

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18-06</u>
Tax map Section: <u>105</u> Block: <u>05</u> Lot: <u>01.1</u> Zoning District: <u>BA</u>	

1. Address of subject property: 113-115 PARK AVE. SYRACUSE, N.Y.

2. Year property was purchased by current owner: 2017

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): EDWARD ROSECRANS

Mailing Address: 5030 CONSTITUTION LN. LIVERPOOL, N.Y.

Zip: 13088 Daytime phone number: 315-727-5399 home phone number: —

E-mail (alternate contact for additional information request): edward.rosecrans@gmail.com

N/A b. Contract purchaser(s) , Lessee , or Co-applicant (if applicable)

*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.

Name(s): _____

Mailing Address: _____

Zip: _____ Home phone number: _____ Day Phone: _____

E-mail (alternate contact for additional information request): _____

/ c. Representative: Attorney , Architect , Contractor , Other _____
(Only if involved in this application)

Name(s): ROBERT K. GREENOUGH JR.

Mailing Address: 4629 ONONDAGA BLVD SYRACUSE, NY

Zip: _____ Telephone number: 315-471-4107

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): VACANT LOTS

Proposed use and occupancy of property: 14 SPACE EMPLOYEE PARKING

Current number of onsite (off-street) parking spaces: ZERO

Proposed number of onsite (off-street) parking spaces: 14



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a **AREA VARIANCE** from the City of Syracuse Board of Zoning Appeals at the request of Edward Rosecrans for the property located at 113 & 115 Park Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Street Arterial, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce planting and screening setbacks to establish a parking lot on two parcels in a Business Class A zoning district; and
- WHEREAS, the Board received two referrals for the proposed project, one for each parcel contributing to the site; however, given that one action is proposed for the site as a whole, the project is being reviewed as a single referral; and
- WHEREAS, the site is located at the intersection of Plum Street and Park Avenue, both city streets, in the Near West Side neighborhood of the City of Syracuse; surrounding land uses are mixed commercial, industrial and scattered residential properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; per the parking lots are permitted with the issuance of special permit in the proposed MX-3 district; and
- WHEREAS, the submitted Site Plan dated December 26, 2017 shows the site is made up of two parcels and abuts a single-family residence and a vacant, residential parcel; the submitted local application indicates the site recently contained an abandoned two-family house that was demolished in 2017; the site is currently vacant; and
- WHEREAS, per the local application, the proposed 14-space employee parking lot will serve a business two blocks away under common ownership; and
- WHEREAS, the Site Plan shows the asphalt parking lot will cover nearly all of the site and be buffered from the adjacent parcels by a new 6' high wooden fence; per the plan, site access will come from a proposed 24' wide driveway on Park Avenue; aerial imagery shows the site has existing blacktop sidewalks along both road fronts; per the Site Plan, the Park Avenue sidewalk will be replaced by a proposed concrete sidewalk which is shown to extend through the proposed driveway; and
- WHEREAS, the City of Syracuse zoning ordinance has designated planting and screening requirements for parking lots, which includes reserving areas for landscaping or screening along streets and side or rear property lines; per the referral notice, the proposed project does not meet these requirements; the local application

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

indicates that an area variance is sought to provide relief from the setback requirements which "preclude the use of the standard parking lot space effectively"; and

WHEREAS, the submitted Grading and Drainage Plan dated December 26, 2017 shows a 2' wide infiltration trench along the eastern lot line and a portion of the southern lot line; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; drinking water and wastewater services are presumably not necessary for the proposed parking lot; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, V00588, C734089); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be **DISAPPROVED** for the following **REASON(S)**:

The Syracuse Land Use and Development Plan 2040 recommends pedestrian-friendly development for this area of the City that provides urban design features, such as landscaping and screening, around parking areas, and the corner open lot does not support those objectives given the proposed use. The Board encourages the City to uphold the designated planting and screening requirements, which are consistent with the guidelines of the City's comprehensive plan.



Daniel Cupoli, Vice Chairman
Onondaga County Planning Board
Transmittal Date: 02-07-2018



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

01/22/2018

Variance (Area): V-18-06
Address: 113 PARK AVE, Syracuse,

Hearing Date: 2/15/2018

Request:
Establish a parking lot.

The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	01/16/2018	Richard DeMarzo	all work must be done to city specs. Sidewalk on Plum St. side should be upgraded to concrete during construction.
DPW Commissioner - Zoning	Internal Review Complete	01/18/2018	Martin Davis	Comply with all Bureau comments
DPW Sewers - Zoning	Internal Review Complete	01/12/2018	Vinny Esposito	drainage plan required. 1-18-18 Storm water on Lot must be self contained. Can not drain to street or adjoining properties.
DPW Sidewalks - Zoning	Internal Review Complete	01/17/2018	Chris Ettinger	No objection to parking lot. The sidewalks should be brought up to current standard and specifications. I also would like to see the sidewalk moved back from curb line on Park Ave.
DPW Traffic Control- Zoning	Internal Review Complete	01/12/2018	Jim French	no concerns
DPW - Transportation Planner	Internal Review Complete	01/16/2018	Neil Milcarek-Burke	5' ADA compliant, concrete sidewalk required along both Plum Street and Park Avenue frontages. It is recommended that the sidewalk along Park Avenue be setback from the curb line 5'. The setback will require a 90 degree jog in the sidewalk at the eastern property line to meet the adjacent parcel's sidewalk. This design will provide snow storage areas at the corner while providing a sidewalk arrangement more typical to Syracuse neighborhoods. Street trees should be included, where appropriate.

Consult City Arborist to determine placement and species.

