



January 13, 2020

Zoning Administration  
City of Syracuse  
201 E. Washington St  
Syracuse NY 13202

RE: **PDD Application**  
**United Auto Supply – Erie Blvd Warehouse**  
**738 Erie Blvd West**  
**CHA Project No. 23278**

Dear Zoning Administrator:

CHA, on behalf of the owner, is pleased to submit the revised Planned Development District (PDD) application for the above referenced project.

The following materials are enclosed:

- Revised District Plan “Application for Planned Development District – United Auto Supply Warehouse” Richmond Ave & Erie Boulevard dated 1/13/20.

**DISTRICT PLAN**

This application is intended to include one (1) additional parcel located at 225-231 Richmond Ave (SBL 105.-09-06) within the previously approved PDD (Z-2825) and as described in the updated District Plan titled “Application for Planned Development District – United Auto Supply Warehouse” prepared by CHA dated 1-13-20.

If you should require any additional information or have any questions, please do not hesitate to contact our office at 315-228-0036 or [bbouchard@chacompanies.com](mailto:bbouchard@chacompanies.com).

Very truly yours,

A handwritten signature in black ink that reads 'Brian F. Bouchard'. The signature is written in a cursive, flowing style.

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

Enclosures

Cc:

V:\Projects\ANY\K2\23278\CADD\Concept\Roth Steel Warehouse\80K Warehouse\Applications\15 - PDD Application-1-13-20\0 - PDD Application-1-13-20.doc

**Application for  
Planned Development District  
United Auto Supply Warehouse**

**Richmond Avenue &  
Erie Boulevard  
Syracuse, New York**

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*CHA Project Number: 23278*

*Prepared by:*



*One Park Place  
300 S. State Street  
Syracuse, New York 13202  
Phone: (315) 471-3920*

January 13, 2020

## **1.0 CURRENT PROPERTY CONDITIONS**

The property under consideration was previously owned and operated by Roth Steel for scraping of cars and metals for decades. Ranalli ALA LLC purchased the majority of the property during the break up of Roth Steel and purchased the abandoned portion of Tracy Street from the City of Syracuse for the development of the Marsellus Commons property in 2015-16.

The land is currently zoned Industrial, Business A, and Residential A on portions of the overall 5.5+/- acres proposed to become a Planned Development District. The property adjacent to the proposed development district are Industrial to the east, west and south. The site is bordered by Richmond Avenue to the North which has a section of residentially zoned properties. The property was cleared of condemned buildings in 2016-17 to allow for future development that would complement the surrounding businesses in the area.

## **2.0 PURPOSE AND INTENT OF AMENDMENT**

The purpose of this Planned Development District is to allow the construction of an approximately 100,000 square foot warehouse facility located at 738-770 Erie Boulevard West to serve as a warehouse and distribution center for United Auto Supply, as they need additional facilities within the Syracuse market.

At the present time, United Auto Supply is a regional distribution company with connections to most major automotive part manufacturers. Since 2016, United Auto Supply has experienced significant growth within the distribution of parts in three markets: wholesale, retail and online fulfillment.

The goal of United Auto Supply is to increase their warehousing and distribution facilities to take on additional part lines and increase their market share in the Northeast United States. In order to facilitate this growth, a new warehouse is necessitated. The proposed applications (zoning, resubdivision and project site approval) would allow for the construction of the previously noted 100,000 square foot facility.

We have included the necessary applications and project plans for your review during the Planned Development District formation process.

### **3.0 USES ELIGIBLE**

The site is proposed for office, retail, warehouse and distribution. This would compliment uses at the Marsellus Commons development and the warehouse and distribution facility located at 450 Tracy Street.

### **4.0 NON-CONFORMING USES**

To the applicant's knowledge, there is no current non-conforming use within the existing planned development area.

### **5.0 DISTRICT PLAN**

Enclosed is a copy of the application for zoning approval as well as the application for resubdivision and project site approval. The plans denote the proposed lots to be included in the proposed PDD.

Included in this application is a copy of the existing condition survey, site plans for the proposed development, floor plans and proposed elevations and signage for the building.

Access to the proposed development would be off Erie Boulevard, the ingress/egress easement off on Van Rensselaer Street and emergency ingress/egress off Richmond Avenue. Employee and deliveries to the site would have their primary access off the two curb cuts on Erie Boulevard. Secondary access will be the shared ingress/egress with the Marsellus Commons project. To provide ample emergency access, a gated curb cut will be provided off Richmond Ave that will be only utilized by police, fire and ambulance responders if needed.

