



August 9, 2024

New York State Department of Environmental Conservation
Site Control Section
Attn: Leonard Zinoman
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020
Submitted Electronically to: leonard.zinoman@dec.ny.gov

**RE: Revised Brownfield Cleanup Program Application
Gateway Syracuse Apartments
701 East Fayette Street, City of Syracuse, New York
CHA Project No.: 086328.000
NYSDEC Site No.: C734167**

Dear Mr. Zinoman,

On behalf of GW Syracuse, LLC, please find an enclosed copy of the Revised Brownfield Cleanup Program (BCP) Application for the Gateway Syracuse Apartments located at 701 East Fayette Street in the City of Syracuse, New York. The document has been revised to reflect the comments provided in the New York State Department of Environmental Conservation's (NYSDEC's) comment letter dated August 5, 2024. The NYSDEC comments and CHA responses are included in the revised application and summarized below:

Section I: Property Information

- 1) Please see attached comments provided by the Project Manager.

Section I: Property Information Response:

- 1) *See responses to Project Manager below.*

Section IV: Property's Environmental History

- 1) Please see attached comments provided by the Project Manager.

Section IV: Property's Environmental History Response

- 1) *See responses to Project Manager below.*

Section VI: Requestor Eligibility

- 1) The owner name on the proof of site access provided for the 709 East Fayette Street parcel does not match the owner name provided for this parcel in Section IX of the application. Please correct and reconcile this owner name throughout the application.
- 2) The owner name on the proof of site access provided for the 705 East Fayette Street parcel does not match the owner name provided for this parcel in Section IX of the application. Please correct and reconcile this owner name throughout the application.

Section VI: Requestor Eligibility Response:

- 1) *The owner name on the proof of access for 709 East Fayette Street is correct, Section IX has been revised to show that 728 East Water St Co Inc is the owner.*
- 2) *The owner name on the proof of access for 705 East Fayette Street is correct, Section IX has been revised to show that Howard Johnson is the owner.*

Section IX: Current Property Owner and Operator Information

- 1) Provide a contact name, email address and phone number for each parcel owner provided.
- 2) Provide a list of previous owners and a list of previous operators of each tax parcel within the proposed site, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

Section IX: Current Property Owner and Operator Information Response

- 1) *The contact name, email address and phone number for each parcel number has been added to the table.*
- 2) *To the extent feasible, the previous property owners and operators have been provided for the various tax parcels. The dates of ownership and operation, last known contact information and relationship to the requestor have also been included within this table and were obtained through available public resources.*

Additional Comments:

- 1) Provide a cover letter listing each Department comment in this letter, and your response including the location of each revision in the application.
- 2) In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the space provided.

Additional Comments Response:

- 1) *A cover letter listing the Department comments and CHA's responses has been included with the revised application.*
- 2) *The top section of Page 1 has been revised to indicate that the submittal is a revised application and NYSDEC site code C734167 has been added.*

Project Manager Comments

- 1) Site Investigations (2016): This section states, "*The investigation included the use of ground penetrating radar (GPR) to attempt to identify the presence or absence of USTs.*" Please add a statement regarding if USTs were located during the GPR survey and the status of any potential on-site USTs.



Response: Page 3 of Section I has been updated to indicate that USTs were not apparent in the survey. Three concrete pads were encountered, but due to lack of piping or conduit lines noted, it is expected the concrete pads are not associated with USTs. The effectiveness of the GPR was limited by the presence of steel within the concrete slabs. There are no active or closed PBS registrations listed for this Site.

- 2) Site Investigations (2016): This section states, “The contamination discovered in the subsurface soil resulted in the reporting of a spill to the New York State department of Environmental Conservation (NYSDEC) hotline and assignment of spill number 16-05568.” Please add statement regarding the closure of the spill and NYSDEC’s No Further Action Letter referenced in the RIWP that states no further action was necessary if the use of the site was to remain a parking lot and removal of impacted soil may be required if site use changes or excavation work is planned.

Response: Page 3 of Section I has been updated to state that the NYSDEC issued a No Further Action letter stating no further action was necessary if the use of the Site was to remain a parking lot. If the use changes or excavation work is planned, the removal of impacted soil may be required.

- 3) Site Investigations (2024): this section states, “...volatile organic compound (VOC) contamination in excess off restricted residential SCOs...” Please correct typo.

Response: This typo has been corrected.

- 4) Site Investigations (2024): Please note that soil vapor monitoring was attempted outside of existing buildings but was not successful due to soil conditions.

Response: This section has been updated to state that soil vapor sampling outside of the buildings was attempted but was unsuccessful due to soil conditions.

- 5) Section I Environmental Assessment Soil Table: Maximum detection concentration for Total Xylenes is noted as 1260 in parts per million (ppm) and a sample depth of 9-10 feet below ground surface (bgs). Figure 1- Soil Exceedances Map shows the concentration for Total Xylenes for SOIL-006-20240201 with a sample depth of 9-10 feet bgs as 1230 ppm. The analytical lab report attached to the *Limited Phase II Subsurface Investigation Report* qualifies the initial result of 970000 parts per billion (ppb) for p/m-Xylene with an “E” qualifier noting that the concentration of the analyte exceeded the range of the calibration curve and/or linear range of the instrument and the sample was reanalyzed with a higher dilution factor with a result of 920000 ppb with no qualifier. The result for o-Xylene was reported as 310000 ppb. Please update the table to include data for Total Xylenes for results with no qualifiers at 1230 ppm. Please also update Table 1. Soil in Section IV.

Response: The tables in both Section I and Section IV have been updated to show Total Xylenes at 1230 ppm.

- 6) Please provide investigation reports including analytical reports for data presented in tables and figures in the application.



Response: All applicable analytical data was included with the Subsurface Investigation Reports with the exception of that from the LCS Investigation in 2016. The LCS report has been submitted with the revised application.

- 7) Figure 1 – Soil Exceedances Map: The figure included in the *Limited Phase II Subsurface Investigation Report* notes, “ALL LOCATIONS ARE APPROXIMATE”. Please add a note to the figure stating locations are approximate or provide the source of the spatial information for CHA and LCS soil sample locations.

Response: Figure 1 has been updated to state that all locations are approximate.

- 8) Figure 2 – Groundwater Exceedances Map: Please note the source of the spatial information of the temporary wells or note that locations are approximate.

Response: Figure 2 has been updated to state that all locations are approximate.

- 9) Figure 3- Indoor Air/Sub-Slab Vapor Results Map: Please note the source of the spatial information of soil vapor and sub-slab vapor sample locations or note that locations are approximate.

Response: Figure 3 has been updated to state that all locations are approximate.

- 10) Figure 3 – Indoor Air/Sub-Slab Vapor Results Map: Please note the definition of the “U” qualifier for the soil vapor result for sample SS-03.

Response: Figure 3 has been updated to indicate that U indicates the parameter was not detected at the reporting limit.

- 11) Table 3. Indoor Air/Sub-Slab vapor and Figure 3- Indoor Air/Sub-Slab Vapor Results Map: The table notes the Maximum Detection in micrograms per meter cubed ($\mu\text{g}/\text{m}^3$) for the following compounds for sub-slab vapor that are not shown in Figure 3:

- a) Hexane – $19.5 \mu\text{g}/\text{m}^3$
- b) o-Xylene – $34.7 \mu\text{g}/\text{m}^3$
- c) Trichloroethene – $12.7 \mu\text{g}/\text{m}^3$

Please provide the analytical report for the soil vapor data and update the table and/or figure to present all/correct maximum detections for sub-slab vapor.


Response: Table 3 and Figure 3 have been updated to show the requested parameters. Note that the figure was intended only to show the locations which required further evaluation per the NYSDOH Decision Matrices. Hexane and o-xylene require no further action, however the figure has been updated to include them. Additionally, the table has been revised to show that the parameter trichloroethene was detected in two locations with a maximum concentration of $2.29 \mu\text{g}/\text{m}^3$. The parameter trichlorofluoromethane was detected at a concentration of $12.7 \mu\text{g}/\text{m}^3$ and is there is not guidance under the NYSDOH matrices.



All analytical reports are included as part of the Limited Phase II Subsurface Investigation (CHA, July 2024), Additional Subsurface Investigation Report (CHA, July 2024), and the Geophysical Survey and Limited and Focused Subsurface Soil Investigation Report (LCS, 2016).

If you have any questions, please do not hesitate to contact me at (315) 257-7145.

Sincerely,

A handwritten signature in black ink that reads "Samantha J. Miller". The signature is fluid and cursive, with the first name being the most prominent.

Samantha J. Miller, P.E.
Project Engineer IV

cc: Mr. Chris Geiger, GW Syracuse, LLC

V:\Projects\ANY\K6\086328.000\08_Reports\BCA Application\2024-08-07_Revised Submittal of Application\2024-08-07_Comment Response Letter.doc





SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “BCP Application NEW - *Proposed Site Name*”
- Email your submission to DESiteControl@dec.ny.gov – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: Gateway Syracuse Apartments

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C734167

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME Gateway Syracuse Apartments

ADDRESS/LOCATION 701 East Fayette Street

CITY/TOWN Syracuse

ZIP CODE 13210

MUNICIPALITY (LIST ALL IF MORE THAN ONE) City of Syracuse

COUNTY Onondaga

SITE SIZE (ACRES) 1.85

LATITUDE

LONGITUDE

43	2	56.6334	-76	8	30.1596
----	---	---------	-----	---	---------

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
6 parcels - see Section I attachment				

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: 34 Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (CONTINUED)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? Central Business District (MX-5)

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☐ Commercial ☒ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☒ Industrial ☐ Recreational ☐ Vacant ☒

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.
Is this summary included with the application?

Y ☒ N ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☐ Commercial ☒ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☒ ☐ ☐

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

☒ ☐

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

☐ ☒

8. Do current and/or recent development patterns support the proposed use?

☒ ☐

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ☒ YES ☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Car wash, urban fill

SECTION V: Requestor Information

NAME GW Syracuse LLC

ADDRESS 21 Greene Ave

CITY/TOWN Amityville

STATE NY

ZIP CODE 11701

PHONE (516) 413-6689

EMAIL chris@cuserealestate.com

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	Y <input type="radio"/>	N <input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:		
PARTICIPANT <input type="checkbox"/> <p>A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.</p>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached?

☒ Yes☐ No☐ N/A**Note:** A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Chris Geiger

ADDRESS 21 Greene Avenue

CITY Amityville

STATE NY

ZIP CODE 11701

PHONE (516) 413-6689

EMAIL chris@cuserealestate.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Samantha Miller, PE

COMPANY CHA Consulting

ADDRESS 300 South State Street Suite 600

CITY Syracuse

STATE NY

ZIP CODE 13202

PHONE (315) 257-7154

EMAIL smiller@chasolutions.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Robert Smith

COMPANY Costello, Cooney & Fearon

ADDRESS 211 West Jefferson St

CITY Syracuse

STATE NY

ZIP CODE 13202

PHONE (315) 422-1152

EMAIL rsmith@ccflaw.com

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER Various - Please see attachment for this information

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OWNERSHIP START DATE

CURRENT OPERATOR

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OPERATION START DATE

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Managing Member (title) of GW Syracuse LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 7-19-2024 Signature: 

Print Name: Christopher Geiger

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

Supporting Information

The following sections are intended to be supporting information to the Brownfield Cleanup Program Application. The information is organized in the order of the application as designated by the section headings.

Section I.....5 pages plus attachments

Attachment 1. Subdivision Resolution and Approval
Figure 1. Site Location Map
Figure 2. Site Map and Tax Map Parcels
Table 1. Neighboring Property Contact Information and TMP
Figure 3. En-Zone & Disadvantaged Communities Map

Section II.....2 pages no attachments

Section III.....1 page plus attachments

Attachment 1. Letter of Support from Syracuse Mayor
Attachment 2. Articles Demonstrating Community Support

Section IV.....2 pages plus figures

Figure 1. Soil Exceedances Map
Figure 2. Groundwater Exceedances Map
Figure 3. Indoor Air/Sub-Slab Vapor Results Map

Section V.....1 page plus attachment

Attachment 1. NYS Authorization to Conduct Business

Section VI.....1 page plus attachments

Attachment 1. Letter to Access 701-703 East Fayette Street
Attachment 2. Letter to Access 705 East Fayette Street
Attachment 3. Letter to Access 715 East Fayette Street
Attachment 4. Letter to Access 709 East Fayette Street and 706-08 East Washington Street

Section VII.....1 page no attachments

Section VIII.....1 page no attachments

Section IX.....4 pages no attachments

Section X.....1 page no attachments

Section XI.....3 pages 1 attachment

Attachment 1. Acknowledgement from Repository

Section XII.....1 page no attachments



SECTION I

Property Information

Item 14. Property Description Narrative and Environmental Assessment

Property Description

Location:

The Gateway Syracuse Apartments (Site) is a 1.85-acre proposed multi-unit housing project located in an urban area of the City of Syracuse, Onondaga County, New York (Figure 1). The Site limits are bounded by East Washington Street to the north, East Fayette Street to the south and Almond Street to the west. Commercial properties are adjacent to the east side of the Site and are bounded by Forman Avenue. The property for the project is currently under purchase contract and consists of the six separate, contiguous parcels listed below and shown on Figure 2. Upon purchase of the properties, the current developer will re-zone to create one parcel spanning the entire Site. The proposed re-zoning has gone through the site approval process (Attachment 1) and will be filed once the purchase contract is complete.

