

**City of Syracuse Zoning Administration
 PETITION FOR A ZONE CHANGE**

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 6/3/19 Case Number: Z-2824 Current Zoning District(s): RA, BA, IA

IMPORTANT NOTICE

This form is a petition for a zone change. A zone change is *not an entitlement*, and the City is not required to act upon this petition. There is no guarantee that this petition will ever be heard by the City Planning Commission or the Common Council. You are advised to consult an attorney if you have any questions about this petition.

ZONE CHANGE REQUEST FROM: IA, BA, RA TO: PDD

DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL AND REASON FOR ZONE CHANGE:

Redevelopment of vacant industrial property (former Roth Steel) for the construction of an 80,000SF warehouse. Project includes the combination of multiple properties for one contiguous lot to support the development. The site improvements will include parking areas, drainage improvements, site lighting and landscaping, including required buffer along property lines.

LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT AND OWNERS NAMES:

Address 1: 161-213 Richmond Ave
 Owner Name 1: Ranalli ALA LLC Current Zoning District: IA/BA
 Address 2: 115 Van Rensselaer St
 Owner Name 2: Richmond UAS Properties LLC Current Zoning District: none
 Address 3: 738-66 Erie Blvd W
 Owner Name 3: Ranalli ALA LLC Current Zoning District: IA
 Address 4: 770 Erie Blvd W
 Owner Name 4: Ranalli ALA LLC Current Zoning District: IA

#5 - ADDRESS (221-223 Richmond Ave) OWNER (Ranalli ALA LLC) CURRENT ZONING (RA)
 TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (448-8280)

#1 Section: <u>105.</u>	Block: <u>09</u>	Lot: <u>08</u>
#2 Section: <u>105.</u>	Block: <u>09</u>	Lot: <u>25</u>
#3 Section: <u>105.</u>	Block: <u>09</u>	Lot: <u>13</u>
#4 Section: <u>105.</u>	Block: <u>09</u>	Lot: <u>14</u>
#5 Section: 105.	09	07

PETITIONER INFORMATION:

Name(s): Ranalli ALA LLC

Mailing Address: PO Box 890 Syracuse NY

Zip: 13209 Home phone: Day phone: 800-772-1667

E-mail: jamesranalli3@unitedautosupply.com

**REPRESENTATIVE INFORMATION:
(Only if involved in this application)**

Attorney Architect Contractor Other Engineer

Name(s): CHA Consulting Inc

Mailing Address: 300 S. State Street Syracuse NY

Zip: 13202 Telephone: 315-471-3920 E-mail: jtrasher@chacompanies.com


Signature of PETITIONER

6/12/19
Date

PRINT NAME OF PETITIONER

***Please note that if required referrals are necessary for this application,
additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

