

**Application for  
Planned Development District  
JMA Tech Properties, LLC**

**120-54 Cortland Ave & Tallman St.  
Syracuse, New York**

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*CHA Project Number: 059294.001*

*Prepared by:*



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

June 17, 2020

## 1.0 CURRENT PROPERTY CONDITIONS

The properties under consideration for the Planned Development District include the location of the former Coyne Textile Services facility and parcels in the immediate vicinity along South Clinton Street, South Salina Street and Cortland Avenue. The properties proposed to be part of the Planned Development District total approximately 7.50± acres and include the following parcels:

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

The above described properties are presently zoned Industrial (IA), Commercial A (CA), and Business A (BA). Similarly, the properties in the immediate vicinity are zoned Industrial (IA), Commercial A (CA), Business A (BA), and also Commercial B (CB).

## 2.0 PURPOSE AND INTENT OF AMENDMENT

JMA is currently a global leader of edge-based communications technology, with corporate headquarters in Central New York and continues to grow and expand product offerings for the wireless industry. Since its inception, JMA has leaned in on US based innovation, delivering the world's first software based 4G baseband, Private CBRS network solutions, and onshore manufacturing of 4G/5G antennas and high-grade connectors. JMA has invested significant resources in the Syracuse area and continues to expand its business operations. Whereas other

manufacturing companies are moving jobs out of New York State and the United States, JMA is reaffirming its commitment to Central New York and Syracuse.

As part of JMA's continued growth and commitment to US and NYS manufacturing, they seek to transform a section of downtown Syracuse into an advanced 5G manufacturing and innovation center. The purpose of this Planned Development District is to allow for the construction of a 5G wireless business campus that will be utilized for administrative and management offices, meeting/training areas, workstations, product displays/customer areas, shipping and receiving, business and support areas and light manufacturing and assembly of 5G wireless components along with parking to support the above described operation. The proposed facility, previously Coyne Textiles, is estimated to be a \$25 million plus investment and a significant part of Syracuse's commitment to revitalizing the downtown area and acting as a gateway to the City's southside. JMA's new 5G campus will not only develop and manufacture 5G solutions locally, but also be a showcase for 5G experiences driving its own operations.

We have enclosed the necessary applications and project plans for review according to the Planned Development District formation process.

### **3.0 USES ELIGIBLE**

As briefly described above, the Planned Development District is proposed to be utilized for offices, shipping and receiving, business support areas, product display/customer areas and light manufacturing/assembly purposes. The contemplated uses are consistent and compatible with the uses in the general vicinity of the site. Overall, the project will provide a significant economic investment to help transform the neighborhood with both physical improvements and job opportunities.

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

To the applicant's knowledge, there are no currently non-conforming uses within the proposed Planned Development District.

## **5.0 DISTRICT PLAN**

The proposed project site has been designed to create a campus like setting with ample green space and interesting hardscapes. The proposed building will generally utilize the footprint of the former Coyne Textiles Services facility and house proposed 5G light manufacturing/assembly, office areas, and customer areas. Three parking areas for employee and customers are proposed in close proximity to the building and reuse and improve some of the existing parking lots at the project site. The site is proposed to be enclosed and screened with an attractive fence, landscaping and various tree and shrub plantings.

Multiple ingress/egress points for the Planned Development District are planned on the adjacent existing streets. Shipping and receiving access points for deliveries are proposed along South Clinton Street and South Salina Street. Two parking lot access points are proposed along Tallman Street as depicted in the submitted plans. An additional access point to the site from the north is located off Taylor Street and utilizes the former South Clinton Street corridor. An alternative access point onto Oneida Street will be fenced and maintained for possible use in the future. Each of the above described points of ingress/egress will be gated. Proposed fire/emergency access is located along the South Salina Street portion of the site.

Enclosed is a copy of the application for the Zone Change/Planned Development District approval. The enclosed plans list the proposed parcels to be included within the proposed Planned Development District. A copy of the existing conditions survey, property ownership map, and conceptual campus master plan are also included within this District Plan.

## **6.0 SUPPORTING EXPLANATORY MATERIAL**

At the present time, JMA employs over 500 people in the Syracuse area, has invested over \$100 million in the Syracuse area and has expanded its manufacturing facility in Liverpool, New York from 62,000 square feet to 220,000 square feet.