Parcel Address	Section	Block	Lot	Acreage
701-03 E. Fayette St & Almond St	030.	16	18.0	0.43
715 Fayette St E to Washington St	030.	16	13.1	0.56
706-08 Washington St & Almond St	030.	16	02.0	0.07
712-16 E. Washington St	030.	16	03.0	0.47
705 Fayette St.	030.	16	17.0	0.22
709 Fayette St.	030.	16	16.0	0.10

Site Features:

The Site features include gravel or paved parking lots, small green space areas, and three vacant buildings.

Current Zoning and Land Use:

The Site is located within the Central Business District (MX-5) and consists of the following features:

- Gravel or paved parking lots (currently in use),
- Limited green space areas, and
- Three vacant buildings which were formerly occupied by a gasoline service station, a car wash and a commercial office.

Neighboring properties include various commercial buildings in all directions, with the closest residences located approximately 0.5-miles to the southeast. Onondaga Creek, a tributary to Onondaga Lake, is located approximately 0.8-miles to the west of the Site.

The green shading on Figure 3 depicts Census Block 36067003400 which is classified as Enzone Type AB and is Listed as a disadvantaged community. The entire 1.85-acre project Site is within this boundary.

Past Use of the Site:

The Site has historically primarily been utilized by commercial occupants as far back as the early 1900's with various occupants and site uses including:

- Former Gasoline Service Station – The building on the southwest corner of the Site was constructed in 1960 for use as a gasoline service station and auto repair facility.
 - This property is a potential source of contamination given the use of petroleum products, the use of underground storage tanks (USTs), and the potential for the USTs to have leaked into the soil and groundwater.
- Car Wash – The building on the southern edge of the property was constructed in 1960 and utilized as a car wash until becoming vacant around the time the gasoline station discontinued service.
 - This property is a potential source of contamination due to the presence of an oil water separator, poor condition of the floor inside the building, and association with the gasoline station next door.
- Livery/Carriage House, Upholstering Company, Commercial Building –
 - Various buildings across the Site were present over time. Common practice was to demolish buildings and bury the debris in place, contributing to urban fill. Further, the Erie Canal was present to the north of the Site until its demise in the early 1900's and was once a major thoroughfare for commerce and trade across the City of Syracuse. Properties in and around the area were impacted by various debris as a new roadway corridor (Erie Boulevard) took its place in the 1920's and 1930's. The urban fill from the demolition of the canal and the construction of Erie Boulevard were often placed and spread on surrounding properties. The proximity of the Site to the canal may result in the potential of urban fill be a source of contamination.

Site Geology and Hydrogeology:

According to the USDA Web Soil Survey for Onondaga County, soils beneath the Site consist of Urban Land. The term "Urban Land" indicates that a significant portion of the Site is covered with impervious surfaces such as buildings, asphalt, and concrete, or that the surface features have been significantly altered by development activities.

Review of the Surficial Geologic Map of New York, Finger Lakes Sheet (Cadwell, D.H., 1986) indicates the surficial geology at the Site consists of lacustrine silts and clays with variable thickness up to approximately 50 meters.

Regional groundwater flow direction, inferred from topographic mapping of the area and historical investigations, is generally west towards Onondaga Creek. The following information provides a high-level overview of the site history and investigations that have been completed across the Site to date.

Environmental Assessment

Phase I Environmental Site Assessments –

Multiple Environmental Site Assessments (ESAs) performed for the Site have revealed that property has been occupied by a variety of commercial users across the Site since at least the

late 1800's. Site uses have included a livery/carriage house, an upholstering company, automobile fueling and service station, car wash, asphalt-paved parking lots, and office buildings. Several of these former occupants have the potential to have impacted the soil and groundwater on the Site.

Site Investigations (2016)

In 2016 a limited subsurface investigation was performed along the southwest end of the property, which focused on the former gasoline station property. The investigation included the use of ground penetrating radar (GPR) to attempt to identify the presence or absence of USTs. USTs were not apparent in the survey. Three concrete pads were encountered, but due to lack of piping or conduit lines noted, it is expected the concrete pads are not associated with USTs. The effectiveness of the GPR was limited by the presence of steel within the concrete slabs. There are no active or closed PBS registrations listed for this Site.

In addition, fourteen borings were advanced into the subsurface with the intent of sampling soil and groundwater. Sample collection identified petroleum contamination in the sub-surface within each of the five (5) samples collected. Groundwater was not encountered within the soil borings (terminus of 15-feet below ground surface). The contamination discovered in the subsurface soil resulted in the reporting of a spill to the New York State Department of Environmental Conservation (NYSDEC) hotline and assignment of spill number 16-05568. The NYSDEC issued a No Further Action letter on September 28, 2016 stating no further action was necessary if the use of the Site was to remain a parking lot. If the use changes or excavation work is planned, the removal of impacted soil may be required.

Site Investigation (2024)

In 2024, CHA conducted two additional investigations across the entire Site. The investigations included the collection of three (3) surface soil samples, six (6) subsurface soil samples, and three (3) sub-surface soil vapor samples with corresponding indoor air samples from within the buildings. The investigations revealed the presence of semi-volatile organic compound (SVOC) contamination in excess of the NYSDEC restricted residential soil cleanup objectives (SCOs) in the surface soil, volatile organic compound (VOC) contamination in excess of restricted residential SCOs and SVOC contamination in excess of NYSDEC protection of groundwater SCOs in subsurface soils, and SVOCs in exceedance of the Technical and Operational Guidance Series 1.1.1 (TOGS 1.1.1) standards within groundwater. Lastly, samples of sub-surface soil vapor and indoor air revealed that there are petroleum compounds which require further mitigation and/or evaluation from within the Site structures in accordance with the New York State Department of Health (NYSDOH) Decision Matrices for soil vapor intrusion. Soil vapor sampling outside of the buildings was attempted but was unsuccessful due to soil conditions.

Environmental Assessment

Based on the Site history and investigations conducted to date, the primary contaminants of concern for the site include VOCs and SVOCs, as further described below:

Soil - Soil across the Site (surface and subsurface) is impacted with VOCs, specifically petroleum products benzene, toluene, ethylbenzene, and xylene (BTEX), and SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), as shown in the table below. Historical Site uses referenced above have likely resulted in the contamination.

Analytes > Restricted Residential SCOs	Number of Detections > Restricted Residential SCOs	Maximum Detection (ppm)	Restricted Residential SCO (ppm)	Depth (ft bgs)
Benzene	2	8.46	4.8	8-12
Toluene	1	346	100	10-12
Ethylbenzene	2	200	41	9-10
Total Xylenes	2	1230	100	9-10
1,2,4-Trimethylbenzene	1	347	52	8-12
1,3,5-Trimethylbenzene	2	119	52	10-12
Benzo(a)anthracene	2	16	1	0-1
Benzo(a)pyrene	2	16	1	0-1
Benzo(b)fluoranthene	2	20	1	0-1
Benzo(k)fluoranthene	1	6.6	3.9	0-1
Chrysene	2	15	3.9	0-1
Dibenzo(a,h)anthracene	1	2.4	0.33	0-1
Indeno(1,2,3-cd)pyrene	2	9.2	0.5	0-1

Groundwater – The petroleum compound phenol was the only VOC detected in exceedance of the TOGS 1.1.1 ambient groundwater quality value from the samples collected to date. Additionally, detections of heavy metals barium, chromium, lead, mercury, and selenium, were observed. The following table provides a summary of the results from historical investigations.

Analytes > AWQS	Number of Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Phenol	2	2.7 J	1
Barium	2	8173	1000
Chromium	2	406.2	50
Lead	2	625.2	25
Mercury	2	1.71	0.7
Selenium	2	41.9	10

Soil Vapor & Indoor Air - Redevelopment plans call for the demolition of existing buildings and the construction of a 291 unit mixed-use commercial and multi-residence structure, however soil vapor and indoor air evaluations were conducted. Contaminants of concern requiring mitigation were observed and include primarily petroleum related compounds. The following table provides a summary of the results.

Analytes	Total Detections	Maximum Detection (ug/m3)	Type
2,2,4-Trimethylpentane	2	37.1	Indoor Air
Benzene	2	13.5	
Ethylbenzene	2	25.5	
Heptane	2	27	
Hexane	2	62.4	
o-Xylene	2	37.4	
p/m-Xylene	2	90.8	
Toluene	3	75.4	
Trichloroethene	2	1.9	
2,2,4-Trimethylpentane	3	78	Sub-Slab Vapor
Benzene	3	14.7	
Ethylbenzene	3	33.5	
Heptane	3	12.2	
Hexane	3	19.5	
o-Xylene	3	34.7	
p/m-Xylene	3	128	
Toluene	3	28.1	
Trichloroethene	2	2.29	



A RESOLUTION APPROVING MAJOR SITE PLAN REVIEW, **MaSPR-24-17**, ON PROPERTY SITUATED AT 701-03 E. FAYETTE ST, 715 E. FAYETTE ST., 706-08 E. WASHINGTON ST., 712-16 E. WASHINGTON ST., 705 FAYETTE ST., AND 709 FAYETTE ST, TO BE ADDRESSED AS 701-705 E. FAYETTE ST.

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 28th day of May, 2024, adopt the following resolution:

- WHEREAS, the applicant, Ben Harrell, CHA Consulting, on behalf of property owner Chris Geiger, dba GW Syracuse, LLC., is requesting approval of Major Site Plan Review, MaSPR 24-18, to construct a 7-story mixed-use residential building to be known as the Gateway Syracuse Apartments, including 291 residential dwelling units, 5,896 SF of retail space and additional amenity space for residents, including 300 covered parking spaces in an indoor parking garage on the first and second floors of the proposed building, on property situated at 701-03 E. Fayette St., 715 E. Fayette St., 706-08 E. Washington St., 712-16 E. Washington St., 705 Fayette St., and 709 Fayette St., pursuant to ReZone, Art. 5, Sec. 5.4(A); and
- WHEREAS, the proposed site includes 706-08 E. Washington St., a rectangularly shaped parcel with 51 feet of frontage on E. Washinton St. and a lot depth of 62 feet; 712-16 E. Washington St., a rectangularly shaped parcel with 157 feet of frontage on E Washington St. and a lot depth of 122.8 feet; 701-03 E. Fayette St., an irregularly shaped parcel with 92 feet of frontage on E Fayette St. and a lot depth of 201 feet; 715 E. Fayette St., an irregularly shaped parcel with 93 feet of frontage on E. Fayette St. and a lot depth of 262 feet; 709 Fayette St., a rectangularly shaped parcel with 34 feet of frontage on E. Fayette St. and a lot depth of 132 feet; and 705 Fayette St a rectangularly shaped parcel with 72 feet of frontage on E. Fayette St. and a lot depth of 132 feet. for a total of 2.01 acres of real property after re-subdivision to be improved by one building totaling 446,068 SF; and
- WHEREAS, two parcels on this block are not included in the project area including the AME Zion Church, an historic City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and was reviewed by Syracuse Landmark Preservation Board on May 9, 2024, who requested that the design team consider alternative massing at the SE corer of the new building closest to church site to which the designers affirmatively responded reducing the mass of the proposed building; and
- WHEREAS, the property lies within the Central Business District, MX-5 Zone District where Mixed-Use projects are permitted as of right; and
- WHEREAS, the project's scope of work includes demolishing three existing buildings respectively on 712-16 E. Washington St., 701-03 E. Fayette St., and 705 Fayette St.; construction of a 7-story 291-unit mixed-use residential building including 89 1-bedroom units, 102 2-bedroom units, 3 3-bedroom units, 50 4-bedroom units, and 47 studios; 5,896 SF for retail space on level 1 with 102 parking spaces and additionally 198 parking spaces on level 2; and
- WHEREAS, twelve percent (12%) of the total number of dwelling units, totaling 35 dwelling units as presently configured, will be set aside as affordable units as defined the City Department of Neighborhood and Business Development in compliance with the ReZone Syracuse, Mixed-Income Development regulations; and

