 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: \_\_\_\_\_ 200 gallons/day  Yes  No

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

If Yes:

- Name of district or service area: CWR 50  Yes  No
- 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?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

• Source(s) of supply for the district: CWR 50  Yes  No

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), 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: \_\_\_\_\_ 250 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 waste from water closets, snow melt from vehicles

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

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse (Metro)
- Name of district: CSW-15
- 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

Yes  No  
 Yes  No

- Do existing sewer lines serve the project site?
- Will line extension within an existing district be necessary to serve the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

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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: \_\_\_\_\_

\_\_\_\_\_

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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:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or -0.19 acres (impervious surface)

\_\_\_\_\_ Square feet or 1.75 acres (parcel size)

ii. Describe types of new point sources. Stormwater will be collected via roof leaders, garage drains and catch basins

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iii. 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)?

Stormwater will be directed into an underground system for management and released to existing City system at approved rates.

\_\_\_\_\_

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

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- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does 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:

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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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:

i. 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

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ 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): \_\_\_\_\_

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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): \_\_\_\_\_

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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 semi-trailer truck trips/day: \_\_\_\_\_

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: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within 1/2 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: \_\_\_\_\_  
 Approx. 5,000 KWH

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

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

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

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 7 AM - 7 P.M
- Saturday: \_\_\_\_\_ 7 AM - 7 PM
- Sunday: \_\_\_\_\_ 7 AM - 7 PM
- Holidays: \_\_\_\_\_ 7 AM - 7 PM

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 24 hrs
- Saturday: \_\_\_\_\_ 24 hrs
- Sunday: \_\_\_\_\_ 24hrs
- Holidays: \_\_\_\_\_ 24hrs

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:  
Misc. short term construction activities will exceed existing ambient noise levels during construction

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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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:  
Lighting within the parking garage decks and at entry locations

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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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: \_\_\_\_\_

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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 an 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 proposed storage facilities: \_\_\_\_\_

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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: 500 ton asphalt, 300 conc tons per entire project (unit of time)
- Operation : none tons per none (unit of time)

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

- Construction: reuse existing spoils material in backfilled areas (ie gravel and/or topsoil)
- Operation: N/A

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

- Construction: N/A
- Operation: N/A

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

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t. Will 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): \_\_\_\_\_

ii. If mix of uses, generally describe:

Surface parking areas with maintenance building adjacent to existing hospital campus

**b. Land uses and covertypes on the project site.**

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.522	1.326	-0.196
• Forested			
• 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>Grass/Lawn Areas</u>	0.233	0.429	+0.196

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:  
 St. Joseph's Health Center

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:  Yes  No  
 i. Has the facility been formally closed?  
 • 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:  Yes  No  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  
 Yes - Spills Incidents database Provide DEC ID number(s): 9106923, 9904494, 1200188  
 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): V-00588 & C-734089, E 734109, C734111, B00003  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
 V00588 transitioned to C734089 - 432 North Franklin Street (within 2000 ft.) /C734111 - 701-709 East Water Street (Within 2000 ft.)  
 E734109 - 900 North McBride Street (Within 2000 ft) No further action required. All others completed per DEC /B00003 727 East Washington Street (Within 2000 ft.)

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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? \_\_\_\_\_ 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:

Ub - Urban Land	_____	90 %
PgB - myra Gravelly Loam	_____	10 %
	_____	%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >10 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 10 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ 90 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 90 % of site  
 10-15%: \_\_\_\_\_ 10 % of site  
 15% or greater: \_\_\_\_\_ % 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: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
squirrels \_\_\_\_\_  
squirrels \_\_\_\_\_  
squirrels \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No

If Yes:  
i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
ii. Source(s) of description or evaluation: \_\_\_\_\_  
iii. Extent of community/habitat:  
• Currently: \_\_\_\_\_ acres  
• Following completion of project as proposed: \_\_\_\_\_ acres  
• Gain or loss (indicate + or -): \_\_\_\_\_ acres

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?  Yes  No

Peregrine Falcon has been listed as being observed in area (ie State Tower Building Nest Site) however no known habitat is available on this project site

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?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

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?  Yes  No  
If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
i. If Yes: acreage(s) on project site? \_\_\_\_\_  
ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
If Yes:  
i. Nature of the natural landmark:  Biological Community  Geological Feature  
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
If Yes:  
i. CEA name: \_\_\_\_\_  
ii. Basis for designation: \_\_\_\_\_  
iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Project site is adjacent to the eligible property: Saint John the Evangelist Rectory, First English Lutheran Church

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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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?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. 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?  Yes  No

If Yes:

i. Identify resource: Onondaga Lake

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County Park/Trail

iii. Distance between project and resource: \_\_\_\_\_ 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  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 St. Joseph's Hospital Health Center Date 1-31-19

Signature Kevin M. Gilligan Title Counsel to Applicant

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