As noted above, the purpose of the Planned Development District is to create a 5G wireless business campus that includes administrative and management offices, meeting/training areas, workstations,

product display and customer areas, shipping and receiving, business support areas and light manufacturing/assembly of 5G components. At least 100 new jobs will be created at the site across manufacturing, testing and production support. JMA intends to make the neighborhood a beacon of both current and future technology. The project will continue the “Syracuse Surge” and will help transform the area both physically and economically. Notably, the space will be designed to host visitors from around the Country and world to view and attend demonstrations of JMA products, bringing additional interest and attention to the Syracuse area.

The proposed improvements include the partial demolition of the Coyne Textile Services facility, the rehabilitation of a portion of the existing facility and the construction of a new building in the existing footprint. Other site improvements will include new parking areas, curbing, hardscape, green/grass areas, new lighting, new curbing, landscaping and other related improvements.

More specifically, the three-story portion of the existing Coyne Textiles building will be completely renovated to house new corporate offices, a client experience center, and manufacturing support spaces. The remaining portion of the existing building will be removed. Adjacent to the existing three-story portion of the building will be built a new 1-floor twenty-eight (28’) feet high bay building consisting of light manufacturing space with production engineering offices, assembly, testing, restrooms, warehouse and loading dock areas to accommodate incoming and outgoing freight. The existing structure will be connected to the new structure by way of a specially designed atrium area. In addition, the former wastewater building will also be removed. The area north of the new manufacturing building will include pavement areas for truck access to loading docks. To the east of the existing and new buildings will be a triangular parking island which will be renovated for parking, along with another parking area just west of the existing building.

JMA will connect to portions of the existing water and sewer systems but in doing so will help install/upgrade the existing utilities on the site, including a review of the capacity and possible replacement of the existing City public water mains and City public sewer mains along the S. Clinton Street and Cortland Ave street frontages. In addition, proper and appropriate stormwater and erosion controls will be utilized during construction and include permanent stormwater maintenance facilities to control stormwater runoff from the site.

The entirety of the site will contain compatible perimeter fencing/landscaping. For security purposes, the points of ingress/egress will be gated and access to the site will be limited to employees, customers and related business services. In addition, security cameras will be installed at various locations around the facility and the PDD area using a wireless, private network-based security system. The current land uses within the general vicinity of the proposed site include:

- West – Adjacent parcels to the west include Industrial Class A zoned property toward Onondaga Creek which is largely occupied by warehouse and distribution facilities such as Byrne Dairy.
- North – Adjacent parcels to the north include Industrial Class A zoned property beyond Taylor Street, up to the intersection of Temple Street which contains the existing Byrne Dairy plant and an adjacent electrical substation.
- East – The South Salina Street corridor is a commercial corridor with Commercial Class A and Business Class A zoning on both sides of the street having a variety of retail shops.
- South – The south portion of Tallman Street includes Commercial Class A and the Centro Bus Garage Facility.

JMA respectfully submits this request for approval of a Planned Development District for the above referenced parcels as doing so would not only be beneficial for JMA but would also be in the best interest of the City of Syracuse and the existing neighborhood. Considering former uses located on the site and the surrounding land uses, the proposed re-zoning and uses will have no negative impact to the overall area or the surrounding neighborhood but rather would provide the foundation for the reinvigoration of this corridor.

## **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. The proposed plan generally utilizes the footprint of the Coyne Textile Services facility.

- B. Floor Area Ratio: The district plan is requesting a waiver of 50% from the necessary Floor Area Ratio. Given the existing reconstruction of the facility within the existing building footprint, the three (3) story building exceeds the standard ratio of 2.0. As such, the district plan is requesting that the ratio of floor area to ground area shall not exceed 3.0 for this Planned Development District.
- C. Setbacks: Building setbacks for the proposed Planned Development District will be in conformance with the Industrial District uses and compatible with surrounding existing uses in the area.
- D. Yards: All required yards will be in conformance with the Industrial District standards.
- E. Off-Street Parking: The site is designed to provide adequate parking on site for delivery trucks, employees and customers according to the City standards for parking requirements.
- F. Off-Street Loading: All loading of trucks and delivery vehicles will be completed on site. As depicted on the plans, the site will have approximately 4 loading docks along the northern area of the site.



THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE OFFICE OF THE CLERK OF COURTS. THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CLERK OF COURTS AND THE DEPARTMENT OF TAXATION AND FINANCE. THIS PLAN IS NOT A GUARANTEE OF ACCURACY AND IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT OR OTHER DECISION.



JMA TECHNOLOGIES
   
 140 CORTLAND AVENUE
   
 SYRACUSE, NY 13202

PROJECT STATUS

REVISIONS			
NO.	DESCRIPTION	BY	DATE

PROJECT NUMBER

059294.001

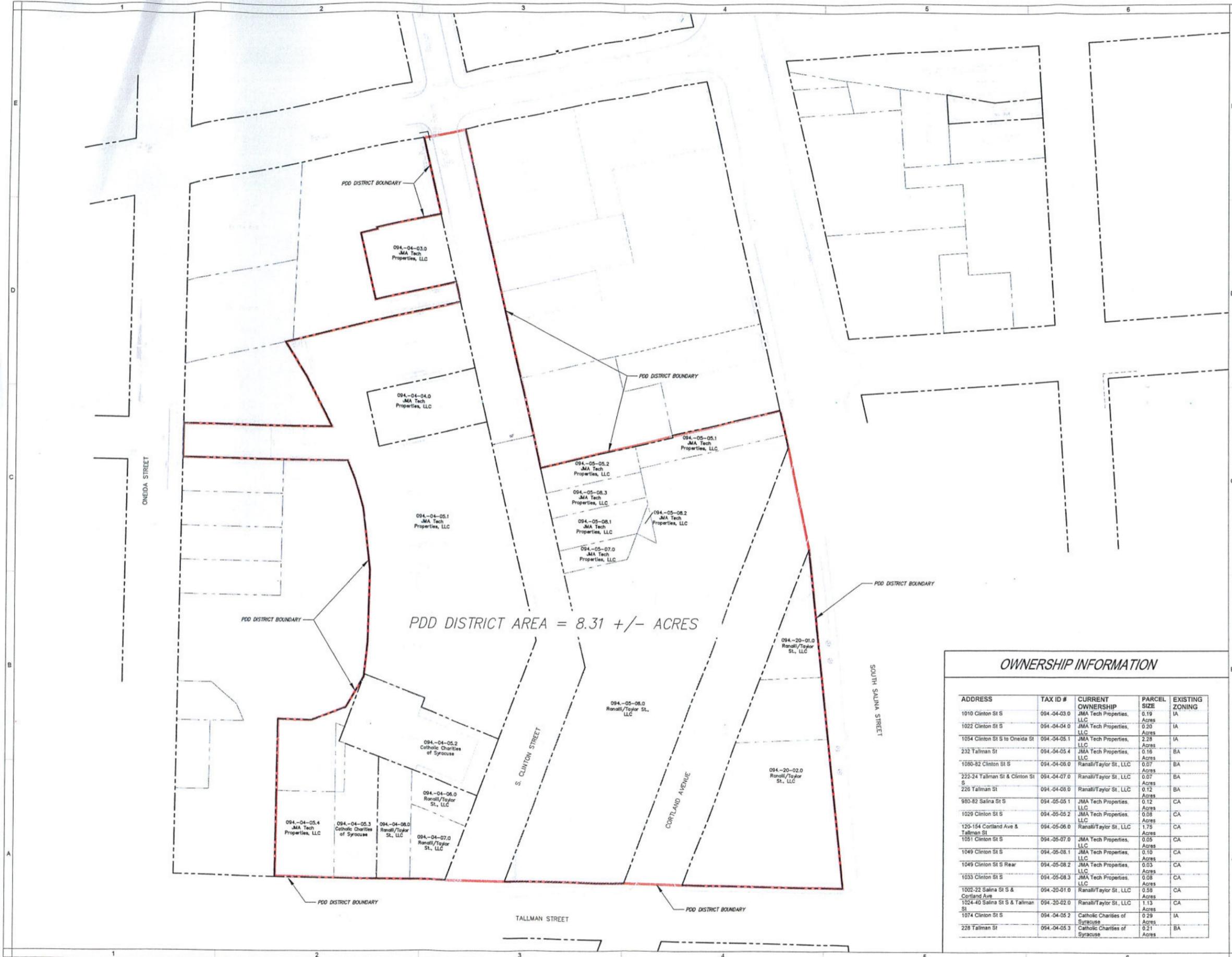
DATE

JULY 2, 2020

SHEET TITLE

DISTRICT PLAN

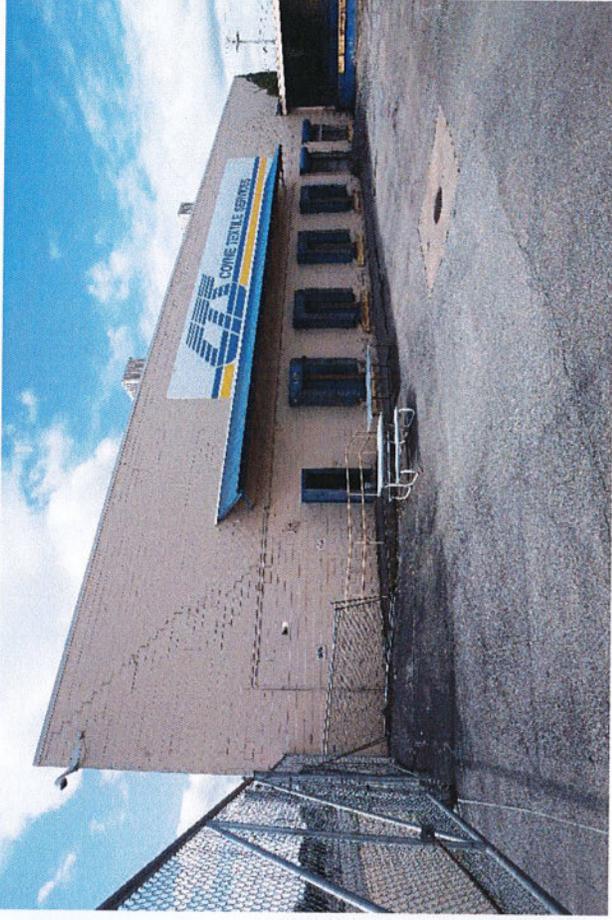
**FIGURE**



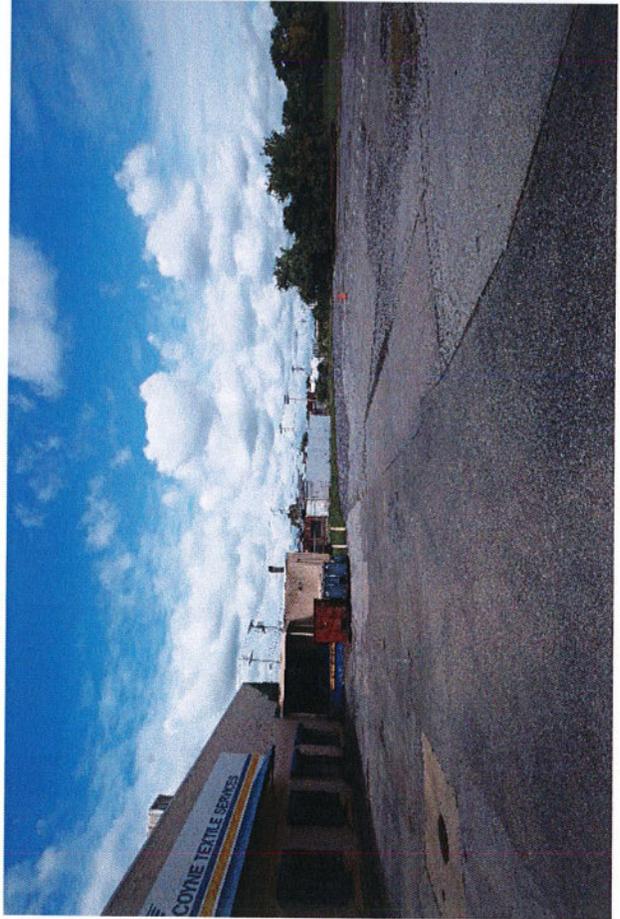
OWNERSHIP INFORMATION				
ADDRESS	TAX ID #	CURRENT OWNERSHIP	PARCEL SIZE	EXISTING ZONING
1010 Clinton St S	094-04-03.0	JMA Tech Properties, LLC	0.19 Acres	IA
1022 Clinton St S	094-04-04.0	JMA Tech Properties, LLC	0.20 Acres	IA
1054 Clinton St S to Oneda St	094-04-05.1	JMA Tech Properties, LLC	2.29 Acres	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
228 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	0.09 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
1025-22 Salina St S & Cortland Ave	094-20-01.0	Ranali/Taylor St, LLC	0.59 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