The property will be screened along Richmond Avenue with street trees and fencing, and along the western property boundary with a solid vinyl fence.

There is no intent to alter any setback requirements for streets and/or property lines that are currently in place by the City of Syracuse.

### **6.0 SUPPORTING EXPLANATORY MATERIAL**

At the present time, United Auto Supply currently has around 400-500 full and part time employees with salaries ranging from \$26,000 per year to \$150,000 per year. The proposed PDD is to construct

have little impact to the overall area and surrounding neighborhood.

## **7.0 DEVELOPMENT REQUIREMENTS**

- A. Maximum District Coverage: No more than 75% of the district bounded by public right of ways will be covered by structures. It is the district plan to continue using large paved areas for parking and loading of trucks and tractor trailers for warehouse distribution purposes.
- B. Floor and Ground Area Ratios: The ratio of floor area to ground area shall not exceed 2.0 for this Planned Development District.
- C. Setbacks: Existing building setback lines will be in conformance with City of Syracuse Building and Codes for Light Industrial Uses.
- D. Yards: The yards will be in conformance with current City of Syracuse Codes for Light Industrial District.
- E. Off-Street Parking: The site will provide adequate parking on site for delivery trucks and employee parking. The site will provide the necessary parking per the City of Syracuse requirements for warehousing.
- F. Off-Street Loading: All loading of trucks and delivery vehicles will be completed on site. As previously stated, the existing facility has twenty (20) loading docks.

a new warehouse space in the city of Syracuse and maintain jobs in the near west side and their corporate headquarters at 1200 State Fair Boulevard. Based upon improvements that were completed under applications in this area, distressed structures that were on the site were removed and the site was stabilized for future development. Additionally, new curbing, sidewalks, and streetscaping will be completed along Erie Boulevard and Richmond Avenue. Improvements also include site access points, pedestrian accessibility to the site and within the project area, promote bicycle access for employees to the site, improved neighborhood's appearance, and provide the necessary site security for the facilities operations.

The project plan illustrates that there is more than adequate proposed on-site parking. The attached plans denote parking areas that can accommodate 90+ vehicles, as well as twenty loading docks and two overhead doors to accommodate large box delivery trucks and tractor trailers.

As it relates to the City Sanitary and Storm water facilities, the applicant will comply with the City and Onondaga County's 1:1 offset for Sanitary Sewer Improvement. Additionally, detention facilities will be constructed on site to not increase runoff from the proposed development.

Based upon the nature of the neighboring facilities, there will be security measures implemented. The site will be surrounded by wrought iron security fences/gates, infrared motion sensors, and indoor/outdoor security alarms. Additionally, the facility will have smoke detectors, fire alarms, and direct connection for the City Fire Department. Other security systems implemented by United Auto Supply have been able to assist the city police department with solving neighborhood crimes. Additionally, the police have been very cooperative with United Auto Supply and their tenants in that they monitor the site upon the arrival of the midnight work shift as they arrive to ensure security and safety for employees in this area.

The current land use within 500' of the district encompasses an office furniture center, former state office buildings, many commercial offices, and other facilities along Erie Boulevard West. Adjacent to the proposed PDD is the former Marsellus Casket Company property which has since been re-developed as Marsellus Commons which is a mixed use development home to Rural Metro with various offices/uses on the upper floors. The area along Richmond Avenue include residential properties. The property also is included within an opportunity zone.

The applicant respectfully submits this request to form a planned development district as it would be in the best interest of the City of Syracuse and this neighborhood to keep this property utilized. With such similar day to day operations as the neighboring properties, the new zoning proposed should

# Short Environmental Assessment Form

## Part 1 - Project Information

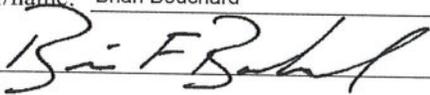
### Instructions for Completing

**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: 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, re-subdivision for lot consolidation, and project site review for proposed construction of approximately 100,000 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 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: 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?		5.5 acres	
b. Total acreage to be physically disturbed?		5.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.5 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			

		NO	YES	N/A
5. Is the proposed action,	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?		<input type="checkbox"/>	<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? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: on site collection and management, discharging to existing City drainage system	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roth Steel, Richmond Ave Site Code 734077 listed as Class "N" - No Further Action at this time		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Brian Bouchard</u> Date: <u>12-13-19</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		