Eng. Design & Cons. - Zoning	Internal Review Complete	01/18/2018	Charles Davidson	<p>Refer to engineering comments for Bldg. Permit 30699 and 30700. If applicant addresses engineering comments, there are no objections with variance.</p> <ol style="list-style-type: none"> 1. The grading plan currently shows sheet flow of storm water being directed to the City ROW and adjoining properties. The grading plan shall be revised so that all Storm water / Roof Drainage is contained on site. 2. The Southern edge of the proposed parking lot shall be revised to be straight along the whole length. There shall be a continuous and consistent buffer of green space between the proposed parking lot and all adjoining properties. 3. Plans do not show/label the material between the proposed parking lot and the sidewalk. 4. The City recommends replacing all blacktop sidewalks with concrete sidewalk per City standard. 5. Sidewalk shall be installed per City, NYSDOT standard and comply with current ADA standards (2% cross slope maximum, 5' x 5' flags, etc.). Proposed sidewalk shown on plans is designed at the maximum cross slope. 6. Resubmit plans addressing comments.
City Engineer - Zoning	Internal Review Complete	01/18/2018	Ray Wills	<p>-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.</p>
Eng. Mapping - Zoning	Internal Review Complete	01/12/2018	Ray Wills	Work will have no impact on Mapping Division assets. No objection.
Water Engineering - Zoning	Pending	01/09/2018		

Input comments into IPS

RE: 113 Park Ave (V-18-06)

Proposed

Encroachment

Resubdivision

Project Site Review

Action

3 Mile Limit

Variance

Street Cut

Engineering/Division of Mapping & Surveying: Work shown will have no impact on Mapping Division assets, no objections.

Signature:

Printed: Raymond G. Wills

Date: 12-Jan

Engineering/Division of Design & Construction:

See attached comments

Signature:

Printed: Charles Davidson

Date: 1/18/18

Engineering/Division of Design & Construction (Drainage):

See attached comments

Signature:

Printed: Charles Davidson

Date: 1/18/18

Engineering/Division of Sewers:

See attached comments

Signature:

Printed: Charles Davidson

Date: 1/18/18

Return to:

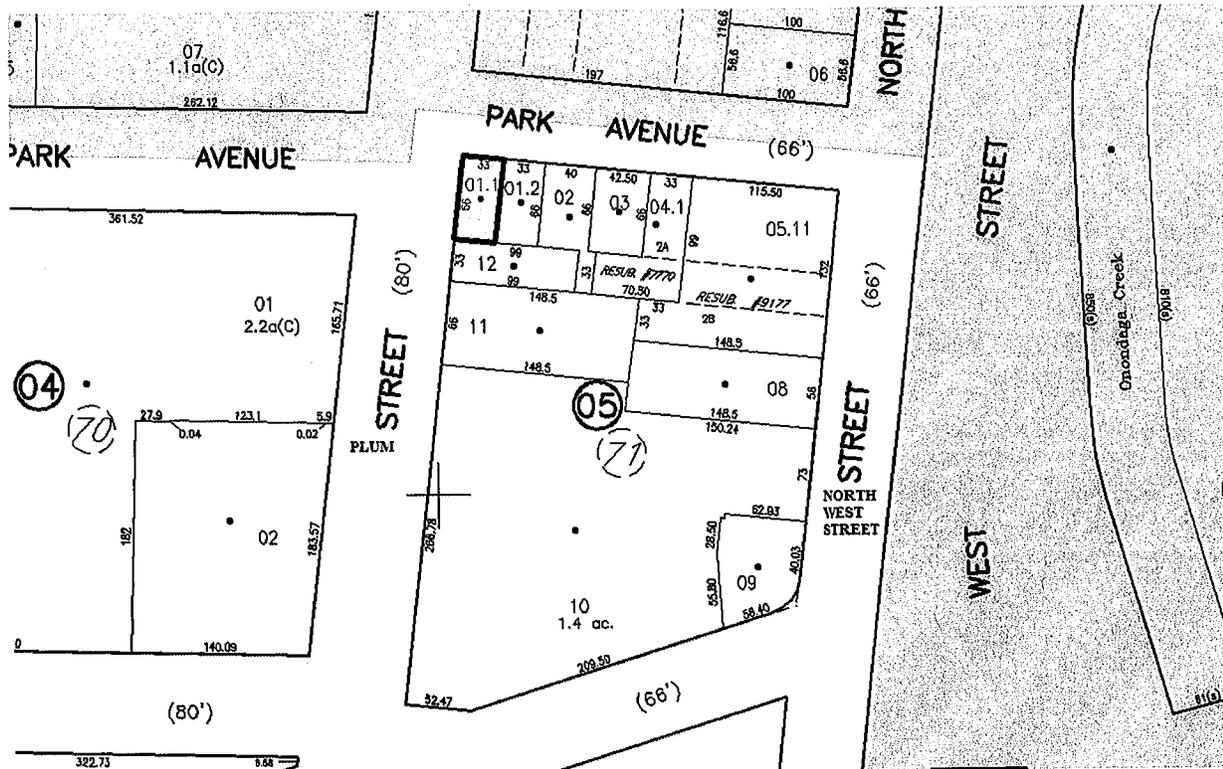
Department of Engineering
Office of the City Engineer
Room 401 City Hall

Refer to engineering comments for Bldg. Permit 30699 and 30700. If applicant addresses engineering comments, there are no objections with variance.

1. The grading plan currently shows sheet flow of storm water being directed to the City ROW and adjoining properties. The grading plan shall be revised so that all Storm water / Roof Drainage is contained on site.
2. The Southern edge of the proposed parking lot shall be revised to be straight along the whole length. There shall be a continuous and consistent buffer of green space between the proposed parking lot and all adjoining properties.
3. Plans do not show/label the material between the proposed parking lot and the sidewalk.
4. The City recommends replacing all blacktop sidewalks with concrete sidewalk per City standard.
5. Sidewalk shall be installed per City, NYSDOT standard and comply with current ADA standards (2% cross slope maximum, 5' x 5' flags, etc.). Proposed sidewalk shown on plans is designed at the maximum cross slope.
6. Resubmit plans addressing comments.