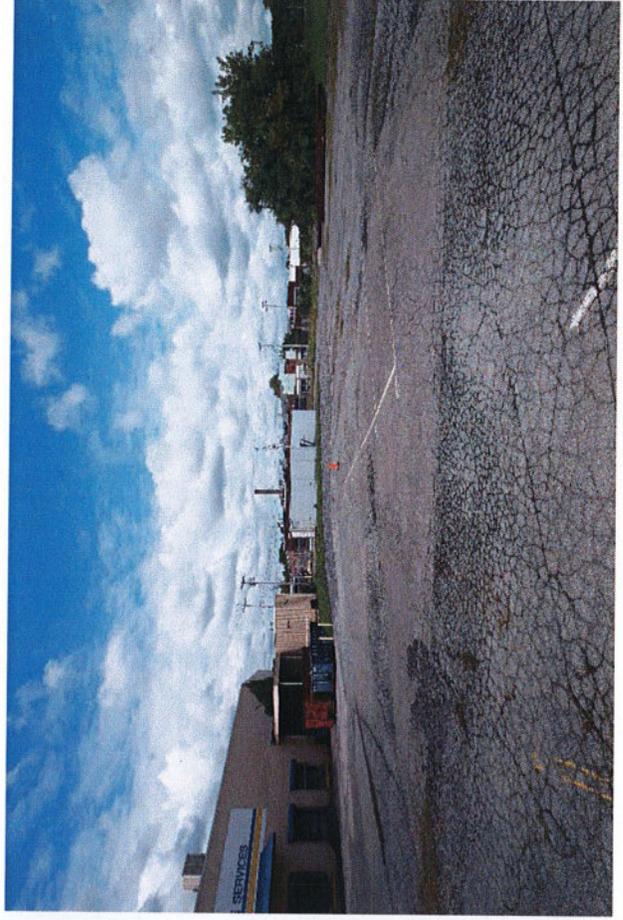
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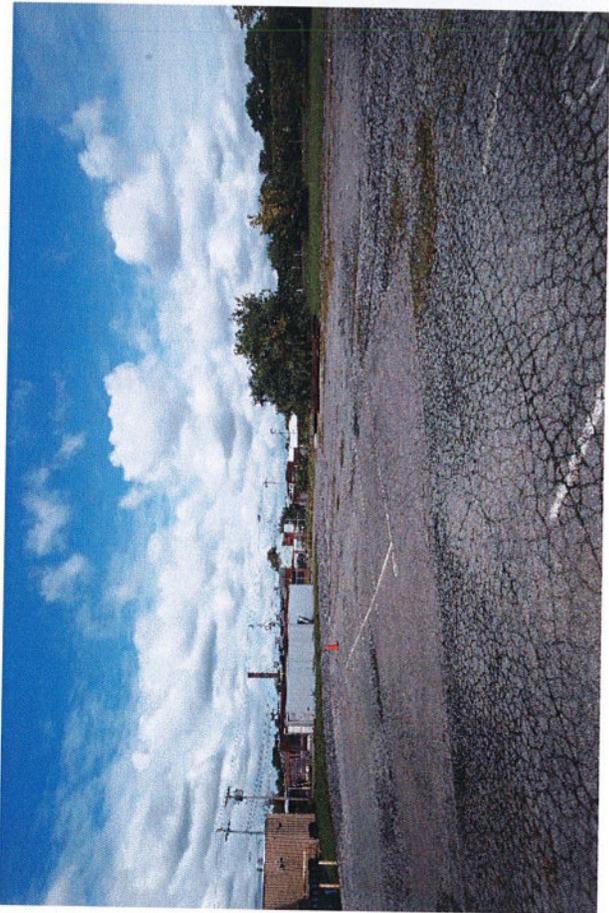
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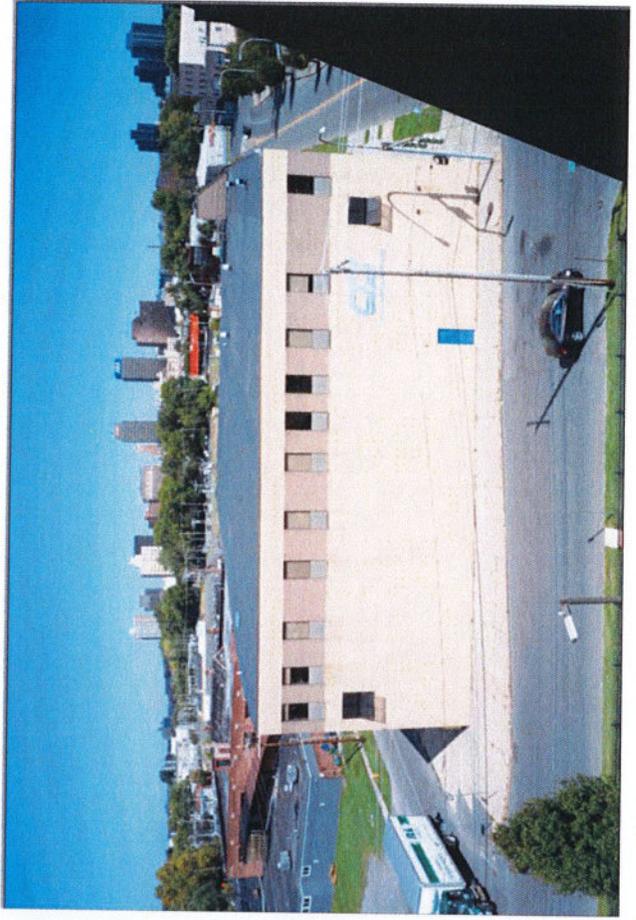
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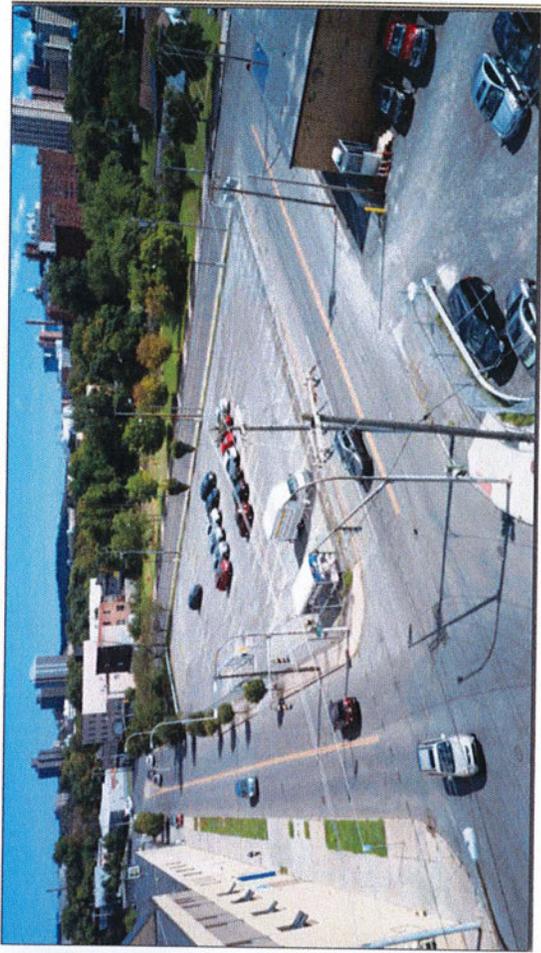
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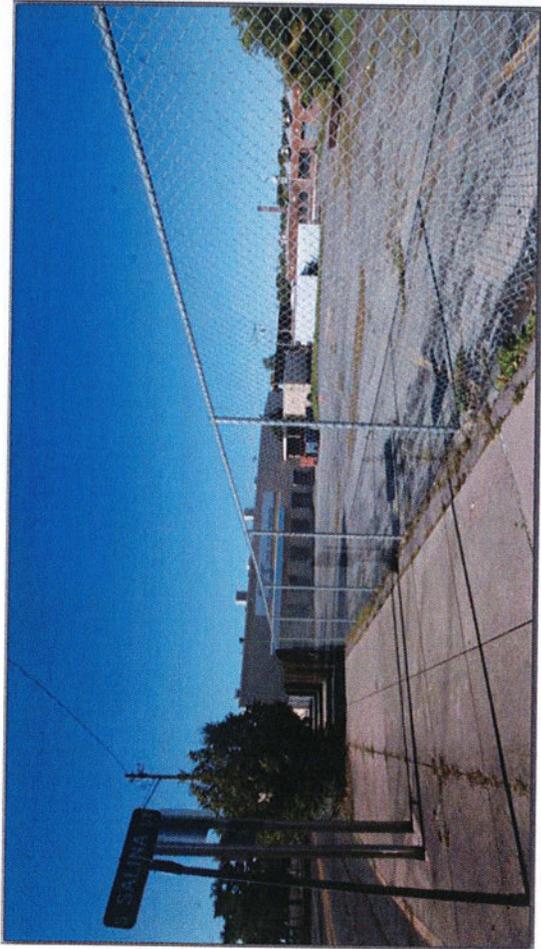
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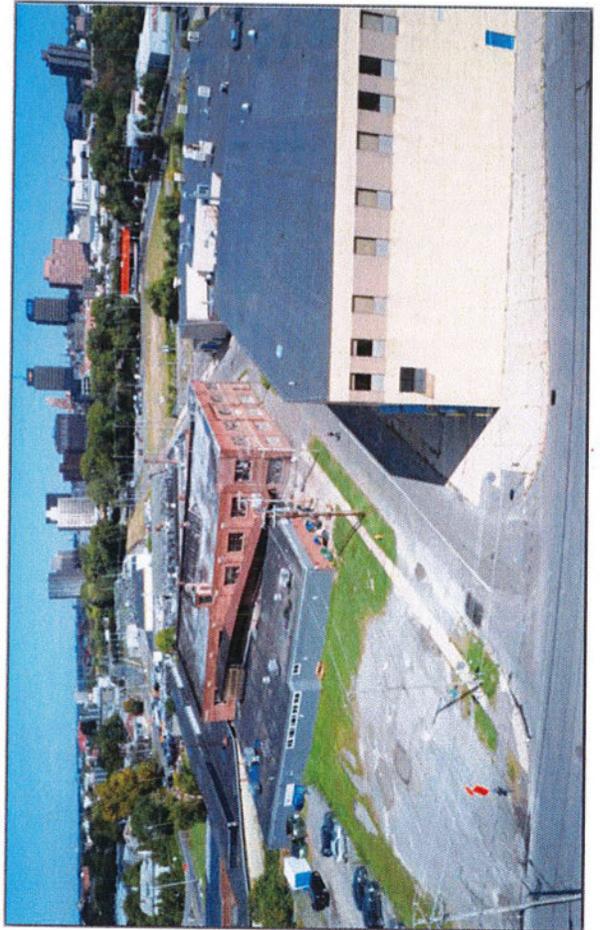
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**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**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 Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City planning commission	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of 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

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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

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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: \_\_\_\_\_

\_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
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: \_\_\_\_\_

\_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

\_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or 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: \_\_\_\_\_

\_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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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 covertsypes on the project site.

Land use or Covertypes	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 &amp; 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

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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

If Yes:

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

ii. Basis for identification: \_\_\_\_\_

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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.

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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**

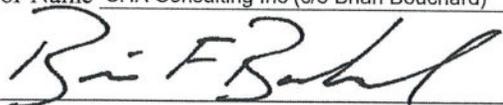
Attach any additional information which may be needed to clarify your project.

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