- WHEREAS, soil remediation pursuant to NYSDEC regulations and standards will be performed and completed, an onsite stormwater management system, and new utility connections will be placed, along with a SWPPP submitted before building or site work permits can be issued; and
- WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and
- WHEREAS, the City Planning Commission held a Public Hearing on the request on May 28th, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony; and
- WHEREAS, the proposal meets the criteria for referral to the Onondaga County Planning Board pursuant to GML §239-1, m and n, which having reviewed the application as of May 8, 2024, took no position but required conditions as detailed in its Resolution for OCPB Case #S-24-17, a copy of which is attached hereto as **Exhibit "B"**, and incorporated in its entirety by reference herein; and
- WHEREAS, the Zoning Administrator and the City Planning Commission Chairperson are entitled to execute any and all necessary documents related to the subject proposal; and
- WHEREAS, pursuant to Article 8 of the State Environmental Conservation Law, as amended and the regulations promulgated thereunder (collectively "SEQRA"), the Commission is required to make a determination with respect to the environmental impact of any "action" to be taken by the Commission and the consideration of this application constitutes such an action; and
- WHEREAS, the Commission having reviewed the application for the proposed action and the Environmental Assessment Form, Part 1, dated April 18, 2024, ("EAF") prepared and submitted by the applicant, and determined that the proposed action described therein constituted a Type 1 or Unlisted/Type 2 action, pursuant to 6 NYCRR §617.4/§617.5, respectively; and
- WHEREAS, having determined that more than a single agency is involved with or interested in the proposed application classified as a Type 1, the Commission declared itself "Lead Agency" pursuant to 6 NYCRR §617.6, and by letter dated April 19, 2024, which has been affirmed by all interested and involved parties; and finds that approval of the Application as set forth herein will not have a significant effect on the environment, and the Commission hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as **Exhibit "A"**, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 28th day of May 2024, **APPROVE** the applicant's request for MaSPR 24-17, on property situated at 701-03 E. Fayette St., 715 E. Fayette St., 706-08 E. Washington St., 712-16 E. Washington St., 705 Fayette St., and 709 Fayette St., to be addressed as 701-705 Fayette St., pursuant to ReZone, Art. 5, Sec. 5.4A.

BE IT FURTHER RESOLVED that this approval is subject to compliance with the following SPECIFIC CONDITION(S):

1. Applicant shall comply with New York State Building Code regarding footing and foundation protection in site plan review and site work permit review to protect the adjacent building foundations.
2. Commitment to provide 12% affordable units over the total proposed units in the development

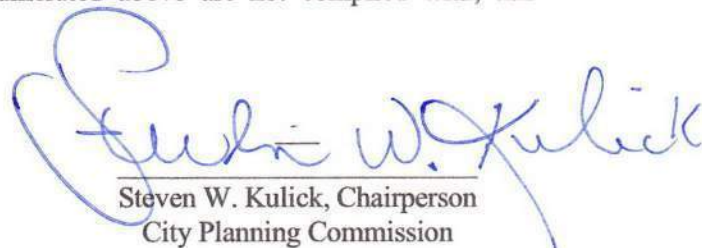
BE IT FURTHER RESOLVED that this approval is subject to compliance with the following GENERAL CONDITIONS:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All Development Standards of ReZone Syracuse shall be adhered to; and
4. Improvements to the subject property and its use shall be in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration and attached to this application;
5. All conditions imposed by other review agencies.

BE IT FURTHER RESOLVED no signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.



Steven W. Kulick, Chairperson
City Planning Commission

EXHIBIT "A"

RESOLUTION OF THE CITY OF SYRACUSE PLANNING COMMISSION

May 28, 2024

WHEREAS, Christopher Geiger of GW Syracuse, LLC. ("**Applicant**") has submitted a Major Site Plan Review application (the "**Application**") to the City of Syracuse Planning Commission (the "**Commission**") in connection with a proposed project entitled Gateway Syracuse Apartments (the "**Project**") to build a 7-story mixed-use building with 291 dwelling units and includes a companion Resubdivision application to combine 6 lots into 1 lot, on properties located at 701-03 E Fayette St. (Tax Map # 030.-16-18.0), 705 E Fayette St. (Tax Map # 030.-16-17.0), 709 E Fayette St. (Tax Map # 030.-16-16.0), 715 E Fayette St. (Tax Map # 030.-16-13.1), 706-08 E Washington St. (Tax Map # 030.-16-02.0), 712-16 E Washington St. (Tax Map # 030.-16-03.0); and

WHEREAS, the Application seeks project site plan review approval from the Commission; and

WHEREAS, the work to be performed associated with the **Project** includes: (i) the acquisition of an interest in 2.01 acres of real property to be known as **Lot 100** after a separate action occurs where the GW Syracuse, LLC will resubdivide six (6) separate lots (701-03 E Fayette St., tax map no. 030.-16-18.0; 715 E Fayette St., tax map no. 030.16.13.1; 706-08 Washington St., tax map no. 030.16.02.0; 712-16 E Washington St., tax map no. 030.-16-03.0; 705 E Fayette St., tax map no. 030.-16-17.0; and 709 E Fayette St., tax map no. 030.-16-16.0) into one (1) new lot and consists of three (3) vacant lots and three (3) lots with existing structures; (ii) the complete demolition of the three (3) existing structures located at 712-16 E Washington St., 701-03 E Fayette St., and 705 E Fayette St. ("**Demolition**"), (iii) the redevelopment and construction of: (a) 446,068 gross square feet (GSF) of mixed-income residential space consisting of 291 dwelling units comprised of 47 Studio, 89 1-Bed, 102 2-Bed, 3 3-Bed, and 50 4-Bed dwelling units; (b) 5,896 GSF of retail space; (c) 7,539 GSF of leasing/amenity space; (d) 12,771 GSF of amenity space; and (e) 127,612 GSF of parking space on floors 1-2 for 300 parking spots; all within a mixed-use, seven (7) story building ("**Building**"); and (iv) "**Site Improvements**" that will include 0.2 acres of created green space within the property, added landscaping and green space within the right-of-way, new sidewalks, new utility connections and an on-site stormwater management system (the Demolition, the Building and the Site Improvements, collectively the "**Proposed Facility**"); and

WHEREAS, the **Project** will require permits, approvals, and/or review from several agencies, including: the **Commission**, City of Syracuse, City of Syracuse Central Permit Office, Onondaga County Planning Board, New York State Historic Preservation Office, City of Syracuse Landmark Preservation Board, City of Syracuse Industrial Development Agency, New York State Department of Environmental Conservation, and New York State Department of Transportation; and

WHEREAS, the Project is an action (the "**Action**") subject to review under the State Environmental Quality Review Act ("**SEQRA**") set forth at Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Commission preliminarily classified the Action as a Type I Action under

SEQRA and declared its intention to serve as “Lead Agency” for the purpose of conducting a coordinated environmental review of the Action pursuant to SEQRA; and

WHEREAS, the Commission distributed notice of its intent to act as Lead Agency (the “*Notice of Intent*”) along with materials related to the Action to all identified involved and interested agencies; and

WHEREAS, the *Notice of Intent* instructed all recipients to direct any comments or questions concerning the Action to the Commission; and

WHEREAS, none of the involved agencies objected to the Commission’s designation as Lead Agency within the statutory 30-day period under SEQRA; and

WHEREAS, the Commission has thoroughly reviewed all information provided in Part 1 of the Full Environmental Assessment Form (“FEAF”) and the additional materials submitted by the Applicant regarding the activities proposed in connection with the *Project* and the potential effects of the Action; and

WHEREAS, pursuant to the Regulations, the Commission has considered the significance of the potential environmental impacts of the Action by (1) using the criteria specified in Section 617.7(c) of the Regulations, and (2) examining the FEAF for the Action, including the information in Parts 1 of the FEAF and completing the analyses for Parts 2 and 3 of the FEAF, together with examining other available supporting information relevant to the Action, to identify the relevant areas of environmental concern, and (3) thoroughly analyzing the identified areas of relevant environmental concern;

NOW, THEREFORE, BE IT RESOLVED THAT the Commission confirms and adopts the following conclusions with respect to SEQRA:

1. The Action is subject to SEQRA.
2. The Action is a Type 1 Action under SEQRA and the Commission hereby declares itself “Lead Agency” (as said quoted term is defined in SEQRA) for purposes of the coordinated SEQRA review of this Action.
3. The Commission has compared the impacts that that may reasonably be expected to result from the Action to the criteria for determining significance identified in Section 617.7(c)(1) of the Regulations and evaluated the issues of causation and significance in light of the standards under the same Section of the Regulations.
4. The Commission has not identified any significant adverse environmental impacts associated with the Action and none are known to the Commission. Based upon its review, and for the reasons set forth more fully in the FEAF and its supporting written elaboration, the Commission hereby determines that the Action will not have any significant adverse impacts on the environment and reaches the following further conclusions:

(A) The *Action* will not result in (i) substantial adverse change in existing air

quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;

- (B) The **Action** will not affect a critical environmental area as designated pursuant to 6 NYCRR § 617.14(g);
 - (C) The **Action** will not conflict with the community's current plans or goals as officially approved or adopted;
 - (D) The **Action** will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
 - (E) The **Action** will not result in a major change in the use of either the quantity or type of energy;
 - (F) The **Action** will not result in the creation of a hazard to human health;
 - (G) The **Action** will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;
 - (H) The **Action** will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
 - (I) The **Action** will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;
 - (J) The **Action** will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
 - (K) The **Action** will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).
5. The information available concerning the Action was sufficient for the Commission to make its determination.
6. The Commission hereby approves and adopts the FEAF for the Action (Parts 1, 2, and 3) with its supporting written elaboration, issues a Negative Declaration, and will not

require the preparation of an environmental impact statement for the Action.

7. The Commission hereby directs Zoning Staff to execute the FEAF and arrange for execution by its preparer, and to make any filing(s) and publication required by law of the Negative Declaration, including publishing notice of the Negative Declaration in the Environmental Notice Bulletin.
8. The Commission hereby authorizes Zoning Staff to take such other steps as may be necessary to carry out this Resolution.
9. This Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Commr. Barry Lentz, seconded by Commr. Walter Bowler, and duly put to vote, which resulted as follows:

The resolution was thereupon declared duly adopted. Dated:

May 28, 2024

ready for signature

EXHIBIT "B"



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # S-24-17

- 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 SUBDIVISION from the City of Syracuse Planning Commission at the request of GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels into one new lot, New Lot 100 (2.01 acres), in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-119) to construct a 7-story mixed use building containing 291 residential units; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing to combine six parcels into one New Lot 100 to allow construction of the concurrently proposed mixed-use building; the new lot is comprised of 2.01 acres and has frontage on Almond, East Fayette, and East Washington Streets; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sq ft retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in

order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the "storm sewer";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/Community Grid; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed subdivision, but offers the following requirements for the proposed development of the site:

1. The applicant must coordinate all right-of-way improvements and driveway access with the New York State Department of Transportation (NYSDOT), prior to City plan approval. NYSDOT will require the applicant to provide final design plans for any sidewalks along Almond Street in order to coordinate work with the NYSDOT I-81 Community Grid project's proposed sidewalk work and installation of bicycle paths along Almond Street. NYSDOT further advises when work on this section of Interstate 81 commences, access to the site will be available, but material and equipment delivery may be hindered.

2. Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.



Martin E. Voss, Chairman
Onondaga County Planning Board



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # Z-24-119

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to demolish several existing structures and construct a seven-story mixed-use building with 291 dwelling units and a two-story parking structure on 2.01 acres in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-17) to combine the six parcels comprising the site into one new lot; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the "storm sewer";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/community grid; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must coordinate all right-of-way improvements and driveway access with the New York State Department of Transportation (NYSDOT), prior to City plan approval. NYSDOT will require the applicant to provide final design plans for any sidewalks along Almond Street in order to coordinate work with the NYSDOT I-81 Community Grid project's proposed sidewalk work and installation of bicycle paths along Almond Street. NYSDOT further advises when work on this section of Interstate 81 commences, access to the site will be available, but material and equipment delivery may be hindered.

The Board offers the following comment:

Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.



Martin E. Voss, Chairman
Onondaga County Planning Board

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** City of Syracuse Planning Commission

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: GW Syracuse, LLC (Chris Geiger)

Address: at 701-705 East Fayette Street

Referral Type: SITE PLAN

OCPB Date: May 08, 2024

OCPB Action: Modification

OCPB Case #: Z-24-119

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- ☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- ☐ Approved the proposed action as modified by the OCPB.
- ☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- ☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- ☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- ☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- ☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

- ☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.