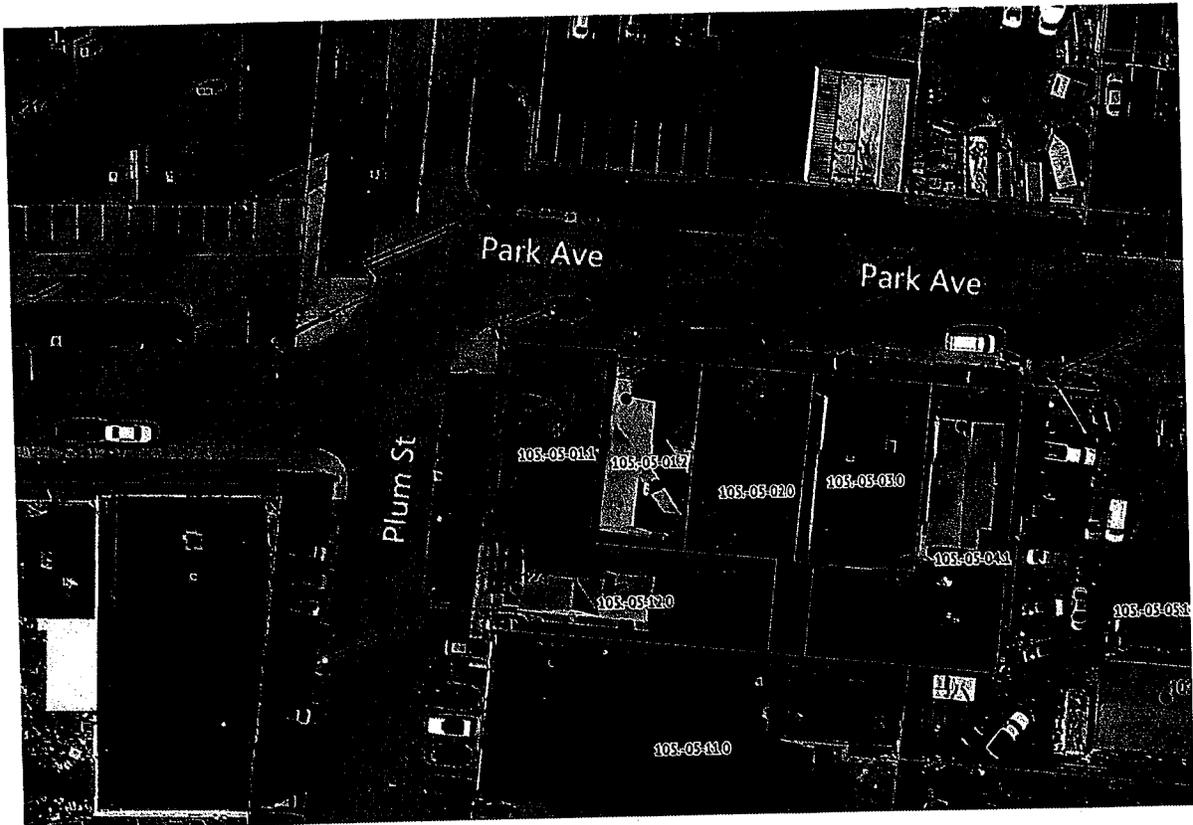
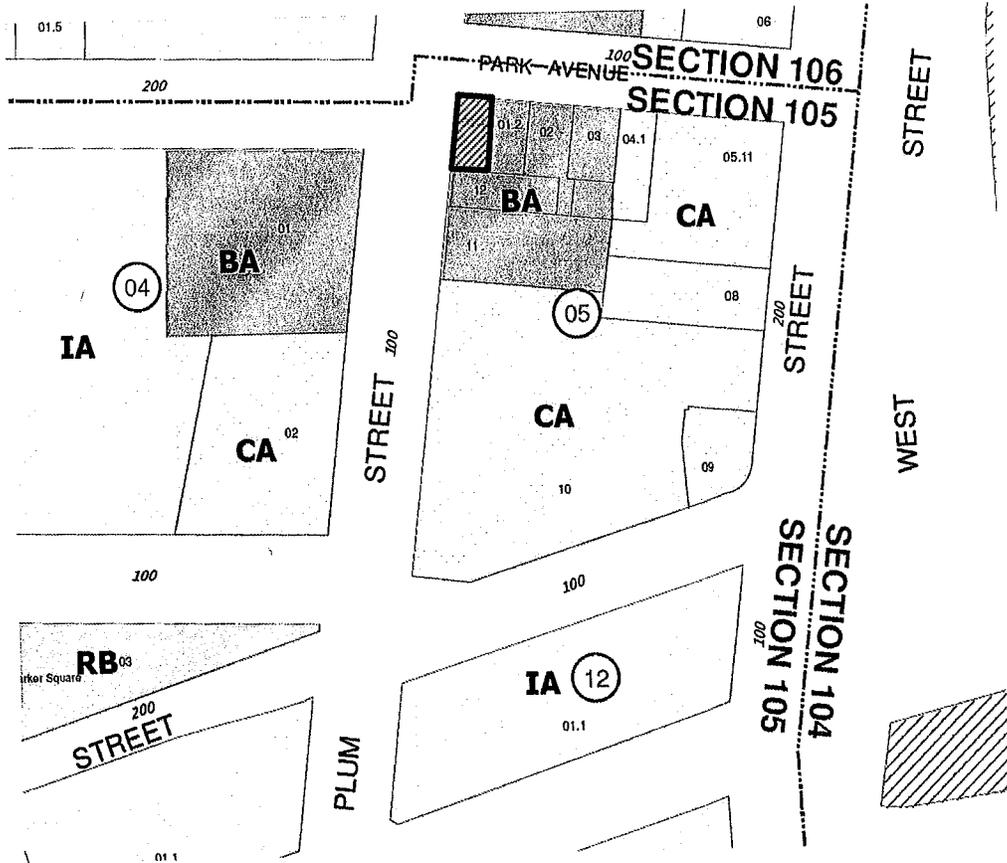
113 PARK AVENUE