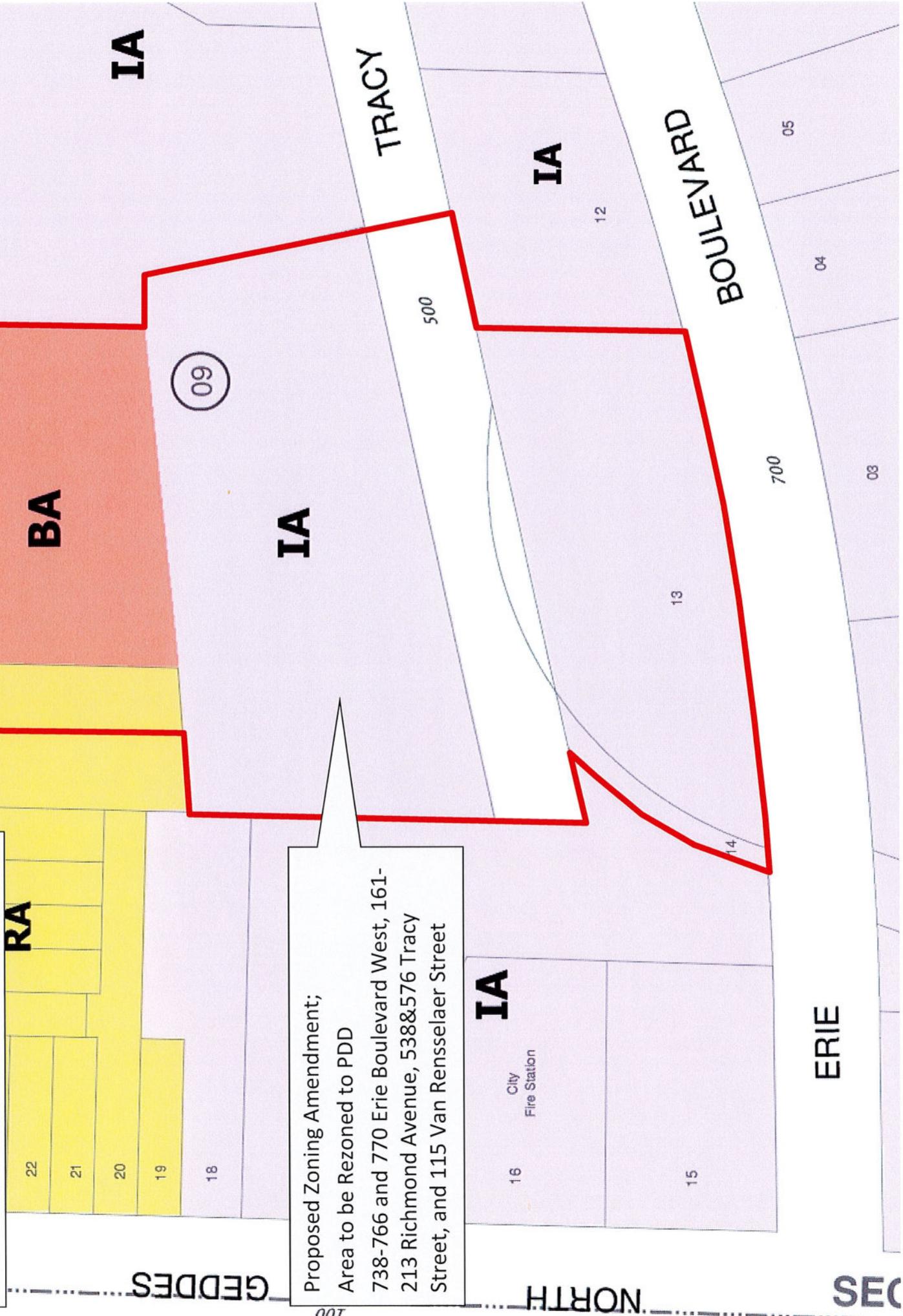
REFERRALS NEEDED:

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCIES OR DEPARTMENTS _____

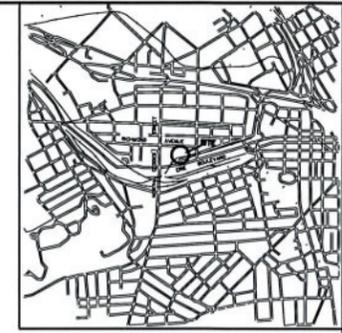
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City Planning Commission Case