A RESOLUTION APPROVING A RESUBDIVISION, R-24-28, SITUATED ON PROPOERTY LOCATED AT 701-03 E. FAYETTE ST, 715 E. FAYETTE ST., 706-08 E. WASHINGTON ST., 712-16 E. WASHINGTON ST., 705 FAYETTE ST., AND 709 FAYETTE ST, TO BE ADDRESSED AS 701-705 E. FAYETTE ST.

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 28th day of May, 2024, adopt the following resolution:

WHEREAS, the applicant, Ben Harrell, CHA Consulting, on behalf of property owner Chris Geiger, dba GW Syracuse, LLC., is requesting a Resubdivision to combine six lots into a single lot on property situated at 701-03 E. Fayette St, 715 E. Fayette St., 706-08 E. Washington St., 712-16 E. Washington St., 705 Fayette St., And 709 Fayette St. To Be Addressed As 701-705 E. Fayette St pursuant to Syracuse Subdivision Regulations; and

WHEREAS, the City Planning Commission held a Public Hearing on the request on May 28, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony; and

WHEREAS, a companion application for Major Site Plan Review, MaSPR 24-17, was heard by the City Planning Commission on May 28, 2024; and

WHEREAS, the existing site includes 706-08 E. Washington St., a rectangularly shaped parcel with 51 feet of frontage on E. Washinton St. and a lot depth of 62 feet; 712-16 E. Washington St., a rectangularly shaped parcel with 157 feet of frontage on E Washington St. and a lot depth of 122.8 feet; 701-03 E. Fayette St., an irregularly shaped parcel with 92 feet of frontage on E Fayette St. and a lot depth of 201 feet; 715 E. Fayette St., an irregularly shaped parcel with 93 feet of frontage on E. Fayette St. and a lot depth of 262 feet; 709 Fayette St., a rectangularly shaped parcel with 34 feet of frontage on E. Fayette St. and a lot depth of 132 feet; and 705 Fayette St a rectangularly shaped parcel with 72 feet of frontage on E. Fayette St. and a lot depth of 132 feet. for a total of 2.01 acres of real property;

WHEREAS, the combined lots will comprise a single parcel that is 2.01 acres in size and situated in the Central Business District, MX-5 Zone District; and

WHEREAS, the address for the newly created lot will be 701-705 Fayette Street; and

WHEREAS, the resubdivision will eliminate the property lines between the three separate parcels creating a single lot; and

WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and

WHEREAS, the resubdivision does not meet the criteria to be referred to the Onondaga County Planning Board pursuant to GML §239-l, m and n, but the companion Major Site Plan Review was reviewed by Onondaga County Planning Board who took no position on the proposal; and

WHEREAS, the Zoning Administrator and the City Planning Commission Chairperson are entitled to

execute any and all necessary documents related to the subject proposal; and

WHEREAS, pursuant to Article 8 of the State Environmental Conservation Law, as amended and the regulations promulgated thereunder (collectively "SEQRA"), the Commission is required to make a determination with respect to the environmental impact of any "action" to be taken by the Commission and the consideration of this application constitutes such an action; and

WHEREAS, the Commission having reviewed the companion application, MaSPR-24-17, along with the proposed action and the Environmental Assessment Form, Part 1, dated April 18, 2024, ("EAF") prepared and submitted by the applicant, and determined that the proposed action described therein constituted a Type 1 or Unlisted/Type 2 action, pursuant to 6 NYCRR §617.4/§617.5, respectively; and

WHEREAS, having determined that more than a single agency is involved with or interested in the proposed application classified as a Type 1, the Commission declared itself "Lead Agency" pursuant to 6 NYCRR §617.6, and by letter dated April 19, 2024, which has been affirmed by all interested and involved parties; and finds that approval of the Application as set forth herein will not have a significant effect on the environment, and the Commission hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as **Exhibit "A"**, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 28th day of May, 2024, **APPROVE** the request of the applicant for, R-24-28, resubdivision of six parcels situated at 701-03 E. Fayette St., 715 E. Fayette St., 706-08 E. Washington St., 712-16 E. Washington St., 705 Fayette St., and 709 Fayette St., to be combined into a new single lot addressed at 701-705 Fayette St., pursuant to the Syracuse Subdivision Regulations..

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All Development Standards of ReZone Syracuse shall be adhered to; and
4. Improvements to the subject property and its use shall be in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration and attached to this application;
5. The here-referenced re subdivision shall be duly filed with the Clerk as required by law.

BE IT FURTHER RESOLVED no signage was approved as part of this application; proposed signage must

be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.



Steven W. Kulick, Chairperson
City Planning Commission

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Reasons Supporting Determination of Significance

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Phase 1 and Phase 2 Environmental Site Assessment, Major Site Plan Review Agenda Item MaSPR-24-17 and Resubdivision R-24-28.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Syracuse City Planning Commission _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Gateway Syracuse Apartments Determination of Significance

Name of Lead Agency: City of Syracuse City Planning Commission

Name of Responsible Officer in Lead Agency: Steven Kulick

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency:  Date:

Signature of Preparer (if different from Responsible Officer) _____ Date:

For Further Information:

Contact Person: Cristian Toellner

Address: 300 S State St., suite 700 Syracuse, NY 13202

Telephone Number: 315-448-8261

E-mail: CToellner@syr.gov

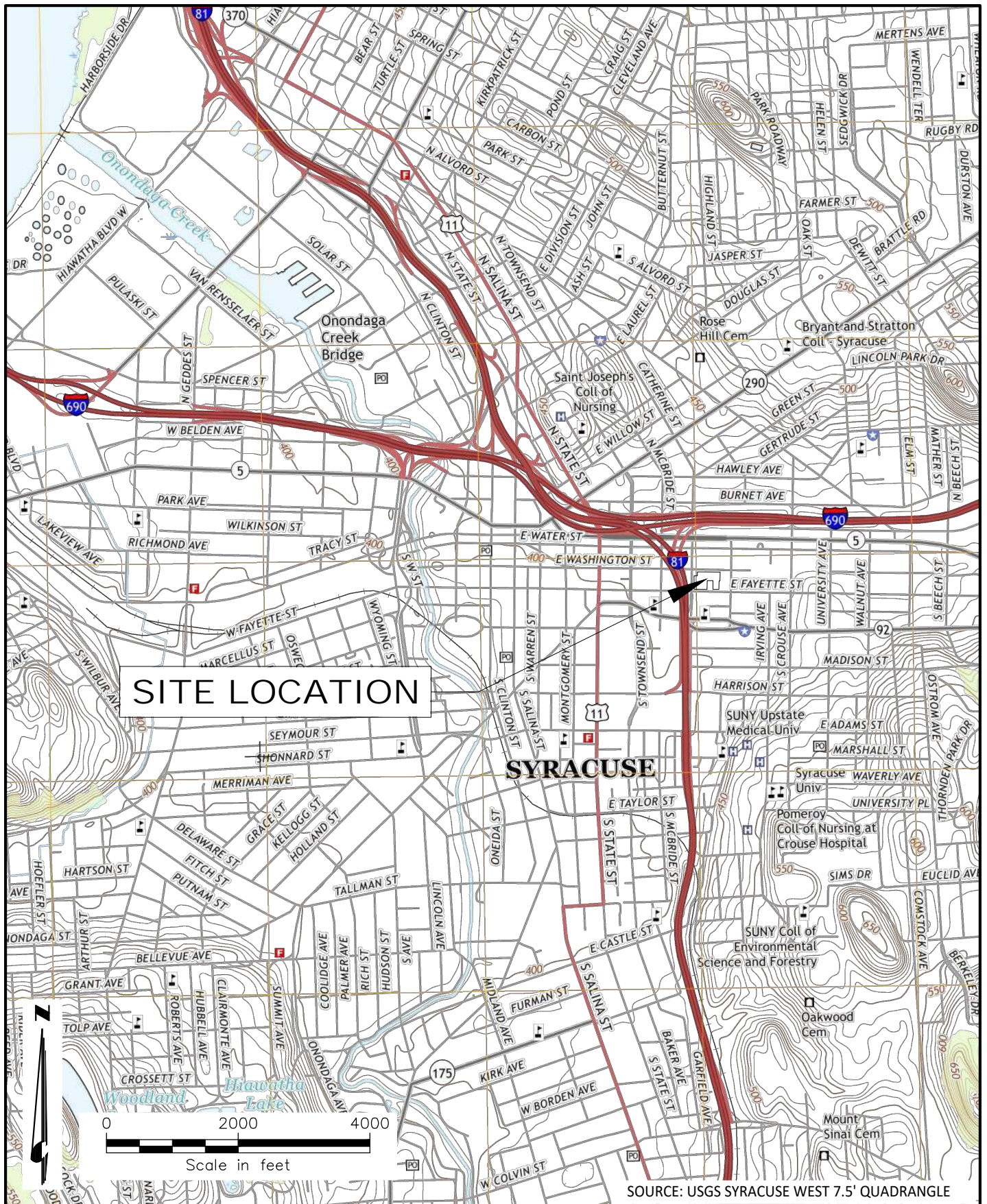
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

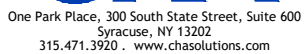
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>





0 150 300

Scale in feet

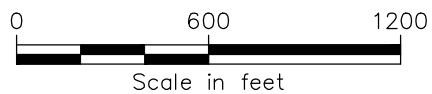
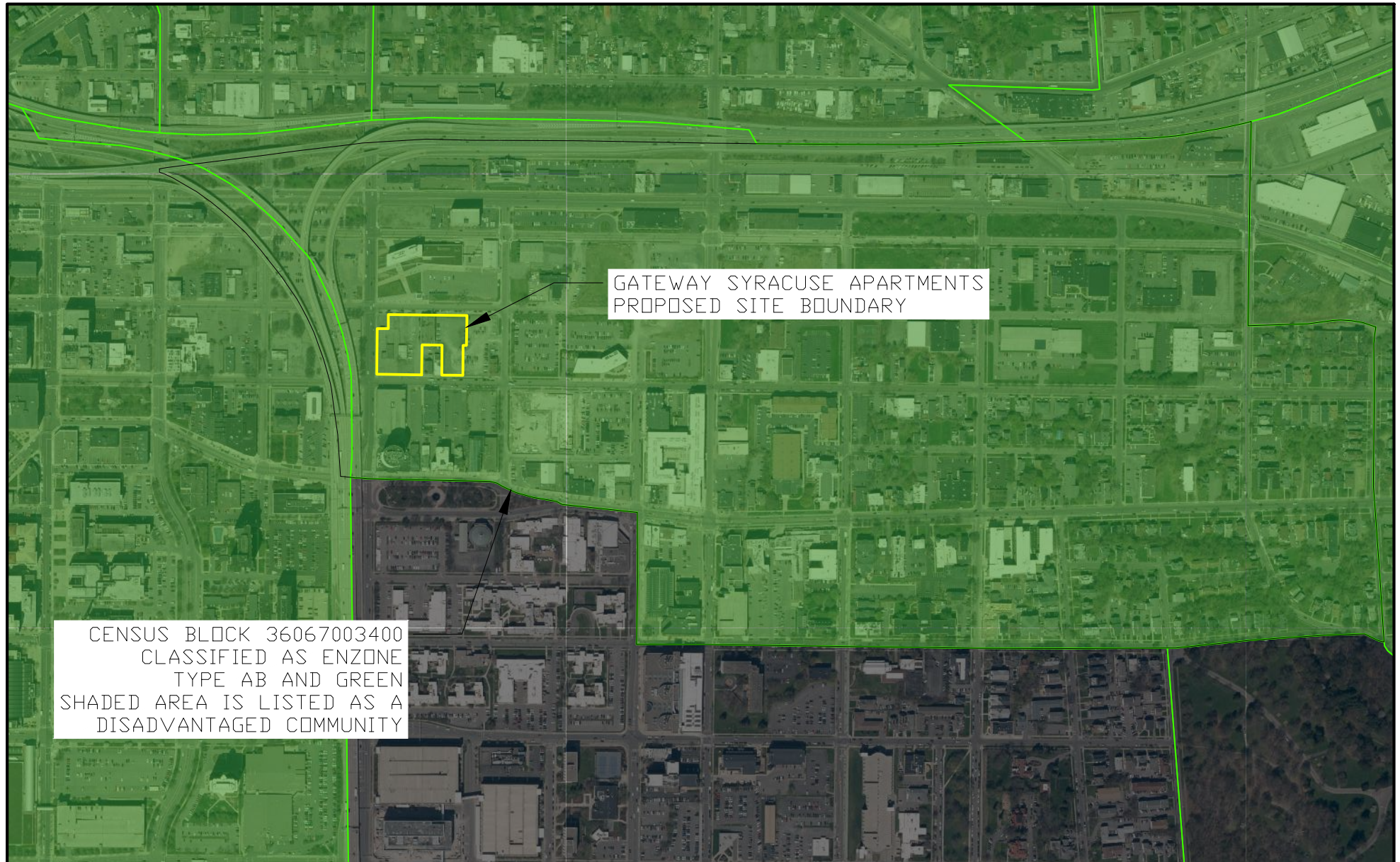