V-18-06



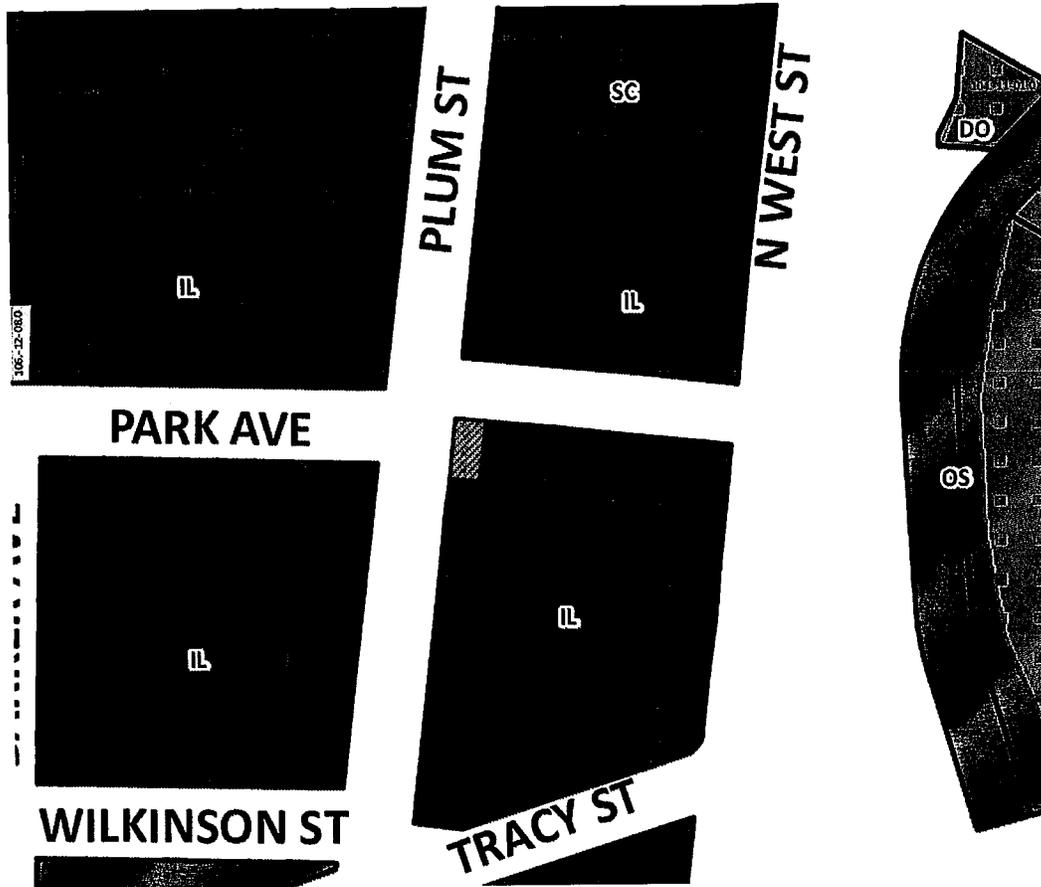
113 PARK AVENUE

V-18-06



113 PARK AVENUE

V-18-06



Industrial Legacy

Industrial Legacy areas are previous sites of heavy industry located near major road and rail (and former canal) corridors. With the evolution of industrial technologies, these remaining buildings are typically no longer appropriate for heavy industrial use, but may accommodate light-industry or warehousing. In many locations there is potential for conversion to retail, services, and residential uses. A wide range of building forms are typically found throughout the area—detached and row-style residential and commercial buildings may be interspersed among industrial activities. This is seen today along corridors such as W. Fayette Street, Erie Blvd. West, parts of Burnet Ave., and surrounding the intersection of Salina and Wolf Streets.

New construction should mimic the surrounding residential forms or the larger industrial forms (usually close to the sidewalk) depending on use. Fenestration patterns should respect surrounding precedent, as well. Setbacks, lot sizes, and parking arrangements will vary widely here since most projects are adaptive reuse of existing buildings, but every effort should be made to make development pedestrian friendly and provide ample landscaping and adequate screening in and around parking areas. Sidewalks here will often be narrower than in the Urban Core or Neighborhood Centers, but pedestrian spaces may be created on private parcels with ample open space.

DENIAL OF PERMIT

REFERENCE ADDRESS 113 Park Ave

WARD NO. _____
OWNER Edward Rosecrans

OWNER'S ADDRESS 5030 Constitution Ln
Liverpool, NY 13088

TELEPHONE 315-727-5399

APPLICATION FOR PERMIT TO:

erect convert () maintain () operate ()

New Parking Lot
DENIED UNDER ARTICLE (s) Part C - Section I - Article 5

of the zoning ordinance for the following reasons:

planting & screening requirements

PLANS ATTACHED, APPROVED BY _____
ON _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

SURVEY ATTACHED

BOOK (S) NO. _____

ZONING REVIEWED BY _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE 1-9-2019 SIGNATURE Gail L Swistak

