

Village of East Syracuse Nomination Report

NYS Brownfield Opportunity Area Program Step 2



Prepared for: The Village of East Syracuse, NY

Date: March 2015



Plan Reinvest Revitalize

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This draft report was prepared for the Village of East Syracuse and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program

VILLAGE OF EAST SYRACUSE BOA NOMINATION REPORT

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Executive Summary

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THE BROWNFIELD OPPORTUNITY AREA PROGRAM

The Village of East Syracuse was awarded a grant by the New York State Department of State (NYSDOS) to initiate a Brownfield Opportunity Area (BOA) Step 2 Nomination Report. The purpose of this study has been to assess the status and long term potential for known and suspected brownfields, as well as relevant vacant and underutilized properties within the Village, and to establish a long term vision and identify strategies for positive change.

The State of New York's Brownfield Opportunity Areas Program (i.e., BOA Program), is an initiative of the NYSDOS in coordination with the Department of Environmental Conservation (NYSDEC), which delivers financial assistance and expertise to enable revitalization and urban economic development initiatives, especially in distressed communities.

THE PROCESS

The Village of East Syracuse, located in eastern Onondaga County, decided to pursue a Step 2 Nomination Report following its 2009 Main Street Plan. This Report provides a comprehensive analysis of the BOA Study Area and identified vacant, underutilized, and suspected brownfield sites. The Nomination Report also includes an examination of economic and market trends to assist in the development of recommendations for the revitalization of key properties. The primary intentions of the Report are to help identify opportunities and constraints within the Study Area and to prepare a comprehensive master plan to advance reinvestment and redevelopment. The preparation of this Report has been funded through a grant from the New York State Department of State.

A Steering Committee was established by the Village and charged with overseeing the preparation of this Report. To ensure that the planning process relates to municipal goals, it includes input from a number of stakeholders, including local residents, business owners, and representatives from the Village. The Village's Code Enforcement Officer, Clerk, and Mayor are actively involved in each Committee meeting and in the development of the Report. Assisting the Village is Saratoga Associates, a planning and design firm retained by East Syracuse to guide the development of this Report.

THE BROWNFIELD OPPORTUNITY AREA

During the initial stages of the planning process, the entire Village was considered as the possible Brownfield Opportunity Area. To assist in the identification and evaluation of the Study Area, the Village was divided into 5 major sub-areas: (A) Manlius Street Business District; (B) Primary Residential Neighborhoods District; (C) Railroad Industrial Neighborhood District; (D) Bristol-Myers Squibb Facility; and (E) Rail Yard Commercial District. Refer to *Figure 3 – Brownfield Opportunity Area Boundary Map* on the following page for more detail on the proposed Study Area. Throughout this report, "Study Area," "BOA" and "BOA Study Area" are used interchangeably.



East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 3 - Brownfield Opportunity Area Boundary Map
September 2014

KEY

- Village Boundary
- BOA Boundary
- Parcel Boundaries
- BOA Sub-Areas (defined below)
- A - Manlius Street Business District
- B - Primary Residential Neighborhoods
- C - Railroad Industrial Neighborhood District
- D - Bristol-Myers Squibb Facility
- E - Rail Yard Retail District

PROJECT # 2012-017.10M
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Upon further evaluation, it was determined that the majority of the identified brownfield, vacant, and underutilized sites fell within and immediately adjacent to the Manlius Street Business District. In addition, the Main Street Plan identified the Manlius Street Corridor as the preferred location to focus future investment and revitalization efforts, including new commercial development and “mixed-uses” incorporating commercial and residential uses. The chosen Study Area is comprised of 475 parcels that occupy approximately 354 acres. It includes the Manlius Street Business District, the Bristol-Myers Squibb plant on Thompson Road, the Railroad Industrial Neighborhood District, and lands surrounding the CSX railroad tracks.

PRIORITY AND STRATEGIC SITES

The presence of suspected brownfields, abandoned, vacant and underutilized sites and buildings within the study area may be restricting the Village’s ability to encourage and facilitate reinvestment and revitalization. Utilizing previous studies, public databases, Sanborn Map analysis, and Steering Committee input, 110 sites within the Study Area were identified: 32 suspected brownfields, 22 underutilized and 52 vacant sites accounting for a total of 354 acres. These properties range from industrial and manufacturing facilities to parking lots, gas stations, auto repair facilities, commercial and residential properties; railroad uses, and vacant lots. From the list of 110 properties, 10 initial strategic sites, including three priority sites, were then evaluated.

Priority Sites:

Priority Site 1: Village Lanes and Conte Properties

Priority Site 2: Thrifty Shopper

Priority Site 3: Kravetz and Rosecrans Properties

Strategic Sites

Strategic Site 1: Church of the Resurrection and John Andaloro Properties

Strategic Site 2: Bersani, Trinox and Ladue Properties

Strategic Site 3: Featherly Property

Strategic Site 4: Bowl Mor, LLC. Site

Strategic Site 5: Bristol-Myers Squibb Facility Site

Strategic Site 6: Corner of Burnet Ave. and West Manlius Street

Strategic Site 7: 5-Ply Properties, LLC Site (Formerly Self-Lock Screw)

INITIAL OBSERVATIONS

The possible reuse and remediation of the numerous suspected brownfield, underutilized and vacant sites present many opportunities for the revitalization of the Village of East Syracuse and its economy with the desired outcome of enhancing local job opportunities, improved goods and services for residents and businesses as well as expanding the local tax base.

The revitalization plan should build upon existing Village assets at the suspected brownfield, vacant, and underutilized properties that have been identified. The majority of the sites have water, sewer, gas, electric and other utilities with sufficient capacity available. Some of the selected properties have direct access to the regional freight rail transportation system, with a major CSX rail yard in the Village and the neighboring Town of DeWitt. A majority of the selected sites within the Study Area are on major collector roads and state routes with convenient access to the regional highway system.

The Village of East Syracuse shares a common boundary with the City of Syracuse's northeastern neighborhood of Eastwood. East Syracuse can be considered a first-ring suburb of the City, although it retains the qualities of a walkable community with a compact downtown. The Village of East Syracuse also has a grid street pattern that allows residents to walk downtown along sidewalks from almost anywhere in the community. The Manlius Street Business District, which serves as the community's "downtown," also has the potential to become a distinctly walkable community center that not only provides significant value to Village residents, but also serves as the "downtown" for residents in the Town of DeWitt, Syracuse's northeastern neighborhoods, and other nearby areas that lack a true downtown.

In addition, the Village of East Syracuse is visited by commuters, as well as by many consumers who travel to purchase retail goods and services. The Village has the potential to capitalize on commuters and consumers by finding one or more niches in the market, including, but not limited to, specialty food stores, family entertainment or a combination brewery and restaurant.

Developing a locally focused downtown is the first major step for Village revitalization and residential stabilization. Revitalization will provide opportunities to incorporate community space, unique new businesses, and a "brand" for the Village acknowledging its railroad history.

Since the Study Area includes both the downtown commercial district and the surrounding manufacturing and light industrial districts, the Village will be able to focus on synergies between downtown revitalization opportunities and expanding the local job base.

BOA VISION STATEMENT AND GOALS

BOA Vision Statement

Based upon public and Committee input, a new vision statement for the study area was established.

The Village of East Syracuse BOA has become a thriving and diverse employment, cultural, and entertainment center for the residents of East Syracuse and surrounding communities. Reinvestment in and revitalization of several vacant, underutilized and brownfield sites have led to the creation of well-paying jobs in light industrial, manufacturing, biotechnology, and commercial industries. Community support and the encouragement of local entrepreneurs have also led to the opening of several new locally owned businesses and enterprises. These new businesses have been developed in a manner

sensitive to the character of the Village and nearby residential neighborhoods. The BOA includes East Syracuse's Manlius Street Business District-- now a thriving, walkable, mixed-use shopping and business center known for its well-maintained buildings, attractive corridor landscape, and unique restaurants and locally owned and operated stores. Manlius Street is central to the daily life of all residents, proudly recognizes the Village's history as a railroad town, and welcomes visitors and new residents to enjoy the traditional village character.

Goals and Objectives

A set of Goals and Objectives have been established based upon discussions with the Committee, and input obtained during public and property owner meetings. These goals and objectives are consistent with the Main Street Plan and have been organized into the following major categories:

- > **Re-position the Manlius Street Business District as a thriving mixed-use downtown that serves residents of the Village as well as surrounding communities.**
- > **Increase and diversify local employment opportunities.**
- > **Improve the quality of the housing stock and increase owner-occupied housing.**
- > **Address brownfield, vacant and underutilized sites.**
- > **Capitalize on the presence of Bristol-Myers Squibb.**
- > **Facilitate new compatible commercial, manufacturing and light industrial business uses and expansion.**
- > **Decrease local dependency on automobiles by enhancing pedestrian and bicycle connectivity and safety.**

RECOMMENDATIONS

After the Steering Committee and Saratoga Associates thoroughly examined the existing conditions and related analyses, a series of recommendations to facilitate future reinvestment and revitalization were identified. Many of the recommendations are specific to the Study Area, while others are geared towards enhancing the economic conditions and quality of life for the entire Village.

Development and adoption of the recommendations contained in this Report will assist the Village in its efforts to revitalize the downtown and surrounding neighborhoods; develop new locally owned businesses; expand existing businesses with related job development; improve local residential rental housing stock; improve aesthetics; increase green space; improve community walkability; and improve building standards.

The following is an overview of the proposed recommendations.

Facilitating Future Economic Development***Recommendation #1: Establish the East Syracuse Economic Development Commission or Similar Organization***

A primary focus of this Nomination Report has been the identification of opportunities and strategies for repositioning East Syracuse's downtown as an attractive and thriving walkable, mixed use shopping and business district that provides a range of housing opportunities. As a result, many of the following recommendations will be more successful if there is a coordinated process in place to steer implementation.

The preferred approach to implementing the economic development and reinvestment recommendations in the Village of East Syracuse is through a local economic development commission. This commission, which could be referred to as the East Syracuse Economic Development Commission or ESEDC, could consist of the following members to be selected by the Village Board of Trustees:

- > A Village Trustee representative (non-voting);
- > Two downtown property/business owners;
- > Two business owners at-large;
- > A representative from Bristol-Myers Squibb (optional);
- > A citizen at-large;
- > Village Clerk (non-voting); and
- > A representative from the Greater East Syracuse Chamber of Commerce.

Recommendation #2: Recruit Targeted Businesses to Create a Downtown Specialty Retail and Dining District

Downtown East Syracuse will need to transition from a generalized retail center serving local needs to more of a destination with a mix of retail, restaurants and housing – a gathering place for locals and visitors alike. Downtown will need to capitalize on the commuter and consumer traffic generated by the general retail businesses along Manlius Center Road. Therefore, it is important to position and attract new businesses that complement and do not compete with this existing retail.

While there are many areas of focus for downtowns going through a revitalization process, including, but not limited to, arts; culture; entertainment; dining; shopping; and events; this Report recommends downtown East Syracuse focus on becoming a specialty-market driven center. This effort would concentrate on recruiting the following mix of businesses:

- > Pub and microbrewery/restaurants;
- > Market-fresh goods stores (including a Co-op market)/restaurants;
- > Specialty gourmet foods restaurants/stores, including ethnic;
- > Full-service restaurants, including ethnic dining choices;
- > Train hobby store;
- > Internet café/coffee shop;

- > Bookstore (could be combined with the internet café/coffee shop);
- > A family entertainment center;
- > Bakery; and
- > Small hotel (long-term consideration with optimal local market conditions).

Recommendation #3: Establish a Revolving Loan Fund to Assist with Businesses Start-Ups and Expansions

A revolving loan fund is a financing measure used primarily for the development of small businesses. It is a self-replenishing pool of money that utilizes the interest and principal payments on old loans to issue new loans. Establishing a revolving loan fund provides access to capital that can be used in combination with traditional loans or other sources of financing. It can be a “bridge” between the amount of money a borrower can obtain on the open market and their gap funding.

Recommendation #4: Establish a Downtown Retail Incubator

A retail business incubator is a strategy to fill downtown retail store buildings with viable businesses, not only encouraging entrepreneurial activity, but also providing the means to make it easier for fledgling business to get started and succeed. The strategy, as with many economic development initiatives, has risks, but has seen a great deal of success when implementation is grounded on solid research and organization. This is a strategy of “growing your own business,” and can provide a stream of new small businesses with ties to the community.

Recommendation #5: Establish a Façade Improvement Program

In an effort to incentivize property owners to invest in the rehabilitation of their buildings, it is recommended that the Village create a facade improvement program. These types of programs are common tools in facilitating the revitalization of downtowns. The program would work to address notably deteriorating commercial or mixed-use property conditions and encourage enhancements to the property as viewed from public rights-of-way.

Recommendation #6: Hire a Downtown Manager

The decision to create a paid position to assist in the implementation of the downtown revitalization program is not likely to be made in the near term. However, when the economic development program begins to generate traction and achieves a level of measurable success, the need for a dedicated position to coordinate the overall program may be necessary. In addition, as the program begins to mature and becomes more complex, with multiple active projects involving various funding sources, a professional manager will become a necessity to ensure the program’s continued existence.

Recommendation #7: Initiate and Maintain Partnerships with Major Local Employers:

The Village is also encouraged to hold regular conversations with local major employers to identify opportunities to work together, locate funding needs to facilitate growth and establish long-range mutually beneficial partnerships. Bristol Myers-Squibb could encourage its employees to shop in downtown East Syracuse, as well as purchase homes within the Village. Village restaurants could expand their customer base by providing lunch specials for workers. In addition, Bristol Myers might survey its employees about their lunch and after-work habits and dining preferences to assist the Village in its strategies for incorporating new options.

Recommendation #8: Recognize Business and Property Owners in the Manlius Street Business District for Building improvements and Business Investments

In an effort to bring attention to property and business owners who have taken the initiative to improve the appearance of their buildings and invest in new businesses, the Village could consider awarding them with a certificate, plaque of appreciation or similar commendation of their hard work. This gesture will not only recognize the recipients for their contribution to revitalizing downtown, but will also bring attention to the rest of the community of the improvements being made and perhaps incentivize others to do the same.

Project Recommendations for the Manlius Street Business District

Through a detailed evaluation process, three Priority Sites in the study area were chosen for further evaluation and preparation of redevelopment strategies. The following is an overview of the recommended redevelopment strategies for each site. Refer to *Figures 14A and 14B – Priority & Strategic Concepts* following this page for location and other project information.

Priority Project Recommendation #1: Village Lanes Bowling-Anchored Family Entertainment Center

This site is located in the heavily traveled eastern gateway of the Village and includes the active Village Lanes bowling alley and a multi-family structure. Village Lanes has undergone recent improvements by the current owner.

With the recent investments at Village Lanes, combined with future investments and upgrades,



continuing the family-oriented bowling and entertainment use is ideal. The long-term recommendation for the Conte property is to remove the existing multi-family dwelling and merge it with the Village Lanes property to allow for a new bowling-anchored family entertainment center.

East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 14A - Priority & Strategic Concepts

September 2014

KEY

-  Village Boundary
-  Study Area Boundary
-  Priority Sites - Short Term
-  Strategic Sites - Long Term
-  Streetscape Enhancements

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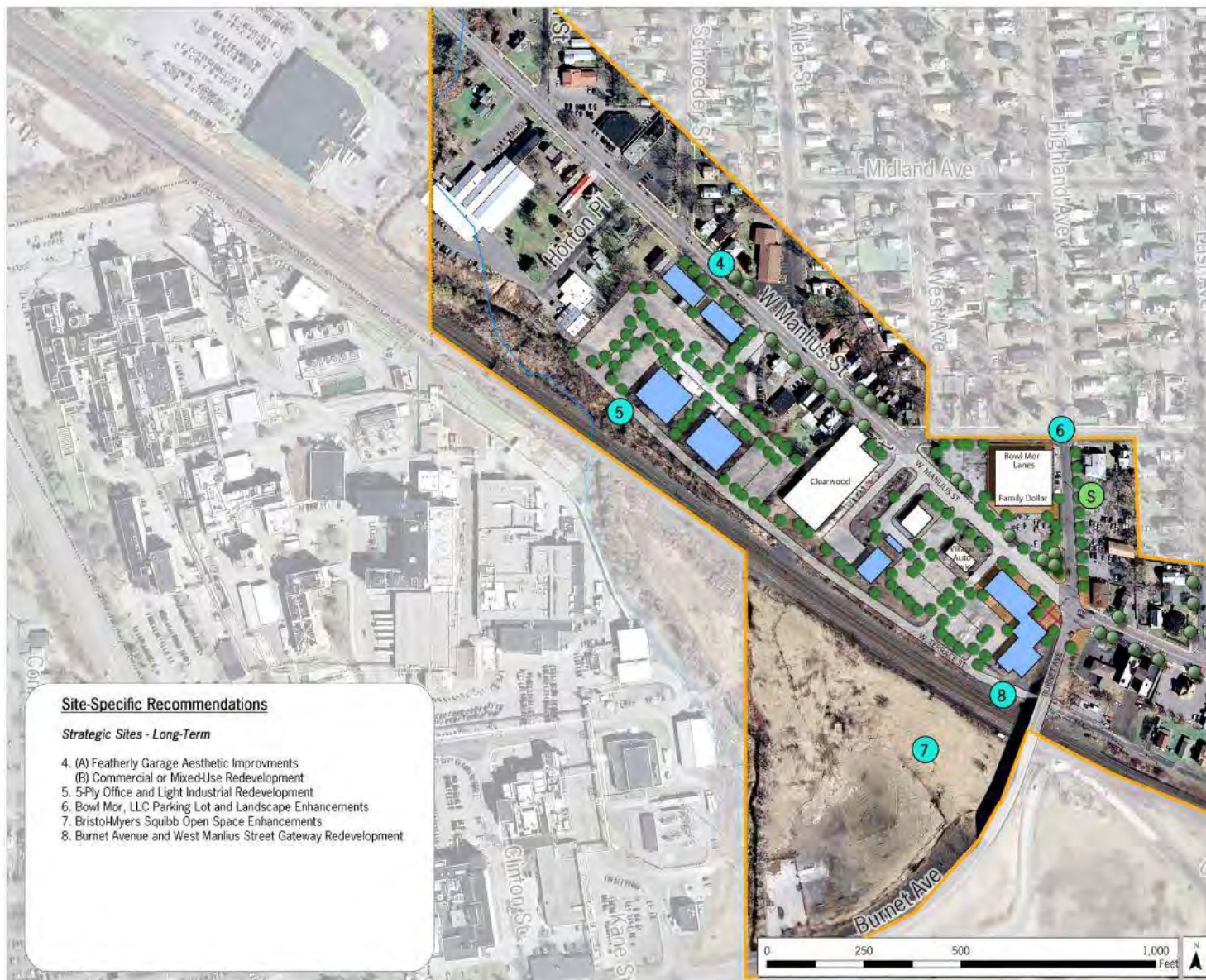
Site-Specific Recommendations

Priority Sites - Short-Term

1. Village Lanes Bowling-Anchored Family Entertainment Center
2. Cultural Arts and Learning Facility
3. Mixed-Use/Market-Rate Apartments

Strategic Sites - Long-Term

1. Downtown Pocket Park
2. North Center Street Neighborhood Park
3. Division Street East Mixed-Use/Market-Rate Apartments
9. Byrne Dairy Redevelopment



East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 14B - Priority & Strategic Concepts

September 2014

KEY

- Village Boundary
- Study Area Boundary
- 1 Priority Sites - Short-Term
- 1 Strategic Sites - Long-Term
- S Streetscape Enhancements

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The proposed draft redevelopment program includes the following:

- > Expand the existing facility to 20 lanes.
- > Integrate a full-service restaurant/sports pub.
- > Provide a VIP lounge and/or birthday party area.
- > Include a children-oriented activity center/game room to include video games, a climbing gym/obstacle course, etc.
- > Anticipated parking requirements: 52 spaces (56 currently provided).

Priority Project Recommendation #2: Cultural Arts and Learning Facility

Priority Project Site #2 is located at the highly visible corner of East Manlius and Bridge Streets. The property is currently home to the Thrifty Shopper Store owned by the Rescue Mission, a regional non-profit organization. Given its key location in the Village, the site has been considered underutilized and the current use inappropriate for the location.