GATEWAY SYRACUSE APARTMENTS
BROWNFIELD CLEANUP PROGRAM
APPLICATION

FIGURE 2

**Section I:
Neighboring Property Contact Information
Gateway Syracuse Apartments**

Direction	Tax Map Parcel	Property Address	Owner	Contact Information	Land Use Code and Classification	General Description
North	030.-15-01.1	727 Washington St E to Water	Syracuse University	900 S Crouse Ave, Syracuse, NY	464 – Office Building	Office Building owned by Syracuse University
	030.-15-.03.0	730 Water St E & Forman Ave	Amerco Real Estate Co	PO Box 29046, Phoenix, Az	449 – Other Storage, Warehouse and Distribution Facility	U-Box Storage Facility
	030.-17-01.0	800-16 Water St E & Forman Ave	Upstate Properties Dev.	750 E Adams St, Syracuse, NY	449 – Other Storage, Warehouse and Distribution Facility	Storage Facility
	030.17.-03.0	101 Forman Ave Rear	Upstate Properties Dev.	750 E Adams St, Syracuse, NY	464 – Office Building	Office Building for P.E.A.C.E.INC.
	030.-14-01.0	701 Water St E & Almond St	Amerco Real Estate Co	2727 N Central Ave, Phoenix, Az	438 – Parking Lot	U-Haul Parking Lot
	030.-14-02.0	709 Water St E to Erie Blvd E	Amerco Real Estate Co	2727 N Central Ave, Phoenix, Az	330 – Vacant Land Located in Commercial Area	U-Haul Parking Lot
	030.-14-03.1	740 Erie Blvd E to Water St E	Arec li LLC	PO Box 29046, Phoenix, Az	449 – Distribution Facility	U-Haul Storage Facility
	103.-22-02.2	110 Almond St & Water St	ESW Realty, LLC	65 Gray Rd, Falmouth, ME	426 - Fast Food Franchise	Dunkin' Donuts Drive Through
	030.-14-03.2	746 Erie Blvd & Forman Ave	Arec li LLC	PO Box 29046, Phoenix, Az	330 - Vacant Land Located in Commercial Area	U-Haul Parking Lot
East	030.-16-12.1	717 Fayette St E to Washington	One Forman Park, LLC	721 E Genesee St, Syracuse, NY	330 – Vacant Land Located in Commercial Area	Parking area
	030.-16-10.1	725-27 Fayette St E & Forman Ave	725 Fayette, LLC	124 Haddonfield Dr, Syracuse, NY	483 – Part Residential Use	Szechaun Kitchen and Residential property
	030.-17-02.6	801-49 Fayette St E & Forman Ave	State of NY Upstate Medical	750 Adams St E, Syracuse, NY	612 – School	SUNY Upstate Medical Building
South	030.-16-15.0	711 Fayette St E	People's Community Dev Corp	2306 Salina St S, Syracuse, NY	620 – Religious	Church
	030.-16-14.0	713 Fayette St E	Food + Sundry LLC	100 Madison St, Sryacuse, NY	484 – One Story Small Structure	XO Taco Restaurant
	048.-01-11.0	701-05 Genesee ST E & Almond St	TJM Syracuse, LLC	5801 Ulmerton Road, Clearwater, FL	414 – Hotel	Crowne Plaza Hotel
	048.-01-10.0	709 Genesee St E to Fayette S	Taksum Associates LLC	88 Harbridge Mnr, Williamsville, NY	465 – Professional Building	Law Office and Parking area
	048.-01-01.0	712-14 Fayette St E	712-14 East Fayette Group LLC	PO Box 776, Syracuse, NY	411 – Apartments	Apartment Complex
	048.-01-02.0	716-18 Fayette St E	Genesee Inn LLC	505 Fayette St E, Syracuse, NY	438 – Parking Lot	Parking Lot
	048.-01-03.1	720-22 Fayette St E	719 RGD LLC	9102 Whistling Swan Lane, Manlius, NY	438 – Parking Lot	Parking Lot
	048.-01-04.1	726-28 Fayette St E & Forman Ave	One Forman Park LLC	721 Genesee St E, Syracuse, NY	438 – Parking Lot	Parking Lot
	048.-01-05.0	721 Genesee St E & Forman Ave	One Forman Park LLC	721 E Genesee St, Syracuse, NY	464 – Office Building	Two Story Office Building
	048.-01-06.0	719 Genesee St E to Orange	719 RGD LLC	9102 Whistling Swan Lane, Manlius, NY	464 – Office Building	Three Story Office Building
	048.-01-07.0	717 Genesee St E to Orange Al	Dibartolomeo Eugene, Dibartolomeo Eileen M	717 E Genesee St, Syracuse, NY	464 – Office Building	Office Building
	048.-01-08.0	713-15 Genesee St E	Genesee Inn LLC	505 E Fayette St, Syracuse, NY	414 – Hotel	Parkview Hotel
	048.-01-09.0	711 Genesee St E	Lahm Robert E	711 E Genesee St, Syracuse, NY	464 – Office Building	Law Office
	048.-03-07.0	801 Genesee St E & Forman Ave	Moore Phillip M	1713 S State St, Syracuse, NY	433 – Auto Body or Tire Shop	Ab Auto Service
	048.-03-06.0	805-09 Genesee St E to Wellington	Rothschild Genesee Prop LLC	821 E Genesee St, Syracuse, NY	514 – Auditorium	Dance Theater of Syracuse
West	103.-23-01.0	622 Washington St E & Almond	New York State	622 Washington E & Almond S	438 – Parking Lot	Parking Lot



Drawing Copyright © 2024
CHA
One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 · www.chasolutions.com

**EN-ZONE AND DISADVANTAGED
COMMUNITIES**

GATEWAY SYRACUSE APARTMENTS
BROWNFIELD CLEANUP PROGRAM APPLICATION

PROJECT NO.
086328.000

DATE: 07/2024

FIGURE 3



SECTION II

Project Description

Project Description

In accordance with Section II of the BCP application, the following information is provided.

Project Purpose:

The purpose of this project is to investigate and remediate environmental impacts located on the Site for the protection of public health and the environment, return business to the currently vacant site, and bring jobs to an area of blight. The scope of the project will include the following:

Remedial Investigation – The project will begin with a Remedial Investigation (RI) for the purpose of investigating and delineating the nature and extent of environmental impacts present at the Site. The RI will include the installation of soil borings and groundwater monitoring wells, sampling of soil and groundwater, and a soil vapor intrusion investigation. Data collected during the RI will be used in conjunction with previous investigations to perform a qualitative risk evaluation that identifies potential populations that may be at risk of exposure to site contaminants and potential exposure pathways by which those populations could be impacted. The qualitative risk evaluation will be utilized in determining the Remedial Goals.

Analysis of Remedial Alternatives – Based upon the remedial goals, remedial alternatives will be identified and evaluated to determine recommended remedial alternatives. Documentation of this process including the identification, evaluation, and selection of the site remedies will be provided in an Alternatives Analysis Report (AAR).

Remediation of Environmental Impacts – On-site impacts will be remediated as detailed in a Remedial Action Work Plan (RAWP) that is based on the results of the AAR. The RAWP will provide a detailed scope of work for the mitigation of impacts on the Site.

Upon completion of the Site remedy, a Final Engineering Report will be prepared which includes the necessary documentation to demonstrate completion of the Site remedy per the RAWP. A Site Management Plan will also be prepared, which provides details and information for the long-term management of Site controls.

Upon completion of the remedial actions, GW Syracuse, LLC will redevelop the property as mixed-use commercial and multi-unit residential building.

Proposed Timeline

Task	Estimated Month Complete
Submit BCP Application Concurrently with this RIWP	July 2024
NYSDEC 60-Day Comment Period	September 2024
Public 45-Day Comment Period	
NYSDEC Execution of BCA and Approval of RIWP	September 2024
Conduct the RIWP Field Work Described Herein	September 2024
Submit Remedial Investigation Report	October 2024
Submit Draft Remedial Design Work Plan with Alternatives Analysis	October 2024
NYSDEC Selects Proposed Remedy	November 2024
NYSDEC 45-Day Comment Period	December 2024
Public Meeting (optional)	December 2024

Section II • Page 2 of 2 • Item 4

Task	Estimated Month Complete
Finalize the Remedial Design Work Plan and Issue Construction Notice	February 2025
Construction Complete	May 2025
Submit Draft Final Engineering Report and Draft Site Management Plan	July 2025
NYSDEC Issues Certificate of Completion	September 2025
Begin Operations & Monitoring per requirements of Site Management Plan and Institutional and Engineering Controls	



SECTION III

Land Use Factors

Land Use Factors

Zoning and Current Use:

The Site was historically a mixture of commercial facilities which ceased operations in the 1980's. The property currently consists of 6 tax parcels that will be re-subdivided into a single parcel upon completion of the real estate transaction(s). There are three buildings which now sit vacant, however the surrounding paved parking lots are typically utilized by neighboring properties.

Anticipated Use:

The Gateway Apartments project is one which aims to transform a portion of the Syracuse University Hill neighborhood and provide housing in an effort to help ease the city's housing crisis. With the large semiconductor fabrication facility, Micron, coming to the area in the next several years, Syracuse is quickly expanding and recognizing the need for housing. The project aims to provide almost 300 apartments and 6,000-square feet of retail spaces to the community.

The Gateway Apartments project is widely supported by City of Syracuse officials and the attached letters provide evidence that the project will not only provide jobs in the near term but will provide housing options (including 12.5% affordable housing) in an area currently in a housing crisis.

Renewable Energy Facility Site:

The Site is not proposed to be a renewable energy facility.

Compliance with Zoning Laws, Recent Development, and Community Master Plans:

As described above, this project will bring housing to the City of Syracuse and an area which is currently in a housing crisis. The following articles are just two of many that can be found in support of this project.



OFFICE OF THE MAYOR

MAYOR BEN WALSH

July 16, 2024

New York State
Department of Environmental Conservation
Brownfield Cleanup Program

Re: 701 East Fayette Street

To Whom It May Concern,

The City of Syracuse is pleased to offer its support for enrolling the 701 East Fayette Street parcels into the DEC Brownfield Cleanup Program (BCP) as a Track 2 project. The housing crisis in the City of Syracuse is a pressing issue that will only worsen with the Micron opportunity. It is imperative that we address this housing crisis immediately to ensure the growth of our community and maintain Syracuse as a place to call home.

This project aims to revitalize a blighted corner with a \$100 million investment, by redeveloping the contaminated former gas station property located at 701 East Fayette Street. The support of the BCP is crucial to the success of this project. Due to the substantial cost of the cleanup, this project cannot proceed without the support from DEC and the benefits of the BCP.

The Brownfield Cleanup Program (BCP) encourages private-sector cleanups of brownfields and promotes their redevelopment as a means to revitalize economically blighted communities. It serves as an alternative to greenfield development and is intended to remove some barriers to, and provide tax incentives for, the redevelopment of urban brownfields. This project aligns with these objectives.

The redevelopment plan represents a significant investment in our community and is a vital initiative for our future. We hope you will consider our support as you make a decision for enrollment.

If you require further information, please do not hesitate to contact me.

Sincerely,

Ben Walsh
Mayor

Office of the Mayor
233 E. Washington St.
201 City Hall
Syracuse, N.Y. 13202

Office 315 448 8005
Fax 315 448 8067

www.syr.gov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Advertisement

BUSINESS

Plans for Syracuse's first new high-rise apartment building in 50 years scaled down

Updated: May. 26, 2024, 10:06 p.m. | Published: May. 25, 2024, 8:00 a.m.



A rendering shows a proposed 291-unit apartment building on East Fayette Street in Syracuse and how it would appear next to an historic church property. (Passero Associates) Passero Associates



By **Jeremy Boyer** | **JBoyer@syracuse.com**

Syracuse, N.Y. -- A developer has dramatically shifted plans for what was initially proposed as Syracuse's first new high-rise apartment building in five decades.

