



June 17, 2020

Heather Lamendola, Zoning Administrator
City of Syracuse Zoning Office
201 East Washington Street
Syracuse NY 13202

**Re: JMA Tech Properties, LLC – Application for Zone Change to PDD
Coyne Textile Properties and Related Parcels**

Dear Heather:

CHA, on behalf of the Applicant, is pleased to submit this application for a zone change to Planned Development District (PDD) for the following properties:

ADDRESS	TAX ID #	CURRENT OWNERSHIP	PARCEL SIZE
1010 Clinton St S	094.-04-03.0	JMA Tech Properties, LLC	0.19 Acres
1022 Clinton St S	094.-04-04.0	JMA Tech Properties, LLC	0.20 Acres
1054 Clinton St S to Oneida St	094.-04-05.1	JMA Tech Properties, LLC	2.28 Acres
232 Tallman St	094.-04-05.4	JMA Tech Properties, LLC	0.16 Acres
1080-82 Clinton St S	094.-04-06.0	Ranalli/Taylor St., LLC	0.07 Acres
222-24 Tallman St & Clinton St S	094.-04-07.0	Ranalli/Taylor St., LLC	0.07 Acres
226 Tallman St	094.-04-08.0	Ranalli/Taylor St., LLC	0.12 Acres
980-82 Salina St S	094.-05-05.1	JMA Tech Properties, LLC	0.12 Acres
1029 Clinton St S	094.-05-05.2	JMA Tech Properties, LLC	0.08 Acres
120-154 Cortland Ave & Tallman St	094.-05-06.0	Ranalli/Taylor St., LLC	1.75 Acres
1051 Clinton St S	094.-05-07.0	JMA Tech Properties, LLC	0.05 Acres
1049 Clinton St S	094.-05-08.1	JMA Tech Properties, LLC	0.10 Acres
1049 Clinton St S Rear	094.-05-08.2	JMA Tech Properties, LLC	0.03 Acres
1033 Clinton St S	094.-05-08.3	JMA Tech Properties, LLC	0.08 Acres
1002-22 Salina St S & Cortland Ave	094.-20-01.0	Ranalli/Taylor St., LLC	0.58 Acres
1024-40 Salina St S & Tallman St	094.-20-02.0	Ranalli/Taylor St., LLC	1.13 Acres
1074 Clinton St S	094.-04-05.2	Catholic Charities of Syracuse	0.29 Acres
228 Tallman St	094.-04-05.3	Catholic Charities of Syracuse	0.21 Acres

As you may be aware, JMA is seeking to create and design a campus-like setting where JMA can operate an advanced 5G manufacturing and innovation center. A zone change of the above referenced properties to PDD will provide for a more efficient and clear land use and zoning designation for the area in furtherance of JMA's plans.

We are submitting the following documentation in support of this application:

1. Zone Change/PDD Application
2. Full Environmental Assessment Form
3. Planned Development District Plan
4. Existing Site Photos
5. Property Survey
6. Ownership Map
7. Conceptual Campus Master Plan
8. Architectural Elevation & Floor Plans

Thank you for the City's consideration of this application. We hope and believe that the City agrees that this is an extremely exciting opportunity and project for the City that will contribute to its continued economic resurgence.

Should you have any questions related to this request, please do not hesitate to contact me at 315-257-7220 or jtrasher@chacompanies.com

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Trasher', with a large, stylized flourish extending to the right.