In addition to new retail development, another ingredient to a successful downtown includes public and civic uses. During Committee discussions, the desire for a new library arose. This site was chosen as the logical location for this use given its prominence in the Village's major gateway.



Elements of the facility could include a new combined public library, railroad museum and performing arts facility. The project could be characterized as a mixed-use, public-private partnership that would involve private financing. Implementation will involve a long-term strategy requiring multiple funding, both public and private sources, and coordination between the Village, the Onondaga County library system, and the East-Syracuse-Minoa school district. It is also recommended that Bristol-Myers Squibb and CSX be approached to provide financial assistance. A segment of the library could be dedicated to the history of BMS and the pharmaceutical industry and the railroad museum could be supported, in part, by CSX.

The proposed draft redevelopment program as depicted in the accompanying graphic includes the following:

- > Public Library including:
 - Collection space and other spaces devoted to the library

- Public meeting rooms
- Research rooms/archives for Bristol-Myers Squibb and CSX
- > Performing arts theater
- > Railroad museum
- > Rail yard viewing platform
- > Café or similar small commercial use
- > A long-term parking strategy will be required to ensure sufficient parking is provided through a combination of on and off-site locations.
- > The proposed library could consolidate the existing East Syracuse and DeWitt libraries.

Priority Project Recommendation #3: New Mixed-Use Commercial and Market Rate Apartments

The site identified for Priority Project 3 lies at the intersection of East Manlius and North Center Streets, extending south to the railroad tracks. The site is located in a critical infill location for downtown East Syracuse and is made up of 3 contiguous parcels equaling 0.72 acres. Current uses include an operating cleaning company, a single-family dwelling originally constructed around 1900, and a vehicle and equipment storage lot.

Out of the three sites identified for priority projects, this site was found to have previous uses that may contribute to contamination. In addition to the previous use as a gasoline station and auto repair facility on the northern half the site, the southern portion was the location of the General Super Plating Company. The parcels immediately west of the site (currently occupied by GEI, International) were part of the plating company.



Upon sufficient remediation of the site or discovery that no contamination is present, the property would be a logical location for a mixed-use commercial and market rate apartment development.

It is important for the Village to encourage new residential development downtown in mixed-use structures, specifically, market-rate apartments. Downtown residents are a necessary element to a vibrant downtown that can support existing and new businesses.

Proposed Concept: Four-story building: first floor retail/office, upper floors residential.

The initial program could include the following:

- > First floor retail/office with a lobby for the apartments and other associated amenities;

- > 8+/- market-rate residential units per floor; and
- > Residential units having a mixture of 1, 2 and 3 bedrooms.

Strategic Site Recommendations

After the 3 Priority Sites and associated redevelopment plans identified, the remaining 8 Strategic Sites were considered for longer-term reinvestment and revitalization strategies. Refer to *Figures 14A and 14B – Priority & Strategic Concepts* for additional information on the proposed strategies.

The following is a list of the proposed 7 Strategic Site Projects

Strategic Site Project 1: Downtown Pocket Park and Building Enhancements

Strategic Site 1 is comprised of two parcels that totaling 0.21 acres. These properties are located near the corner of West Manlius and North Center Streets. A preliminary redevelopment concept includes a downtown pocket park on the vacant site. The owner of the existing building should coordinate with the Village to seek necessary funding to improve the building façade and make internal improvements to enhance the attractiveness of office and residential space

Strategic Site Project 2: North Center Street Neighborhood Park

This Report identified the need for one or more neighborhood parks within convenient walking distance of neighborhoods. The Village-owned property at the corner of N. Center and W. Ellis Streets is a prime location for a neighborhood park. The site is situated adjacent to Village Hall and practically in the center of the village and a quick walk from the Manlius Street Business District.

Strategic Site 3: Division Street East Mixed Use/Market Rate Apartments

This site contains an existing three-story brick faced building that retains qualities desired for a downtown mixed-use building with large windows along the sidewalk and a façade in fairly good condition. The adjacent building however, has undergone significant remodeling and is no longer consistent with the desired character of buildings along Manlius Street.

The upper levels of the three-story building should be targeted for renovation into market-rate apartments. The lower commercial spaces have historically had difficulties remaining occupied. The owners should be encouraged to seek assistance through the business development and financial assistance recommendations proposed in this plan including any necessary façade or internal improvements.

The converted two-story residential structure (Property ID 198) is no longer consistent with the desired downtown character and should be targeted for replacement with a larger mixed-use residential/commercial building. If sufficient room exists, the underutilized Division Street (currently used as a driveway and parking area) could be utilized for access off West Manlius Street. Alternatively,

all access could be routed to Division Street (west), and a large parking lot constructed in the rear. This lot could be shared with the existing businesses along West Manlius Street and the proposed new building. A section may also be available for general public parking.

Strategic Site 4: Gateway Enhancements

This site is one of the first seen when entering the Village from the west. As a result, it is important to begin framing this gateway with more aesthetically appealing structures. The existing metal storage facility should be removed and replaced with a small-scale retail, office or mixed-use building or left vacant. The existing auto repair facility should undergo major façade improvements, along with repairs to the parking lot/driveway and adjacent sidewalk.

Strategic Site 5: 5-Ply Office and Light Industrial Redevelopment

The property was recently purchased by 5-Ply Properties, a company associated with Clearwood Custom Cabinetry to the east. The existing building was originally constructed in 1935 with approximately 15,000 gross square feet.

The existing use of the building by Clearwood is unclear. Maintaining an existing tenant is important on this large site. Long-term, the existing building may need to be replaced to facilitate newer uses due to its age and condition.

1937 and 1956 Sanborn maps show the site occupied by Bliss Steel Products Corporation – Manufacturer of Steel Sash. Operations indicated include metal fabrication, paint dipping, and coal storage. Contaminants of concern include lubricating oils (metal fabrication), volatile organic compounds (metal cleaning and painting) and metals (coal storage). 1937 Sanborn indicates “earth floor.”

Phase II investigations are recommended prior to any future major ground disturbance associated with a new use.

Due to the property’s size, existing and previous uses and potential for contamination, continuing to encourage light-industrial or manufacturing uses is preferred. Coordination with 5-Ply on the company’s long-term plans for the property are strongly encourage to facilitate continued efficient use of this significant acreage and to determine if the Village can provide assistance such as access to grants.

Strategic Site 6: Bowl Mor, LLC. Site

This multi-use shopping center is approximately 20,900 sq ft. and one of the largest buildings on Manlius Street. The split-level building was built in 1960, it appears in decent shape, although façade improvements are recommended. Due to the highly visible nature of the site, it is critical to improve the overall aesthetics.

The first step will be to formally program the parking lot and identify proper entrance and exit locations. Plantings along the sidewalk and in some interior locations will also be necessary to break up the expansive pavement. A formal sidewalk must also be constructed along W. Manlius Street to replace the yellow lines currently representing the pedestrian area.

Angled stalls currently provide parking for the bowling alley on Highland Street. Exiting these stalls can cause safety issues when backing out. Therefore, it is recommended that parallel parking stalls be installed. Highland Ave. is currently stark with little street trees and vegetation. Significant enhancements to the street are recommended.

The corner of Highland and W. Manlius Street will also need to be significantly enhanced with plantings and sidewalk improvements to provide an appealing visual character when entering the village from Burnett Ave. The Committee also identified the need to enhance the streetscape on the southern side of W. Yates Street including the sidewalk behind the building. These improvements would be the responsibility of the Village.

Strategic Site 7: Bristol-Myers Squibb Open Space Enhancements

Bristol-Myers Squibb has been using the property to store material during their remediation and facility improvement project. The company has indicated that the Burnett Ave. site will be fully cleaned up.

The Village could recommend to Bristol-Myers that the site be planted with wildflowers and maintained to present an aesthetically appealing gateway to the downtown.

Strategic Site 8: Burnet Avenue and West Manlius Street Gateway Redevelopment

Multiple owners complicate the Village's ability to facilitate much needed improvements to this highly visible gateway location.

The primary recommendation at this stage is to ensure visibility of the site from Burnett Ave. is enhanced and properly maintained.

If the opportunity arises to aggregate two or more of the properties, the site would be an ideal location for a large mixed-use development, providing aesthetic improvements at this prime gateway into the Village of East Syracuse. A long-term recommendation will be the removal of the existing buildings and construction of one or more new building(s), which properly frames the intersection and gateway. Tree-lined parking areas can be provided in the rear and enhancements to W. Terrace can be made to provide a secondary access point to the Clearwood facility.

STREETSCAPE, GREEN INFRASTRUCTURE, LIGHTING AND PEDESTRIAN/BICYCLE IMPROVEMENT RECOMMENDATIONS

The Village has been making sidewalk and related streetscape improvements to Manlius Street in stages over the past few years, most notably in front of the firehouse. A major focus of this Report is to identify a long-term strategy for streetscape improvements, including, but not limited to: new lighting, sidewalks, curbing, street trees and crosswalks.

A preliminary inventory of the existing sidewalks, street trees, lighting and crosswalks throughout the corridor was conducted. Based upon the preliminary inventory and Committee input, specific improvements were identified

While streetscape improvements are planned, the Village may consider implementing selective green infrastructure improvements. These improvements may include, but would not need to be limited to permeable pavement, rain gardens/street planters that allow inflow and outflow of stormwater running along the curb and allow for ground infiltration. The use of bioswales and vegetated swales may also be considered.



Proposed Streetscape Improvements at Manlius Street and N. Center Street

Successful implementation of these proposed improvements will likely need to occur in stages and based on funding availability. It is recommended that the improvements depicted on *Figure 17B-1 Proposed Streetscape Improvements*, between McCool Avenue and Ball Street be considered for first. This section includes the three Priority Project recommendations and therefore, should be an initial focus for the Village.

It is also recommended that the Village pursue burying overhead lines as opportunities arise. Generally, utility companies will not cover the costs of burying lines. Therefore, funds will need to be secured as part of the phased improvements. In addition, the Village could look to incorporate the burying of lines as part of the implementation of the Priority Projects. It is recommended that the Village initiate

conversations with utility companies in the very near future to identify their concerns and recommendations.

LAND USE TECHNIQUES TO ENSURE DESIRED LAND USES MATERIALIZE

Recommendation #1: Rezone the Manlius Street Business Corridor to Establish the Downtown Neighborhood and Downtown Core Districts

The majority of the Manlius Street corridor is under one zoning classification – “Main Street.” To facilitate the preferred character of downtown development, it is recommended that the corridor be divided into two main districts: the Downtown Neighborhood District and the Downtown Core District as depicted in *Figure 16 Future Land Use Map*.

The Neighborhood District would be located on the northern side of the Manlius Street corridor and abut residential uses to the north. Many of the parcels are small and have shallow lot depths backing up to residential uses. New development in this district will not only need to ensure adjacent residential neighborhoods are protected from incompatible uses and buildings out of character with smaller residential structures, the design and placement of buildings along Manlius Street is also critically important to improve the overall streetscape and function of downtown.

Recommendation #2: Promote and Facilitate New Commercial and Light Industrial Uses that can Take Advantage of Their Proximity to the Railroad.

Look to encourage and facilitate new businesses that would benefit from being located in close proximity to the railroad. As indicated on Figure 16 – Future Land Use Map, lands identified Railroad/Industrial could be rezoned to facilitate uses that would benefit from the railroad. With CSX owning a majority of the property surrounding the railroad tracks, including the rail yard, this is considered a long-term recommendation.

Recommendation #3: Consider a New Commercial and Light Industrial Zoning District to Facilitate More Efficient and Planned Growth and Additional Protection for Residential Areas.

There are 191.8 acres zoned Industrial within the Village. All but approximately 15 acres are under the ownership of CSX, Bristol-Myers Squibb and Onondaga County. As a result, the ability for new light industrial uses to locate in East Syracuse is severely limited as the three primary owners are not likely to divest their properties in the near term for other uses. Therefore, it is recommended that a new Light Industrial and Commercial Zoning District be created as depicted on *Figure 16 Future Land Use Map*.

Recommendation #4: Consider a New Planned Light Industrial/Commercial Mixed-Use Overlay District.

The Village may also consider establishing a Planned Light Industrial/Commercial Mixed-Use Overlay District that could be applied within the proposed Commercial and Light Industrial Zoning District. Similar to a planned unit development district, the intent of the Planned Overlay District is to promote an efficient arrangement of land uses, design innovation, improved amenities, orderly development, and compatibility with adjacent and nearby development. The overlay district is also intended to facilitate flexibility in the development and use of land and other resources in compliance with this Nomination Report. Accordingly, the overlay district would provide a way to regulate the development and use of land to the same degree as do other districts, but to vary from the uniform requirements of other districts to respond to special circumstances.

Recommendation #5: Consider Design Standards to Protect Residential Uses From Commercial and Light Industrial Uses.

The majority of the existing residential uses in the Residential Industrial Neighborhood District area are under the Residential zoning classification. The Committee identified the need to protect the existing residential uses and not permit continued commercial and light industrial uses to migrate into the residential neighborhood. Therefore, the Residential zoning classification should remain as it is currently depicted.

Recommendation #6: Consider Implementing Design Standards for the Manlius Street Business District

In addition to the zoning oriented recommendations, the Committee discussed and agreed on the need for design standards for new development in the Manlius Street Business District.

Design standards are intended to enhance the community's existing land use regulations. They are not a substitute for the zoning regulations themselves, but rather a complement of the regulations to address development character. Design standards establish a level of quality that sets a precedent for future development, serve to enhance the value of property, and protect the investment of landowners and developers.

Recommendation #7: Evaluate Existing Parking Requirements and Consider a Long-Term Strategy

As indicated, the Village's current parking regulations require new development to provide more parking spaces than what is generally considered necessary. As a result, a significant amount of private land must be devoted to surface parking lots, which is inefficient and tends to detract from the character of the downtown area. Under the current regulations, a developer would essentially be forced to aggregate numerous smaller lots to reach the necessary acreage for a modern commercial or mixed-use building.

To address these concerns, the existing parking requirements should be evaluated to determine how they could be adjusted to an accepted ratio, thereby reducing the spaces required. New regulations should also encourage and permit business and property owners to share lots.

The second recommendation is to consider a long-term strategy to ensure sufficient parking is made available at key locations. Currently, there are only two public lots available in the downtown area. A key component to a successful downtown is sufficient and easily located public parking. While a few locations have been recommended in this report for future public parking, they involve privately owned properties. A major demand for parking downtown does not currently exist. An increase in the demand for parking will come as downtown begins to rebuild and infill with new businesses and housing. Therefore, it is recommended that the Village consider preparing a long-term parking strategy.

HOUSING

The Village has seen a consistent shift from single-family to two, three and multi-family residences. The socio-economic data reviewed earlier in this Report has confirmed this shift. The household income, education and housing values demonstrate how this shift can adversely impact the overall community. While these data indicated East Syracuse is more affordable than most other comparable communities, a lack of new investment in the housing stock is becoming evident and may be contributing to the negative cycle. The Main Street Plan also identified the need to stabilize and renovate the existing residential neighborhoods. In an effort to improve the overall condition of housing in the Village, the following recommendations are being offered.

Recommendation #1: Formally Establish a Housing Committee

A committee made up of Village Officials and local stakeholders with and without housing assistance and real estate background could be formed to be responsible for implementing the following recommendations. The committee would report directly to the Village Trustees regarding progress made towards achieving the overall goals of reducing single-family home conversions, improving the appearance of residential property, increasing home ownership and providing access to various non-profit local, state and federal funding programs.

Recommendation #2: Promote Home Ownership through Existing and New Programs

Existing incentives that encourage home ownership (local bank loan programs, Fannie Mae programs, etc.) should be promoted and new incentives could be established. These new incentives could include grant programs to purchase deteriorated rental units and rehabilitate them into owner-occupied units. A program could also be developed that targets vacant lands in the residential neighborhoods for infill development of owner-occupied housing.

The Village is encouraged to contact existing housing-related local and regional non-profit organizations to identify how partnerships could be developed to improve the effectiveness of such programs for East Syracuse.

Recommendation #3: Address Problems Associated with Absentee Landlords

A majority of the housing in East Syracuse was originally built as owner-occupied single-family dwellings, but has been transformed into rental units and often subdivided into multiple apartments as part of the downward spiral of disinvestment that often overcomes older neighborhoods in urban areas. A portion of these units are in a state of disrepair and a general lack of maintenance. The poor conditions of these units negatively impact the value of adjacent properties and reduce the likelihood of neighborhood reinvestment.

Absentee landlords, or more significantly, landlords with deteriorated rental properties or units that are not up to code, are a significant issue within East Syracuse. Providing resources to reduce the number of absentee landlords or to minimize the negative impacts of minimal maintenance and upkeep is one of the top priorities of this plan.

Recommendation #4: Rehabilitation and Remodeling

Aging and deteriorated homes and the need to rehabilitate them, is an important issue for the Village of East Syracuse. The provision of additional resources to facilitate this process and enhance the neighborhoods is important to area homeowners and businesses.

Similar to the need to improve commercial buildings in the Manlius Street Business District, a program to assist in the financing of façade and structural improvements for residential structures could be considered. To fund this program, a revolving loan fund previously recommended for downtown reinvestment may be a potential solution. The use of CDBG funds through a 50% matching program may also be considered to provide choices for property owners.

Recommendation #5: Enhance Property Maintenance Law

While property maintenance is addressed under the building code, the regulations pertain primarily to health and safety issues related to construction. In addition, this law does not provide an efficient and effective process for dealing with chronic violators or those that refuse to satisfactorily address the violation.

Communities have found it helpful to establish an additional property maintenance law that specifically focuses on maintaining property in such a manner as to prohibit conditions that contribute to neighborhood decay and disinvestment. The purpose of the new law would be to preserve and improve the village appearance, quality of life and citizen pride. In addition, the law would work to prevent the

gradual encroachment of blight, deterioration, unsightliness, and property devaluation. Finally, the law would establish regulations for assuring the safety, health and welfare of the general public.

IMPLEMENTATION

The above recommendations cover a broad range of public project, private projects, along with several opportunities for public/private partnerships. Moving forward with these recommendations should be guided with an implementation strategy. *Table 4-2 – Implementation Plan Matrix* list all recommendations, their approximate start time, involved partners and potential funding sources. More detailed information regarding the initial implementation steps for Strategic Projects 1-8 is provided in Section 4.2.2.

The potential funding sources identified in the matrix below are abbreviated as follows:

- Office of Parks, Recreation and Historic Preservation (OPRHP)
- Community Development Block Grant (CDBG)
- New York Main Street (NYMS)
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Department of State (NYSDOS)
- Empire State Development Corporation (ESDC)
- Empire Facilities Corporation (EFC)

For projects that are in line with the goals and recommendations in the Regional Council’s 2012-2016 Strategic Plan, “Regional Council” is listed in the Potential Funding Sources column.

In addition to moving forward with specific projects recommended in this report, the Village is encouraged to apply for Step 3 funding under the BOA program.