Instead, Chris Geiger's Syracuse Gateway Apartments project on the city's Near East Side would have a much bigger footprint if approved by the city. It's a change driven by the project's location next to a historic church building.

Geiger, who has developed multiple apartment complexes in the University Hill area, is acquiring several properties to build a 291-unit, seven-story apartment building with first-floor commercial tenants and a parking garage on more than half a city block along East Fayette Street.

Mayor Ben Walsh touted Geiger's proposal during his State of the City address in January as a sign of the city's progress and potential in developing much-needed housing. At the time, Geiger planned a 14-story structure with 300 apartments at Almond and East Fayette streets. Walsh said it was likely the city's first high-rise apartment project in at least 50 years.

But the plan shifted over the past several months from one with considerable height to one with a substantial footprint because Geiger and city officials decided a tower was not a great fit for that area.



A developer is proposing a 291-unit, seven-story apartment building on East Fayette Street that would wrap around the People's AME Zion Church building, shown on the right. (Jeremy Boyer | JBoyer@syracuse.com) Jeremy Boyer | JBoyer@syracuse.com

Directly adjacent to the original project site on East Fayette Street is the former home of the People's AME Zion Church. Built in 1911, the church was the congregation's home until the mid-1970s. The building is the oldest structure built for a Black congregation in Onondaga County.

The building fell into disrepair when the congregation moved to South Salina Street, but efforts to save it from demolition picked up steam this century. The church, which still owns it, has secured grant money and donations to get it stabilized, and has announced plans to eventually convert it into a café and culinary training center

The Syracuse Planning Commission will review the project's site plan Tuesday after the city Landmark Preservation Board had a look earlier this month.

"We knew all along that the church was going to be potentially impacted by our project so we wanted to do what we could to recognize that and really integrate the church and our building into the fabric of the block," said Jess Sudol, president of Passero Associates, the project's architect.

In addition to cutting the new building's height down, designers took steps to reduce the bulk of the building in the area where it wraps around the church and the XO Taco restaurant next door. While most of the building is seven stories, the top floor was

removed for the portion along East Fayette Street. Paint colors were chosen to complement the church's exterior, and the new building's façade was moved farther back from the street than the other structures.

"We thought it was important that the church would stand proud of our building, especially with the bell tower being on the southwest corner, so that would really be visible," Sudol said.

The Landmark Preservation Board, which doesn't have the power to require changes to the project but makes recommendations to the planning commission, complimented the design but suggested some additional scaling back at the corner next to the church.



A rendering shows how a proposed apartment building on East Fayette Street in Syracuse would wrap around the historic People's AME Zion Church and the XO Taco building. (Passero Associates) Passero Associates

Neither church officials nor the owner of XO Taco returned messages seeking comment for this story.

Geiger's plans submitted to the planning commission show a mix of studio, one-, two- and four-bedroom layouts. Sizes range from just under 500 square feet for studio units to almost 1,400 for the four-bedroom designs.

Geiger has said he hopes to complete the project by 2027. While he has not released anticipated rental rates, the developer said he will comply with the city's zoning requirement that 12.5% of the units are priced to be affordable for people making no more

than 80% of the city's average median income.

In addition to seeking approval of a site plan, Geiger is asking the planning commission to OK combining six individual parcels with addresses on East Fayette and East Washington street into one property for the apartment building. Plans would include demolishing three structures: a former service station, a car wash and an office building.



An artistic rendering shows what a proposed 300-unit residential high-rise was originally going to look like at the corner of Almond and East Fayette streets in Syracuse. (Provided) Provided

City reporter Jeremy Boyer can be reached at jboyer@syracuse.com, (315) 657-5673, [Twitter](#) or [Facebook](#).



Most Popular Stories by **Jeremy Boyer**

Syracuse auditor concerned about city's higher debt repayment costs

ADVERTISEMENT

Syracuse approves Gateway Apartments, aims to ease housing crisis with 300 units

by Dale Ostrander

Tue, May 28th 2024 at 11:14 PM

Updated Wed, May 29th 2024 at 3:38 PM



7

[VIEW ALL PHOTOS](#)

TOPICS: [SYRACUSE](#) [HOUSING CRISIS](#) [GATEWAY APARTMENTS](#) [APARTMENTS](#) [CHRIS GEIGER](#) [CONSTRUC](#) >

SYRACUSE, N.Y. — The city of Syracuse is moving forward with plans that will transform part of Syracuse's University Hill neighborhood. It will also help ease the city's housing crisis.

'There's no help': Catholic Charities relocation services end, furthering housing crisis

The Syracuse City Planning Commission has approved the Gateway Apartments project on East Fayette Street, which is set to offer almost 300 apartments.



Designs for apartments on one level of the building. (Photo by City of Syracuse)

Chris Geiger is a Syracuse University graduate who is eager to build his third apartment building in the city. He hopes it will help play a role in solving Syracuse's housing crisis.

housing here.

'It's unprecedented': Dozens of people with full time jobs left homeless in Syracuse

Geiger thinks that this is an opportunity to capitalize on housing needed for Micron's future workforce and others in Syracuse. Retail and living spaces are planned for the future building – located just blocks away from Interstate 81 and the upcoming community grid.

“The retail component of the building is going to be a great one especially with 81 coming down we have right now about 6,000 square feet of retail we envision places that are going to attract younger folk that are living here.”



A birds eye view rendering of the apartment building that will surround the former People's AME Zion church (Photo by City of Syracuse)

The project will be built around two existing structures: XO Taco and the former People's AME Zion Church a historical landmark. Darien Jaime is the pastor at the church and he was concerned about the apartment building being so close by.

"If you build it so close to the church how will it impact the existing structure of the church."

The Syracuse Housing Strategy Project set to begin work in 2025 in Tipp Hill, Salt Springs

Geiger's engineer Brian Bouchard of CHA Consulting assured the pastor that the former church would still be intact through construction with a design that complements the existing buildings on the block.

"There are construction techniques that will accommodate the installation of the foundation without any disturbance to the offsite foundation."

According to Geiger the apartment building will provide 12.5% or 35 of the almost 300 apartments as affordable housing.

require it at all so I think it is a good start for Syracuse.

'We need a lot of investment': Syracuse residents react to city's \$25m housing strategy



A rendering from the street showing what the Gateway apartments could potentially look like. (Photo by City of Syracuse)



READ THE COMMENTS (8)

Construction for this project is set to begin later this year and they hope to have it built and opened in about two years. As of now, there is no rent price available for the future apartments.

MORE TO EXPLORE

Syracuse man sentenced to over 4 years for cocaine distribution and money laundering



SECTION IV

Property's Environmental History

Property's Environmental History

The Site has been evaluated through a series of review and investigations since 2016:

- Transaction Screen, LCS 2016
- Geophysical Survey and Limited Focused Subsurface Soil Investigation, LCS 2016
- Phase I Environmental Site Assessment, CHA 2024
- Phase II Subsurface Investigation, CHA 2024
- Supplemental Phase II Subsurface Investigation, CHA 2024

The two most recent Subsurface Investigation Reports were prepared for GW Syracuse LLC to evaluate portions of the site where data gaps were identified, prior to submission of the application for entry into the Brownfield Cleanup Program. A copy of these reports has been provided with this application. The remaining reports listed above can also be provided, upon request, however the data, including figures and tables, is summarized in the following tables and attachments. Each of the following figures also identifies the sample locations, date of the sampling event, and key contaminants and concentration detected for each media evaluated.

Table 1. Soil

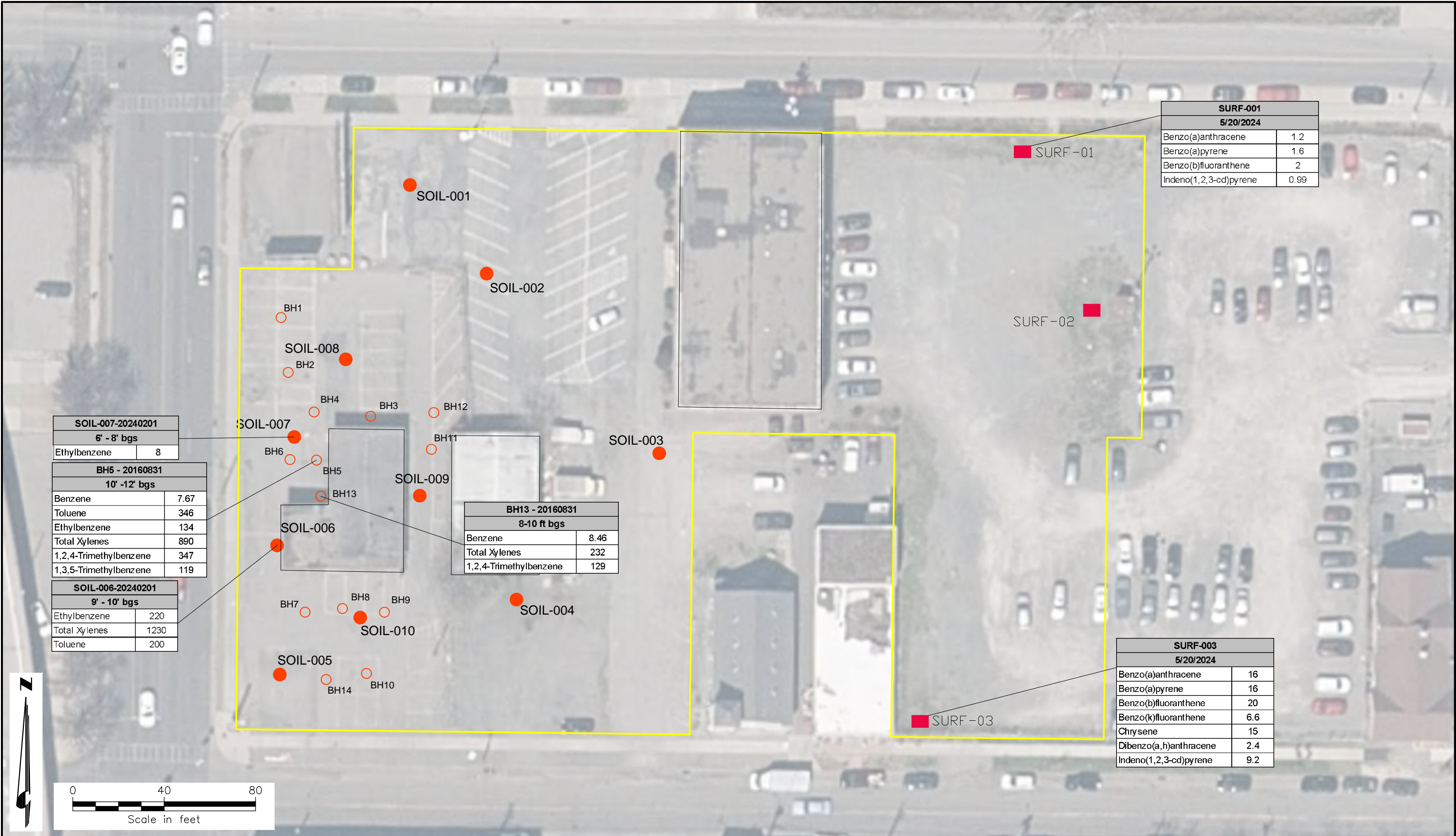
Analytes > Restricted Residential SCOs	Number of Detections > Restricted Residential SCOs	Maximum Detection (ppm)	Restricted Residential SCO (ppm)	Depth (ft bgs)
Benzene	2	8.46	4.8	8-12
Toluene	1	346	100	10-12
Ethylbenzene	2	200	41	9-10
Total Xylenes	2	1230	100	9-10
1,2,4-Trimethylbenzene	1	347	52	8-12
1,3,5-Trimethylbenzene	2	119	52	10-12
Benzo(a)anthracene	2	16	1	0-1
Benzo(a)pyrene	2	16	1	0-1
Benzo(b)fluoranthene	2	20	1	0-1
Benzo(k)fluoranthene	1	6.6	3.9	0-1
Chrysene	2	15	3.9	0-1
Dibenzo(a,h)anthracene	1	2.4	0.33	0-1
Indeno(1,2,3-cd)pyrene	2	9.2	0.5	0-1

Table 2. Groundwater

Analytes > AWQS	Number of Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Phenol	2	2.7 J	1
Barium	2	8173	1000
Chromium	2	406.2	50
Lead	2	625.2	25
Mercury	2	1.71	0.7
Selenium	2	41.9	10