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: 14 SPACE PARKING & LOT							
Project Location (describe, and attach a location map): 113-115 PARK AVENUE SYRACUSE, N.Y.							
Brief Description of Proposed Action: PROVIDE 14 SPACE PARKING & LOT ON VACANT LOT OWNED BY APPLICANT							
Name of Applicant or Sponsor: EDWARD ROJECRANS		Telephone: 315-727-5399					
Address: 514 W. GENESEE ST.		E-Mail: EDWARD.ROJECRANS@GMAIL.COM					
City/PO: SYRACUSE, N.Y. 13204		State: N.Y.	Zip Code: 13204				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<u>0.1</u> acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: <u>Adjacent demolished building contained asbestos.</u></p> <p><u>Site is Remediated</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Edward Rosecrans</u> Date: _____</p> <p>Signature: <u>EDWARD ROSECRANS</u></p>		

12/20/17

Proposal for use of Property

Edward Rosecrans

Edward.rosecrans@gmail.com

315-727-5399

Statement: I purchased the abandoned 2 family house in April 2017 with the direct purpose to demolish the structure to make way for a purpose built employee parking lot 66 ft 66 ft wide by 66 ft deep. This would allow for approximately 14 standard parking places. The parking will be available to employees of my property at 501 West Genesee Street and formerly 333 West St. North.

Standards of Proof for an Area Variance

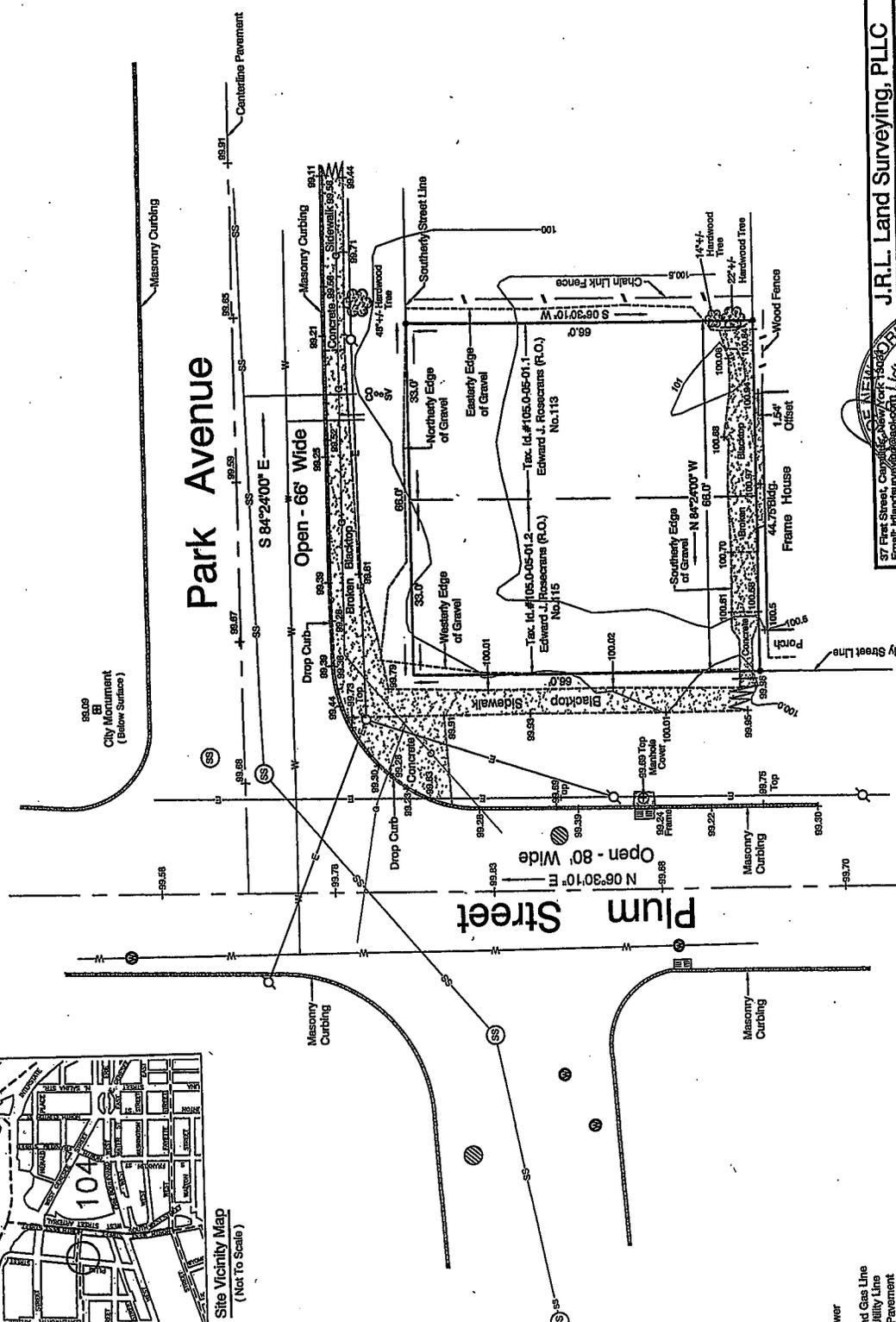
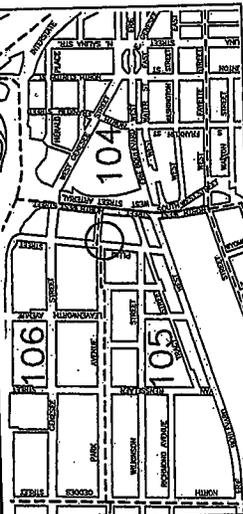
- a. **Why is the requested area variance is not substantial** - The requested area variance is not substantial given the fact that 3 other properties adjacent to this lot do not include the setbacks. This property will be used to accommodate employee parking. It would be a burden for the owner to maintain landscaping in a parking lot.

