

**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:  Case Number:  Current Zoning District(s):

**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:  TO:

**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 100,000SF 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.
This application is for one (1) additional parcel located at 225-231 Richmond Ave (SBL 105.-09-06) to be included in the previously approved PDD (Z-2825).

**LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT AND OWNERS NAMES:**

Address 1:   
Owner Name 1:  Current Zoning District:   
Address 2:   
Owner Name 2:  Current Zoning District:   
Address 3:   
Owner Name 3:  Current Zoning District:   
Address 4:   
Owner Name 4:  Current Zoning District:

**TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (448-8280)**

#1 Section: <input type="text" value="105."/>	Block: <input type="text" value="09"/>	Lot: <input type="text" value="06"/>
#2 Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>
#3 Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>
#4 Section: <input type="text"/>	Block: <input type="text"/>	Lot: <input type="text"/>

**PETITIONER INFORMATION:**

Name(s):

Mailing Address:

Zip:  Home phone:  Day phone:

E-mail:

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

Attorney  Architect  Contractor  Other

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

 *Member*  
 \_\_\_\_\_  
 Signature of PETITIONER

12/19/19  
 \_\_\_\_\_  
 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**

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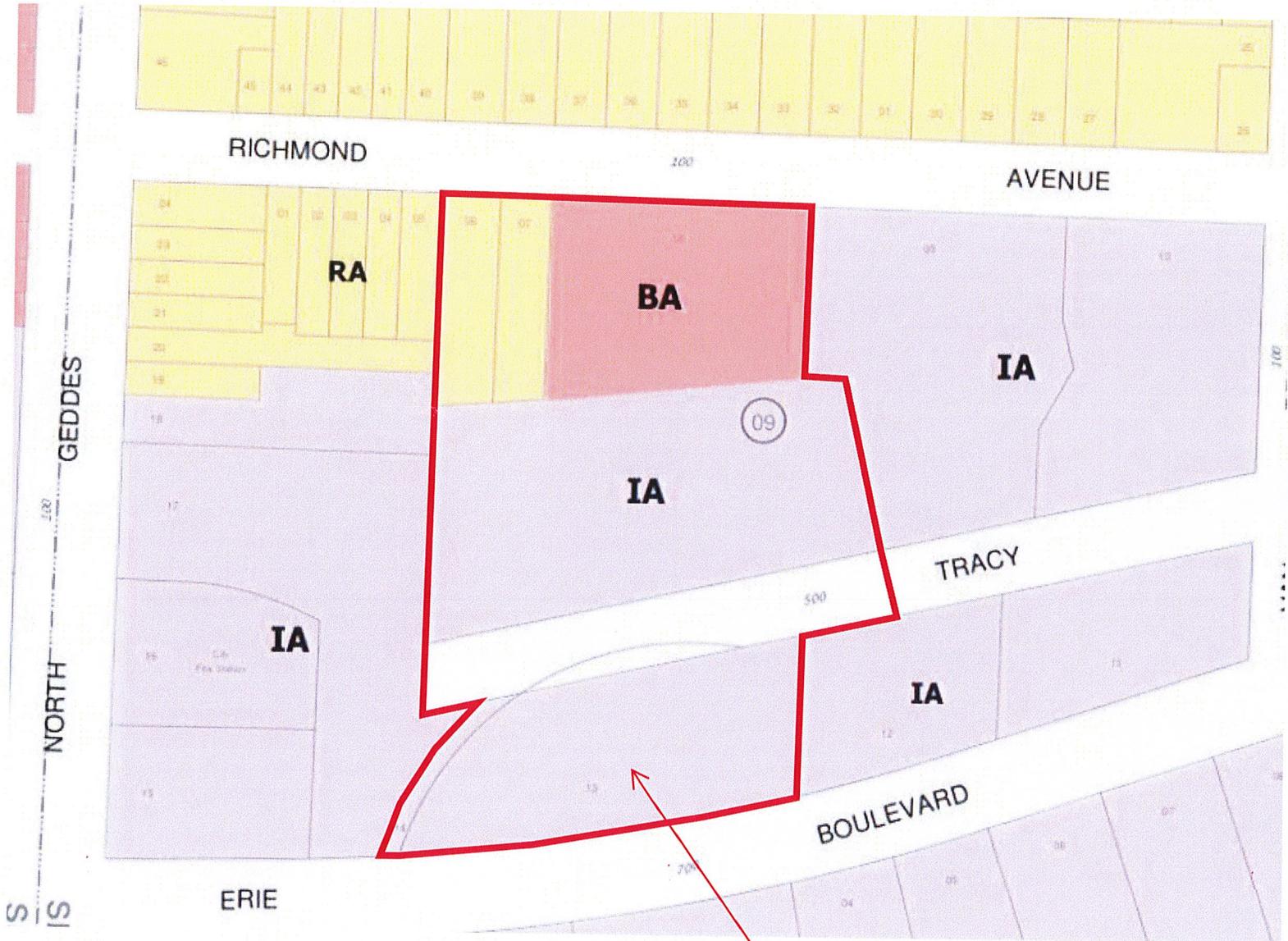
**REFERRALS NEEDED:**