Table 4-2 Implementation Plan Matrix				
Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
Facilitating Future Economic Development Recommendations				
1	Establish the East Syracuse Economic Development Commission or Similar Organization	1-3 Years	Village	Regional Council, Village, ESDC
2	Recruit Targeted Businesses to Create a Downtown Specialty Retail and Dining Districts	2-3 years	Village, Interested Property Owners	Regional Council, Village, ESDC, CDBG

**Table 4-2
Implementation Plan Matrix**

Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
3	Establish a Revolving Loan Fund to Assist with Businesses Start-ups and Expansions	2-3 Years	Village, Interested Property Owners	Regional Council, Village, CDBG
4	Establish a Downtown Retail Incubator	2-3 Years	Village	Regional Council, Village, ESDC
5	Establish a Façade Improvement Program	3-5 Years	Village	Regional Council, Village, NYMS
6	Hire a Downtown Manager	3-5 Years	Village	Regional Council, Village, NYMS
7	Initiate and Maintain Partnerships with Major Local Employers	Immediate	Village, Interested Local Employers	N/A
8	Recognize Business and Property Owners in the Business District for Building Improvements and Investments	Immediate	Village	Village
Priority Projects				
1	Village Lanes Bowling Anchored Family Entertainment Center	1-3 Years	Owner, Village	Regional Council, ESDC, CDBG, NYMS, Private Investment
2	Cultural Arts and Learning Facility	Immediate	Village, Rescue Mission and the Onondaga County Public Library	Regional Council, NYS Council on the Arts, NYMS, NYS Education Dept., CDBG, Bristol-Myers, CSX Transportation
3	Mixed-Use Commercial/Market Rate Apartments	Immediate	Owners, Village, NYSDEC, Future Investors	NYSDEC, NYSDOS, ESDC, CDBG, NYMS, Private Investment
Strategic Sites				
1	Downtown Pocket Park	1-3 Years	Village	OPRHP
2	North Center St. Neighborhood Park	3-5 Years	Village	OPRHP
3	Division Street East Mixed Use/Market Rate Apartments	1-3 Years	Owner, Village	Regional Council, CDBG, NYMS, Private Investment
4	Gateway Enhancements	1-3 Years	Owner, Village	Private Investment, NYMS,
5	5-Ply Office and Light Industrial Development	3-5 Years	Owner, Village	Regional Council, NYSDEC, NYSDOS, ESDC
6	Bowl Mor, LLC	1-3 Years	Owner, Village	Private Investment, NYMS, CDGB
7	Bristol-Myers Squibb	1-3 Years	Bristol-Myers Squibb	Private Investment

Table 4-2 Implementation Plan Matrix				
Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
	Open Space Enhancements			
8	Burnet Avenue and West Manlius Street Gateway Redevelopment	3-5 Years	Owners, Village	ESDC, CDBG, NYMS, Private Investment
Streetscape and Green Infrastructure				
Streetscape, green infrastructure, lighting and pedestrian/bicycle improvements		1-5 Years	Village	CDBG, NYMS, EFC-Green Innovation Grant
Land use Techniques				
1	Rezone the Manlius Street Corridor to Establish the Downtown Neighborhood and Downtown Core Districts	2-3 Years	Village	Village, NYMS (Design Guidelines only)
2	Promote and Facilitate New Commercial and Light Industrial Uses that Can Take Advantage of their Proximity to the Railroad	2-3 Years	Village, Interested Land and Business Owners	Regional Council, ESDC, CDBG, NYMS, Private Investment
3	Consider a New Commercial and Light Industrial Zoning District to Facilitate More Efficient and Planned Growth and Additional Protection for Residential Areas	2-3 Years	Village, Interested Land and Business Owners	Village
4	Consider a New Planned Light Industrial/Commercial Mixed-Use Overlay District	2-3 Years	Village	Village
5	Consider Design Standards to Protect Residential Uses from Commercial and Light Industrial Uses	2-3 Years	Village	Village, NYMS (Design Guidelines only)
6	Consider Implementing Design Standards for the Manlius Street Business	2-3 years	Village	Village, NYMS (Design Guidelines only)

Table 4-2 Implementation Plan Matrix				
Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
	District			
7	Evaluate Existing Parking Requirements and Consider a Long Term Strategy	2-5 Years	Village, Interested Landowners	Village
Housing				
1	Formally Establish Housing Committee	Immediate	Village, Local and Regional Housing Agencies and Non-Profit Groups	N/A
2	Promote Home Ownership through Existing and New Programs	1-3 Years	Village, Local and Regional Housing Agencies and Non-Profit Groups	CDBG, NYMS, Private Investment
3	Address Problems Associated with Absentee Landlords	Immediate	Village	N/A
4	Rehabilitation and Remodeling	2-5 Years	Village, Interested Landowners	Regional Council, CDBG, NYMS, Private Investment
5	Enhance Property Maintenance Law	Immediate	Village	N/A

Section 1: Project Description and Boundary

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SECTION 1: PROJECT DESCRIPTION AND BOUNDARY

1.1 PROJECT SPONSOR AND PROJECT TEAM

The Village of East Syracuse managed the overall project and has been the main point of contact with the Department of State. Former Mayor Danny Liedka, current Mayor Robert T. Tackman, Village Clerk Patricia Derby, former and current Director of Building Planning and Zoning Frank Stirpe, and Randy Capriotti respectively, have all provided valuable leadership for this project.

A Steering Committee was established by the Village and charged with overseeing the preparation of this Nomination Report. To ensure the planning process relates to municipal goals and includes input from a wide variety of municipal and organizational stakeholders in the East Syracuse area, the Committee is comprised of local residents and business owners, along with representation from the Village Planning and Zoning Boards. The Village Code Enforcement Officer, Village Clerk and Mayor have also actively contributed to each Committee meeting and in the development of the Plan. Assisting the Village is Saratoga Associates, a planning and design firm retained by East Syracuse to guide in the preparation of the Nomination Plan.

1.2 PROJECT OVERVIEW AND DESCRIPTION

The Village of East Syracuse was awarded a grant through the New York Department of State (NYSDOS) to initiate a Brownfield Opportunity Area (BOA) Step 2 Nomination Report. The purpose of this study has been to assess the status and long term potential for known and suspected brownfields, as well as relevant vacant and underutilized properties within the Village, and to establish a long term vision and identify strategies for positive change.

The idea to pursue this Nomination Report came from the Village of East Syracuse 2009 Main Street Vision Plan (Main Street Plan) prepared by the Center for Community Design Research – State University of New York College of Environmental Science and Forestry. Based upon the Main Street Plan, the Manlius Street Corridor was identified as the preferred area to focus future investment and revitalization efforts and to encourage commercial, residential and mixed-use development.

Based upon input from the Village and evaluations undertaken during this Nomination Study, boundaries of the BOA Study Area were identified. The study area is located in the center of the Village and includes the Manlius Street Business District, the Bristol-Myers Squibb plant on Thompson Road, the residential and commercial/light industrial district south of the CSX tracks, along with all lands surrounding the railroad tracks currently owned by CSX. Throughout this report, “Study Area,” “BOA” and “BOA Study Area” are used interchangeably.



Bristol-Myers Squibb Facility
Looking southwest from Burnett Ave. Bridge

SECTION 1: PROJECT DESCRIPTION AND BOUNDARY

The BOA Study Area was chosen due to past industrial, manufacturing and railroad-related activities. The past uses raise concerns that contamination may be present within the Study Area and, therefore, has or may be complicating or even prohibiting future revitalization efforts without a focused revitalization strategy in place.

The Study Area is comprised of 475 parcels occupying approximately 354 acres. Lands owned by CSX (124 acres) represent that largest combined acreage under one owner within the study area. The second largest land classification in the Study Area is industrial, at 80 acres, with commercial property making up 60 acres. There are 31 parcels, totaling 216 acres of suspected brownfields and 80 vacant parcels totaling 30 acres. Over 95% of these vacant parcels are privately owned.



CSX Tracks
Looking west from Burnett Ave. Bridge



East Syracuse BOA Study Area

This Nomination Report identifies opportunities and constraints within the study area and serves as a comprehensive master plan to advance the redevelopment of suspected brownfield, underutilized and vacant sites. The proposed recommendations are based on a thorough evaluation of site development suitability, zoning, land use, access, infrastructure, building/site conditions, level of contamination, proximity of natural/cultural resources, and findings of the Economic and Market Analysis.

Community Area Context

The Village of East Syracuse, located in eastern Onondaga County, has a population of approximately 3,084, and covers an area of 1.6 square miles or 980 acres. As shown in *Figure 1 – Community and Regional Context Map*, The Village shares a common boundary with the Eastwood neighborhood on the northeastern side of the City of Syracuse. Based upon its location, the Village may be viewed as an inner or first ring suburb; however, it retains the qualities of a walkable community with a compact downtown. The remainder of the Village borders the Town of DeWitt, separated by James Street to the north and I-481 to the east. The southern boundary with DeWitt is located just south of I-690.

The Village of East Syracuse is located in the heart of Central New York and is easily accessible from some of the state's key population centers. Refer to *Table 1-1 Proximity to Key Population Centers* for detailed information.

Table 1-1 Proximity to Key Population Centers		
Destination	Distance	Time
West		
Rochester	90 miles	1.5 hours
Buffalo	150 miles	2.5 hours
East		
Utica	50 miles	1 hour
Amsterdam	115 miles	2 hours
North		
Oswego	40 miles	45 minutes
Watertown	70 miles	1 hour
South		
Binghamton	75 miles	1.25 hours
New York City	250 miles	4.25 hours

East Syracuse is accessible by bus and automobile, is served by one major airport along with an Amtrak passenger rail station. The Village is easily accessible from the NYS Thruway (I-90) via Interstate 481, and from surrounding communities due to a well-connected network of highways (Interstates 690 and 81, as well as several state routes). The Central New York Regional Transportation Authority (CENTRO) provides bus service for the Village with connections to numerous surrounding communities, commercial destinations and employment centers.

Given East Syracuse's local and regional connectivity, it is evident that the Village has a locational advantage. The transportation network and nearby major businesses and population centers are assets the village will need to capitalize on and use to its advantage in the pursuit of future investment.

Study Area Context

The Study Area shown in *Figure 2 – Study Area Context Map*, is located in the center of the Village and includes the Manlius Street Business District, the Bristol-Myers Squibb plant on Thompson Road, the residential and commercial/light industrial district south of the CSX tracks, along with the lands surrounding the railroad tracks that are currently owned by CSX.

East Syracuse is home to Bristol-Myers Squibb's pharmaceutical plant on Thompson Road. In the fall of 2013, the plant completed a transformation into a center for the production of biologic medicines. Future growth in this industry could have positive impacts on the village.

The Study Area also includes a significant amount of light industrial and manufacturing uses and the CSX railyard. The presence of the CSX rail yards should be viewed by the Village as a significant asset that could be capitalized on by facilitating and promoting new businesses that could incorporate the railroad's presence.



CSX Yard in East Syracuse

A major goal of the Village is to enhance local job opportunities and expand its tax base through manufacturing and light industrial facilities. With the Study Area including both the downtown commercial district and the surrounding manufacturing and light industrial districts, the Village will be able to focus on synergies between downtown revitalization opportunities and expanding the local job base.

While industrial and manufacturing uses have declined in East Syracuse and surrounding communities over the years, the Village remains home to significant businesses with land well suited for new facilities. The recent significant investments by Bristol-Myers Squibb demonstrates the desire of a major corporation to remain in the Village.

The Manlius Street Business District, which comprises much of the BOA Study Area, is directly adjacent to the Village's primary residential neighborhoods to the north and serves as the community's "downtown." Through improvements to pedestrian connections, new investment, new businesses, and aesthetic improvements, the Business District has the potential to become a walkable downtown that not only provides significant value to Village residents, but also serves as the "downtown" for residents in the Town of DeWitt, Syracuse's northeastern neighborhoods, and other nearby areas lacking a true downtown.

East Syracuse's primary residential neighborhoods are located north of Manlius Street, with the northwestern portion of these neighborhoods blending seamlessly with the neighborhoods in the Town of DeWitt. This section of the Village has a predictable grid street pattern that allows for easy and efficient travel into and around the community by foot, bicycle and automobile. This seamless connection and street pattern increases the ability of East Syracuse's Business District to serve as a downtown to these neighborhoods in the Town of DeWitt.

Development Opportunities

The Village of East Syracuse attracts large numbers of consumers to retail businesses along Manlius Center Road. A significant number of commuters also travel through the Village to and from work on a daily basis. The Village's downtown has the potential to better capitalize on these consumers and commuters by finding one or more niches in the market, including, but not limited to: unique restaurants, a microbrewery, and specialty food stores. Additional uses being recommended include market-rate apartments, new office space at more affordable rates than what are found in other suburban communities; entertainment, such as the expansion of Village Lanes into a family entertainment center; and public uses, including a new library, railroad museum and performing arts center.

Revitalizing the downtown will also provide opportunities to incorporate streetscape improvements, and new community space with a focus on creating a "brand" for the Village that embraces its railroad history. These recommended new uses and improvements will create new employment opportunities and generate additional revenues, while the redevelopment of brownfield sites will result in the removal or reduction of contamination and a restoration of the area's environmental quality.

Properties identified within the Study Area for future investment and redevelopment have attributes that scored high in site selection processes including, but not limited to:

- > Available Infrastructure – Water, sewer, gas, electric and other utilities with sufficient capacity are available at the sites.
- > Rail Access – Some of the selected properties have access to the regional freight rail transportation system, with a major CSX railyard in the Village and the neighboring Town of DeWitt.
- > Transportation Infrastructure – A majority of the selected sites within the Study Area are on major collector roads and state routes with convenient access to the regional highway system.

1.3 COMMUNITY VISION, GOALS AND OBJECTIVES

The Nomination Report is intended to build directly upon the recommendations and concepts developed as part of the Village's Main Street Plan. The Main Street Plan's Vision and related Goals and Objectives for Manlius Street have been integrated with this Nomination Plan and served as the starting

point for establishing a new vision and related goals and objectives for the proposed Study Area and the Village as a whole.

2009 Main Street Vision Statement

The Village of East Syracuse's Main Street is a thriving, walkable, mixed-use shopping and business district known for its well-maintained buildings and attractive corridor landscape. It is central to the daily life of all residents, proudly recognizes its history as a railroad town, and welcomes visitors and new residents to enjoy the traditional village character.

BOA Vision Statement

Based upon public and Committee input, a new vision statement for the study area was established.

The Village of East Syracuse BOA has become a thriving and diverse employment, cultural, and entertainment center for the residents of East Syracuse and surrounding communities. Reinvestment in and revitalization of several vacant, underutilized and brownfield sites have led to the creation of well-paying jobs in light industrial, manufacturing, biotechnology, and commercial industries. Community support and the encouragement of local entrepreneurs have also led to the opening of several new locally owned businesses and enterprises. These new businesses have been developed in a manner sensitive to the character of the Village and nearby residential neighborhoods. The BOA includes East Syracuse's Manlius Street Business District-- now a thriving, walkable, mixed-use shopping and business center known for its well-maintained buildings, attractive corridor landscape, and unique restaurants and locally owned and operated stores. Manlius Street is central to the daily life of all residents, proudly recognizes the Village's history as a railroad town, and welcomes visitors and new residents to enjoy the traditional village character.

Goals

A set of Goals has been established based upon discussions with the Committee, and input obtained during public and property owner meetings. These goals and objectives are consistent with the Main Street Plan and have been organized into the following major categories:

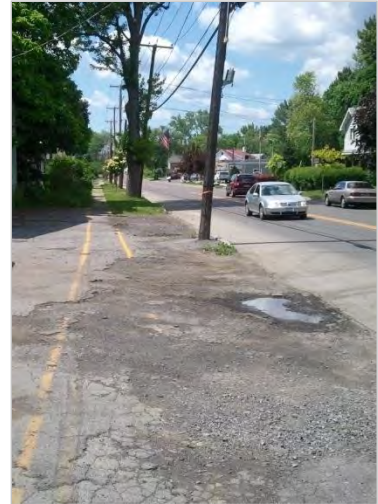
- > **Re-position the Manlius Street Business District as a thriving mixed-use downtown that serves residents of the Village as well as surrounding communities.** The Main Street Plan recognized the importance of revitalizing Manlius Street. The numerous underutilized and vacant properties and buildings along Manlius Street are adversely impacting the Village's ability to encourage new investment and development downtown. It will be critical to stimulate and maintain a vibrant and diverse economy on Manlius Street and the surrounding commercial/industrial districts of the community. The Village does not have a coordinated approach to economic development that can assist existing businesses and facilitate the location of new businesses downtown. With the large-scale retail outside of the Village's downtown, existing and new small-scale businesses are likely having a difficult time competing. Technical and financial

assistance through a coordinated approach will be key in facilitating revitalization. In addition, improvements to the streetscape, signage and land use regulations are all key elements to realizing this goal.

- > **Increase and diversify local employment opportunities.** An overwhelming majority of Village residents work in retail and other relatively lower paying job categories. The major employer in the Village, after Bristol-Myers Squibb, is Wal-Mart. In an effort to attract new residents suited for higher paying jobs, the Village will need to work with relevant stakeholders to locate new businesses to better diversify employment opportunities.
- > **Improve the quality of the housing stock and increase owner-occupied housing.** The Village has an aging housing stock with a significantly higher percentage of multi-family dwellings; many converted from single-family homes. The poor condition of several multi- and single-family homes is detracting from the character of the community and may be adversely impacting the Village's ability to attract new residents and businesses. Addressing these issues has been a primary focus of the Committee and Village during the preparation of this Nomination Report.
- > **Address brownfield, vacant and underutilized sites.** A major reason for the preparation of this Nomination Report is to address the numerous vacant, underutilized and potential brownfield sites located throughout the Village. Some of these properties are located along Manlius Street and are detracting from what could be an aesthetically appealing downtown. Through implementation of the various recommendations in this Plan, new opportunities range from improving building facades, renovating vacant and underutilized buildings; replacing some buildings with a more suitable uses and cleaning up sites that may be contaminated present. This Plan is intended to provide a predictable process for addressing these aesthetic, economic and environmental concerns.
- > **Capitalize on the presence of Bristol-Myers Squibb.** Bristol-Myers Squibb has recently made significant investments in its East Syracuse facility, including the removal of outdated buildings and improvements needed to transition to the manufacturing of biologics medicines for use in clinical trials and commercial use. As a result, the Village may be well positioned to coordinate with Bristol Myers and identify related support businesses that could locate in the Village.
- > **Facilitate new compatible commercial, manufacturing and light industrial business uses and expansion.** The Village is home to numerous commercial, manufacturing and light industrial businesses, some of which have been a part of the community for decades. With the exception of Bristol-Myers Squibb and a few manufacturing businesses along Manlius Street, many of the commercial, light industrial and manufacturing businesses are located south of W. 2nd Street. This area in particular will need to ensure the existing residential uses are protected from existing and future non-residential uses. In order to maintain a suitable community character, design guidelines and/or standards may be necessary. In addition, the Village may consider

creating a new zoning district that encompasses the non-residential uses, which could then allow for more controlled growth and facilitation of new businesses.

- > **Decrease local dependency on automobiles by enhancing pedestrian and bicycle connectivity and safety.** The Village of East Syracuse is a very walkable community with a grid street pattern that allows residents to walk downtown from almost anywhere in the community using sidewalks. Along Manlius Street however, there are sections of sidewalks missing, missing or faded crosswalks, and limited public parking. The Village has retained most of its pedestrian infrastructure and only needs to implement a few additional improvements, such as new sidewalks, additional street trees, pedestrian-scaled lighting, and improved crosswalks. Additional attention could be paid to bicycle infrastructure including sufficient bike racks downtown and pavement markings which identify that Manlius Street is to be shared by automobiles and bicyclists. These ideas combined with re-positioning of the Manlius Street corridor, downtown has the potential to be a primer pedestrian and bicyclists downtown.



View along Manlius Street

1.4 RELATIONSHIP TO EXISTING PLANNING DOCUMENTS

2009 Main Street Vision Plan

The Village initiated the Main Street vision planning process with a desire to involve a broad range of community members, with the understanding that the process would provide a strong foundation for revitalization efforts. Residents and business owners had been concerned about a number of issues on West Manlius Street, the Village's "Main Street," and were ready for positive change.

The process of creating the Vision Plan brought residents and other stakeholders together in constructive forums to explore and document issues and ideas. Through a series of participatory activities and events, community members contributed their local knowledge and worked in collaboration with design professionals to create a plan that they can move forward into implementation. It is composed of a vision statement supported by a series of goals that will help achieve the vision.

The Plan provides an excellent framework to guide decisions about the community's future based on shared values and collective understanding of resources, opportunities and challenges. In addition to the Vision Plan, the process increased excitement and interest in the revitalization of the Main Street and introduced community members to possible new roles.