James F. Trasher, P.E.
Vice President

Enclosures

Cc:

V:\Projects\ANY\KS\059294.001\Reports\PDD\0 - Cover Letter JMA PDD-6-17-20.docx

**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:

The properties under consideration for the Planned Development District include the location of the former Coyne Textile facility and adjacent properties. JMA is currently a global leader of edge-based communication technologies. As part of its continued growth and commitment to US and NYS manufacturing, JMA is seeking to transform a section of Downtown Syracuse into an advanced 5G manufacturing and innovation center. The purpose of the PDD is to allow for the construction of a 5G wireless business campus that will be utilized for offices, training, workstations, shipping, manufacturing, and assembly of 5G wireless components

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="see attached"/>	Block: <input type="text"/>	Lot: <input type="text"/>
#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"/>

Zone Change Petition

JMA Tech Properties, LLC

6/12/2020

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PETITIONER INFORMATION:

Name(s): JMA Tech Properties, LLC & Ranalli / Taylor St., LLC

Mailing Address: PO Box 678, Liverpool NY

Zip: 13088 Home phone: Day phone:

E-mail:

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

Attorney Architect Contractor Other Project Engineer

Name(s): CHA Consulting Inc c/o James Trasher

Mailing Address: 300 S. State Street, Syracuse, NY

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

Konstantinos D. Peios

 Signature of PETITIONER

06/17/20

 Date

Konstantinos Peios

 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 _____



PETITIONER INFORMATION:

Name(s): Catholic Charities of Syracuse

Mailing Address: 1654 W. Onondaga Street

Zip: 13204 Home phone: Day phone: (315) 424-1800

E-mail: mmelara@ccoc.us

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

Attorney Architect Contractor Other Project Engineer

Name(s): CHA Consulting Inc c/o James Trasher

Mailing Address: 300 S. State Street, Syracuse, NY

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

Michael F. Melara
Signature of PETITIONER

6/15/2020
Date

Michael F. Melara, Executive Director

PRINT NAME OF PETITIONER

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- OTHER CITY/COUNTY/STATE AGENCIES OR DEPARTMENTS _____

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: JMA Tech Properties - Building Renovation & Reconstruction		
Project Location (describe, and attach a general location map): See attached property list and ownership map		
Brief Description of Proposed Action (include purpose or need): JMA Tech Properties LLC is request a Zone Change to create a Planned Development District within the parcels generally located around S. Clinton Street, Cortland Ave, Tallman Street, and Taylor Street. The PDD will enable a continued investment into the surrounding area for the development of an advanced 5G business and innovation center that will be utilized for administrative and management offices, meeting/training rooms, workstations, product displays/customer areas, shipping / receiving, business support areas, and light manufacturing / assembly of 5G wireless components.		
Name of Applicant/Sponsor: JMA Tech Properties, LLC, Ranalli / Taylor St., LLC, Catholic Charities of Syracuse		Telephone: E-Mail:
Address: PO Box 678		
City/PO: Liverpool	State: New York	Zip Code: 13088
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o Brian Bouchard)		Telephone: 315-228-0036 E-Mail: BBouchard@chacompanies.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): see attached property ownership map		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City common council	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	City planning commission	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse IDA	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater (SWPPP)	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes No

If Yes, identify the plan(s):

Remediation Sites: C734144A

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? Yes 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?

Commercial District, & Local Business District

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? _____

C.4. Existing community services.

a. In what school district is the project site located? Syracuse City

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

d. What parks serve the project site?
Syracuse City Parks

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)? Light Manufacturing and commercial offices

b. a. Total acreage of the site of the proposed action? _____ 7.5 acres
b. Total acreage to be physically disturbed? _____ 2.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.5 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)
Re-subdivision to combine contiguous parcels

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 3

iv. Minimum and maximum proposed lot sizes? Minimum 0.25 Maximum 2.0

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) JUNE month 2020 year
- Anticipated completion date of final phase _____ month 2022 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

The first phase of redevelopment will include the reconstruction of the existing Coyne Textile facility into the new headquarters for JMA Tech properties LLC and will include the necessary adjacent parking areas. Future phases will continue the redevelopment along S. Clinton St.