View Looking West



View Looking South



View from Richmond Ave

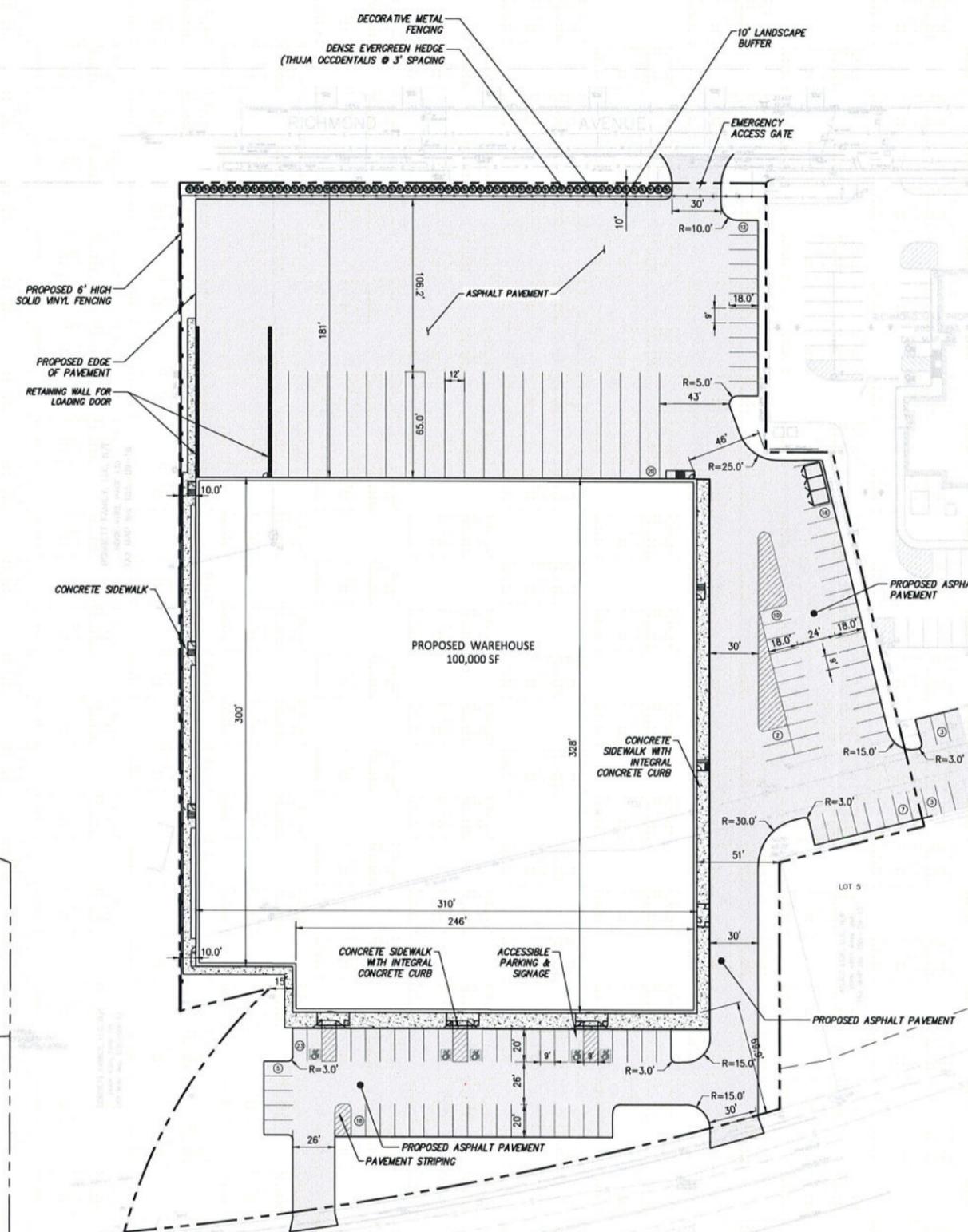


View From Erie Blvd West



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 Saved: 1/13/2020 1:36:58 PM Plotted: 1/13/2020 1:41:28 PM Current User: Baughard, Brian LastSavedBy: 3191



125



**RANALLI ALA, LLC**  
 1200 STATE FAIR BLVD  
 SYRACUSE NY 13209

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR ADD TO ANY PART OF AN EXISTING OR STAMP OF A LICENSED PROFESSIONAL. IT IS ALSO THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND INCLUDE THE DATE OF SUCH VERIFICATION AND A BRIEF DESCRIPTION OF THE ALTERATION.