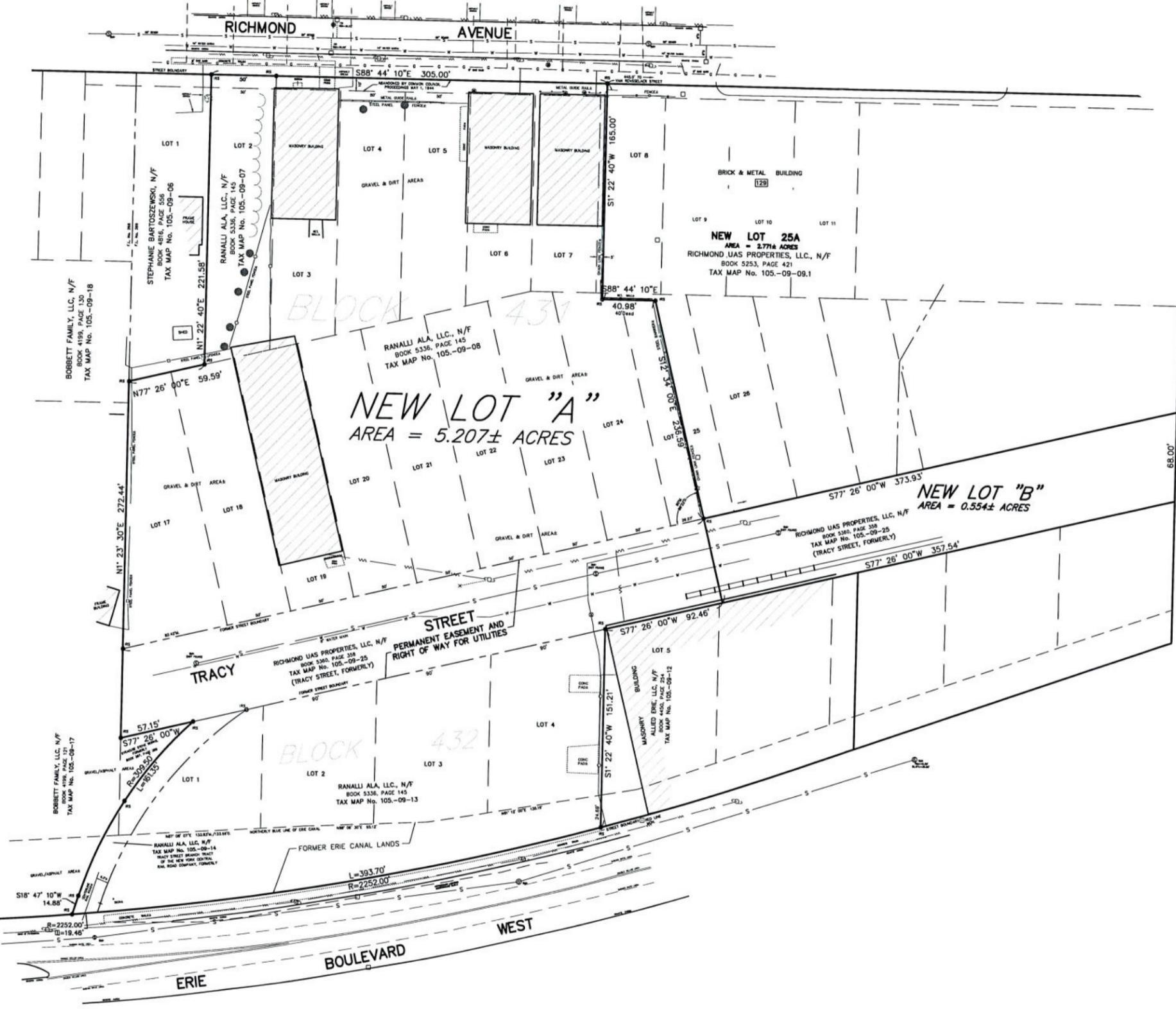
Number: Z-2824



Proposed Zoning Amendment;
Area to be Rezoned to PDD
738-766 and 770 Erie Boulevard West, 161-
213 Richmond Avenue, 538&576 Tracy
Street, and 115 Van Rensselaer Street

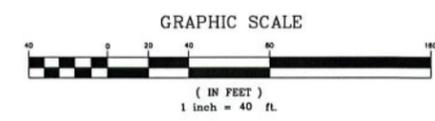


LOCATION PLAN
Scale: 1" = 2000'



NOTES:
 Total area: 5.761± acres
 Total number of lots: five (5) existing, two (2) proposed
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 The premises shown hereon is within Zone "C" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 0003 E, effective date: May 15, 1986.
 Tax Map Nos. 105.-09-07, 08, 13, 14 & 25

- LEGEND:**
- indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates utility pole, anchor & overhead lines
 - indicates iron pipe and/or monument found
 - indicates street address
 - indicates iron rod and/or drill hole set, 10/2013



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 5, of the New York State Education Law.

CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.
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REVISIONS 5-31-2019	FINAL PLAN RANALLI ALA BLOCK Nos. 431 & 432 AND PART OF TRACY STREET CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK		
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251		
	DATE: MAY 16, 2019	SHEET NO.	
	SCALE: 1" = 40'	1 OF 1	
	FILE NO: 2544.013/2544.014	F.B. NO. 1578	

Short Environmental Assessment Form

Part 1 - Project Information

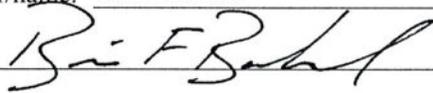
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: United Auto Supply Warehouse			
Project Location (describe, and attach a location map): 738-66 Erie Blvd W.			
Brief Description of Proposed Action: Zone Change to PDD, resubdivision for lot consolidation, and project site review for proposed construction of 80,000 SF warehouse and associated loading dock/parking areas on existing vacant industrial site.			
Name of Applicant or Sponsor: Ranalli ALA LLC		Telephone: 315-350-4822	
		E-Mail: jamesranalli3@unitedautosupply.com	
Address: PO Box 890			
City/PO: Syracuse		State: NY	Zip Code: 13209
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 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: resubdivision, project site, and exception of use. NYSDEC SWPPP			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 5.0 acres	
b. Total acreage to be physically disturbed?		_____ 4.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 5.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>on site collection and management, discharging to existing City drainage system</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Roth Steel, Richmond Ave Site Code 734077 listed as Class "N" - No Further Action at this time</u>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian Bouchard</u> Date: <u>5-20-19</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		