- b. **Why the request will not create an undesirable change** - The request for a variance to allow for a planned 14 space employee parking lot serves only to enhance the area by improving what was an area of increased blight. Previously, the abandoned two family house at that location was for several years a known drug user's hangout. An arson attempt had been made sometime in 2016 leaving the front porch and sections of the house charred and damaged. Since the demolition of 113 Park Ave neighbors at 107 and 109 Park Ave have found a renewed enthusiasm in maintaining their rental properties.

- c. **Why the request cannot be achieved by some method other than the requested variance.** The benefit of a parking lot requires a variance to proceed as planned because the setback requirements (and buffering) preclude the use of the standard parking lot space effectively. Without the variance, as many as 8 parking spaces would be eliminated. This is more than half of the intended space. Also – I believe a precedent has been set at the Northwest corner of the Park Ave. and N. West St. that involves 40 space parking lot that abuts the curbing and sidewalk. In addition, the licensed automotive repair and used car dealership that occupies the south west corner of Park Ave. and N. West St. also utilizes the entire amount of the lot up to the sidewalk and curb. There is no other feasible method to pursue that would not require a variance.

d. Why the proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district I see no adverse effect. This variance will create a parking lot in a Commercial / Industrial zone area.

e. Why is this difficulty not self-created? This difficulty was not self-created. It's unfortunate that an individual, an entrepreneur who has a genuine interest and involvement in the City's real estate development must navigate these confusing forms with the hope of moving forward with a 14 space parking lot. My past investments have definitely improved the area in the re-development of the N. West Street properties as well as the property at 514 West Genesee St 501 West Genesee St. and 308, 310 and 312 Plum St. The difficulty is created by the regulation requiring a 'green zone' buffer that causes the elimination of more than ½ the designed parking spaces.



LEGEND

- SS Sanitary Sewer
- W Water Main
- U Underground Gas Line
- OU Overhead Utility Line
- E Centaline Pavement
- CL Chain Link Fence
- SV Septic Vent / Cleanout
- WV Water Valve
- UP Utility Pole
- M Manhole
- UM Utility Manhole
- CB Catch Basin
- IR Iron Rod Set

- Notes: 1) This survey is subject to whatever state of facts an up to date abstract of title may reflect.
 2) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel shown hereon.
 3) The locations of underground utilities shown hereon were compiled from observable surface evidences only. The actual locations are subject to field excavation.
 4) Benchmark (assumed datum) = City Monument 89.03

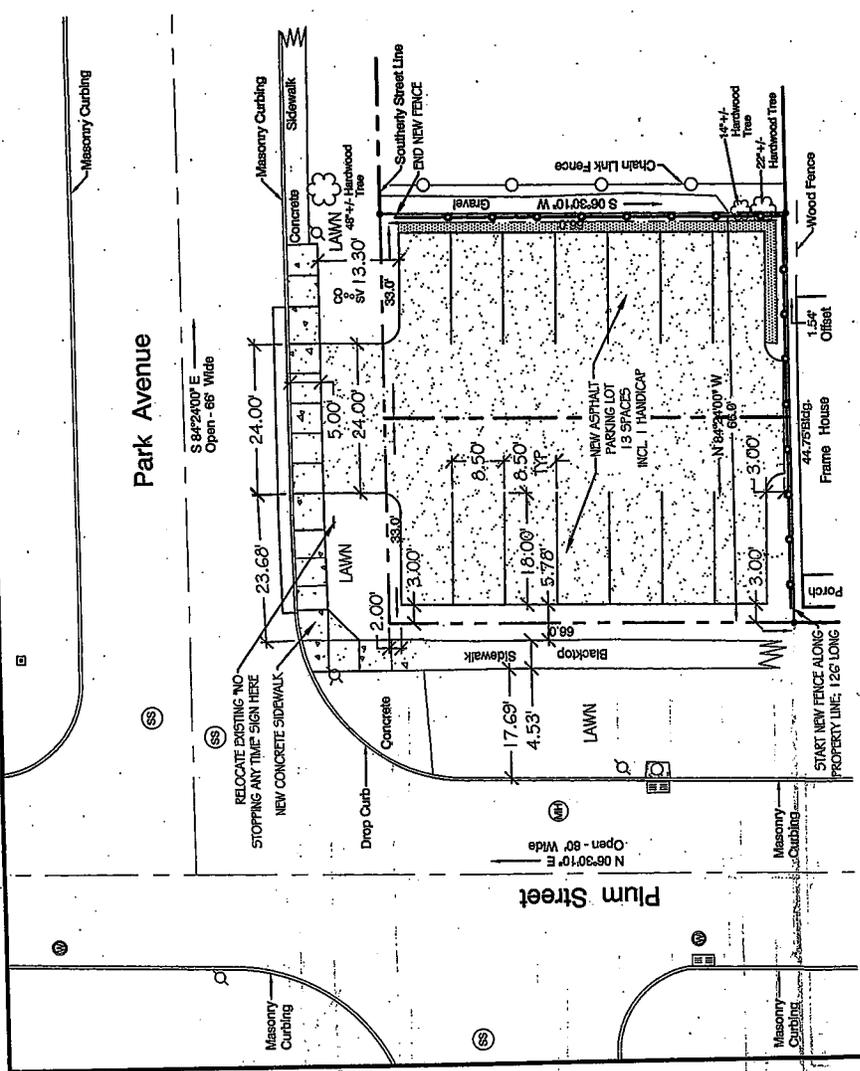
J.R.L. Land Surveying, PLLC
 Topographic Survey on part of Lot No. 1 - Block No. 71, City of Syracuse
 Known as No. 113 and 115 Park Avenue, City of Syracuse, County of Onondaga, State of New York.
 Scale: 1" = 20' Date: 09-08-17 Drawn By: JRL

I hereby certify that this map was prepared from an actual survey and same is correct. I have not been added to this survey map bearing a licensed land surveyor's seal or signature of Section 7205, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with my signature and the surveyor's filed seal or his embossed seal shall be considered as true valid copies.