**PROPOSED WAREHOUSE**  
 ERIE BOULEVARD WEST  
 SYRACUSE, NY

### ZONING REGULATIONS FOR DEVELOPMENT

**EXISTING LOT INFORMATION:**

ADDRESS	TAX MAP	EXISTING ZONING
161-213 RICHMOND AVE	105.-09-08	IA/BA
115 VAN RENSSELAER ST	105.-09-25	-
738-66 ERIE BLVD W	105.-09-13	IA
770 ERIE BLVD W	105.-09-14	IA
221-223 RICHMOND AVE	105.-09-07	RA
225-231 RICHMOND AVE	105.-09-06	RA

PROPOSED ZONING: PDD - PLANNED DEVELOPMENT DISTRICT  
 PROPOSED SITE AREA: 5.51 ACRES

DISTRICT COVERAGE:	REQUIRED (PDD)	PROPOSED
MAX. BUILDING COVERAGE:	75%	42%
DISTRICT FLOOR AREA RATIO:		
MAX. FLOOR AREA RATIO:	2.0	0.42

**BUILDING SETBACKS:**

	REQUIRED (PDD)	PROPOSED
FRONT	NONE	69'
SIDE	4' (RA)	10'
REAR	NONE	N/A

**YARDS:**

	REQUIRED (PDD)	PROPOSED
FRONT	NONE	69'
SIDE	4' (RA)	10'
REAR	NONE	N/A

**PARKING REQUIREMENTS:**

	REQUIRED (PDD)	PROPOSED
PARKING SPACE SIZE:	8.5' X 18'	9' X 18' MIN.
ONE (1) SP. PER SIX (6) EMPLOYEES =	3	93
LOADING SPACES	NONE	20

No.	Submitted / Revision	Appr'd. By	Date

### LAYOUT PLAN

Designed By:	Drawn By:	Checked By:
BFB	AMV	JFT
Issue Date:	Project No:	Scale:
1/13/20	23278	AS SHOWN

Drawing No.: **C-101**

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**WAREHOUSE**  
738 ERIE BLVD. W  
SYRACUSE, NY 13204