The Main Street Plan identified the following Goals:

1. Reinforce the image and identity of Main Street as a welcoming district of village commerce and community.

Action Strategies:

- > *Develop and implement plans for the visual and environmental improvement of the gateways to Main Street, on the east at Bridge Street/Rt. 290 and on the west along the Burnet Street Corridor.*
- > *Develop a comprehensive signage program to coordinate the multiple aspects of wayfinding, including welcome and entry, directional, informational and commercial/business, encouraging creativity, appropriate scale and high quality design and materials.*
- > *Organize events that will attract visitors and community residents to Main Street on a regular basis.*
- > *Develop an arts and cultural program to bring people together to teach and learn.*
- > *Develop strategies to publicize community events and happenings to residents and visitors.*

2. Recognize and celebrate the history of the Village and Main Street, reflecting on its history to inspire the future.

Action Strategies:

- > *Record the history and stories of the railroads in ways that engage former railroad employees, community residents of all ages, and the CSX Company so that it can be a project that builds understanding and collaboration.*
- > *Develop temporary and permanent displays of the railroad history, starting small with displays in existing public buildings and civic spaces, vacant lots and buildings, signage and other improvements.*
- > *Encourage renovation or adaptive reuse of historic buildings that respect the historic materials and design.*
- > *Creatively reference the railroad and industrial history in public rights-of-way and civic places, signage, lighting and other site or street amenities.*
- > *Engage people in the living history of the village, such as creating a walking tour that highlights the history of East Syracuse, holding a 'parade of homes' of historic architecture, and developing a brochure showcasing points of interest.*

3. Stimulate and maintain a vibrant, diverse economy on Main Street.

Action Strategies:

- > *Prepare an economic and market analysis to better understand the type of uses that are appropriate and viable for this Main Street and to confirm or redefine the community vision.*
- > *Create a marketing program that builds on this vision and promotes East Syracuse as an attractive and supportive community in which to establish a business.*

- > *Research and present case studies of successful small town revitalization, using these to inspire and model best practices.*
 - > *Provide incentives and other types of support (such as mentoring, business related programs) for development of desired businesses and continuation of existing businesses.*
4. Create a Main Street and village environment that invites and supports safe pedestrian uses, community events and an active lifestyle.

Action Strategies:

- > *Prepare a comprehensive “green corridor” plan that is coordinated with needed infrastructure improvements, to calm vehicular traffic and provide a supportive environment for pedestrians.*
 - > *Prepare design guidelines for Main Street buildings (including facades), right-of-way improvements and site improvements that reinforce the creation of a traditional walkable Main Street environment.*
 - > *Continue the sidewalk improvement program so that there is a network of continuous, well-maintained and accessible sidewalks in the village.*
 - > *Review and update the existing zoning code to ensure that this regulatory tool supports accomplishments of the community vision.*
 - > *Study possible ways to provide access to all parts of the village by those who are handicapped or physically challenged.*
5. Encourage signs of caring and proactive maintenance along Main Street and throughout the Village.

Action Strategies:

- > *Organize clean up days and other volunteer efforts to maintain and improve the corridor appearance and promote shared responsibility.*
 - > *Encourage the garden club and others knowledgeable in plant selection and care to assume responsibility for seasonal or higher maintenance planting in selected areas along Main Street.*
 - > *Continue to improve code enforcement, including single-family dwellings.*
 - > *Develop a program to provide building owners (residential and commercial) with low or no cost professional advice on improvements to their buildings and sites that will reinforce the principles of the Main Street vision.*
6. Provide additional opportunities for community members to participate in the revitalization of Main Street.

Action Strategies:

- > *Establish a steering committee to guide implementation of the downtown Vision Plan, the first task of which is to create an Action Plan to determine strategic priorities (the Nomination Plan may serve as the Action Plan).*

- > *Provide open forums during the revitalization process to promote continued involvement and review by community members. Provide different ways for people to stay in touch, such as a gallery exhibit, drop box or Internet blog.*
- > *Ensure that all Village residents are aware of the Main Street Vision and how they can be involved in its implementation.*
- > *Create a network of communication, coordination and information exchange between residents so that there is a shared understanding of actions, activities and purpose.*

The goals and recommendations that came out of the Main Street Plan have been incorporated into this Nomination Report and included in the implementation plan.

Central New York Regional Economic Development Council 2012-2016 Strategic Plan

Under the guidance of Governor Andrew Cuomo, New York State has been divided into 10 Regional Economic Development Councils. Each regional council was required to prepare long term strategic plans for economic growth. To date, more than \$2 billion has been awarded to the various regions for job creation and community development.

The Village of East Syracuse is located within the Central New York Regional Economic Development Council. The Council prepared numerous documents, including the Five-Year Strategic Plan: 2012-2016. This plan outlined the regions Vision, Goals and Strategies to guide future growth and economic development.

Based upon a review of this document, the Village has identified projects that are in line with the following goals:

- 1. Strengthen targeted industry Connections that leverage unique economic assets.**
- 2. Improve Competitiveness in, and Connections to, the Regional, National, and Global Economies.**
- 3. Revitalize our Region's urban cores, main streets and neighborhoods.**

The Village, as well as private applicants are strongly encouraged to coordinate directly with the Regional Council to discuss and seek support for their projects. Refer to the Recommendations portion of Section 4 for additional information on which projects are consistent with the goals of the Strategic Plan.

1963 Master Plan

On June 17, 1963, the Village of East Syracuse adopted a Master Plan, which has yet to be updated. This master plan was truly comprehensive and some of the analysis and data collected in the plan remains valid today. The report dealt with many of the same issues currently faced by the village, including a

deteriorating housing stock, a need for new market-rate apartments, and a struggling downtown and local economy.

Some of the recommendations provided for redeveloping downtown were consistent with the times, calling for new buildings to be built behind a large surface parking lot. For the most part, these redevelopment plans did not materialize and Manlius Street remains relatively intact, with the exception of some vacant parcels. The overall need to infuse new uses and buildings and create a thriving and sustainable downtown remains.

The 1963 Plan also called for lands south of the CSX tracks to be developed as a business or industrial park to take advantage of the completion of the interstate and arterial systems which was pending at the time. While this section of the village is predominantly commercial and light industrial in character, it has not been built out coherently. As a result, there are, and may continue to be, conflicts between the residential neighborhoods and the commercial and light industrial uses. This Nomination Report includes recommendations to address these conflicts and to position the area to evolve in a more planned and cohesive manner.

1.5 PROJECT BOUNDARY DESCRIPTION AND JUSTIFICATION

Project Boundary Description and Justification

During the initial stages of the project, the entire Village of East Syracuse was considered as the possible BOA Study Area. To assist in the identification and evaluation of the Study Area, the Village was divided into 5 major sub-areas: (1) Manlius Street Business District; (2) Primary Residential Neighborhoods; (3) Railroad Industrial Neighborhood District; (4) Bristol-Myers Squibb Facility; and (5) Railyard Commercial District. Upon further evaluation of the approximately 980-acre Village, it was determined that the majority of the identified potential brownfields and relevant vacant and underutilized sites fell within and immediately adjacent to the Manlius Street Business District.

The identified Study Area, as depicted in *Figure 3 – Brownfield Opportunity Area Map* is comprised of 475 parcels that occupy approximately 354 acres. The majority of the Study Area, 124 acres, is comprised of parcels owned and operated by CSX Railroad. Lands classified as industrial comprise the second largest classification at 80 acres, with commercial property covering 60 acres. Over 95% of the parcels in the study area are privately owned. There are 31 parcels considered brownfields totaling 216 acres, while there are 80 vacant parcels totaling 30 acres.

The BOA Study Area was chosen due to identified past industrial, manufacturing and railroad-related activities. These past uses raise concerns that contamination may be present within the Study Area and therefore, may be complicating or prohibiting future revitalization efforts without a coordinated and strategic revitalization strategy in place.

The northern section of the study area includes the entire Manlius Street Business District along with the Bristol-Myers Squibb facility and the northern portion of the Rail Yard Commercial District. The section of the Railroad Industrial Neighborhood District between I-690 and the railroad makes up the remainder of the BOA study area. A more detailed description of the BOA Study Area, broken down by the sub-areas, is provided below.

A. Manlius Street Business District.

The Manlius Street Business District is bounded by the CSX railroad tracks to the south, the village boundaries to the east and west, and a combination of West Yates and West Ellis Streets to the north. This area serves as the heart of the Village and consists of a variety of commercial, office, industrial, civic and residential uses. Within this area there are a several vacant and underutilized properties and buildings, making it the key area for revitalization within this Nomination Study. Enhancements and future investments in this area are critical to the future economic success of the village and vital to improving the quality of life for residents.



Manlius Street at the Ball St. intersection

The Business District is easily accessible by foot and automobile for the majority of Village residents located in the Primary Residential Neighborhood District (discussed below). Access from the residential neighborhoods within the Railroad Industrial Neighborhood District is hindered by the railroad tracks. Improving pedestrian and bicycle connections and parking availability are important goals of this Study.

B. Primary Residential Neighborhoods

The Village of East Syracuse's primary residential neighborhoods are located north of the Manlius Street Business District. These neighborhoods contain a mix of residential, neighborhood commercial, community services (schools and churches), civic and recreational uses. There are also numerous vacant and underutilized properties and buildings scattered throughout. The area is bounded by the Village's corporate line to the north, to the east by a rail line that runs out of the Village to an industrial area in DeWitt, and generally



Looking north on Upton Street

by West Manlius Street to the west.

These residential neighborhoods have not historically been an industrial section of the Village. Based upon the evaluations during the development of this Nomination Study, no properties of concern or interests were identified with the exception of the Village-owned vacant lot located north of the Village Hall on W. Ellis Street. This vacant property may be a suitable future location for a neighborhood park, or perhaps new infill housing.

While this sub-area is not included in the BOA study area, the majority of the Village's residential structures are located here.

As identified previously in the Community Vision, Goals and Objectives, a priority of the Village is to address the condition of the housing stock. Therefore, recommendations addressing this issue are being presented in this Nomination Report in an effort to guide the Village in tackling this ongoing concern.

C. Railroad Industrial Neighborhood District

The Railroad Industrial Neighborhood District is located in the southern portion of East Syracuse. I-690 serves as the southern boundary of the district with Thompson Road to the west, Burnet Avenue and the CSX railroad tracks to the north, and Bridge Street to the east. The sub-area has a mix of residential, commercial



Aerial View of the Railroad Industrial Neighborhood District

and light industrial uses, with several vacant and underutilized properties. The residential neighborhood clustered around 1st and 2nd Streets is a mix of well kept and some deteriorating properties, surrounded by commercial and light industrial uses which may be inhibiting continued reinvestment, a major challenge to the long-term success of this neighborhood.

The residential neighborhood is subject to truck traffic, noise associated with the railroad, and potential impacts from the adjoining commercial and industrial operations. The long-term viability of this residential area is another major concern being addressed in this Nomination Report.

This district also includes a small residential neighborhood located east of Bridge Street bounded by E. 1st and E. 2nd Streets. Bridge Street, the railroad and the Railyard Commercial District all serve to isolate this small neighborhood. As with the larger neighborhood to the west of Bridge Street, protecting the

existing residences from incompatible uses and encroachments is important to the Village and is being addressed in this Nomination Report.

Pedestrian access from the district is complicated by the railroad, forcing pedestrian and bicyclists who would like to travel to the Business District to use Bridge Street, which crosses over the railroad. The sidewalks are narrow and there is limited or no protection from the travel lane in either direction. Opportunities to improve the pedestrian and bicycle connections between these two areas is important.

The Railroad Industrial Neighborhood District is quite visible to travelers entering the Village from the south along Burnet Avenue or Bridge Street and to travelers along I-690. Future recommendations for this area will address how aesthetic improvements can be made and ensure that future development takes into consideration the importance of maintaining an inviting and welcoming community gateway.

D. Bristol-Myers Squibb Facility

The Bristol-Myers Squibb Facility (Bristol-Myers) is bounded by the Village corporate boundary to the west, although a few parcels extend into the Town of DeWitt, with the CSX rail line serving as the northern and eastern boundaries and Burnet Avenue the eastern and southern boundaries.

The East Syracuse facility has undergone previous remediation efforts through the NYS Brownfield Cleanup Program (BCP), which involved the removal of several vacant and outdated buildings and the remediation of associated environmental contaminants.



Aerial View of Bristol-Myers Squibb's East Syracuse Facility
(Photo taken prior to recent building demolitions)

This sub-area was added to the study area to ensure open communication between the village and Bristol-Myers, as the visibility of their property to travelers entering the Village is a primary concern.

Burnet Avenue is a major gateway into the Village and Bristol-Myers owns a critical parcel to the west, which is highly visible from Burnet Ave and the bridge leading into the Village. The property has been used as a staging area for the recently completed renovations at the facility. Bristol-Myers has indicated to the Village that they will be removing the staged material. The future use and appearance of this property will be a matter of interest for the Village to ensure the gateways are improved and maintained.

E. Railyard Commercial District

Located in the southeastern portion of the Village, the Railyard Commercial District is bordered by E. Ellis Street to the north, I-481 and the Village corporate boundary to the east, the Village corporate boundary to the south and Bridge Street to the west.

The section of the district within the Study Area is owned by CSX and encompasses the railyard to the north and where environmental concerns may exist. In addition to concerns about past uses, this area has also been included in the Study Area due to the fact that if CSX were to divest certain properties, some may be well suited for industrial and manufacturing uses integrating rail.



Railyard Commercial District

The remaining properties in the district and outside the Study Area boundary are primarily commercial with several large-scale retail businesses along of Manlius Center Road. This area remains important for future consideration due to the fact that it is a major gateway into the Manlius Street Business District and future uses should incorporate compatible architecture and design.

Section 2: Community Participation Plan and Techniques to Enlist Partners

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SECTION 2: COMMUNITY PARTICIPATION PLAN AND TECHNIQUES TO ENLIST PARTNERS

2.1 COMMUNITY PARTICIPATION PLAN

The following outlines a comprehensive public participation process which has included public meetings, the use of online media, as well as steering committee and stakeholder meetings. A summary of progress to date is provided below. The Steering Committee approved Public Participation Plan is located in Appendix 1.

Promotion of the East Syracuse Nomination Report

The project has been well publicized, including press releases to local news outlets such as The Post-Standard and The Eagle. Facebook was also used to inform the public about the workshop. Personal letters were also sent to all property and business owners in the Manlius Street Business District inviting them to the property owners' meeting. The Village of East Syracuse website has and continues to serve as the repository for public documents during the project.

Public and Stakeholder Meetings

The Steering Committee has conducted two public meetings to date. The first meeting was held on April 24, 2013. Property and business owners in the Manlius Street Business District were invited to learn about the Project and how their property and businesses could benefit from the Step 2 BOA. This meeting, which was also open to the general public, provided an overview of the BOA planning process and the desired outcome by the Village. Interested property and business owners had the opportunity to ask questions and sit down with Committee Members and Saratoga Associates Representatives to discuss their current business and property plans and to gauge their interest in future revitalization and redevelopment.

The second meeting, held on June 20, 2013, was a public workshop. Meeting attendees were allowed to review existing conditions maps and talk with Committee Members and Saratoga Associates Representatives regarding the Project. A presentation was given on the BOA planning process and desired outcomes. Upon completion of the presentation, meeting attendees were divided up into small groups and addressed specific questions regarding the proposed BOA Study Area.

Steering Committee Meetings

A Steering Committee was established by the Village and charged with overseeing the preparation of this Nomination Report. To ensure the planning process relates to municipal goals and includes input from a wide variety of municipal and organizational stakeholders in the East Syracuse area, the Committee is comprised of local residents and business owners, along with representation from the Village Planning and Zoning Boards. The Village Code Enforcement Officer, Village Clerk and Mayor have been actively involved in each Committee meeting and in the development of the Plan. Assisting the

SECTION 2: COMMUNITY PARTICIPATION PLAN AND TECHNIQUES TO ENLIST PARTNERS

Village is Saratoga Associates, a planning and design firm retained by East Syracuse to guide in the preparation of the Nomination Plan. The Committee has met on 10 occasions to date.

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Section 3: Analysis of the Brownfield Opportunity Area

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SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

The following analysis of the Village of East Syracuse and the Study Area presents an inventory of existing conditions, analyses and findings from in-depth studies of historical and physical context, as well as economic and market opportunities. Specifically, this section provides a summary discussion of the following:

- > Demographics;
- > Housing conditions;
- > Land use and Zoning;
- > Transportation and Infrastructure systems;
- > Land ownership;
- > Parks; and
- > Natural and Historic Resources.

A summary of economic and market trends analysis is also provided. These analyses, along with the detailed evaluation of suspected brownfield, underutilized, and vacant properties, have aided in the identification of 3 Priority and 7 Strategic Sites chosen for reinvestment and revitalization.

Note: The detailed Demographic, Housing; and Economic and Market Trends Analyses are provided in Appendices 1, 2 and 3 respectively.

3.1 COMMUNITY AND REGIONAL SETTING

Historical Context

Although the City of Syracuse had its urban beginning around 1804, the lands that comprise the present Village of East Syracuse were only occupied by a few farmhouses. It wasn't until 1872 that the New York Central and Hudson River Railroad Company laid the basis for growth of the Village with the purchase of 150 acres of land for freight yards, shops and other railroad facilities. While Manlius Street was already in existence as a toll road between Lodi Street in Syracuse and the Town of Manlius, there was no major settlement in this area until the branch line was constructed.



Historic Postcard of the East Syracuse Freight Yards
Source: Wikipedia

The East Syracuse Freight Yards (later called the DeWitt Yard) were developed and opened in late 1874 and became a major yard between Elkhart, Indiana and Boston, Massachusetts by the middle of the Twentieth Century. After the Village was incorporated on November 21, 1881, retail businesses and services grew rapidly, along with the population. By 1886, the population of the Village had risen to about 2,000. East Syracuse continued as a major railroad center for the northeast section of the country. The population grew to 2,231 by 1890, with the highest population of 4,766 reached by 1950.

After the construction of the rail yards, residential and supporting commercial development occurred primarily on the north side of the tracks, as the lands to the south were low and marshy at the time. In addition, the complex of tracks and associated infrastructure served as a barrier between the north and south sides. The railroad, now owned by CSX, continues to divide the Village. While a yard remains in the village, the major working yard has since been moved east to the Town of DeWitt.



Aerial View of the Bristol-Myers Squibb Facility in East Syracuse
(Photo taken prior to recent building demolitions)

Bristol-Myers Squibb (Bristol-Myers) has had a presence in East Syracuse since 1943. The company's East Syracuse facility was once the world's largest source of penicillin. Production ended in the Village during 2005 due to less expensive production of the antibiotic overseas.ⁱ

Bristol-Myers was once a significant local employer, employing around 2,000 people in the early 1980s. By 2008, the number of employees fell to 820. In 2010, the number fell even further to approximately 470.



Conceptual rendering of completed building
removals and landscaping
(Source: Bristol-Myers Squibb)

Bristol-Myers recently completed a major transformation at its East Syracuse facility – the removal of approximately 25 obsolete and idle

buildings and structures associated with discontinued antibiotic manufacturing processes. As a result, the facility is being transformed into a biotechnology campus. According to their websiteⁱⁱ, several critical functions remain at the 90-acre facility, including:

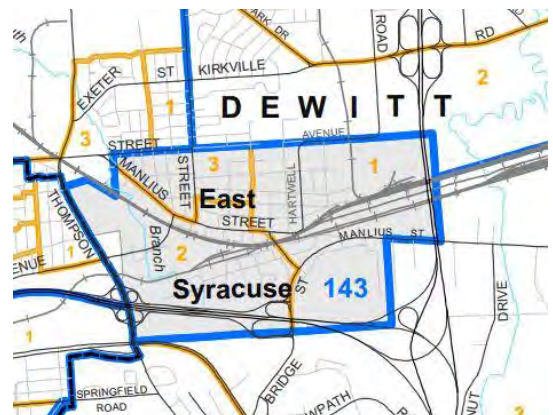
- > Development of biologics manufacturing processes (shared with employees located at the Bristol-Myers Hopewell, NJ facility);
- > Manufacturing of biologics medicines for use in clinical trials; and
- > Manufacturing of biologics medicines for commercial use.

According to Bristol-Myers, the East Syracuse facility will focus exclusively on biologic drug manufacturing by 2015. With this recent investment and new company strategy for the facility, there may be opportunities for new businesses associated with biologics medicines to locate in the Village. It is recommended that the Village keep in close contact with BMS and look for opportunities to attract new related businesses.

Demographic Summary

The following demographic analysis was completed for the entire Village of East Syracuse. For the majority of the analysis, East Syracuse was compared with the Villages of North Syracuse and Fayetteville, the Town of DeWitt, and Onondaga County.

Providing a breakdown of demographic data for the study area was not possible as the Village is made up of one Census Tract and three Census Blocks Groups. The Block Groups represented as orange lines on the graphic to the right do not follow the Study Area boundary. As a result, analysis of demographic data specific to the Study Area is not possible.