Table 3. Indoor Air/Sub-Slab Vapor

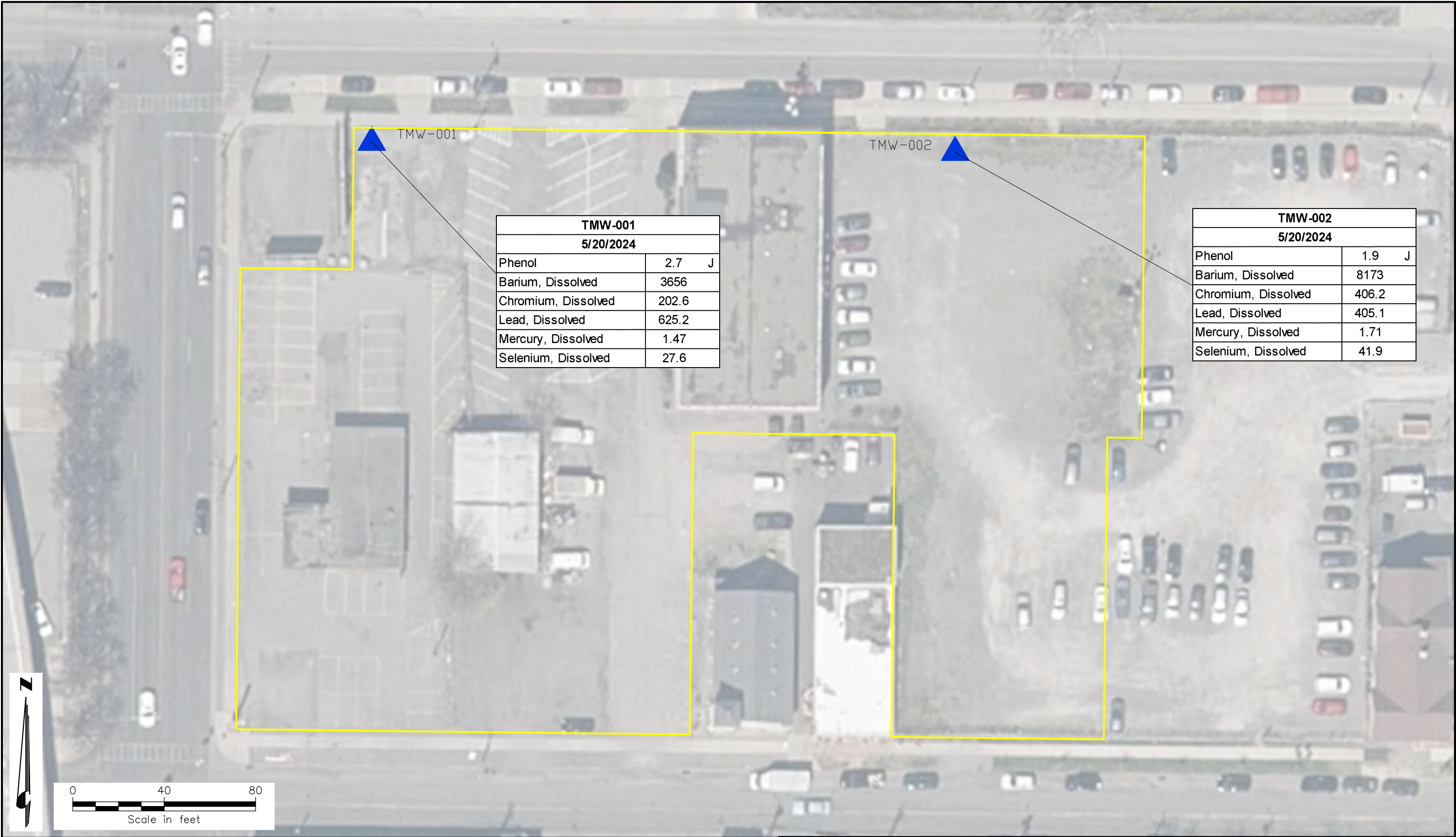
Analytes	Total Detections	Maximum Detection (ug/m3)	Type
2,2,4-Trimethylpentane	2	37.1	Indoor Air
Benzene	2	13.5	
Ethylbenzene	2	25.5	
Heptane	2	27	
Hexane	2	62.4	
o-Xylene	2	37.4	
p/m-Xylene	2	90.8	
Toluene	3	75.4	
Trichloroethene	2	1.9	
2,2,4-Trimethylpentane	3	78	Sub-Slab Vapor
Benzene	3	14.7	
Ethylbenzene	3	33.5	
Heptane	3	12.2	
Hexane	3	19.5	
o-Xylene	3	34.7	
p/m-Xylene	3	128	
Toluene	3	28.1	
Trichloroethene	2	2.29	





● CHA SUBSURFACE SOIL SAMPLE
○ LCS SUBSURFACE SOIL SAMPLE
■ CHA SURFACE SOIL SAMPLE
SAMPLE LOCATIONS ARE APPROXIMATE

□ PROPOSED SITE BOUNDARY

DATA PRESENTED IN MILLIGRAMS PER KILOGRAM (MG/KG), APPROXIMATELY EQUAL TO PARTS PER MILLION. DATA PRESENTED EXCEEDS THE TITLE 6 NYCRR PART 375 RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVE.



 TEMPORARY GROUNDWATER MONITORING WELL

 PROPOSED SITE BOUNDARY

SAMPLE LOCATIONS ARE APPROXIMATE

DATA PRESENTED IN MICROGRAMS PER LITER (UG/L),
APPROXIMATELY EQUAL TO PARTS PER BILLION.
DATA PRESENTED EXCEEDS THE TECHNICAL AND OPERATIONAL
GUIDANCE SERIES 1.1.1. (TOGS 1.1.1) AMBIENT WATER QUALITY
STANDARDS.

J = ESTIMATED VALUE

Drawing Copyright © 2024



One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 • www.chasolutions.com

GROUNDWATER EXCEEDANCES MAP

SYRACUSE GATEWAY APARTMENTS
701 EAST FAYETTE STREET
SYRACUSE, NEW YORK 13210

PROJECT NO.
086328

DATE: 07/2024

FIGURE 2

IA-03/SS-03	INDOOR AIR	SOIL VAPOR
2,2,4-Trimethylpentane	37.1	4.44
Benzene	13.5	14.7
Ethylbenzene	25.5	33.5
Heptane	27	12.2
n-Hexane	62.4	15.7
o-Xylene	37.4	29.4
p/m-Xylene	90.8	128
Toluene	75.4	28.1
Trichloroethene	1.9	1.07 U

IA-01/SS-01	INDOOR AIR	SOIL VAPOR
Hexane	0.705 U	19.5

IA-02/SS-02	INDOOR AIR	SOIL VAPOR
2,2,4-Trimethylpentane	8.97	78
o-Xylene	6.21	34.7



- INDOOR AIR/SUB-SLAB VAPOR SAMPLE
 - SOIL VAPOR SAMPLE – UNABLE TO BE COLLECTED DUE TO TIGHT SOILS AND LACK OF AIR FLOW.
 - PROPOSED SITE BOUNDARY
- SAMPLE LOCATIONS ARE APPROXIMATE
U – NOT DETECTED AT REPORTING LIMIT

DATA PRESENTED IN MICROGRAMS PER CUBIC METER (UG/M3). DATA PRESENTED HAVE AN IDENTIFIED ACTION ACCORDING TO THE NYSDOH DECISION MATRICES A THROUGH F. YELLOW INDICATES "IDENTIFY SOURCES AND RESAMPLE, OR MITIGATE" AND ORANGE INDICATES "MONITOR". NO HIGHLIGHT INDICATES MAX CONCENTRATION BUT "NO FURTHER ACTION"



INDOOR AIR/SUB-SLAB VAPOR
RESULTS MAP
SYRACUSE GATEWAY APARTMENTS
701 EAST FAYETTE STREET
SYRACUSE, NEW YORK 13210

PROJECT NO.
086328
DATE: 07/2024
FIGURE 3



SECTION V

Requestor Information

Requestor Information

Requestor Name, Address & LLC Information:

GW Syracuse LLC is requesting NYSDEC review and approval of the remedial program. Contact information is as follows:

GW Syracuse LLC
21 Greene Avenue
Amityville, New York 11701
Phone: (518) 413-6689
Email: chris@cuserealestate.com

Attached is a copy of the NYS Department of State Division of Corporations Business Entity Database Search for GW Syracuse LLC.

Members/Owners:

In accordance with Section V of the BCP Application, the following information is provided:

GW Syracuse, LLC Members/Owners: Chris Geiger (100%)

Document Certification:

All documents prepared in final form for submission to NYSDEC for approval will be prepared and certified in accordance with Section 1.5 of DER-10.

Department of State

Division of Corporations

Entity Name History

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: GW SYRACUSE LLC
DOS ID: 7253320
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 02/13/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 02/13/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: ONONDAGA
NEXT STATEMENT DUE DATE: 02/28/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

[ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#)

Search

File Date	Document Type	Entity Name	File Number
02/13/2024	ARTICLES OF ORGANIZATION	GW SYRACUSE LLC	240213001410

Rows per page: 5 1-1 of 1 < >



SECTION VI

Requestor Eligibility

Requestor Eligibility

Volunteer Statement

GW Syracuse LLC considers itself a volunteer due to their ownership of the property subsequent to the disposal/discharge of Site contaminants, and the cessation of businesses operating on the property. Under ownership of GW Syracuse LLC, ongoing contribution to Site contamination has ceased and exposure to previously released contamination has been limited as the property is now either locked (buildings) or covered with asphalt.

Proof of Site Access

Attached are signed letters from each of the current property owners which states that GW Syracuse, LLC has been provided access to the property to complete the necessary remediation procedures and diligence as it relates to entering into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation. The property transactions will take place prior to the completion of remedial efforts.

Syracuse Parking Associates LLC
2 Clinton Square, Suite 120
Syracuse, NY 13202

NYS Department of Environmental Conservation
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Parcel located at 701-703 East Fayette Street, Syracuse, NY 13210

To Whom It May Concern:

The purpose of this letter is to inform your office that we are allowing access to GW Syracuse, LLC to complete necessary remediation procedures and diligence as it relates to entering into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation, and throughout the Brownfield Cleanup Program ("BCP") project, including the ability to place an environmental easement on the site upon purchase of the property listed above.

No environmental easement will be placed on the site until after the parcel has been accepted into the BCP, and until after GW Syracuse, LLC purchases the parcel.

Yours truly,



John Funicello (Jul 19, 2024 12:15 EDT)

John Funicello, Managing Member
Syracuse Parking Associates LLC

Howard Johnson
323 Nottingham Road
Syracuse, NY 13210

NYS Department of Environmental Conservation
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Parcel located at 705 East Fayette Street, Syracuse, NY 13210

To Whom It May Concern:

The purpose of this letter is to inform your office that we are allowing access to GW Syracuse, LLC to complete necessary remediation procedures and diligence as it relates to entering into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation, and throughout the Brownfield Cleanup Program ("BCP") project, including the ability to place an environmental easement on the site upon purchase of the property listed above.

No environmental easement will be placed on the site until after the parcel has been accepted into the BCP, and until after GW Syracuse, LLC purchases the parcel.

Yours truly,


Marian McDermott (Jul 19, 2024 13:27 EDT)

Howard Johnson, Owner

715 EFSU, LLC
1 Saddle Ln
Roslyn Heights, NY 11577

NYS Department of Environmental Conservation
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Parcel located at 715 East Fayette Street, Syracuse, NY 13210

To Whom It May Concern:

The purpose of this letter is to inform your office that we are allowing access to GW Syracuse, LLC to complete necessary remediation procedures and diligence as it relates to entering into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation, and throughout the Brownfield Cleanup Program ("BCP") project, including the ability to place an environmental easement on the site upon purchase of the property listed above.

No environmental easement will be placed on the site until after the parcel has been accepted into the BCP, and until after GW Syracuse, LLC purchases the parcel.

Yours truly,

Brian Sivin

Brian Sivin, Managing Member
715 EFSU, LLC

Swanson Fayette Associates LLC
728 East Water St Co LLC
505 East Fayette Street
Syracuse, NY 13202

NYS Department of Environmental Conservation
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Parcels located at 709 East Fayette Street, Syracuse, NY 13210, 712-16 East Washington Street, Syracuse, NY 13210 & 706-08 East Washington Street, Syracuse, NY 13210

To Whom It May Concern:

The purpose of this letter is to inform your office that we are allowing access to GW Syracuse, LLC to complete necessary remediation procedures and diligence as it relates to entering into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation, and throughout the Brownfield Cleanup Program ("BCP") project, including the ability to place an environmental easement on the site upon purchase of the property listed above.