REVISIONS

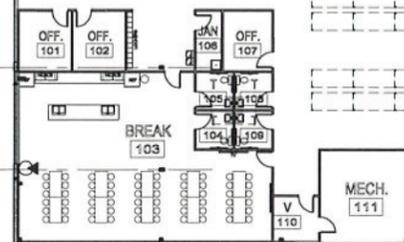
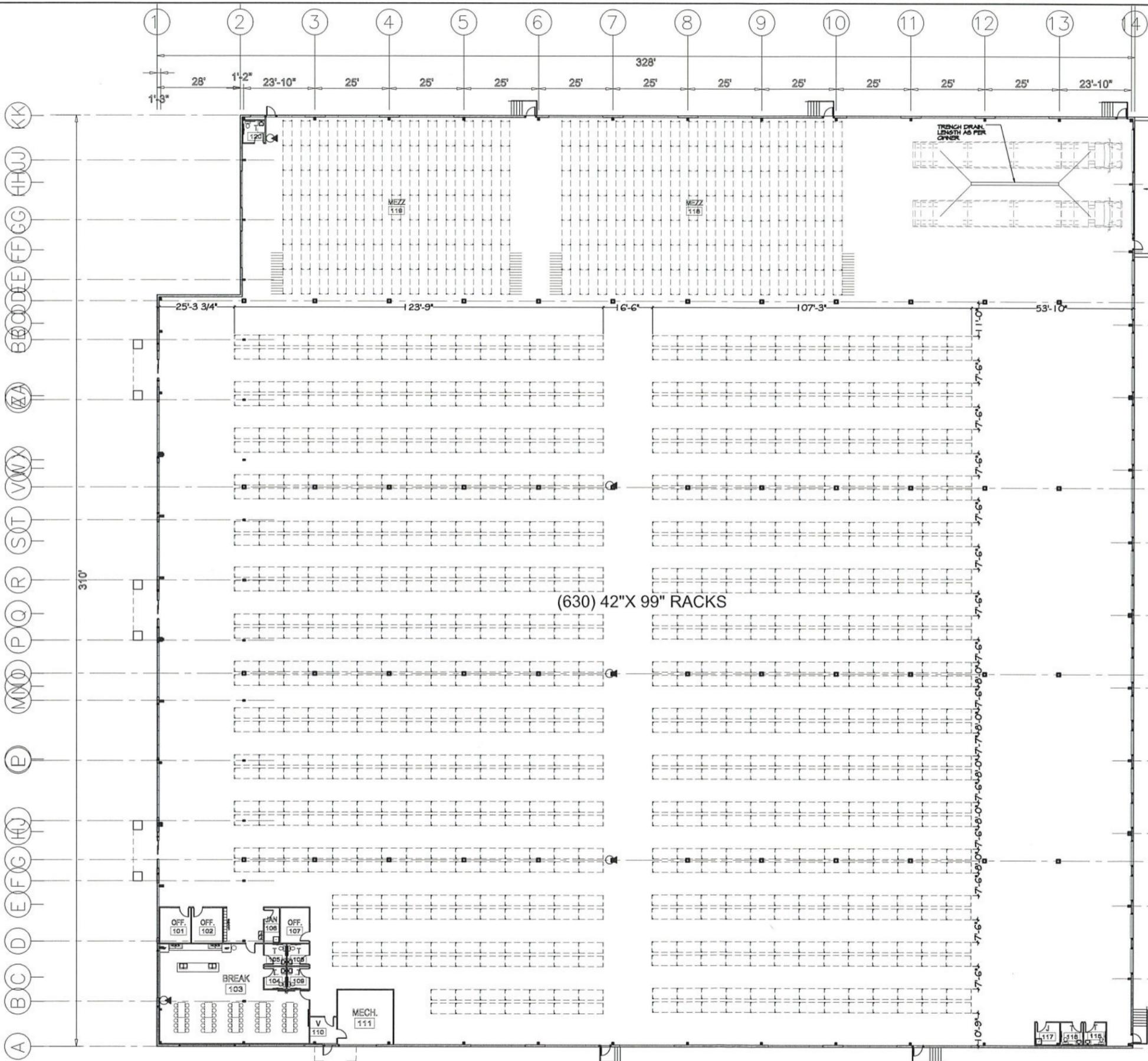
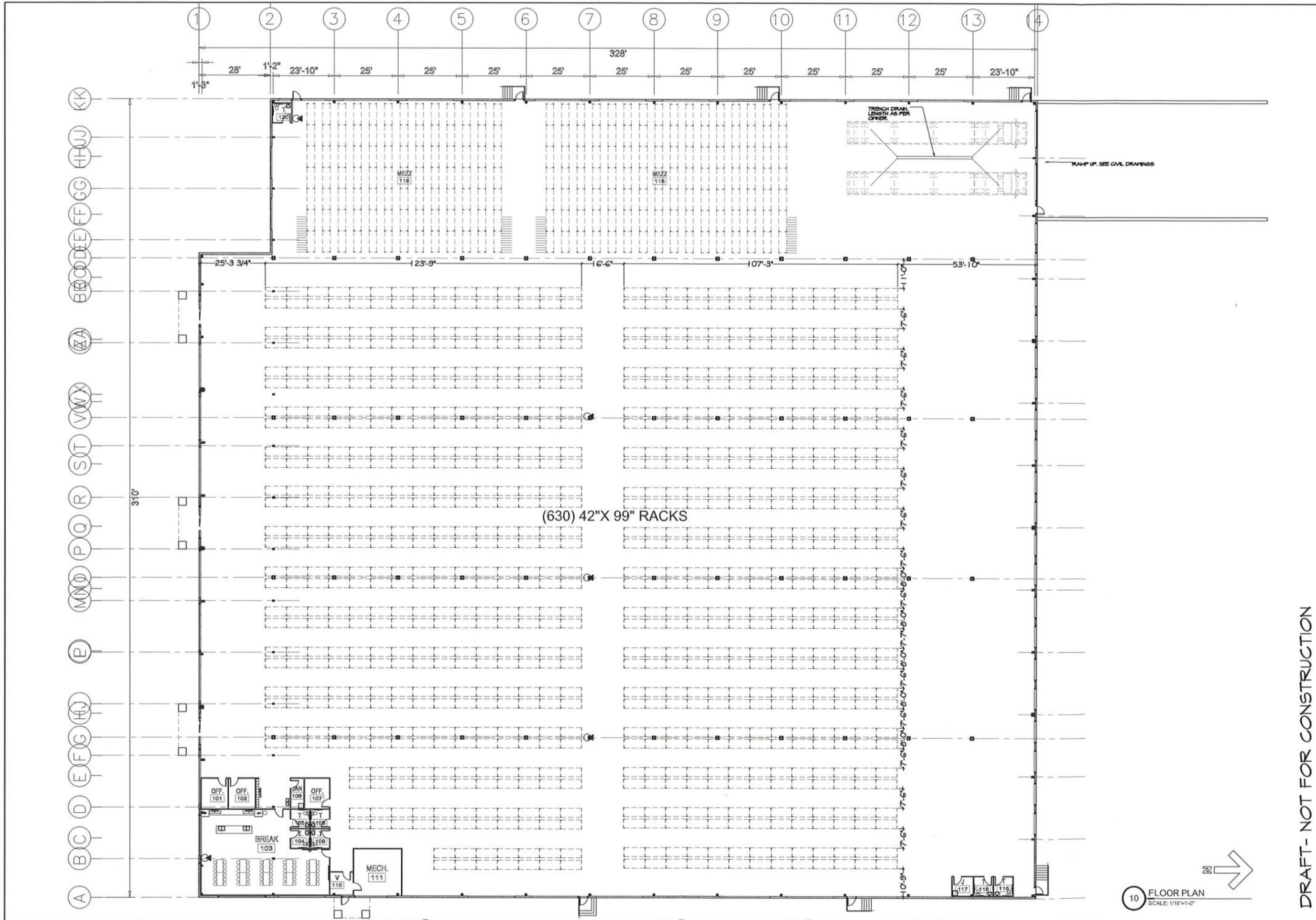
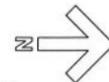
NO.	DATE	BY