37 First Street, Cayuga, New York 13009
 Phone: (315) 632-2744
 Email: jrl@jrlsurvey.com
 Fax: (315) 320-4298

CONSTRUCTION NOTES:

1. Survey taken from plan entitled Topographic Survey on part of Lot No. 1 - Block No. 71, City of Syracuse, created by J.R.L. Land Surveying on September 8, 2017.
2. Topsoil & seed all disturbed areas per specification.
3. Remove and legally dispose of all items indicated per specifications.

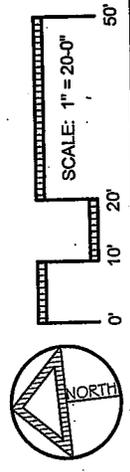


PAVING & STRUCTURE LEGEND

- NEW CONCRETE PAVING
- NEW ASPHALT PAVING

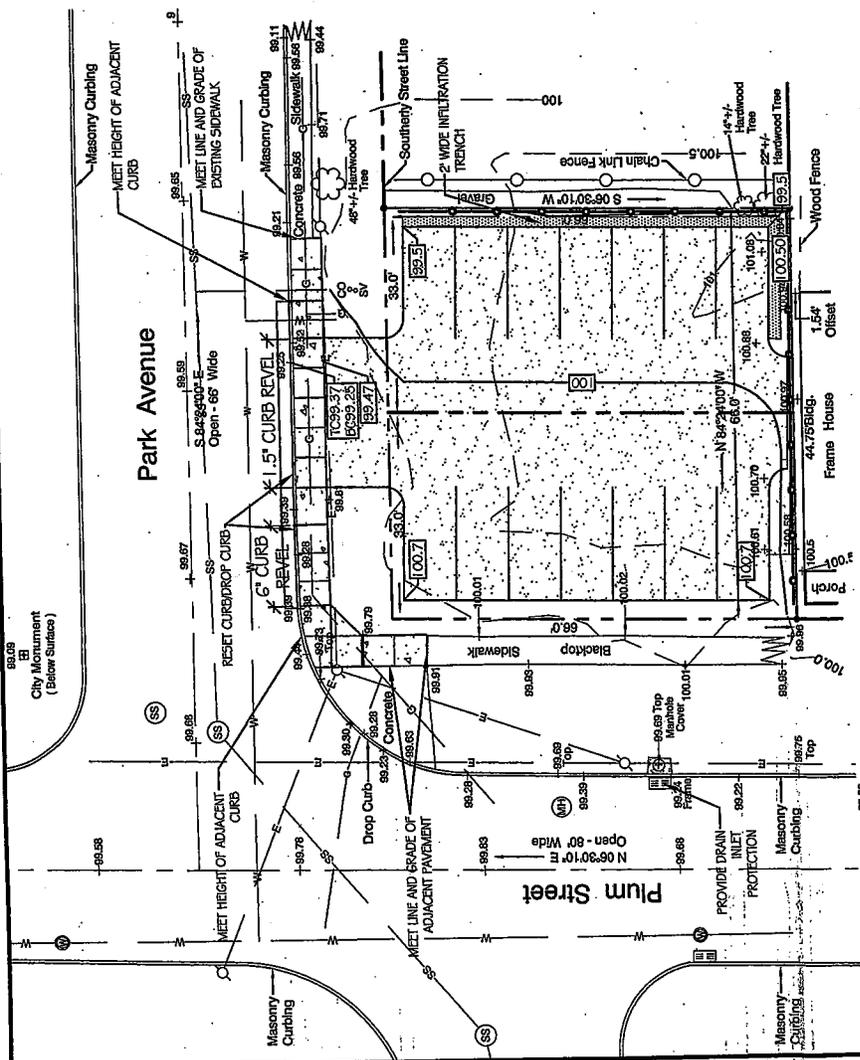
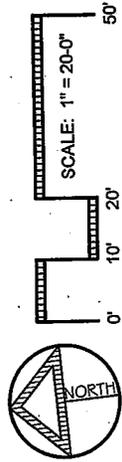
LEGEND

- NEW SWALE
- NEW HANDICAP PARKING SPACE
- NEW HANDICAP UNLOAD AREA
- PROPERTY LINE
- CONTRACT LIMIT LINE



UTILITIES LEGEND

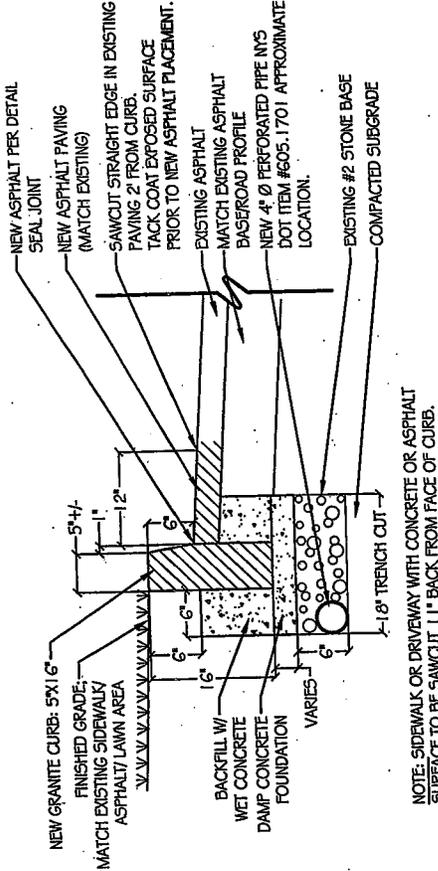
- EXISTING ELECTRICAL LINE - E - - - - E - - - - E
- EXISTING GAS LINE - G - - - - G - - - - G
- EXISTING SANITARY LINE - SAN - - - - SAN - - - - SAN
- EXISTING STORM DRAIN - ST - - - - ST - - - - ST
- NEW STORM DRAIN - ST - - - - ST - - - - ST
- EXISTING COMBINATION SEWER - C - - - - C - - - - C
- EXISTING WATER LINE - W - - - - W - - - - W
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN/DRAIN INLET