2010 U.S. Census Tracts, Block Groups, & Designated Places
(Source: Onondaga County)

Population

The railroad was responsible for significant early growth in what is now East Syracuse. The area grew from a rural farming community, before the railroad arrived in 1872, to a population of 2,231 by 1890. The population reached its peak of 4,766 in 1950 before declining to 3,084 by 2010. The declining role of the railroad in East Syracuse, combined with continued migration to suburban areas, has resulted in a significant population drop. While the population decline has stabilized since 1980, it continues to drop an average of three percent every ten years.

Population Summary Table			
Year	1890	1950	2010
Population	2,231	4,766	3,084

Age Cohorts

The Village of East Syracuse has a higher percentage of pre-school and school-age residents than the surrounding communities and Onondaga County as a whole. Only the Town of DeWitt and Onondaga County exceed the percentage of college-age residents in East Syracuse. The percentage of working adults in the Village exceeds surrounding communities. East Syracuse is considerably behind all comparison communities in the percentage of residents over age 55. The Village also has the lowest median age of all comparison communities at about 40 years of age.

The age-cohort findings may indicate that the Village and the East Syracuse – Minoa School District are seen as an attractive place to raise a family, particularly families with younger children. This may also be substantiated by the higher percentage of working adults present in East Syracuse than in the comparison communities. East Syracuse's large school-age population indicates a potential demand for recreational, entertainment and other resources and amenities. Based upon this information, the Village may want to consider evaluating the adequacy of resources for this age group and perhaps engage the community to determine what additional amenities are desired now and in the future.

The age group between 25 and 54 years old represents the primary labor force. At approximately 49%, East Syracuse exceeds all comparison communities, possibly indicating a strong local labor force. It may also indicate that working adults are moving into the area to raise their families and work for surrounding employers.

The lower representation of residents in the over 55 cohort may indicate that there are insufficient resources to allow seniors to age in place. Despite this current statistic, this age group will continue to increase over the next few decades due to the aging of the "Working Adults" cohort.

The Village is home to a new senior living community, the Heman Street Senior Apartments complex located in the renovated Heman Street School on E. Irving Street. The facility has 33 one-bedroom and 4 two-bedroom units. All but a few units were leased soon after it opened. This facility serves seniors age 55 and older whose annual income is below 60% of the area median income.

Diversity

The Village of East Syracuse current has limited diversity in its population. Based upon the 2010 U.S. Census, the Village's population was approximately 3 percent Black/African American and 2.6 percent Hispanic or Latino (of any race).

Education

The percentage of East Syracuse residents with only an Associates Degree in secondary education exceeds comparison communities, with the exception of the Village of North Syracuse. This may indicate a higher percentage of moderately skilled employees. Despite a higher number of residents with Associates Degrees, East Syracuse has significantly fewer residents with more advanced degrees.

Specifically, 6.8% of residents possess a Bachelor's and only 3.8% have earned a Graduate or professional degree.

It is important to note that the Town of DeWitt has the second highest rate of educational attainment. Due to the fact that the town surrounds the Village, East Syracuse is well positioned to further capitalize on these high education levels and likely corresponding income levels.

The educational levels of East Syracuse's workforce will play a critical role in the extent to which the Village will be able to participate in a knowledge-driven economy. The current level of educational attainment is putting East Syracuse at a disadvantage. Therefore, beyond looking to existing residents in the Village, there must be an ongoing effort to attract new residents with higher levels of education while encouraging current residents to pursue continuing education.

Income

Understanding a community's income characteristics is important for determining its economic wellbeing. As indicated in *Table 3-1 – Income Characteristics*, the Village had a median household income of \$34,191 in 2011. The income levels for East Syracuse reflect many factors, including a transition from a manufacturing-based economy to a service-based economy. The income levels also reflect the educational attainment and age of Village residents.

Compared to surrounding communities, East Syracuse is trailing in all income categories, including median family income and per capita income. It is no surprise that the Village of Fayetteville, with a significantly higher proportion of residents possessing post-secondary degrees, leads all comparison communities in income.

Table 3-1 – Income Characteristics Source: U.S. Census Bureau; 2007-2011 American Community Survey 5-Year Estimates					
	Onondaga County	Town of DeWitt (including Village of East Syracuse)	Village of East Syracuse	Village of Fayetteville	Village of North Syracuse
Household Median Income	\$52,636	\$57,148	\$34,191	\$77,679	\$50,357
Family Median Income	\$68,375	\$81,023	\$51,250	\$104,536	\$60,078
Per Capita Income	\$27,960	\$35,829	\$20,611	\$43,945	\$26,250

If the Village intends to capitalize on the value of higher education and the associated benefits, progress will need to be made in making the community more attractive to this population.

Employment and Labor Force Participation

As shown in *Table 3-2 – Share of Workers by Major Industries*, 20.2% of East Syracuse residents are employed in the Educational Services, Healthcare and Social Assistance industry. Retail Trade and

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Construction are the next two leading industries for East Syracuse residents at 14.5% and 11.9% respectively. Furthermore, two industry sectors: (1) Arts, Entertainment and Recreation and (2) Accommodation and Food Services both appear to be growing industries for East Syracuse.

The Village leads some or all comparison communities in Construction; Retail Trade; Wholesale Trade, Public Administration; and Arts, Entertainment and Recreation. The Village also leads comparable communities in the Professional, Scientific, and Management industry, with the exception of the Village of Fayetteville, despite a lack of corresponding income levels. Higher income levels are normally associated with this industry and, therefore, one may draw the conclusion that Village residents are employed in lower paid sectors of this industry.

Surprisingly, none of East Syracuse's labor force works in the Information industry, while each comparable community has at least 2% in that field. The Information industry covers a wide range of occupations, including high technology jobs such as computer programming and software development; data hosting and processing; and internet design and hosting services.

Table 3-2 – Share of Workers by Major Industries Source: U.S. Census Bureau; 2007-2011 American Community Survey 5-Year Estimates					
	Onondaga County	Town of De Witt (including Village of East Syracuse)	Village of East Syracuse	Village of Fayetteville	Village of North Syracuse
Agriculture, forestry, fishing and hunting, and mining	0.5%	0.2%	0.0%	0.0%	0.2%
Construction	5.0%	4.5%	11.9%	2.6%	8.4%
Manufacturing	9.1%	6.7%	7.6%	8.6%	7.7%
Wholesale trade	3.2%	3.3%	5.2%	1.8%	4.0%
Retail trade	11.7%	9.7%	14.5%	4.4%	16.3%
Transportation and warehousing, and utilities	5.0%	4.8%	3.3%	4.2%	5.6%
Information	2.4%	2.0%	0.0%	4.4%	3.2%
Finance and insurance, and real estate and rental and leasing	7.3%	6.4%	5.3%	9.2%	5.5%
Professional, scientific, and management, and administrative and waste management services	9.5%	9.5%	10.4%	11.4%	6.6%
Educational services, and health care and social assistance	29.3%	35.3%	20.2%	31.9%	23.6%
Arts, entertainment, and recreation, and accommodation and food	8.2%	7.1%	11.3%	7.7%	10.9%

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services					
Other services, except public administration	4.7%	6.3%	2.4%	8.0%	3.6%
Public administration	4.1%	4.1%	8.0%	5.7%	4.1%

According to the Bureau of Labor Statistics, U.S. Department of Labor Occupational Outlook Quarterly – Winter 2013-14, the following key highlights were provided for national-level statistics:

- > Occupations and industries related to healthcare are projected to add the most new jobs between 2012 and 2022. Total employment is projected to increase 10.8%, or 15.6 million, during the decade.
- > The 30 occupations with the largest projected increase in employment from 2012 to 2022 will account for 7.4 million new jobs, almost half of the total projected employment growth.
- > Of the 30 occupations projected to have the largest percentage increase between 2012 and 2022, 14 are related to healthcare and 5 are related to construction.
- > Four major occupational groups are projected to grow more than 20 percent – nearly double the overall growth – from 2012 to 2022: healthcare support occupations (28.1 percent), healthcare practitioners and technical occupations (21.5 percent), construction and extraction occupations (21.4 percent), and personal care and service occupations (20.9 percent).
- > Nineteen of the 30 occupations projected to grow the fastest from 2012 to 2022 typically require some form of postsecondary education for entry.
- > Two-thirds of the 30 occupations with the largest projected employment increase from 2012 to 2022 typically do not require postsecondary education for entry.
- > Occupations typically requiring postsecondary education for entry generally had higher median wages (\$57,770) in 2012 and are projected to grow faster (14.0%) between 2012 and 2022 than occupations that typically require a high school diploma or less (\$27,670 and 9.1%).

The share of East Syracuse adults in the labor force is similar to comparable communities, and only below that of Fayetteville, as seen in *Table 3-3 – Labor Force Participation and Unemployment Rates*.

Table 3-3 – Labor Force Participation and Unemployment Rates Source: U.S. Census Bureau; 2007-2011 American Community Survey 5-Year Estimates					
	Onondaga County	Town of DeWitt (including Village of East Syracuse)	Village of East Syracuse	Village of Fayetteville	Village of North Syracuse
Labor participation	64.0%	60.1%	65.9%	69.3%	63.6%
Unemployment	4.3%	3.5%	5.3%	1.3%	4.5%

Also depicted in *Table 2-3* are the unemployment rates recorded as part of the 5-Year American Community Survey (ACS). According to this source, the unemployment rate for East Syracuse was 5.3% in 2011, which is 1% lower than the last ACS 5-year estimate, yet still higher than all comparison

communities. It is important to note that there is no reliable up-to-date source for unemployment rates for the Village of East Syracuse alone, as the New York State Department of Labor only measures this rate at town and city levels.

According to the New York State Department of Labor, the Town of DeWitt's annual average unemployment rate for 2012 was 7.4%, up slightly from 7.2% in 2011. As of November 2013, the most recently available data, the unemployment rate was 6.1%. The City of Syracuse registered an average annual unemployment rate of 10% for 2012, up from 9.7% in 2011, while Onondaga County reported an annual average unemployment rate of 8.1% for 2012, up from 7.8% in 2011.

In order to diversify the local economy and attract and retain young, educated professionals to the Village of East Syracuse and nearby areas, attention must be paid to developing strategies that will create additional high paying jobs in the Professional and Technical Services and Health Care and Social Assistance industries.

Housing Trends and Needs

A community's housing needs change over time as the volume and range of the population evolves and housing preferences change. Family size, householder age, economic status, and other economic and social factors influence whether families prefer to rent or buy, or to build new homes or restore old ones, as well as the size and type of homes they are interested in.

Housing Tenure

Based on the 2011 American Community Survey estimates, there were an estimated 1,546 housing units in the Village of East Syracuse. Key findings in the analysis were a 2.8% drop in owner-occupied units and 2.4% increase in renter-occupied units between 2009 and 2011 ACS data. The resulting figures from the 2011 ACS data have renter-occupied households at 52.3% with owner-occupied households at 47.7 percent.

These data indicate that East Syracuse's housing stock has made a slight shift from owner-occupied toward renter-occupied. This could be explained by numerous factors, including an increase in demand for housing overall and/or an increase in the demand for more affordable housing.

Vacancy Rates

While the total population of East Syracuse has remained stable over the past several years, housing vacancy rates have dropped. The overall vacancy rate dropped from 8.3% in 2009 to 5.4% in 2011.

The owner-occupied vacancy rate dropped from 7.7% in 2009 to 3.1% in 2011, while rental vacancy rates dropped from 12.3% in 2009 to 4.8% in 2011. It is important to note that the village's 2011 owner-occupied vacancy rate of 3.1% was higher than the surrounding communities and Onondaga County, with North Syracuse having the second highest vacancy rate of 2.0%. East Syracuse's renter-occupied

vacancy rate of 4.8%, while the same as that for the Town of DeWitt (which includes East Syracuse), is the lowest when compared to other communities. This figure may also be confirming a shift in housing choice from owner to renter-occupied.

Housing Values and Affordability

A housing affordability analysis was conducted as part of this Report and can be found in Appendix 2 Housing Analysis. The 2011 Village's housing value of \$89,100 lagged behind all comparison communities with the Village of North Syracuse having the second lowest values of \$94,300 and the Village of Fayetteville the highest at \$166,500. These figures indicated that East Syracuse is one of the more affordable communities in the region. In addition, East Syracuse had the largest percentage increase in housing values between 2009 and 2011 at 7.6%, which may be indicating a measured increase in demand for housing in the Village.

Based upon the Zillow Home Value Index, the 2013 median sales price for homes in East Syracuse was also significantly lower than comparable communities. At just over \$80,000, homes are selling at rates approximately 50% lower than homes in the Village of Fayetteville. The Village of North Syracuse values are slightly higher than East Syracuse at approximately \$90,000.

With respect to rental properties, East Syracuse had the lowest median gross rents in 2011 at \$566. This represents a 3.5% increase from 2009, the lowest increase except for the Village of Fayetteville, which decreased by 3.3%.

East Syracuse's median household income in 2011 was an estimated \$34,191 compared to Onondaga County's \$52,636. The 2011 owner-occupied median household income was estimated at \$53,531 and the renter-occupied median household income was \$19,539. The 2011 renter-occupied median household income represented a 10.4% drop from the 2009 rates, which may indicate an increasing demand for more affordable housing.

The National poverty level for a family of four in 2011 was \$23,021, while low income level (under 50% of median income) was \$32,850.

According to the U.S. Department of Housing and Urban Development, the generally accepted definition of affordable housing is that which requires no more than 30% of a family's income. Based upon an evaluation of available data in the 2011 ACS, approximately 215 owner-occupied units (or 33%) have housing costs exceeding 30%, while there were 417 renter-occupied units (or 52%) with housing costs exceeding 30%.

In addition, the data also demonstrate that about 35% of the Village's rental units are affordable to poverty level households, which make up a significant portion of the total number of renters in the Village. These figures demonstrate that a significant number of renting households in the Village (based upon the 2011 data) have experienced financial difficulties and may have had problems meeting the

costs of housing and daily needs. As a result, there may be a shortage of affordable rental housing units to accommodate families with lower incomes.

The Section 8 Housing Choice Voucher program is designed to assist very low-income families in affording decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, apartments, and townhouses. The participants can choose any housing that meets the requirements of the program.

In 2013, East Syracuse was home to approximately 50 families in households receiving Section 8 Housing Choice Vouchers. Two of the affordable Section 8 Housing developments located in East Syracuse are the Barrett Dewitt Apartments and St. David's Court Apartments, both run by Christopher Community Housing Inc. They have rent limits of \$650 and 30% of Median Income (\$421) respectively and while Barrett Dewitt Apartments are readily available for seniors, St. David's Court Apartments rent to qualified disabled persons 18 years of age and older only.

Economic and Market Analysis

Preparing a market analysis can help inform the planning process by identifying short-term development opportunities. A market analysis is a tool typically employed by the private sector to test where there is sufficient opportunity in a given trade area to warrant investment. The complete Economic and Market Analysis is located in Appendix 3. A summary of the key conclusions are provided below.

Trade Area

The market analysis findings point to potential reinvestment and redevelopment strategies for downtown East Syracuse. Initially, the analysis helped identified the preferred 0-15 minute trade area from which the majority of consumers are traveling to shop in the village. This is key information for future marketing purposes by existing and new businesses.

Potential for Specialty Food Stores and Restaurants with Unique Fare

The second major finding was that due to the Village's major retail corridor on Manlius Center Road, a significant amount of consumers are traveling to the Village to conduct their basic shopping needs. Despite being able to draw large numbers of consumers to the Village for shopping and dining, the village has not been able to capitalize on this traffic and draw more consumers downtown.

New shopping and restaurant opportunities in downtown East Syracuse that meet a specific niche may lure a higher percentage of consumers traveling to businesses along Manlius Center Road. According to the supply and demand analysis, specialty food stores have the potential to attract additional customers. In addition to specialty food stores, perhaps restaurants serving unique fares could have a market and serve to attract additional consumers downtown.

The Village has a few small-scale dining establishments including Serre's Donut Shop, Conella's BBQ, Sam's Chicken Land and the Village Deli. These existing businesses could serve as a starting point from which new and more unique culinary opportunities and distinctive restaurants can build from. The Steering Committee has also identified a microbrewery as a type of restaurant that may fit within the Village. This type of use may also be substantiated by the analysis as beer, wine and liquor stores were also identified as uses with a potential to attract additional consumers.

Encourage Affordable Downtown Office Space

An analysis of office space in the Syracuse metropolitan area identified the opportunity for East Syracuse to offer more affordable Class B Office Space. The findings show that office space in suburban markets tends to be more expensive than space found in the City of Syracuse. East Syracuse has the ability to offer lower costs space in a suburban market while at the same time, providing a downtown and walkable setting. This type of downtown setting is not found in most suburban locations. Additional office space will increase the number of day-time workers which could then translate into positive impacts on local businesses.

3.2 EXISTING LAND USE AND ZONING

Land Use

Analyzing a community's land use patterns, including how existing development evolved, helps in understanding potential future growth, current and future land use conflicts, existing problem areas, and what is currently working and not working in the community. With this information, a community can determine whether current land use policies and regulations need to be modified to correct an existing or anticipated problem; identify and target properties for redevelopment and reinvestment; protect existing desired development; and better focus economic development initiatives.

Village Land Use

According to 2012 data provided by the Onondaga County Real Property Tax Service Agency, there are 1,283 parcels within the Village of East Syracuse. These parcels encompass an area of approximately 601 acres (*Note: The Village is approximately 908 acres in size. The difference in these two acreages is attributed to roads and other right-of-ways, including the CSX railroad not calculated as part of the real property analysis*).

Table 3-4 – East Syracuse Land Use Classification shows that approximately 12% of acreage within the Village is classified as Vacant with a little over 13% classified as Industrial, 27% as Residential and just over 31% as Commercial.

Table 3-4 – East Syracuse Land Use Classification Source: Onondaga County Real Property Tax Service, Saratoga Associates				
Existing Land Use	Number of Parcels	Percent of Parcels	Acreage	Percent of Acreage
Residential (All Types)	857	66.80%	162.46	27.00%
1 Family Residence	608	47.39%	116.71	19.39%
2 Family Residence	201	15.67%	36.82	6.12%
3 Family Residence	22	1.71%	3.62	0.60%
>3 Dwelling Units	26	2.03%	5.3010	0.88%
Commercial	203	15.82%	188.4820	31.32%
Community Services	24	1.87%	31.69	5.27%
Industrial	20	1.56%	80.19	13.32%
Multi-Purpose / Multi-Structure	12	0.94%	2.44	0.40%
Public Services	7	0.55%	22.56	3.75%
Recreation & Entertainment	7	0.55%	37.53	6.24%
Vacant Land	152	11.85%	76.00	12.63%
Wild Forested, Conservation Lands & Public Parks	1	0.08%	0.45	0.08%
Total	1283	100.00%	601.79	100.00%

The Village's primary residential neighborhoods are located north of the railroad and the Manlius Street Business District, with the northwestern portion of the neighborhoods blending seamlessly with the neighborhoods in the Town of DeWitt. This section of the village has a predictable grid street pattern that allows for easy and efficient travel into and around the community by foot, bicycle or automobile. The seamless connection and street pattern will play a role in the ability of East Syracuse's Manlius Street to serve as the downtown to these neighborhoods in DeWitt.

As depicted in *Figure 4– Existing Land Use Map*, properties located to the north of West Manlius Street are predominantly residential, with some scattered commercial uses. The majority of commercial properties are concentrated along the Manlius Street Business District corridor, becoming more intermittent moving north, with concentrations at key intersections. The area north of Manlius Street also includes recreation and entertainment, community services, vacant land, and some industrial land uses.

Study Area Land Use

As indicated in *Table 3-5 – Land Use in the BOA* and as illustrated in *Figure 4 – Existing Land Use Map*, the predominant land use in the BOA is CSX property devoted to railroad uses (35%). The highest land use category not including CSX property is industrial at 23%, with Commercial at 17% and Residential at 10%. While the Study Area is a predominantly built environment, Vacant lands account for 9% of the total acreage in the Study Area.