DATE 12/30/19  
SCALE 1/16"=1'-0"  
DRAWN AA  
PROJ.  
TITLE

OVERALL  
FLOOR PLAN  
**A-101**

DRAFT - NOT FOR CONSTRUCTION

10 FLOOR PLAN  
SCALE: 1/16"=1'-0"



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**WAREHOUSE**  
738 ERIE BLVD. W  
SYRACUSE, NY 13204

REVISIONS

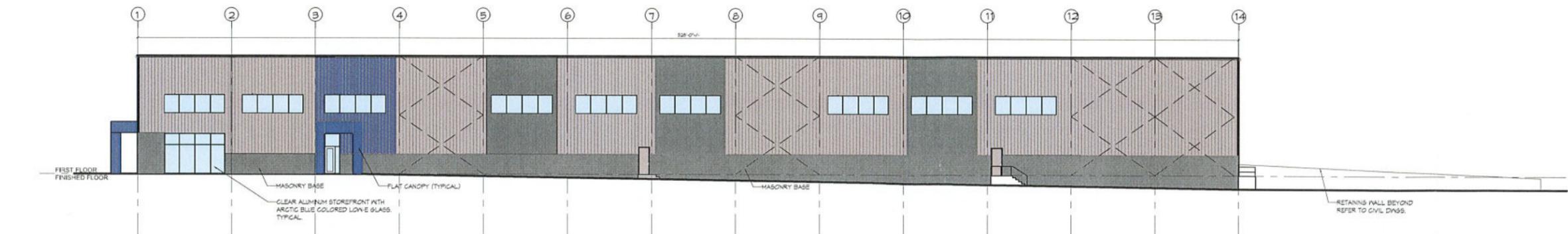
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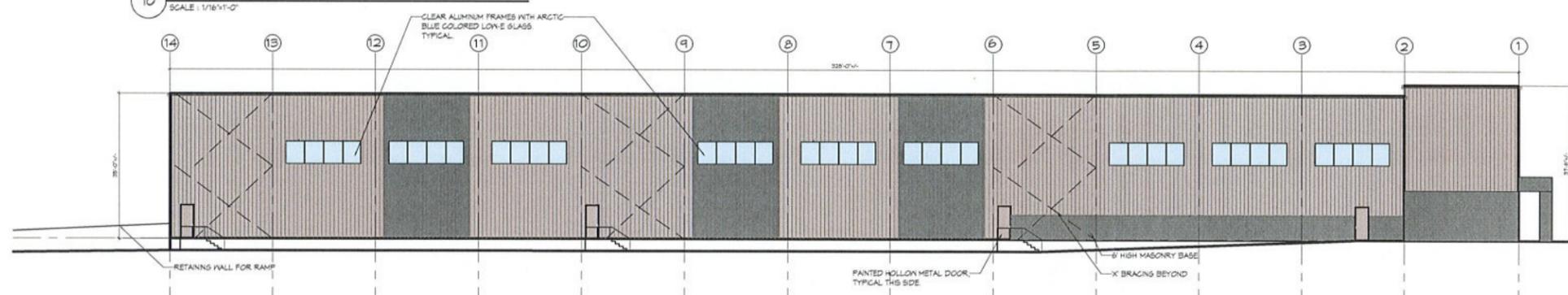
EXTERIOR  
ELEVATIONS