No environmental easement will be placed on the site until after the parcel has been accepted into the BCP, and until after GW Syracuse, LLC purchases the parcel.

Yours truly,

Norman Swanson
Norman Swanson (Jul 19, 2024 14:31 EDT)
Norman Swanson, Managing Member
Swanson Fayette Associates, LLC
728 East Water St Co, Inc



SECTION VII

Requestor Contact Information

Requestor Contact Information

GW Syracuse LLC contact information is included within the applicable section of the application. The requestors representative is Chris Geiger with a mailing address of 21 Greene Avenue, Amityville, New York 11701. Mr. Geiger can be contacted at (516) 413-6689 or chris@cuserealestate.com



SECTION VIII

Program Fee

Program Fee

GW Syracuse LLC is not requesting or applying for a fee waiver. Upon execution of a Brownfield Cleanup Agreement to the Department, GW Syracuse LLC is prepared to pay the non-refundable program fee of \$50,000.



SECTION IX

Current Property Owner and Operator Information

Current Property Owner and Operator Information

The project currently consists of six contiguous parcels which GW Syracuse LLC intends to re-subdivide into a singular 1.85-acre parcel to create the project site located at 701 East Fayette Street, in the City of Syracuse, New York. GW Syracuse LLC intends on purchasing the six parcels and will become the owner and operator.

Owner and Operator

The current owners of the parcels are listed in the table below. GW Syracuse LLC does not have a relationship with any of the owners.

Tax Map Parcel	Site Address	Dates of Ownership	Owner & Operator	Mailing Address	Contact Information
030.-16-02.0	706-08 Washington St E & Almond Syracuse, New York 13210	2003-Current	Swanson Fayette Assoc LLC	505 E Fayette Street Syracuse, New York 13210	Norman Swanson nswanson@woodbinegroup.com (315) 471-7400
030.-16-03.0	712-16 Washington St E Syracuse, New York 13210	1990-Current	728 East Water St Co Inc	505 E Fayette Street Syracuse, New York 13210	Norman Swanson nswanson@woodbinegroup.com (315) 471-7400
030.-16-13.1	715 Fayette St E to Washington St E Syracuse, New York 13210	2017 - Current	715 EFSU, LLC	1 Saddle Ln Roslyn Heights, NY	Brian Sivin bsivin@gmail.com (917) 940-1077
030.-16-16.0	709 Fayette St E Syracuse, New York 13210	1990-Current	728 East Water St Co LLC	505 E Fayette Street Syracuse, New York 13210	Norman Swanson nswanson@woodbinegroup.com (315) 471-7400
030.-16-17.0	705 Fayette St E Syracuse, New York	2017 - Current	Howard Johnson	323 Nottingham Road Syracuse, New York	Howard Johnson martinm@jfrealestate.com

Section IX • Page 2 of 4

Tax Map Parcel	Site Address	Dates of Ownership	Owner & Operator	Mailing Address	Contact Information
	13210			13210	(315) 446-0111
030.-16-18.0	701-03 Fayette St E & Almond St, Syracuse, New York 13210	2016 - Current	Syracuse Parking Assoc LLC	2 Clinton Sq Syracuse, New York 13210	John Funicello johnf@frealestate.com (315) 472-2020 x 103

Historical Owners and Operators

Ownership pre-dating those listed above are provided in the table below for each of the properties. Information was obtained from deed searches for each parcel. GW Syracuse LLC does not have a relationship with any of the owners listed below.

Tax Map Parcel	Site Address	Approx. Dates of Ownership	Owner & Operator	Last Known Mailing Address
030.-16-02.0	706-08 Washington St E & Almond Syracuse, New York 13210	1998 – 2003	City of Syracuse Industrial Development Agency	233 East Washington Street, Syracuse, New York
		1997 – 1998	Metropolitan School for the Arts, Inc.	320 Montgomery Street, Syracuse, New York
		1989 – 1997	700 Outparcel Corp	One Lincoln Center, Suite 600, Syracuse, New York
		1987 – 1997	Charles Square LTD	1075 Williston Road, South Burlington, Vermont 05401
		1982 – 1987	Paul R Graves, Donald R. Cobb, Walter B. Levering, Jr DBA Tygate Towers	143 Washington Ave., Albany, New York
		1979 – 1982	New York State Teachers' Retirement System	Not Listed. Result of foreclosure

Section IX • Page 3 of 4

Tax Map Parcel	Site Address	Approx. Dates of Ownership	Owner & Operator	Last Known Mailing Address
		1907 – Unknown	Luther S Merrick, Emma M Merrick, Elizabeth Jacoby	None listed
030.-16-03.0	712-16 Washington Street E Syracuse, New York 13210	1981 – 1990	AMPB Leasing Co.	716 East Washington Street, Syracuse, New York
		Unknown – 1981	The City of Syracuse Industrial Development Agency	217 Montgomery Street, Hills Building, Syracuse, New York
030.-16-13.1	715 Fayette St E to Washington St E Syracuse, New York 13210	2001 – 2017	Swanson Fayette Associates LLC	505 E Fayette Street Syracuse, New York 13210
		1961 – 2001	Harold Sarkin	217 Edgemont Drive, Syracuse, New York
		Unknown – 1961	Barbara Malone	715 East Fayette Street, Syracuse, New York
030.-16-16.0	709 Fayette St E Syracuse, New York 13210	1989 – 1990	709 East Fayette Street Corp.	1030 East Genesee Street, Syracuse, New York 13210
		1987 – 1989	Leon Godfrey Associates, Inc.	PO Box 241 Syracuse, New York 13215
		1967-1987	I. Irving Hammer aka Isadore I. Hammer	121 Sunnyside Drive, Syracuse, New York 13214
		1945-1967	Hyman Susskin	408 East Castle Street, Syracuse, New York
		Unknown – 1945	Katherine La Vaute and Katherine La Vaute Marling	707 East Fayette Street, Syracuse, New York
		1908	Daisy D. Van Alstine and Mary M. Town	Unknown

Section IX • Page 4 of 4

Tax Map Parcel	Site Address	Approx. Dates of Ownership	Owner & Operator	Last Known Mailing Address
030.-16-17.0	705 Fayette St E Syracuse, New York 13210	1985 – 2017	Ocie Felton	135 Sunnyside Park Road, Syracuse, New York
		1968 – 1985	Gulf Oil Corporation	1 Presidential Boulevard, Bala- cynwyd, Pennsylvania
		1945 – 1968	Carl C Schrader	506 Roxford Road S, Syracuse, New York
		1945	Margaret Reinhart	285 Guy Park Avenue, Amsterdam, New York
030.-16-18.0	701-03 Fayette St E & Almond St, Syracuse, New York 13210	2015 – 2016	Washington Street Properties, LLC	4908 Westview Drive, Syracuse, New York
		2004 – 2015	Jacquelyn Ruffolo Amsdill formerly Jacquelyn A. Ruffolo	649 South Colony Grand Island, New York 14072
		1984 – 2004	Donald V. Murphy, Jr. and John D. Murphy	7462 Waxwood Circle, North Syracuse, New York 13212
		1968 -1984	Gulf Oil Corporation	1 Presidential Boulevard, Bala- cynwyd, Pennsylvania
		1933 - 1968	Wilda G.C. Frackelton	114 Walnut Street, Auburn, New York
		1933	Hull Greenfield	Unknown



SECTION X

Property Eligibility Information

Property Eligibility Information

No questions within Section X of the Brownfield Cleanup Program Application have been answered in the affirmative.



SECTION XI

Site Contact List

Site Contact List

Name	Address/ Contact Information
City of Syracuse	
Ben Walsh City of Syracuse Mayor	City Hall 233 East Washington Street Syracuse, New York 13202 (315) 448-8005
Steven Kulick City of Syracuse Planning Commission	City Hall Commons 201 E. Washington Street, Suite 500 Syracuse, New York 13202 zoning@syrgov.net (315) 448-8640
Onondaga County	
Ryan McMahon Onondaga County Executive	John H. Mulroy Civil Center, 14 th Floor Syracuse, New York 13202 (315) 435-3516
Dan Kwasnowski Onondaga County Planning Board	335 Montgomery Street, 1 st Floor Syracuse, New York 13202 (315) 435-2913
Local News Media	
Local News Outlet	News Channel 9 (315) 446-9900
Public Water	
Central New York Water Authority	200 Northern Concourse Syracuse, New York 13212 (315) 455-7061
Public Repository	
Onondaga Public Library Central Branch	447 South Salina Street Syracuse, New York 13202 reference@onlib.org (315)435-1900
New York State Department of Environmental Conservation	
Project Manager	5786 Widewaters Parkway Syracuse, NY 13214 (315) 426-7519
New York State Department of Health	
NYSDOH	Bureau of Environmental Exposure Empire State Plaza – Corning Tower, Room 1787 Albany, New York 12237 (518) 402-7860

Section XI • Page 2 of 3 • Site Contact List

Name	Address/ Contact Information
GW Syracuse LLC	
Chris Geiger	21 Greene Avenue Amityville, New York 11701 chris@cuserealestate.com
Environmental Consultant	
Samantha Miller, PE CHA Technical Manager/ Project Coordinator	300 South State Street Syracuse, NY 13202 smiller@chasolutions.com (315) 257-7154
Adjacent Properties	
Powder Mill Corp	700 Washington St E & Almond Syracuse, New York 13210
Syracuse University	727 Washington St E to Water Syracuse, New York 13210
One Forman Park, LLC	717 Fayette St E to Washington St E Syracuse, New York 13210
725 Fayette, LLC	725-27 Fayette St E & Forman Ave Syracuse, New York 13210
State of NY Upstate Medical	801-49 Fayette St. E & Forman Ave Syracuse, New York 13210
People's Community Dev Corp	711 Fayette Street East Syracuse, New York 13210
Food + Sundry, LLC	713 Fayette Street East Syracuse, New York 13210
One Forman Park LLC	726-28 Fayette St E & Forman Ave Syracuse, New York 13210
719 RGD LLC	720-22 Fayette St E Syracuse, New York 13210
Genesee Inn LLC	716-18 Fayette St E Syracuse, New York 13210
712-14 East Fayette Group LLC	712-14 Fayette St E Syracuse, New York 13210
Taksum Associates LLC	709 Genesee St E to Fayette S Syracuse, New York 13210

Section XI • Page 3 of 3 • Site Contact List

Name	Address/ Contact Information
TJM Syracuse, LLC	701-05 Genesee St E & Almond St Syracuse, New York 13210
New York State	622 Washington St E & Almond Syracuse, New York 13210

Miller, Samantha

From: Ehmann, Karyn
Sent: Tuesday, July 2, 2024 9:35 AM
To: Miller, Samantha
Subject: FW: [--EXTERNAL--]: Re: Document Repository for another NYSDEC Brownfield Cleanup Program Application

Categories: Filed to CHA Project Folder, 086328.000

See email response from Onondaga Library, below.

Karyn Ehmann

Assistant Project Engineer III

CHA

Office: (315) 257-7250

kehmann@chasolutions.com

www.chasolutions.com



Please note my email address has changed

[Finding a better way.](#)

From: Local History <lhg@onlib.org>
Sent: Tuesday, July 2, 2024 9:34 AM
To: Ehmann, Karyn <KEhmann@chasolutions.com>
Subject: [--EXTERNAL--]: Re: Document Repository for another NYSDEC Brownfield Cleanup Program Application

Hi Karyn:

Yes, should be no problem.

Thanks,
Dan

Librarian
Local History/Genealogy
Onondaga County Public Library
447 South Salina St
Syracuse NY 13202
(315) 435-1900

From: Ehmann, Karyn <KEhmann@chasolutions.com>

Sent: Tuesday, July 2, 2024 9:23 AM

To: Local History <lhg@onlib.org>

Cc: Miller, Samantha <SMiller@chasolutions.com>

Subject: Document Repository for another NYSDEC Brownfield Cleanup Program Application

CAUTION: This email originated from outside of OCPL's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Dan –

We are working on another Brownfield Cleanup Program Application for a site in the City of Syracuse. Would we be able to use the Onondaga County Library Central location as a document repository for this project, as well? Similar to my previous request, I expect a maximum of 3 CDs.

Thank you,

Karyn Ehmann

Assistant Project Engineer III

CHA

Office: (315) 257-7250

kehmann@chasolutions.com

www.chasolutions.com



Please note my email address has changed

Finding a better way.



SECTION XII

Statement of Certification and Signature

Statement of Certification and Signatures

Please see Section XII of the Brownfield Cleanup Program Application for the appropriate requestor signatures.