LEGEND ... CONTINUED

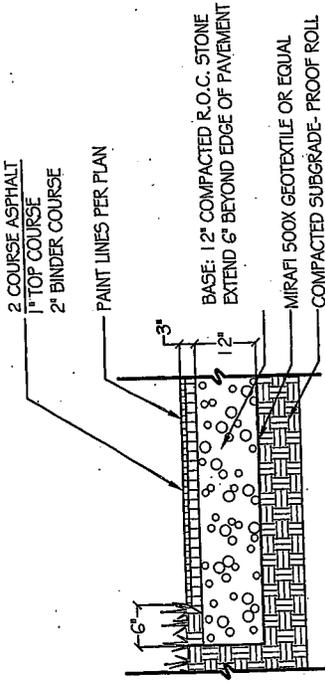
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW SWALE
- PROPERTY LINE
- NEW HANDICAP PARKING SPACE
- NEW HANDICAP UNLOAD AREA
- NEW CONCRETE PAVING
- NEW ASPHALT PAVING
- EXISTING BUILDING

(E:\CURRENT-PROJ\3344 113 PARK AVE\Drawings\113-115PARKAVENUE_SP.dwg



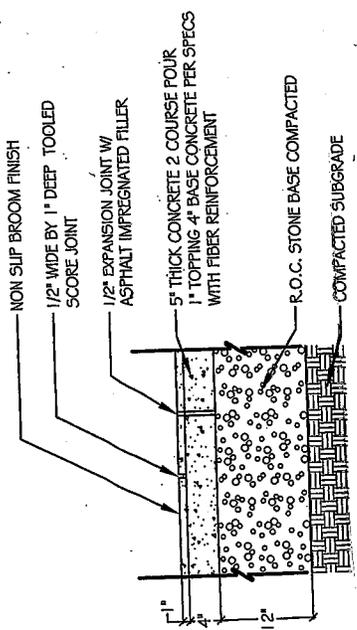
NOTE: SIDEWALK OR DRIVEWAY WITH CONCRETE OR ASPHALT SURFACE TO BE SAWCUT 1" BACK FROM FACE OF CURB.

2 GRANITE CURB (ROW)
 L-3 3/4" = 1'-0"



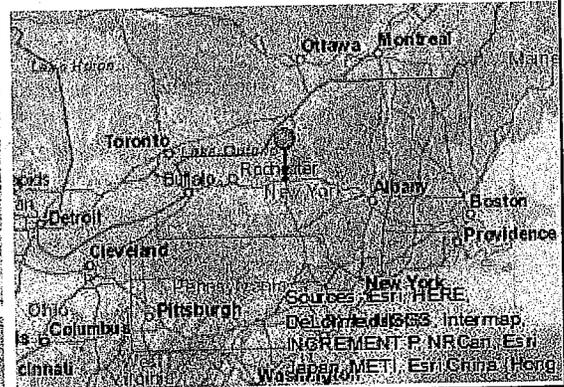
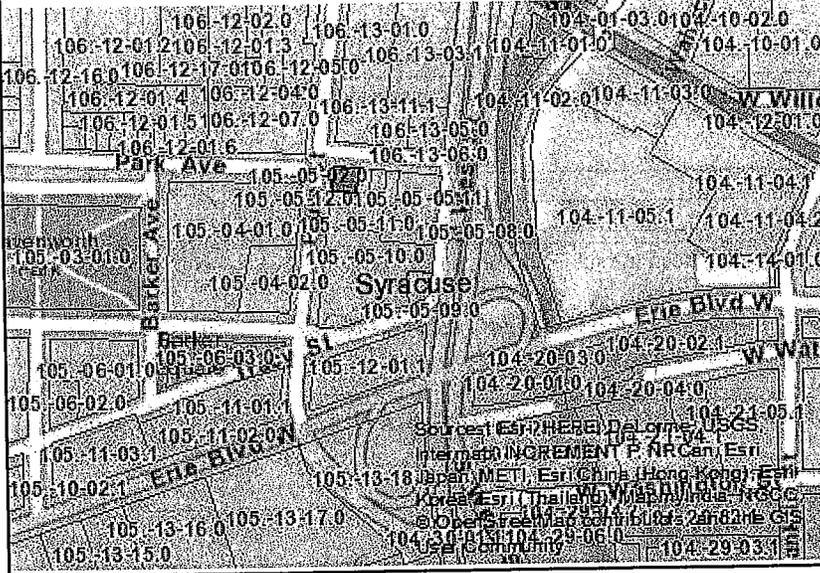
NOTES
 -REMOVE EX ASPHALT & BASE MATERIAL TO DEPTH SHOWN.
 -LEGALLY DISPOSE OF MATERIAL.

1 ASPHALT
 L-2 1/2" = 1'-0"



3 SIDEWALK (ROW)
 L-3 3/4" = 1'-0"

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

DEC 27 2017



113-115 PARK AVE.
LOOKING SOUTH WEST



113-115 PARK AVE.
LOOKING NORTH WEST



113 PARK AVE

LOOKING NORTH EAST



113-115 PARK AVE
LOOKING S SOUTH EAST



CORNER 100 BLOCK
PARK AVE AND
300 BLOCK WEST ST
NORTH



100 BLOCK PARK AVE.
LOOKING EAST



SOUTHWEST CORNER
100 BLOCK PARK AVE.



NORTHWEST CORNER
100 BLOCK PARK AVE.
300 BLOCK N. WEST ST.