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Table 3-5 – Land Use in the BOA				
Source: Onondaga County Real Property Tax Service, Saratoga Associates				
Existing Land Use	Number of Parcels	Percent of Parcels	Acreage	Percent of Acreage
Residential (All Types)	198	42%	37.06	10%
1 Family Residence	118	25%	22.76	6%
2 Family Residence	60	13%	10.65	3%
3 Family Residence	7	1%	1.13	0%
>3 Dwelling Units	13	3%	2.52	1%
Commercial	145	31%	59.09	17%
Community Services	15	3%	6.45	2%
Industrial	20	4%	80.19	23%
Multi-Purpose / Multi-Structure	3	1%	0.57	0%
Public Services	5	1%	14.98	4%
Recreation & Entertainment	3	1%	1.64	0%
Vacant Land	80	17%	30.13	9%
Wild Forested, Conservation Lands & Public Parks	0	0%	0	0%
CSX Property	6	1%	124	35%
Total	475	100%	354	100%

Residential

Within the study area there are 198 parcels classified as residential, approximately 42% of all parcels within the Study Area. Approximately 60% of all residential parcels are single-family, 30% two-family and about 10% three family or greater. The major grouping of residential parcels in the study area is located in the Railroad Industrial Neighborhood District south of the railroad. The largest group of residential properties is located outside the Study Area in the Primary Residential Neighborhood.

A majority of the apartment buildings are located within or near the Manlius Street Business District, including four located along Silver Street between West Yates and West Ellis Streets. One, two and three-family homes appear evenly scattered throughout the residential neighborhoods.

The railroad creates a distinctive barrier between the Manlius Street Business District to the north and the residential cluster within the Railroad Industrial Neighborhood District to the south. The railroad tracks effectively divide East Syracuse in two main sections. Bridge Street is the only connection linking the Railroad Industrial Neighborhood District to East Syracuse's downtown.



View of the CSX railroad tracks

The overall feel for a pedestrian on Bridge Street is unwelcoming with no buffer from automobile traffic. The Main Street Plan identified Bridge Street for aesthetic and pedestrian improvements.

In addition, the Village should consider the future of the residential neighborhood in the Railroad Industrial Neighborhood District. Encroachment of adjacent industrial and commercial land uses may necessitate rezoning and additional protections for the neighborhood. It is important for the Village to develop a long-range plan for this residential cluster to effectively plan the future of the overall district.

Vacant and Industrial Land Use

Within the Study Area there are 80 parcels designated as Vacant, making up just over 30 acres of land, or 9% of the total acreage. Lands classified as Industrial make up slightly more than 80 acres or 23% of the total area within the Study Area. Combined, Vacant and Industrial lands account for 32% of the total acreage in the Study Area.

The Railroad Industrial Neighborhood District is the primary area with parcels classified as vacant, along with two parcels owned by Bristol Myers Squibb along Burnet Avenue. As expected, the Bristol-Myers facility accounts for the majority of Industrial- classified land. The largest parcel within the Manlius Street Business District is the 5-Ply facility (formerly the Selflock Screw Products building). Two additional large parcels classified as Industrial are located at the end of Carr Street and along West Second Street, between Burrows and Bagg Streets. Three smaller clusters of Industrial parcels are scattered throughout the Railroad District and a few additional parcels are located in the Business District.

Commercial

Commercial land uses make up 17% or slightly less than 60 acres of land within the Study Area. Commercial and retail development is primarily concentrated along the corridor of the Manlius Street Business District and to the south in the Rail Yard Commercial District, the majority of which are located outside of the study area. North of the study area in the Primary Residential Neighborhood District, commercial land use becomes increasingly intermittent. Under the definitions in the current zoning regulations, most commercial uses are prohibited in the residential areas, including restaurants, retail, service providers and food shops.



Manlius St at Ball St

Long-term consideration may be given to allowing for small compatible neighborhood mixed residential/commercial uses in certain neighborhoods. Providing access to neighborhood-scale markets and services tends to generate many positive outcomes. The convenience of living in close proximity to essential commodities can dramatically enhance quality of life while mitigating automobile dependence. Community enhancement of this nature makes places more desirable to live, promotes a healthy lifestyle, decreases vacancy and blight, and stimulates the local economy.

Recreation and Entertainment

There is only 1.64 acres of land classified as Recreation and Entertainment within the Study Area. This mainly consists of Village Lanes (formerly Bella Luna Bowling Alley) and a small neighborhood park south of W. 2nd Street in the Residential Industrial Neighborhood District.

The majority of land classified as Recreation and Entertainment in the Village is located on the northeast side of the Study Area, just west of Route 481. The largest parcel is currently occupied by a golf driving range and includes New York State Department of Environmental Conservation regulated wetlands. Ellis Field Park is the second largest parcel and is the only community park open to the public. The park includes facilities for a variety of recreational activities, in addition to a pool, covered picnic area, and gazebo where summer events are held. The third largest site is the East Syracuse Fire Department's field located along Hartwell Avenue. This property is the location of the Fire Department's annual field days.

While Ellis Field Park is within a half-mile distance of much of the residential land north of the Manlius Street Business District, the Village could consider implementing a few "pocket" parks across the Study Area. While pocket parks are smaller than conventional parks, they can be more practical than larger parks and contribute to a positive quality of life desirable to young families.

Agricultural

There is no property classified as Agricultural in the Village of East Syracuse. Despite this, the Village could investigate whether small-scale horticultural plots would be of value to the community. Urban agriculture is a growing trend across the U.S., more often taking the form of allotment gardens or shared community gardens than large-scale, conventional production-driven operations.

Green space, whether recreational, passive open space or community gardens, generally improves community character. Vacant and underutilized lots in residential neighborhoods provide excellent opportunities to establish a viable allotment garden system or simple community gardens. In this regard, Village participation can passively inform and/or actively encourage or guide community agricultural operations.



Example of community garden space

Shared community garden space is generally maintained and monitored by the neighborhood and occupies the entire parcel. By contrast, allotment gardens are typically no larger than 10' x 10' and maintained/monitored independently. Allotments can also be leased annually, where funds are collected for administrative costs and general maintenance (i.e. potential fences and staging, while horticultural activity is responsibility of lessee). Areas that have had longstanding allotment garden

systems often end up with waiting lists of a year or more, and are becoming increasingly popular, particularly in urban areas.

Green space can also be used to address stormwater and flooding control. This Plan includes streetscape improvements, some of which could include rain gardens to assist with stormwater control. As the Village begins to consider where to target their streetscape improvements, key areas of concern where there may be stormwater control issues, rain gardens could be considered.

Zoning

According to Title 8 “Zoning” of the Village of East Syracuse Municipal Code, there are five (5) zoning districts. As depicted in *Figure 5 – Existing Zoning Map*, and depicted in *Table 3-6–Existing Zoning Districts*, the majority of the property in the Village, 43%, is zoned General Commercial. The second largest zoning district is Residential, comprising 31% or 189 acres of land. Industrial, at 15% of the total area, is the third largest zoning category. The Manlius Street Business District is zoned Main Street which occupies about 7% of total area in the Village. Land Conservation covers approximately 3% of land within the Village.

Table 3-6 – Existing Zoning Districts Source: Village of East Syracuse, Saratoga Associates				
Existing Zoning (2007)	Number of Parcels	Percent of Parcels	Acreage	Percent of Acreage
General Commercial	188	14.65%	256.751	42.66%
Industrial	28	2.18%	93.134	15.48%
Land Conservation	6	0.47%	18.670	3.10%
Main Street	180	14.03%	43.386	7.21%
Residential	881	68.67%	189.852	31.55%
Total	1283	100.00%	601.793¹	100.00%
¹ The total acreage (601.7) of zoned land does not include road right-of-ways, represented in White on Figure 5. The right-of-way lands account for the difference between the zoned acreage and the total 980 acres for the entire Village.				

Table 3-7 – BOA Zoning Districts Source: Village of East Syracuse, Saratoga Associates				
Existing Zoning (2007)	Number of Parcels	Percent of Parcels	Acreage	Percent of Acreage
General Commercial	124	26.05%	59.65	16.12%
Industrial	28	5.88%	191.82	51.84%
Land Conservation	10	2.10%	42	11.35%
Main Street	180	37.82%	43.39	11.73%
Residential	134	28.15%	33.18	8.97%
Total	476	100.00%	370¹	100.00%
¹ The difference between the total acreage in Table x and Table x can be attributed to road right-of-ways not being counted in the land use analysis.				

Within the Study Area, Industrial is the largest zoning category at 191.82 acres, or just under 52%. This category includes the Bristol-Myers Squibb facility, the Onondaga County IDA treatment plants and all of the lands within the railroad right-of-way. General Commercial is the second largest zoning district with just over 16%, followed by Main Street at 11.7% and Land Conservation at 11.4%.

The Main Street Zoning District provides for a mix of residential and non-residential uses vital for a vibrant downtown setting. An evaluation of this zoning district does not immediately identify any major issues related to permitted uses. It is suggested however, that all uses not identified be prohibited and the list of prohibited uses be removed entirely to avoid confusion on prohibitions.

The required front yard setback could be modified to permit buildings constructed to the back edge of the sidewalk. No side yard setback is identified. It is beneficial to allow buildings to share sidewalls and maximize available space. If no side yard setback is required in this district, it should be clearly identified in the regulations. Specifically, permitting mixed-uses is also recommended accompanied with an appropriate definition of what is desired in this District by the Village.

Requiring a minimum area of greenspace in the Main Street District does not permit owners to effectively utilize their property in the most efficient manner possible. Downtown should be a healthy cluster of mixed-uses and while greenspace is a benefit, this can be provided in the form of Village pocket parks in strategic locations within the district. Removing the required front setbacks, allowing for buildings to be built with zero side yard setbacks and removing the greenspace requirement will provide owners with increased flexibility to design their projects in a manner more consistent with a downtown area.

No maximum height for structures, except accessory, was identified in the regulations. It is necessary for the Village to identify acceptable height restrictions for each district. In the business district, permitting taller structures can facilitate more efficient use of available property and permit property owners to create more financially feasible projects. Currently, there are some three-story structures downtown. The Village could consider permitting up to four stories in certain locations to facilitate new investment and more efficient development patterns.

The Committee discussed and agreed on the need for design standards for new development in the Manlius Street Business District. Design standards or guidelines are intended to enhance the community's existing land use regulations. They are not a substitute for the zoning regulations themselves, but rather a complement to the regulations to address development character. Design standards establish a level of quality that sets a precedent for future development, serve to enhance the value of property, and protect the investment of landowners and developers.

The primary purpose of the standards will be to encourage a mix of uses with an emphasis on improved site design, greater economic activity, and more dynamic social interaction. The standards will be largely based on form and impact of development as well as use.

Specific recommendations could include the location of surface parking lots and building façade and architecture. With respect to the location of surface parking lots, it is recommended that they be located either behind structures and not be visible from Manlius Street or located along side buildings with appropriate screening. More examples of design standards are provided in Section 4 Summary Analysis, Findings and Recommendations.

The Village is also encouraged to evaluate the long-term viability of single-family homes in this Manlius Street Business District. The regulations allow replacements in kind and prohibit new single and two-family homes from being constructed (when not associated with another primary use). In addition, apartment houses are permitted provided the dwelling units are not permitted on the ground floor. This requirement should be clarified to ensure that a non-related commercial or office use occupies the first floor and not a non-residential use associated with the apartment complex itself or some other use that would be inconsistent with the desired character of this district.

People living and working downtown are vital elements of urban areas. Their presence significantly defines and enhances local culture while providing patrons for local businesses. Furthermore, higher density housing promotes socio-economic diversity, which enhances downtown character and growth, while

Sample Building and Parking Orientation Graphic



3.3 LAND OWNERSHIP PATTERNS

Land ownership is an important variable when evaluating revitalization opportunities. Land held in public ownership can sometimes give the community an advantage towards implementing their vision. *Figure 6 – Land Ownership Patterns Map* identifies property under Private, City, Municipal, School District, County, State and Federal ownership within the Study Area.

Table 3-8. Land Ownership Patterns				
Land Ownership	Parcels Within BOA	Acres Within BOA	Total Parcels within Village	Total Acres within Village
Private	456	215.2	1262	563.09
Municipal	5	3.33	11	12.45
East Syracuse Minoa CSD	0	0	1	14.46
County	3	10.19	3	10.19
State	0	0	1	0.27
Federal	5	1.33	5	1.33
Totals	469	230.05	1283	601.79

As depicted in *Table 3-8 – Land Ownership Patterns*, the majority of the Study Area is held in private ownership, with only 3.33 acres owned by the Village of East Syracuse, slightly over 10 acres by the County and 1.3 acres in Federal ownership.

The Village of East Syracuse-owned properties within the Study Area includes the Fire Station, Village Hall and associated parking lot, a small vacant parcel located north of Village Hall along with a portion of the parking lot associated with the Thrifty Shopper parking lot. In addition, the Village owns a small neighborhood park along W. 2nd Street in the Railroad Industrial Neighborhood District along with the Village DPW facility on Bagg Street. Onondaga County Industrial Development Agency owns property associated with the treatment facility along Burnet Avenue. Onondaga County owns lands associated with an expansive wetland used for stormwater control at the end of W. 2nd Street Railroad along with a small parcel along Carr Street.

Outside of the BOA Study Area, the East Syracuse-Minoa School District owns the East Syracuse Elementary School and no longer owns the former school along East Irving Street, which is currently being renovated into multi-family housing. Village-owned property outside the BOA Study Area includes Ellis Field Park, the largest tract of Village-owned property.

Based upon the available data, there are no Village or County-owned property as a result of tax foreclosures. According to Onondaga County, there are three properties within the Village that are scheduled for tax foreclosure auctions on October 28, 2014. Two of these properties are single family dwellings located on Ellis Street and Upton Street. The dwelling on Upton Street is adjacent and behind the Village Lanes bowling alley. Village Lanes has been identified as Priority Project Recommendation #1,

discussed in more detail in Section 4. This presents the possibility to incorporate this property with the overall redevelopment plan for Village Lanes.

The third property is a mixed use building at 307 Manlius Street, east of Village Lanes. This property served as a dance studio among other previous uses. Being located in a gateway of the Village's downtown, it is important that this property not fall into disrepair.

Based upon these ownership patterns, there are no major assemblages of public land that could be targeted for redevelopment.

3.4 PARKS AND OPEN SPACE

As depicted on *Figure 7 – Parks and Open Space Map*, there are two public parks within the Village. The primary park is Ellis Field, which includes a skate park, baseball fields, tennis courts and a community pool. There is also a covered picnic area and gazebo where summer events are held. There is a small neighborhood park located along 3rd Street that includes an open lawn and a basketball court. This park, however, is not easily found and is surrounded by commercial and light industrial uses that are likely detracting from the attractiveness of the facility. In addition, the park is located in an isolated location with limited visibility from the public road with no clear access point. It is recommended that a new and more convenient location for a community park be identified for this neighborhood.

The recreational opportunities at the East Syracuse Elementary School, referred to as Hennessy Field, includes ball fields, a running track, and a playground, none of which are officially open for public use. Non-park property considered open space in the Village includes the fireman's field along Hartwell Avenue and the large vacant lands associated with the driving range to the east.

Aside from Ellis Field and the small neighborhood park along 3rd Street, there are no other publicly accessible parks anywhere else in the Village. It is strongly suggested that the Village consider locations for pocket parks in the Primary Residential Neighborhood District, Manlius Street Business District, and the relocation of the community park on 3rd Street in the Residential Industrial Neighborhood District.

3.5 BUILDING INVENTORY

The Village of East Syracuse is home to a number of large buildings, utilized for manufacturing, retail, distribution, and other purposes. Refer to *Figure 8 - Building Inventory Map* and *Table 3-9 – Key Buildings within the BOA Study Area* for specific information.

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-9. Key Buildings within the BOA Study Are

Business Name	Address	Buildings on Parcel	Former Use	Current Use	Owner
Clearwood Custom Carpentry & Millwork	617 W MANLIUS ST	1 – 33856 GFA – built 1944 – 2 stories	1937 and 1956 Sanborn maps show site occupied by Bliss Steel Products Corporation – Manufacturer of Steel Sash. Operations indicated include metal fabrication, paint dipping, and coal storage.	light manufacturing, office	Clearwood Custom
Family Dollar/BowlMor	600 W MANLIUS ST	1 – 20878 GFA – built 1960 – 1 story	Silverware Manufacturing	neighborhood shopping - Bowl Mor, café, Family Dollar & others	Bowl Mor, LLC
5-Ply Companies	114 MARCY ST	1 – 15014 GFA – built 1935 – 1 story	Former Selflock screw. 1937 Sanborn map indicates machine shop and metal tempering.	light manufacturing, office	5-Ply Companies
Syr. Children's Theatre	700 W MANLIUS ST	1 – 6681 GFA – built 1980 – 1 story	Sanborn maps show auto sales & service/paint.	school/children's theater	Syracuse Children's Theatre
US Post Office	404 W MANLIUS ST	7128 GFA - built 1961 - 1 story	None	post office	United States Postal Service
Morse Manufacturing	725 W MANLIUS ST	9120 GFA - built 1972 - 1 story	Unknown	Morse Manufacturing	Morse Mfg Co Inc
Shear Style - CNY Karate	716 W MANLIUS ST	#1 - 6632 GFA - built 1960 - 1 story; #2 - 3732 GFA - built 1940 - 2 stories	Unknown	multi-use: small service/retail	Basile Family Ltd Partnership
Rite Aid	300 W MANLIUS ST	9341 GFA - built 1994 - 1 story	Unknown	retail - Rite Aid Pharmacy	Rite Aid Of NY Inc Store 3424
ARC of Onondaga	216 W MANLIUS ST	10120 GFA - built 1999 - 1 story	Unknown	ARC of Onondaga/Community Options	Basile Family Ltd Partnership
Thrifty Shopper - R.M.	112 E MANLIUS ST	1950 - 20179GFA - 1 Story	Skate rink, newspaper printer	large retail	The Rescue Mission
Village Hall/Fire Dept	204 N CENTER ST	police/fire: 17040, built 1928, 3 stories	Fire Department	village hall & fire dept	Village of East Syracuse
Village Lanes	201 E MANLIUS ST	4180GFA - built 1950 - 2 stories	Bowling alley	apartment/office, bowling, restaurant	Bella Luna of East Syr.

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-9. Key Buildings within the BOA Study Are

Business Name	Address	Buildings on Parcel	Former Use	Current Use	Owner
Willey Lumber Co Inc	100 HARTWELL AVE	#1 – 8434 GFA – built 1994 – 1 story; #2 – 4200 GFA – built 1980 – 1 story	Sanborn maps show use by Conine Coal Co - Coal & Wood.	lumber yard; light mfg; warehouse	Willey Lumber Co
Liland Trade & Radiator Svc	220 E 2ND ST	#1 – 7500 GFA – built 1939 – 1 story; #2 – 13500 GFA – built 1971 – 1 story; #3 – 5000 GFA – built 1995 – 1 story; #4 – 7500 GFA – built 1998 – 1 story	Liland Trade/Radiator service, auto service	Auto related	Li Chang-O (50% Int)
Bristol-Myers Squibb	6000 THOMPSON RD	various buildings, 1-3 stories	None	industrial - laboratory; various buildings at 6000 Thompson Rd have been removed	Bristol-Myers Squibb Co
Syr. Tile and Marble	325 W 2ND ST	1 – 8400 GFA – built 1965 – 1 story	Sanborn maps show Co-Op Meat Dealers Association meat packers	Syracuse Tile & Marble - general commercial - storage	325 West Second St LLC
Syr. Corrugated Box Corp	302 STOUTENGER ST	1 - 22500 GFA - built 1968 - 1 story	Unknown	Syracuse Corrugated Box Corp - warehouse/storage building	SCB Realty Holdings LLC
Syr. Merit - O'Connell Electric	301 STOUTENGER ST	1- 1740GFA - built 1965 - 1 story (11322 SF rentable warehouse)	Unknown	Electric company - warehouse/storage	Cairde Development LLC
Former Fridal Paper & Box	304 W 2ND ST	1 - 32344 GFA - built 1956 - 1 story	Unknown	light manufacturing	Edwards Landing LLC
Mineo Wholesale Co	104 BAGG ST	1 - 4626 GFA - built 1955 - 1 story	Unknown	Distr. warehouse	SD Kay Food Service Realty LLC
Dewitt Vet. Med Ctr.	222 OLD BRIDGE ST	1 - 9420 GFA - built 1971 - 1 story	Unknown	small retail - veterinary	MEG222 LLC
Speedy Medical Transport	219 S CENTER ST	#1 - 1600 GFA - built 1986 - 1 story; #2 - 4158 GFA - built 1999 - 1 story	Unknown	Speedy Medical Transport (auto body)	Anthony Calarese

The Bristol-Myers Squibb facility, located in the southwestern portion of the Village, includes numerous large buildings. Bristol-Myers just completed a major renovation including the removal of a significant portion of its buildings and aesthetic enhancements.