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: _____ 44.5 height; _____ 133 width; and _____ 375 length
- iii. Approximate extent of building space to be heated or cooled: _____ 165,000 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? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- 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? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and 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 the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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 remaining after project completion: _____
- 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: _____ 1500 gallons/day

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

If Yes:

- Name of district or service area: City of Syracuse
- 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? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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), what is the 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: _____ 1500 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

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 Wastewater Treatment Plant
- Name of district: City of Syracuse
- 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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

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: _____

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 _____ 4.0 acres (impervious surface)
 _____ Square feet or _____ 7.5 acres (parcel size)
 ii. Describe types of new point sources. Connection to existing Storm Sewer

 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 to on-site management below the building and then discharge at a controlled rate equal to or less existing to the stormsewer
 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the 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)
Fleet and Delivery Vehicles
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
NA
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
NA

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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ 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): _____

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): _____

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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

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: _____

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: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

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

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

i. During Construction:

- Monday - Friday: _____ 7am - 7pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 6:30am - 6:30pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

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

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:
Typical parking lot lighting/security lighting

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

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: _____

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 any 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 the proposed storage facilities: _____

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: _____ 20 tons per _____ total (unit of time)
 • Operation : _____ 1 tons per _____ week (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: scrap metal recycling

 • Operation: cardboard/plastic recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: dumpster - commercial pick-up

 • Operation: compactor - commercial pick-up

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

t. Will the 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: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.0 +/-	5.0 +/-	(-) 1.0 +/-
• 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>Green space & Landscaping</u>	1.5 +/-	2.5 +/-	(+) 1.0 +/-

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:
New Jerusalem Baptist Church, Greater new testament missionary

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:
i. Has the facility been formally closed? Yes No
• 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:
PCB's

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:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): C734144A
 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): 734141, B00024, C734144A
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Active Brownfield cleanup

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: C734144A
- Describe the type of institutional control (e.g., deed restriction or easement): Environmental
- Describe any use limitations: No residential
- Describe any engineering controls: TBD
- 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? _____ > 10 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 _____ 100 %
 _____ %
 _____ %

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: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % 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: _____

e. 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? Yes No

If Yes:

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

ii. Name: 1001-1005 South Salina St. 06740.003240 Historic Building Listed as Eligible

iii. Brief description of attributes on which listing is based:
 Building is across the street from site and listed as eligible

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: _____

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

iii. Distance between project and resource: _____ 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

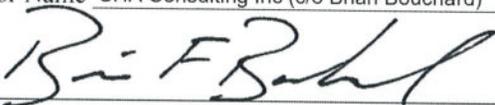
Attach any additional information which may be needed to clarify your project.

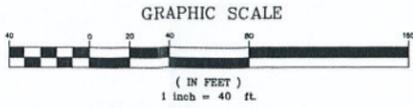
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

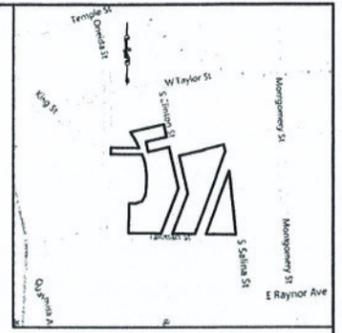
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting Inc (c/o Brian Bouchard) Date 6/17/2020

Signature  Title Project Engineer



BENCHMARKS:
 BENCHMARK NO. 1 - 2001 HYDRANT BOLT UNDER "V" IN "VALVE"
 ELEV=31.77
 BENCHMARK NO. 2 - 2008 HYDRANT BOLT UNDER "K" IN "KENNEDY"
 ELEV=30.64



LOCATION PLAN
 Scale: 1" = 500'

NOTES:
 Total area: 6.058± acres.
 Total number of lots: Sixteen (16) existing.
 Elevations referred to City of Syracuse datum.
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 Tax Map Nos. 94.-04-05.1, 05.2, 05.3, 05.4, 06, 07, 08, 94.-05-05.1, 05.2, 06, 07, 08.1, 08.2, 08.3, 94.-20-01 & 02 C.E.P. 44

- LEGEND:**
- Indicates original grade
 - Indicates light stand
 - Indicates utility pole, anchor & overhead lines
 - indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates 6" diameter bollard (typical)
 - indicates 6" diameter monitoring well (typical)
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