A-201

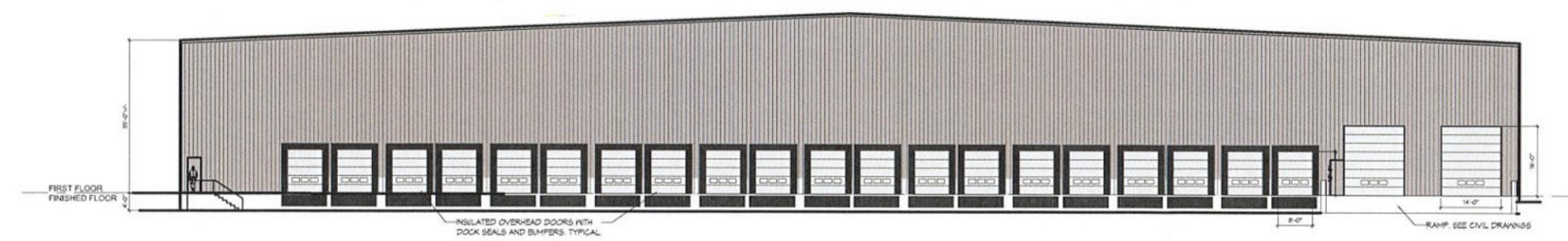
DRAFT - NOT FOR CONSTRUCTION



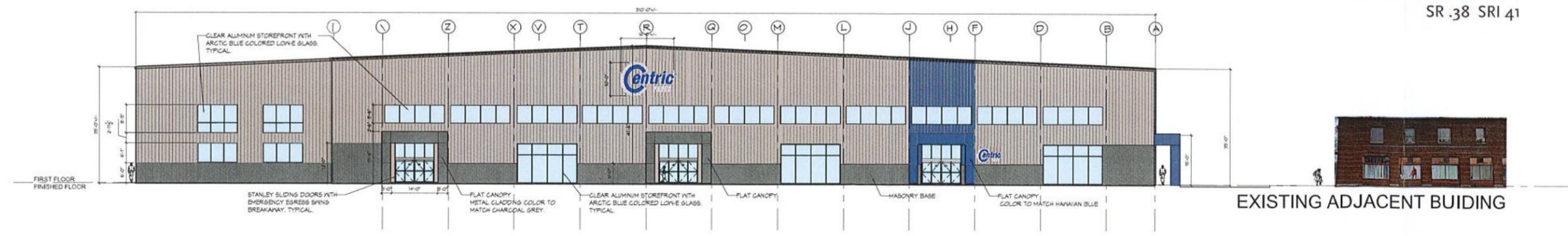
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20 WEST ELEVATION  
SCALE: 1/16"=1'-0"

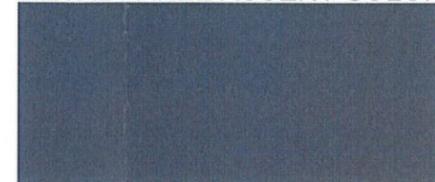


30 NORTH ELEVATION  
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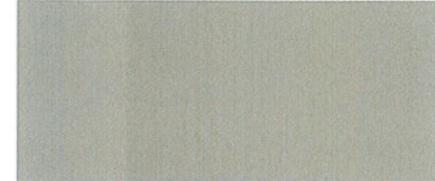


40 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

METAL PANEL ACCENT COLOR



HAWAIIAN BLUE  
SR .31 SRI 31  
METAL PANEL MAIN COLOR



ASH GRAY  
SR .45 SRI 50  
METAL TRIM COLOR



CHARCOAL GRAY  
SR .38 SRI 41