

City of Syracuse Zoning Administration

Application for  PROJECT SITE REVIEW  SITE PLAN REVIEW-LAKEFRONT DISTRICT

City Hall Commons \* Room 101 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

For Office Use: Filing Date: 8/1/18 Case Number: PR-11-06MA Zoning District: BA

LIST ALL PROPERTY ADDRESSES AND TAX MAP NUMBERS INVOLVED IN YOUR PROJECT  
As shown on the current City of Syracuse Tax Assessment Roll available at syrgov.net or 315-448-8280.

ADDRESS (STREET NUMBER & NAME) TAX MAP NUMBER

1055 E. Genesee Street (AKA 300 University Ave.)	048.-05-03.1

PROJECT INFORMATION:	Existing Use	Proposed Use
<input type="checkbox"/> New Construction	<u>Apartments</u>	<u>Apartments</u>
<input type="checkbox"/> New Addition		
<input type="checkbox"/> Exterior Alteration		
<input type="checkbox"/> Demolition		

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Proposed project consists of requesting modified approvals for the existing (Previously approved) Copper Beach Commons development project without the inclusion of parking area to the North off E. Fayette. No proposed work is included with these approvals. The intent is solely to get approval for Copper Beach development without including the parking associated with adjacent lot.

CURRENT PROPERTY OWNER

(As listed on the City of Syracuse Tax Assessment Roll.)

Name(s): Genesee Armory, LLC

Mailing Address: 505 E. Fayette Street

Zip: 13202 Telephone:   E-mail: BStLaurent@woodbinegroup.com

**APPLICANT INFORMATION:**

(If different from current property owner.)

Contract Purchaser(s)  Tenant  Co-Applicant  Other (please state):

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

**REPRESENTATIVE INFORMATION:**

(Only if involved in this application.)

Attorney  Architect  Contractor  Other

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

**SIGNAGE INFORMATION:**

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment.

Size	Location	Type	(Wall, Ground, Projecting, Window)
<input type="text"/>	<input type="text" value="AS PREVIOUSLY APPROVED"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

**DECLARATION:**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.



\_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE** 7-17-18  
DATE

*NORMAN E. SWANSON MEMBER*

\_\_\_\_\_  
 Please legibly PRINT SIGNATURE NAME and TITLE

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Copper Beach Commons - Modified Approvals			
Project Location (describe, and attach a location map): 1055 E. Genesee Street (AKA 300 University Ave.) TMP No. 048.-05-03.1			
Brief Description of Proposed Action: Proposed action includes modifying prior approvals for the Copper Beach Commons development to exclude the parking spaces counted from an adjacent lot off E. Fayette Street which was constructed with the original development. No proposed work is included in this application and therefore will not have any impact on any environmental resources.			
Name of Applicant or Sponsor: Genesee Armory, LLC (Sponsor - CHA Consulting, Inc. c/o James Trasher)		Telephone: 315-471-3920 E-Mail: JTrasher@chacompanies.com	
Address: 505 E. Fayette Street			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 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 type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			



<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>_____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></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>_____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></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: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Zach Plonka, P.E. (CHA Consulting - On behalf of Applicant)      Date: 7-17-18

Signature: *Zachary T. Plonka*



July 18, 2018

Syracuse Zoning Administration  
City Hall Commons  
201 East Washington Street  
Syracuse, New York 13202

**RE: Project Site Review Application  
Copper Beach Commons – Approval Modifications  
1055 E. Genesee Street (AKA 300 University Ave.)**

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is pleased to submit the following Project Site Review Application for the above referenced project. The request consists of approving the Copper Beach Commons development by itself without the inclusion of adjacent parking lot for parking count. No proposed work is included with this request. The development was previously approved and has been fully constructed and in service. The intent is to have the existing development approved with what has been constructed on the main property. All lot zoning requirements were and will remain in compliance of the zoning code with the exception of parking.

Request for parking waiver:

Currently, the parking requirements for the project (135 spaces) is met with on-site parking (105 spaces) and the remainder achieved off site on adjacent lot off E. Fayette Street (TMP No. 030.-23-13.1) under same ownership. Under this request, the adjacent lot would be disassociated with the Copper Beach Development and therefore not be included in the parking count. This results in a required waiver of 30 parking spaces for the Copper Beach Commons development.

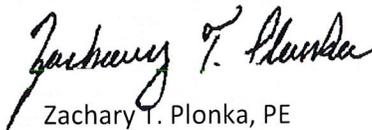
The requested parking waiver is justified in that this development has been operating for the past 6 years and the actual parking demand has been observed. Since completion, the parking reserved for the development on the adjacent lot has not been needed as the parking on site has been sufficient to meet the demands. This is largely due to the nature of this housing as it is geared toward students. The proximity to campus, the developments location on the connective corridor, and shuttle bus service provided decreases the need for tenants to have a car with a large portion not having one to bring.

The following materials are provided in this submission:

- Project Site Review Application
- One (1) copy - Short EAF
- Three (3) copies – Survey (Plus One (1) ½ Size)
- Three (3) copies - Full Size Site Plan (Plus One (1) ½ Size)
- Site Photos

Should you have any questions related to the submission or require any additional copies, please do not hesitate to contact me at 315-471-3920 or Zplonka@chacompanies.com

Very truly yours,



Zachary T. Plonka, PE  
Project Engineer IV

ZTP

Enclosures

Cc: Norm Swanson(Genesee Armory, LLC)  
Brian St. Laurent (Genesee Armory, LLC)

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