TRACT MAP:
 By: Cottrell Land Surveyors, P.C.
 Date Filed: February 15, 2013
 Map No.: 11653

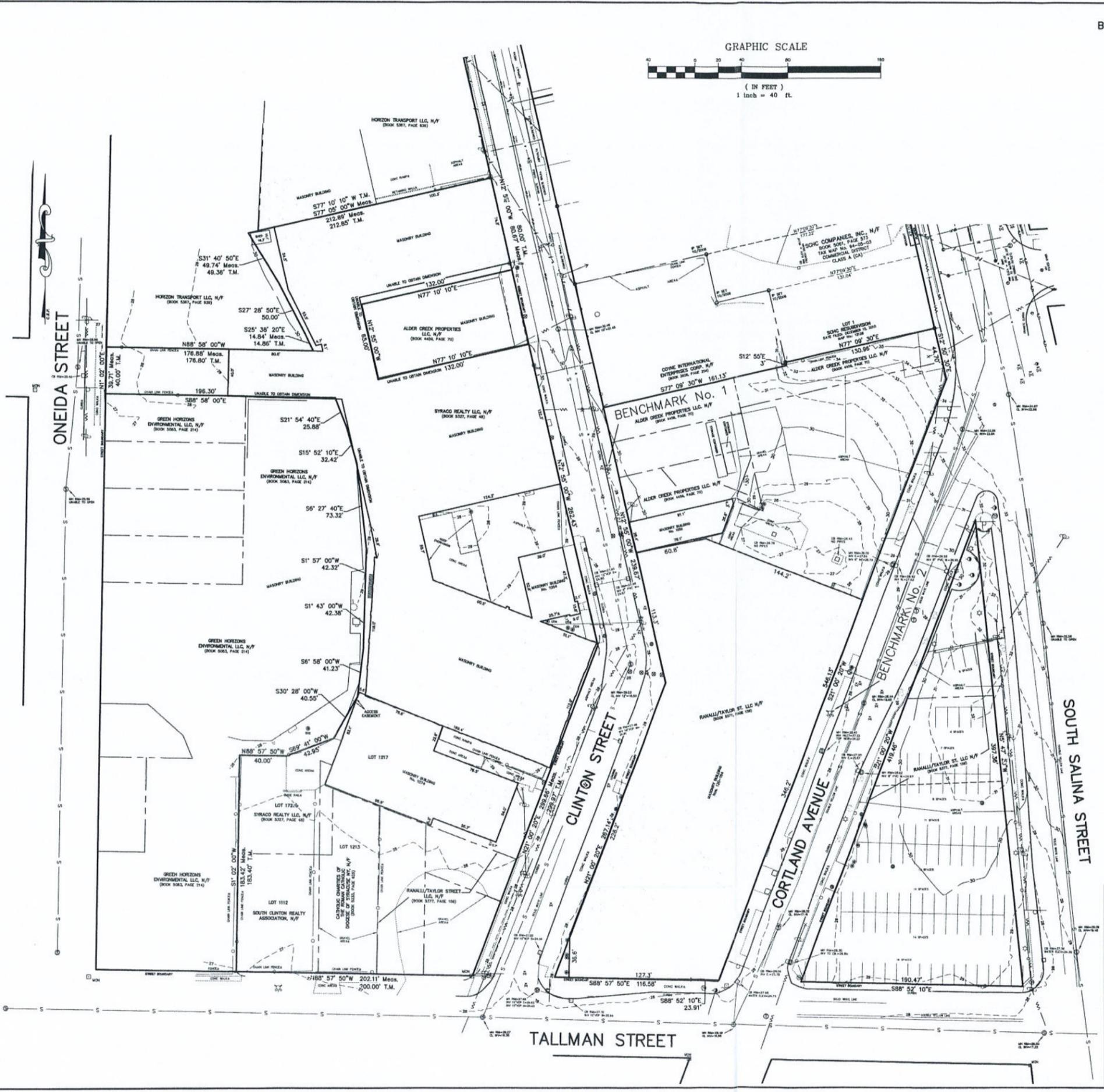
Subject to any statement of facts on accurate and up to date abstract of title and show.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2, of the New York State Education Law.