- 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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DEC 18 2019

# ZONING MAP



**PROPOSED PLANNED  
DEVELOPMENT DISTRICT  
(PDD) BOUNDARY**

APR 20 2011  
MAY 20 2011

# Short Environmental Assessment Form

## Part 1 - Project Information

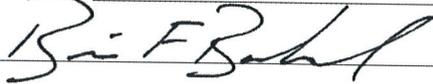
### Instructions for Completing

**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	
Address: PO Box 890		E-Mail: jamesranalli3@unitedautosupply.com	
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?		_____ 5.5 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"/>	
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"/>	
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 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: _____ _____		<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: _____ _____		<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: _____ _____		<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?		<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: _____ _____ _____		<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? If Yes,	NO	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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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)? 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
<u>Roth Steel, Richmond Ave Site Code 734077 listed as Class "N" - No Further Action at this time</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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



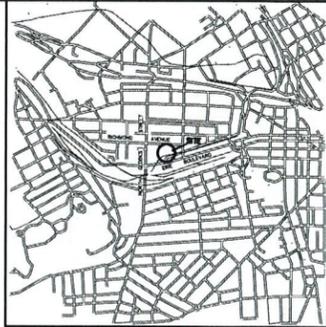
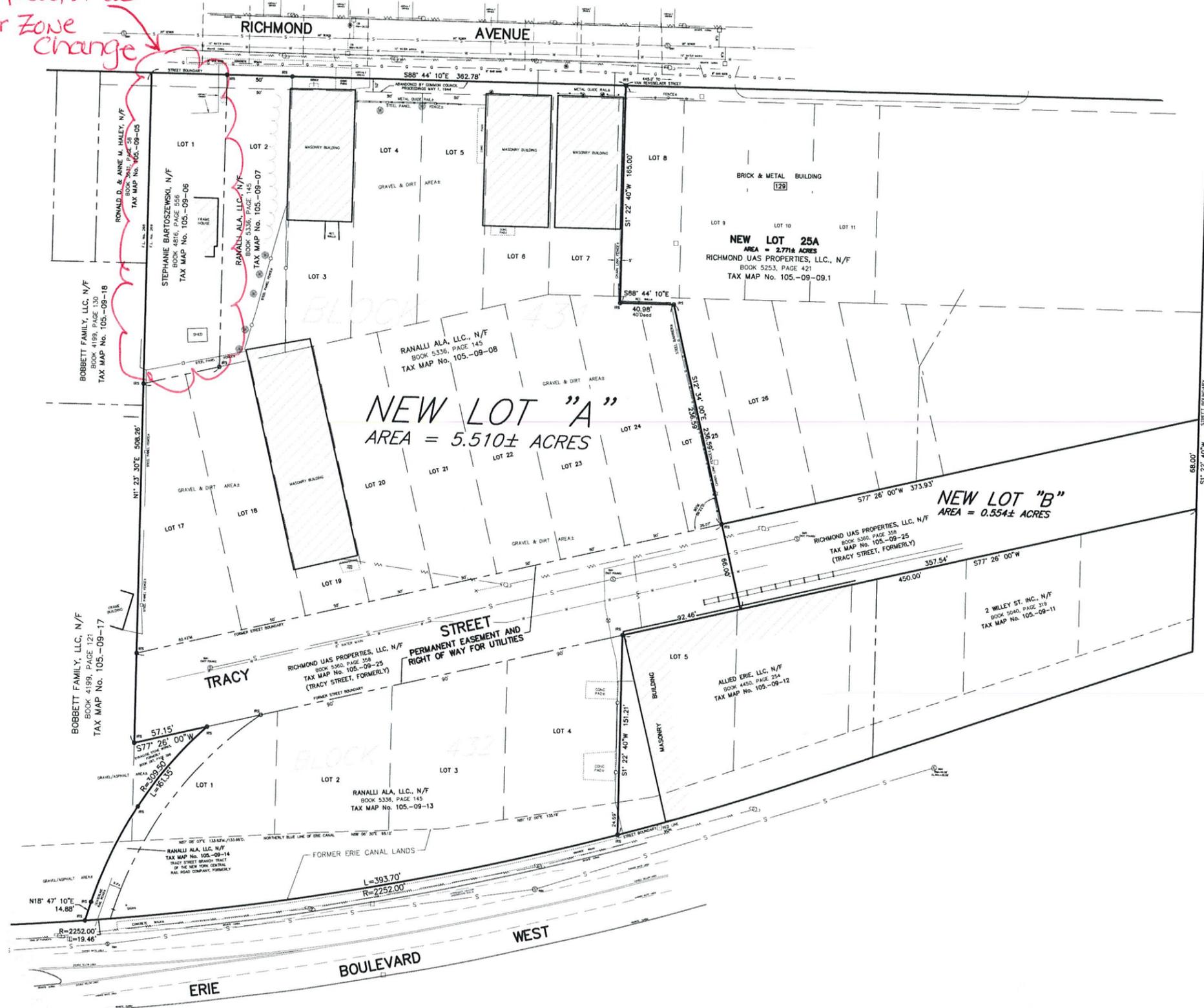
View from Richmond Ave



View From Erie Blvd West



Proposed Area  
for Zone  
change



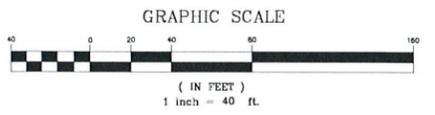
LOCATION PLAN  
Scale: 1" = 2000'

NOTES:

Total area: 6.064± acres  
Total number of lots: five (6) 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 herein 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--09-06, 07, 08, 13, 14 & 25

LEGEND:

- 6" G — indicates gas main, gas valve & gas line marker
- 8" W — indicates water main, water valve & hydrant
- 18" S — indicates storm sewer, catch basin & manhole
- — — — — indicates utility pole, anchor & overhead lines
- PF □ MON indicates iron pipe and/or monument found
- 129 indicates street address
- RS △ DRILL HOLE 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-division 2, of the New York State Education Law.

CITY OF SYRACUSE FINANCIAL DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.
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<p>REVISIONS</p> <p>5-31-2019</p> <p>12-17-2019</p>	<p>FINAL PLAN</p> <p><b>RANALLI ALA</b></p> <p>BLOCK Nos. 431 &amp; 432</p> <p>AND PART OF TRACY STREET</p> <p>CITY OF SYRACUSE</p> <p>ONONDAGA COUNTY, NEW YORK</p>	
<p>IANUZI &amp; ROMANS</p> <p>LAND SURVEYING, P.C.</p> <p>5251 WITZ DRIVE</p> <p>NORTH SYRACUSE, NY 13212</p> <p>PHONE: (315) 457-7200</p> <p>FAX: (315) 457-9251</p>	<p>DATE: MAY 16, 2019</p> <p>SCALE: 1" = 40'</p> <p>FILE NO.: 2544.013/2544.014</p>	<p>SHEET NO.</p> <p>1 OF 1</p> <p>F.B. NO. 1578</p>