Within the Manlius Street Business District, the Clearwood facility is one of the largest buildings in the Village, totaling nearly 34,000 square feet. Across Manlius Street from Clearwood, the building occupied by Family Dollar, Bowl Mor, and others is also of substantial size, nearly 21,000 square feet. Located west of Clearwood, and totaling just over 15,000 square feet, the former Selflock Screw Products building (now owned by 5-Ply) is also a significant structure in downtown. Traveling along Manlius Street, the U.S. Post Office, Rite Aid, ARC of Onondaga, and the Village offices also occupy key buildings. At the eastern gateway to the Village, the Thrifty Shopper building, owned by The Rescue Mission, is another prominent building at over 20,000 square feet.

3.6 MAJOR COMMERCIAL AND INDUSTRIAL FACILITIES

Several of the key large buildings in East Syracuse are occupied by the Village's major employers. Refer to *Table 3-10 – Businesses with 10-14 Employees*, *Table 3-11 – Businesses with 15+ Employees*, and *Figure 9 – Major Commercial and Industrial Facilities Map* for additional specific information. Many of these businesses are light industrial, service, retail, or distribution facilities. A number of restaurant, retail, and service businesses occupy smaller spaces, and support a substantial portion of the village workforce.

Table 3-10. Businesses with 10-14 Employees (Source: ESRI 2013 Data)		
Business Name	Est. # of Employees	Address
Ideal Landscapes	10	111 Phelps St
Pro Pave	10	101 Johnson St
Syracuse Piping Co Inc	10	102 E Manlius St
Gaebel Enterprises Inc	10	100 Ball St
Village Lanes	10	201 E Manlius St
Little Caesar's Pizza	10	307 W Manlius St
Thrifty Shopper - R.M.	10	112 E Manlius St
Family Dollar	10	600 W Manlius St
Antonio Crisafulli	10	95 Burke St
Aurora Stone Group	10	617 W Manilus St
Mineo Wholesale - SD Kay Food	12	104 Bagg St
Carr St Generating Stn	12	64 Carr St
Sandy & Sons Restaurant	12	207 W Manlius St
Highland Grill	12	208 Highland Ave
Key Bank	12	121 W Manlius St
BowlMor/Lucky Lane Cafe	13	201 Highland Ave
Syr. Corrugated Box Corp	14	302 Stoutenger St

Table 3-11. Businesses with 15+ Employees (Source: ESRI 2013 Data)		
Business Name	Est. # of Employees	Address
Speedy Medical Transport	15	219 S Center St
J&J Landscaping	15	321 W 2nd St
WSW Construction Corp	15	3580 Burnet Ave
L A Painting	15	601 W Manlius St
Morse Manufacturing	15	725 W Manlius St
Rite Aid	15	300 W Manlius St
Twin Trees	15	102 W Manlius St
Skurpski AC-Heating	15	110 1st St E
HR One Consulting	16	220 W Manlius St
Nelligan Co Inc	17	115 Phelps St
ARC of Onondaga	18	216 W Manlius St
Sylvan Learning Center	20	212 E Manlius St
McLaughlin-Kehoe Ins	20	225 W Manlius
RM Edwards	21	304 W 2nd St
Instant Delivery	23	103 Johnson St
Liland Trade & Radiator Svc	25	220 E 2nd St
C NY Sealing & Plowing	30	319 W 2nd St
Clearwood	30	617 W Manlius St
US Post Office	30	404 W Manlius St
E. Syr. Parks & Rec Dept	30	204 N Center St
5-Ply (Former Selflock)	30	114 Marcy St
O'Connell Electric Co	35	301 E Stoutenger St
Di Marco Abisui & Pascarella	35	4 Clinton St
Syracuse Merit Electric	35	301 E Stoutenger St
Syracuse Floor Systems	40	203 Bagg St
R&R Carpet Cleaning	40	302 Upton St
Robinson Roll Off	45	319 W 2nd St
Community Options	70	216 W Manlius St
Bristol-Myers Squibb	450	6000 Thompson Rd

As *Table 3-11* shows, the largest employers within the village include manufacturers (Clearwood/5-Ply), construction-related companies (O'Connell and Syracuse Merit Electric, and Syracuse Floor Systems), along with Bristol-Myers Squibb and the Village of East Syracuse.

3.7 HISTORIC AND ARCHEOLOGICALLY SIGNIFICANT AREAS

According to NYS Office of Parks, Recreation and Historic Preservation (OPRHP), there are no properties or sites listed on the State or National Register of Historic Places within the study area or the remainder of the Village.

The Village is located within one mile of one or more archeologically sensitive sites. The one-mile radius includes the central portion of the Village and the Study Area. OPRHP does not provide additional information regarding such sites to protect sensitive resources from unnecessary disturbance. Under certain circumstances, certain projects proposed within one mile of a site may involve additional oversight by OPRHP during the regulatory review phases.

While there are no officially designated sites of historic or archeological significance, Saint Matthews Church is cherished by Village residents for its charming architecture and prominent dual spires that are highly visible from certain sections of the Village including Burnet Avenue and portions of West Manlius Street. Future land use policies should take into consideration potential impacts on existing sight lines and ensure that future development does not negatively impact existing views of the church.

3.8 TRANSPORTATION SYSTEMS

The transportation network of a community is critical to its quality of life, economic growth and stability. A good circulation system ties the community together and links it with the outside world, providing access to goods and services that are not locally available.

Regional Access

Historically, East Syracuse's proximity to major transportation routes such as the Erie Canal and the New York Central Railroad facilitated early settlement and development. The Village now has access to I-690 and nearby connections to I-481, I-81 and I-90, the CENTRO bus route, Amtrak Passenger Rail Service, and several State Routes. Refer to Figure 10 – Transportation Systems Map for additional information.

Interstate-690 links the Village with the greater Syracuse area and to Baldwinsville to the northeast. It also connects to I-481, which bypasses Syracuse along its eastern perimeter before reconnecting with I-81. Interstate-81 effectively spans New York from Canada, south to Binghamton, eventually terminating in Knoxville, TN. The I-481 bypass also intercepts I-90, which connects with Albany and Boston to the east and westward to Rochester and Buffalo.

According to the New York State Department of Transportation website, there are no transportation projects planned or underway that would negatively impact the Village's ability to facilitate new development.

Public Transportation

The Village is well served by public transportation systems including the Amtrak Passenger Rail Service, and the CENTRO Bus Route. As depicted in *Figure 10 – Transportation Systems Map*, the CENTRO Bus Route runs along Manlius Street, McCool and Hartwell Avenues; Kinne Street, and



across Bridge Street to Manlius Center Road and I-690. This provides residents within the Village convenient access via public transportation.

Air

One area airport serves the Village of East Syracuse: the Syracuse Hancock International Airport, which is a 15-minute drive from the Village.

Rail

The Amtrak Passenger Station, located 10-minutes to the west, offers rail service to the Northeast Corridor and beyond. The three current routes include the Lake Shore Limited, Empire Service, and Maple Leaf.

Navigable Waterways

There are no navigable waterways in the Village of East Syracuse. The Erie Canal and Oneida Lake are located to the north and Onondaga Lake to the west of the Village.

3.9 Infrastructure

Water Service Area

The Village of East Syracuse operates the community's public water system, which includes the entire study area. Water operations are facilitated through the Onondaga County Water Authority. Village water sources include the Otisco Lake Water Supply, Lake Ontario Water Supply, and Skaneateles Lake Water Supply.

Wastewater Treatment

The Onondaga County Department of Water Environment Protection (WEP) provides wastewater treatment in East Syracuse. East Syracuse is within the Meadowbrook Limestone Wastewater Treatment Plan Service Area.

Parking Lots and Garages

There are two public parking lots in the Village. One is located near village hall, at southwestern corner of the West Ellis and North Center Street intersection, with space for approximately 15-20 vehicles. The second public parking lot is located adjacent to the Thrifty Shopper parking lot and provides approximately 30 spaces. This Plan includes a recommendation to prepare a long-term parking strategy for downtown. Currently, there does not appear to be a shortage of on or off-street parking spaces.

3.10 NATURAL RESOURCES AND ENVIRONMENTAL FEATURES

Natural resources and environmental features play an important role in the development of a revitalization strategy. Unique features can be developed for active or passive recreational and commercial opportunities. In contrast, these features may also preclude some redevelopment opportunities. Refer to *Figure 11– Natural Resources and Environmental Features Map* for additional information on the following discussion.

Geologic, Soil, and Topographic Resources

The elevation of the Village varies from 400 feet above mean sea level (AMSL) along the Village's southern border to 478 feet AMSL at the highest point on the western boundary. The principal built up area occupies a knoll between Yates Street, the railroad, Burnet Avenue and Bridge Street. There are no major areas of steep slopes in the Village that would prohibit new development and reinvestment.

According to soils data from the Natural Resources Conservation Service (NRCS), the majority of the soils found within the Village of East Syracuse are Cut and Fill Land, Urban Land, Niagara Silt Loam, and Lairdsville Silt Loam. Along Manlius Street in particular, the westernmost portion is characterized as "Fluvaquents," or soils that are frequently flooded, where Ley Creek passes through.

No significant flooding issues in the Village have been observed.

Moving eastward from the creek to a location just before Allen Street, Niagara Silt Loam soils are found. The remainder of Manlius, until Hartwell Avenue, sits atop Urban soils and bordered by Lairdsville Silt Loam, with the exception of a small deposit of Palmyra gravelly loam to the south of Kinne Street encompassing both sides of Williams Street. Slopes in the above mentioned soil categories generally range from 0 to 8 percent.

Surface Waters and Tributaries, Groundwater Resources and Use

The Village of East Syracuse is located in the Oswego River/Finger Lakes Watershed, one of the largest in New York. This watershed includes drainage to the Clyde, Oneida, Oswego, and Seneca Rivers, in addition to most of the Finger Lakes. The watershed eventually empties into Lake Ontario. The eastern section of the Village drains towards Butternut Creek.

Drainage from the western and southwestern portions of the Village is directed towards the South Branch of Ley Creek, which drains to Onondaga Lake. Ley Creek runs from the southwest corner of the Village near W 2nd Street to the northwest. Ley Creek is the only named waterbody in the Village.

There are currently no known concerns of water quality contamination in East Syracuse associated with existing or previous uses. A concern for potential contamination was identified for property south of

Kravetz Kleaning and Hauling, LLC, the site of a former gasoline service station. It is recommended that the site undergo further evaluation. The site is described in more detail in Section 3.11 Brownfield, Underutilized and Vacant Properties.

Wetlands

Wetlands offer a diverse spectrum of highly desirable vegetation and wildlife, while also possessing a unique soil structure that captures and retains large volumes of stormwater. In addition to being a mechanism for flood prevention, the captured stormwater is cleansed by the wetland through natural biological processes as it gradually reenters and recharges groundwater.

The New York State Department of Environmental Conservation (NYSDEC) regulates two primary and several fragmented portions of wetlands in the study area, one of which was artificially created. The Village should give special consideration to the large wetland zoned Land Conservation in the northeast corner of the study area. This area is an underutilized natural resource. Currently, this northeastern space is used as a driving range, abuts the industrial CSX rail yard, and is not an attractive location.

Floodplains

The National Flood Insurance Program regulates development in floodplains and floodways. Most floodplains are found in low areas adjacent to rivers, creeks, lakes, and oceans and are prone to periodic flooding. In undeveloped areas, this natural interaction restores fertility, recharges groundwater, and creates unique and recognizable floodplains.

The Federal Emergency Management Agency (FEMA) has designated a 100-year flood plain zone within the Study Area. The zone is primarily along the eastern portion of the Study Area, concentrated at the existing wetland in the northeast corner and the large commercial district beneath the railroad tracks to the southeast. Based upon the intensity of the commercial development in this area, the opportunity for flooding has been diminished through stormwater control measures.

There are also sections Phelps Street, W. 2nd Street, Burrows Street and Johnson Street in the Village that are within the 100-year flood plain. These areas are generally vacant with some limited light industrial and commercial development. In addition, the County has recently constructed a large wetland and stormwater control complex at the end of W 2nd Street.

Erosion Hazard Areas

There are no known erosion hazards areas within the Village of East Syracuse.

Fish and Wildlife Habitats

No rare species or significant natural communities are located within the Village of East Syracuse according to the New York State Department of Environmental Conservation's Environmental Resource Mapper. The Town of DeWitt, however, has a number of endangered and threatened plant species (13 flowering plants and one fern species), as well as a butterfly species of Special Concern, the Tawny Crescent (last documented in 1974).

Air Quality Maintenance Areas

The NYSDEC has an Ambient Air Monitoring Station in East Syracuse. The reported data in the 2012 annual air quality report met or exceeded state standards.

Visual Quality

While there are no documented visual quality issues in the community, the view of St. Matthews Church from Burnet Avenue is a prominent feature in the Village.

Agricultural Lands

There are currently no designated agricultural lands within the Village of East Syracuse.

Locally, State, or Federally Designated Resources

Aside from the previously mentioned wetlands and floodplains, there are no other known designated resources within the village.

3.11 BROWNFIELD, UNDERUTILIZED AND VACANT PROPERTIES

The presence of suspected brownfields, abandoned, vacant and underutilized sites and buildings within the Study Area may be restricting the village's ability to encourage and facilitate reinvestment and revitalization. Suspected brownfields located within the Study Area were identified based on the current and/or historical use of each site, as well as known or perceived environmental or health concerns. Sources of information used to screen sites included reviews of federal and state environmental records (Environmental Data Resources, Inc. report), Sanborn and USGS Historic maps, and historic aerial photographs as well as interviews with Village Staff. Clarification of existing site conditions were accomplished through site observations. No private property was entered during the site observations.

For the purposes of this study, the following definitions were used:

Brownfield: Any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant (NYS Environmental Conservation Law Article 27, Title 14).

Underutilized Buildings or Properties: Properties, with or without improvements, and buildings that are partially occupied and/or are not currently being used to their highest potential.

Vacant Properties: Those that have been assigned a “Vacant” classification by the Onondaga County Real Property Tax Service.

Initial Property Analysis Methodology

Using data from the Onondaga County Real Property Tax Service all properties classified as Vacant and Industrial were first identified and mapped. The Committee then provided additional properties that they considered underutilized and properties the village would like to see revitalized or redeveloped. The Committee and Saratoga Associates conducted a tour of the Village on June 7, 2012 to verify properties of interest and identify additional ones for further evaluation.

Based upon the initial identification and evaluation of the properties of interest, a total of 110 properties categorized as suspected brownfields, underutilized and vacant were identified: 32 brownfields, 22 underutilized and 52 vacant, accounting for a total of 354 acres.

The properties range in size from less than a tenth of an acre to over 42 acres. For each relevant suspected brownfields, abandoned and vacant property, complete descriptive profiles have been prepared and can be found in Appendix 4.

The locations and category (brownfield, underutilized, and vacant) of these sites are identified on *Figures 12 through 12D Brownfield, Underutilized and Vacant Sites*.

Refer to *Table 3-12 Brownfield Properties*, *Table 3-13 Underutilized Properties* and *Table 3-14 Vacant Properties*, for summaries of the 110 properties in the Study Area. The character of these properties vary and range from operating and vacant industrial/manufacturing facilities to parking lots, gas stations, commercial and residential properties, the railroad and related uses; auto repair facilities, and vacant lots.

Note: The Map ID listed in the following tables and related figures refer to a property code given to each of the 110 sites and are not Tax Map ID numbers.

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-12. Brownfield Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
14	325 2ND ST W	325 WEST SECOND ST LLC	4.53	444 Lumber Yards, Sawmills	Construction equipment and materials storage	General Commercial
144	220 E SECOND ST	LI CHANG-O 50% INT	1.20	433 Auto Body, Tire Shops, Other Related Auto Sales	Auto/radiator repair	General Commercial
186	380 CARR ST	90 TERRACE STREET LLC	5.60	710 Manufacturing and Processing	Former recycling center. Destroyed by fire Summer 2013. Currently rebuilding	Industrial
194	101 W MANLIUS ST	DAJOTO LLC	0.21	484 One Story Small Structure	Former gas station	Main Street
205	298 CARR ST	BRISTOL-MYERS SQUIBB CO	3.23	710 Manufacturing and Processing	Vacant field adjacent to treatment plant	Industrial
207	3551 BURNET AVE	BRISTOL-MYERS SQUIBB CO	7.67	710 Manufacturing and Processing		Industrial
220	**** BURNET AVE	BRISTOL-MYERS SQUIBB CO	6.40	340 Vacant Land Located in Industrial Areas	Vacant - BMS Plant	Industrial
267	600 MANLIUS ST	BOWL MOR LLC	1.24	452 Area or Neighborhood Shopping Centers	Bowling alley, Family Dollar, misc. other uses	Main Street
270	114 MARCY ST	5-PLY/SELFLOCK SCREW	3.16	710 Manufacturing and Processing	Occupied industrial building and land	General Commercial
280	6000 THOMPSON RD	BRISTOL-MYERS SQUIBB CO	42.75	710 Manufacturing and Processing	BMS Plant	Industrial
285	**** W MANLIUS ST	USIATYNSKI FRANK M	0.13	340 Vacant Land Located in Industrial Areas	Storage of vehicles and parts associated with Usee Motors	Main Street
286	**** EAST SYRACUSE	BRISTOL-MYERS SQUIBB CO	2.31	340 Vacant Land Located in Industrial Areas	BMS Plant	Industrial

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-12. Brownfield Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
290	607 MANLIUS ST	USIATYNSKI FRANK	0.54	433 Auto Body, Tire Shops, Other Related Auto Sales	Use Motors - Auto Repair. Rear of property used for storage	Main Street
293	202 HIGHLAND AVE	DEFURIA JEFFREY P	0.19	433 Auto Body, Tire Shops, Other Related Auto Sales	Auto repair shop	Main Street
297	617 MANLIUS ST	CLEARWOOD CUSTOM	2.46	449 Other Storage, Warehouse and Distribution Facilities	Clearwood facility	Main Street
303	701 MANLIUS ST	FEATHERLY ROBERT	0.32	433 Auto Body, Tire Shops, Other Related Auto Sales	Existing auto repair shop	Main Street
340	327-429 CARR ST	CSX TAX DEPT	22.37	842 Ceiling RR	Various railroad related activities and uses	Industrial
341	ELLIS ST E	CSX TAX DEPT	22.07	842 Ceiling RR	Various railroad related activities and uses	Industrial
342	**** HARTWELL AVE	CSX TAX DEPT	30.64	842 Ceiling RR	Various railroad related activities and uses	Industrial
343	684 HARTWELL AVE	CSX TAX DEPT	35.32	842 Ceiling RR	Various railroad related activities and uses	Industrial
344	**** CENTER ST	RONALD ROSECRANS RESIDUARY TRUST	0.33	438 Parking Lot	Main Street	
352	700 MANLIUS ST W	SYR CHILDREN'S THEATRE	0.44	612 School	Theater/Dance instruction	Main Street
354	100 BALL ST	DOUGLAS TECHNOLOGY INC	0.26	710 Manufacturing and Processing	Existing commercial use	Main Street
356	100 HARTWELL AVE	WILLEY TRACKSIDE PROP	1.55	444 Lumber Yards, Sawmills	Lumber Yard/Retail	Main Street

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Table 3-12. Brownfield Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
357	**** 1ST ST E	CSX TAX DEPT	10.47	842 Ceiling RR	Various railroad related activities and uses	Industrial
360	298 CARR ST	OCIDA	1.97	710 Manufacturing and Processing	BMS treatment plant	Industrial
361	298 CARR ST	OCIDA	1.36	433 Auto Body, Tire Shops, Other Related Auto Sales	BMS treatment plant	Industrial
362	6090 THOMPSON RD	BRISTOL-MYERS SQUIBB CO	3.33	340 Vacant Land Located in Industrial Areas	BMS Plant	Industrial
363	3545 BURNET AVE	BRISTOL-MYERS SQUIBB CO	0.67	710 Manufacturing and Processing	BMS Plant	Industrial
364	6000 THOMPSON RD	BRISTOL-MYERS SQUIBB CO	3.59	710 Manufacturing and Processing	BMS Plant	Industrial
365	5990 THOMPSON RD	BRISTOL-MYERS SQUIBB CO	0.69	340 Vacant Land Located in Industrial Areas	BMS Plant	Industrial
400	326 MANLIUS ST	SONBYRNE SALES INC	1.08	432 Service and Gas Stations	Convenience Store	Main Street