TOPOGRAPHIC SURVEY
 Nos. 980-82 SOUTH SALINA STREET,
 Nos. 1029, 1033, 1049 & 1051 SOUTH CLINTON STREET
 Nos. 120-154 CORTLAND AVENUE
 PART OF BLOCK Nos. 140 & 385
 AND
 LOT Nos. 1112, 1213, 1217 & 1720
 RESUBDIVISION OF VANBUREN, GIFFORD &
 LEAVENWORTH TRACT AMD. & CAROLINE C.
 WALCH TRACT
 & ADDITIONAL LANDS
 PART OF BLOCK No. 141
 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
 EMAIL: mail@emcspc.com

DATE: DECEMBER 13, 2019
 SCALE: 1" = 40'
 FILE No.: 2286.086
 SHEET No.:
 F.B. No. 1658



IF YOU ARE NOT THE OWNER OF THE PROPERTY, YOU ARE NOT TO BE BOUND BY THE INFORMATION CONTAINED HEREIN. YOU SHOULD CONSULT YOUR ATTORNEY AND THE OFFICE OF THE COUNTY CLERK FOR MORE INFORMATION. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE.



JMA TECHNOLOGIES

140 CORTLAND AVENUE
 SYRACUSE, NY 13202

PROJECT STATUS

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT NUM

059294.001

DATE

JULY 2, 2020

SHEET TITLE

ZONE CHANGE PLAN

FIGURE



OWNERSHIP INFORMATION				
ADDRESS	TAX ID #	CURRENT OWNERSHIP	PARCEL SIZE	EXISTING ZONING
1010 Clinton St S	094-04-03.0	JMA Tech Properties, LLC	0.19 Acres	IA
1022 Clinton St S	094-04-04.0	JMA Tech Properties, LLC	0.20 Acres	IA
1054 Clinton St S to Oneida St	094-04-05.1	JMA Tech Properties, LLC	2.28 Acres	IA
232 Tallman St	094-04-05.4	JMA Tech Properties, LLC	0.16 Acres	BA
1080-82 Clinton St S	094-04-06.0	Ranali/Taylor St., LLC	0.07 Acres	BA
222-24 Tallman St & Clinton St S	094-04-07.0	Ranali/Taylor St., LLC	0.07 Acres	BA
226 Tallman St	094-04-08.0	Ranali/Taylor St., LLC	0.12 Acres	BA
980-82 Salina St S	094-05-05.1	JMA Tech Properties, LLC	0.12 Acres	CA
1029 Clinton St S	094-05-05.2	JMA Tech Properties, LLC	0.08 Acres	CA
120-154 Cortland Ave & Tallman St	094-05-06.0	Ranali/Taylor St., LLC	1.75 Acres	CA
1051 Clinton St S	094-05-07.0	JMA Tech Properties, LLC	0.05 Acres	CA
1049 Clinton St S	094-05-08.1	JMA Tech Properties, LLC	0.10 Acres	CA
1049 Clinton St S Rear	094-05-08.2	JMA Tech Properties, LLC	0.03 Acres	CA
1033 Clinton St S	094-05-08.3	JMA Tech Properties, LLC	0.08 Acres	CA
1002-22 Salina St S & Cortland Ave	094-20-01.0	Ranali/Taylor St., LLC	0.58 Acres	CA
1024-40 Salina St S & Tallman St	094-20-02.0	Ranali/Taylor St., LLC	1.13 Acres	CA
1074 Clinton St S	094-04-05.2	Catholic Charities of Syracuse	0.29 Acres	IA
228 Tallman St	094-04-05.3	Catholic Charities of Syracuse	0.21 Acres	BA
TOTAL ACRES = 7.51				

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.