Table 3-13. Underutilized Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
171	**** TERRACE ST	MARTINO MICHAEL J	0.10	433 Auto Body, Tire Shops, Other Related Auto Sales	Truck cap repair shop	Main Street
175	106 CENTER ST	JONES ROBERT F	0.03	210 One Family Year-Round Residence	Single family	Main Street
187	**** MANLIUS ST	WILLEY CARLTON D	0.71	444 Lumber Yards, Sawmills	Vacant building	Main Street
189	112 MANLIUS ST	THE RESCUE MISSION	0.94	453 Large Retail Outlets	Thrifty Shopper Store	Main Street
198	143 MANLIUS ST	STUPER ALICE	0.19	483 Converted Residence	Commercial first floor, residential above	Main Street
199	147 MANLIUS ST	TRINOX LLC	0.12	482 Downtown Row Type (detached)	Commercial first floor, residential above	Main Street
203	223 MANLIUS ST	SIMMONS ELEANOR J	0.10	411 Apartments	Apartments	Main Street

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Table 3-13. Underutilized Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
211	**** MANLIUS ST	WILLEY CARLTON D	0.17	330 Vacant Land Located in Commercial Areas	Vacant used for material storage	Main Street
212	219 MANLIUS ST	CONTE RALPH	0.17	418 Inns, Lodges, Boarding and Rooming Houses, Tourist Homes, Fraternity and Sorority Houses	Multi-family dwelling	Main Street
213	**** MANLIUS ST	WILLEY CARLTON D	0.20	331 Commercial Vacant with minor improvements	Vacant used for material storage	Main Street
217	125 MANLIUS ST	JANE C MILLER SVC INC	0.63	432 Service and Gas Stations	Gas Station	Main Street
218	121 MANLIUS ST	WIETHUECHTER FRANK G	0.19	422 Diners and Luncheonettes	Diner	Main Street
225	201 MANLIUS ST	BELLA LUNA OF E SYRACUSE	0.78	541 Bowling Centers	Restaurant open and bowling alley (not in use - new owner)	Main Street
230	415 MANLIUS ST	KLAPAN MARKO	0.14	411 Apartments	Apartments	Main Street
258	201 HIGHLAND AVE	BOWL MOR LLC	0.38	438 Parking Lot owned by bowling center owner	Parking Lot for Bar and auto repair shop	Main Street
271	705 W MANLIUS ST	FEATHERLY ROBERT I	0.19	449 Other Storage, Warehouse and Distribution Facilities	metal corrugated building in poor shape	Main Street
284	500 TERRACE ST	CANNIZZO JOSEPH	0.29	449 Other Storage, Warehouse and Distribution Facilities	Auto related commercial use	Main Street
287	601 1/2 W MANLIUS ST	AZZOLINO GEORGE J	0.30	421 Restaurants	Restaurant - Sam's Chicken Land	Main Street
345	105 N CENTER ST	DAJOTO LLC C/O Michelle J. Kravetz	0.18	210 One Family Year-Round Residence	Main Street	Main Street
347	221 MANLIUS ST	CARLSON KNUTE B	0.09	484 One Story Small Structure	Currently or previously an office equipment store. Does not	Main Street

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-13. Underutilized Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
					appear to be a fully functioning business	
349	110 W MANLIUS ST	ANDALORO JOHN J	0.11	482 Downtown Row Type (detached)	Main Street	Main Street
401	207 CENTER ST	CHRISTIAN CHURCH OF RESUR	0.18	620 - religious outreach center	Church outreach center	Main Street

Table 3-14. Vacant Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
7	**** JOHNSON ST	COURCY MICHAEL A	0.26	331 Commercial Vacant with minor improvements		General Commercial
8	**** BAGG ST	LAFFER STEPHEN	2.98	330 Vacant Land Located in Commercial Areas		General Commercial
9	**** OLD BRIDGE ST	JERRY MARILYN	0.14	330 Vacant Land Located in Commercial Areas		General Commercial
10	**** BAGG ST	WHITE PATRICK	0.53	330 Vacant Land Located in Commercial Areas		General Commercial
12	**** OLD BRIDGE ST	JERRY MARILYN	0.17	330 Vacant Land Located in Commercial Areas		General Commercial
16	**** BAGG ST	WHITE PATRICK	0.54	330 Vacant Land Located in Commercial Areas		General Commercial
22	326 SECOND ST	INTERLOCK MANAGEMENT LLC	0.41	340 Vacant Land Located in Industrial Areas		General Commercial
26	**** SECOND ST	INTERLOCK MANAGEMENT LLC	0.30	340 Vacant Land Located in Industrial Areas		General Commercial
28	**** SECOND ST	DESALVO PETER J SR	0.30	311 Residential Vacant Land		General Commercial
29	**** THIRD ST	BASILE FAMILY LTD PARTNER	0.14	330 Vacant Land Located in Commercial Areas		General Commercial
34	**** BURKE ST	MEROLA MERINO JR	1.18	340 Vacant Land		General

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-14. Vacant Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
				Located in Industrial Areas		Commercial
40	112 PHELPS ST	MPN LLC	0.15	311 Residential Vacant Land		General Commercial
48	**** BURKE ST	MEG222 LLC	0.27	311 Residential Vacant Land		General Commercial
51	**** SECOND ST	WHITE PATRICK	0.53	330 Vacant Land Located in Commercial Areas		General Commercial
55	**** BURKE ST	HERZOG WILLIAM J	0.16	331 Commercial Vacant with minor improvements		General Commercial
61	**** CENTER ST	MEROLA MERINO JR	0.16	330 Vacant Land Located in Commercial Areas		General Commercial
68	**** OLD BRIDGE ST	CRISAFULLI GIACOMO	0.14	311 Residential Vacant Land		General Commercial
73	**** PHELPS ST	MPN PROPERTIES LLC	0.20	331 Commercial Vacant with minor improvements		General Commercial
88	**** BURKE ST	CRISAFULLI ANTONIO T	0.49	312 Residential Vacant Land Including a Small Improvement		Residential
113	**** CARR ST	NATIONAL GRID	0.91	380 Public Utility Vacant Land		Industrial
124	**** CARR ST	MEROLA FAMILY PARTNERSHIP	0.20	340 Vacant Land Located in Industrial Areas		Industrial
133	**** CARR ST	MEROLA FAMILY PARTNERSHIP	0.12	340 Vacant Land Located in Industrial Areas		Industrial
136	**** SECOND ST	LI CHANG-O 50% INT	0.52	340 Vacant Land Located in Industrial Areas	borders Liland Radiator	General Commercial
140	**** BURNET AVE	MEROLA FAMILY PARTNERSHIP	0.07	340 Vacant Land Located in Industrial Areas		Industrial
141	**** BURNET AVE	DAVIS, DBA ANDREW G	0.07	340 Vacant Land Located in Industrial Areas		Industrial
142	**** BURNET AVE	NATIONAL GRID	0.14	380 Public Utility Vacant Land		Industrial
150	**** BURNET AVE	BRISTOL-MYERS SQUIBB CO	0.26	340 Vacant Land Located in Industrial Areas		Industrial
151	**** BURNET AVE	NATIONAL GRID	0.16	380 Public Utility		Industrial

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-14. Vacant Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
				Vacant Land		
169	**** BALL ST	SACKS OF	0.16	438 Parking Lot	Parking lot for Sacks Outerwear	Main Street
173	**** EAST ST	THE RESCUE MISSION	0.22	438 Parking Lot	Parking lot for Thrifty Shopper	Main Street
177	111 BALL ST	AMERICAN LEGION	0.15	438 Parking Lot	parking lot for American legion	Main Street
179	**** TERRACE ST	BERSANI DAVID A	0.12	330 Vacant Land Located in Commercial Areas	Vacant land	Main Street
180	**** TERRACE ST	AMERICAN LEGION	0.20	438 Parking Lot	Parking lot behind American Legion	Main Street
181	**** TERRACE ST	TRINOX LLC	0.12	330 Vacant Land Located in Commercial Areas	vacant land behind parcel 199	Main Street
182	**** TERRACE ST	STUPER ALICE	0.20	330 Vacant Land Located in Commercial Areas	vacant land behind parcel 198	Main Street
183	**** TERRACE ST	TRINOX LLC	0.12	330 Vacant Land Located in Commercial Areas	Vacant land, may be southern portion of access to W. Terrace St.	Main Street
188	**** TERRACE ST	KEHOE MYRON C	0.53	438 Parking Lot	car storage for auto dealership	Main Street
193	**** TERRACE ST	KEHOE MYRON C	0.56	438 Parking Lot	car storage for auto dealership	Main Street
195	127-131 MANLIUS ST	SACKS OF EAST SYRACUSE	0.22	482 Downtown Row Type (detached)	Former Sacks Outerwear with residential up and MFD in rear - detached from Sacks building	Main Street
196	133 MANLIUS ST	RAPTIS VASILIOS	0.08	438 Parking Lot	Parking lot for adjacent uses	Main Street
200	201 MANLIUS ST	TRINOX LLC	0.11	438 Parking Lot	Parking lot and access to W. Terrace St.	Main Street
202	217 MANLIUS ST	HANLEY JOHN E	0.10	330 Vacant Land Located in	Maintained lawn.	Main Street

SECTION 3: ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

Table 3-14. Vacant Properties						
Map ID	Address	Owner	Acres	Property Class	Verified Use	Zoning (2007)
				Commercial Areas		
214	**** MANLIUS ST	CONTE RALPH	0.19	438 Parking Lot	parking lot adjacent to 212 Manlius St.	Main Street
215	211 MANLIUS ST	BELLA LUNA OF E SYRACUSE	0.20	330 Vacant Land Located in Commercial Areas	Vacant parking lot for bowling alley	Main Street
216	112 MANLIUS ST	CHRISTIAN CHURCH OF RESUR	0.10	620 Religious	Vacant Lot	Main Street
229	318 MANLIUS ST	SONBYRNE SALES INC	0.15	311 Residential Vacant Land	Vacant lawn associated with residential	Main Street
233	316 MANLIUS ST	DAHL BRIAN G ETAL	0.19	311 Residential Vacant Land	Vacant lawn associated with residential	Main Street
234	**** OLD BRIDGE ST	BRANG DONALD J	0.54	311 Residential Vacant Land		General Commercial
260	**** MARCY ST	NATIONAL GRID	0.10	380 Public Utility Vacant Land	vacant land adjacent to rr tracks	General Commercial
272	709 MANLIUS ST	SKURPSKI GREG	0.19	330 Vacant Land Located in Commercial Areas	Vacant lawn associated with residential	Main Street
288	**** CENTER & E ELLIS	VILLAGE OF EAST SYRACUSE	0.35	330 Vacant Land Located in Commercial Areas	Vacant open lawn	Land Conservation
296	**** MARCY ST	BOCK JOHN J	0.62	330 Vacant Land Located in Commercial Areas	Vacant lands behind residential buildings and between the Clearwood Building and Selflock Screen property	General Commercial

Strategic and Priority Site Identification

Once the 110 properties were identified, the Committee and Saratoga Associates began ranking them in an effort to create a list of 11 initial Strategic Sites that warranted further evaluation and consideration for reinvestment and revitalization strategies.

This ranking took into consideration several variables, including, but not limited to: the overall importance of the property to the community; the potential revitalization effort required; location;

ownership and owner willingness to consider future reinvestment and redevelopment; on-site structures; level of contamination (known or suspected); property size and capacity for redevelopment; potential for catalyzing additional economic development or positive change in the community; potential to improve quality of life or to site new public amenities; community support for proposed projects for the site; and the adequacy of supporting or nearby infrastructure, utilities, and transportation systems.

Using these variables, each property was given a priority rank of **High**, **Medium** or **Low**. Properties were given a rank of **High Priority** if they were either vacant or significantly underutilized and in poor condition; of sufficient size for redevelopment; redevelopment in the near-term was considered probable; located in prime locations where new development would benefit the downtown; new development would act as a catalyst for continued reinvestment in downtown; and the sites are located adjacent to or in close proximity of other properties with similar redevelopment characteristics.

Properties given a ranking of **Medium Priority** were either vacant, underutilized and/or in poor condition, in a good location where new development may benefit the overall downtown. These properties however either had existing uses or there were surrounding uses considered problematic and therefore could complicate redevelopment opportunities. These properties may also be too small and would require assemblage of adjoining properties to permit potentially viable development.

Low Priority sites were those that had existing buildings that may be occupied, in good shape and currently contributing to the health of downtown; or the existing uses or surrounding uses may complicate redevelopment opportunities; and/or the property is too small for meaningful redevelopment and adjoining property is not available for assemblage.

Based upon the evaluation of the 110 properties, 11 initial Strategic Sites were identified and confirmed by the Committee. Shumaker Engineering and Land Surveying then conducted a preliminary Phase I Environmental Assessment (ESA) for each Strategic Site. Based upon the results of the environmental assessments, the Economic and Market Analysis and consideration of the redevelopment opportunities, 3 Priority Sites were identified.

The 3 Priority Sites and 8 remaining Strategic Sites are identified on *Figure 13 –Strategic Sites Map*. The following is a summary of the sites existing conditions and results of the preliminary Phase I ESA. Refer to Section 4 for a discussion on the redevelopment concepts for the Priority and Strategic Sites.

Priority Sites

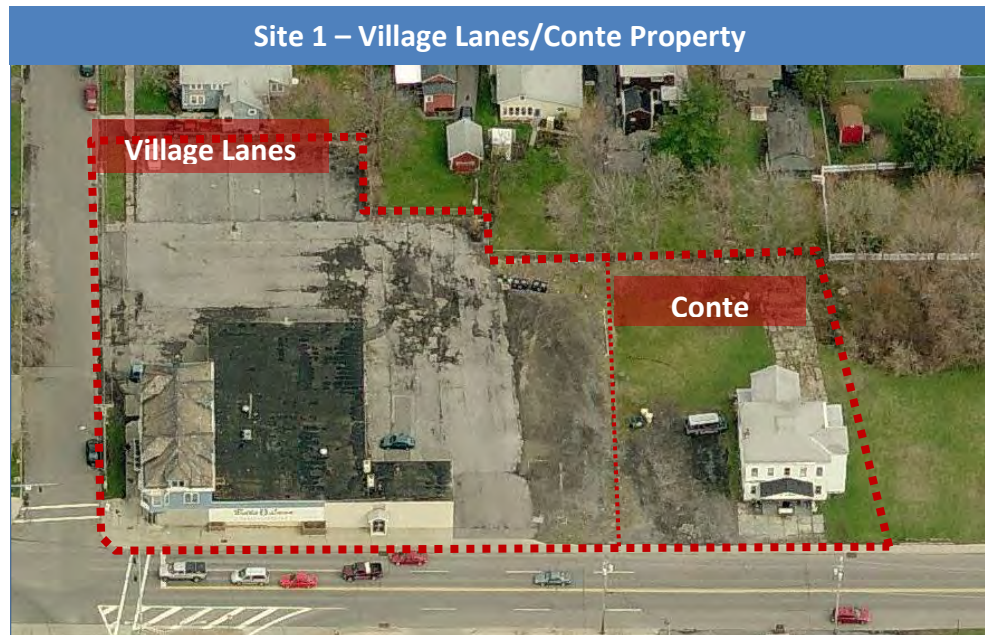
Site 1: Village Lanes and Conte Properties

Property Owners and ID: John Paninski (ID: 215, 225) and Ralph Conte (ID: 212, 214)

Site Acreage: 1.34 acres

Existing Conditions:

Located in the highly traveled eastern gateway of East Syracuse, Village Lanes (formerly Bella Luna Lanes) is a highly visible building on the corner of East Manlius and Upton Streets. Until recently, the privately owned building remained vacant for an extended period of time. After significant investments by the current owner, the facility is once again functioning as a bowling alley and restaurant with residential units on the second floor.



The neighboring property owned by Ralph Conte is a multi-family dwelling. While recent façade improvements have enhanced the buildings appearance, it remains an inefficient use in the eastern gateway. Mr. Conte also owns the adjacent parcel to the west used for a tenant parking. It is recommended that both parcels be incorporated into a larger redevelopment with the Village Lanes property

The one and a half story Bella Luna building was constructed in 1950 and contains 10,500 sq ft. The two story multi-family dwelling was constructed in 1930 with 4,000 sq ft gross floor area.

Past Use and Environmental History:

Neither property is listed in the EDR environmental database search. Sanborn maps show residential use and “Upton Hall” in 1892 and an undertaker on the east side of the site in 1911. From 1925 through 1956, Sanborn maps show the bowling facility. If discharged on site (septic or dry well), embalming chemicals may contain metal (arsenic, mercury, lead, copper, zinc) and semi-volatile organic compounds. However no evidence of on-site disposal was identified during the site visit. No Phase II site investigation is recommended.

Site 2: Thrifty Shopper

Property Owners and ID: The Rescue Mission (ID 173 and 189)

Site Acreage: 1.18 acres

Existing Conditions:

Priority Site 2 lies at the highly visible corner of East Manlius and Bridge Street. The site is made up of two parcels totaling about 1.18 acres.

The current use, Thrifty Shopper, is a moderately sized second hand clothing store. A large parking lot covers the eastern and northern portion of the site. The one-story, 20,180 SF. building was constructed in 1950 and remains in good condition. The store is owned and operated by The Rescue Mission, a Non-Profit.

The store is considered an underutilization and inappropriate use of the property due to the fact that a significantly large percentage of property is devoted to surface parking. In addition, the existing building is out of character with the Vision for downtown East Syracuse, being setback from the street with highly visible parking located in the front. Right turn access from Manlius Street is challenging, and left turning movements exiting the parking lot are also difficult.

Site 2 – Thrifty Shopper Property



Past Use and Environmental History:

The property is not listed in any EDR environmental database. Historic uses indicated on Sanborn maps include residential, printing, a skating rink, and retail shops. Printing operations are indicated from 1892 through 1937 (East Syracuse News). Chemicals of concern associated with print shops include volatile organic compound (inks and metal cleaning), metals (pigments), and corrosives (metal cleaning). No on-site waste discharges are indicated. No Phase II site investigation is recommended.

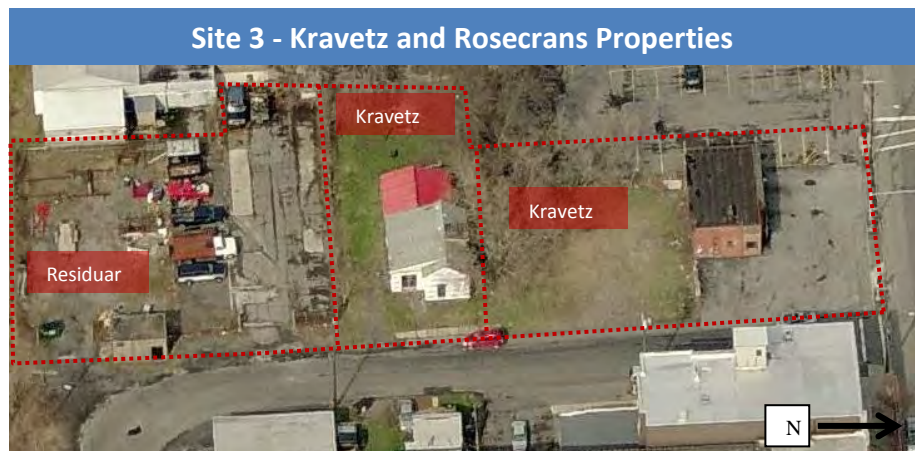
Site 3: Kravetz and Rosecrans Properties

Property Owners and ID: Ronald Rosecrans Residuary Trust (ID: 344), Dajoto LLC (ID: 194) Dajoto LLC c/o Michelle J. Kravetz (ID: 345)

Site Acreage: 0.72 acres

Existing Conditions:

Priority Site 3, also known as the Kravetz and Rosecrans Property, lies at the intersection of East Manlius and North Center Streets, extending south to the railroad tracks. The site is located in a critical infill location for downtown East Syracuse.



Site 194 is an operating cleaning company - Kravetz Kleaning and Hauling, LLC, located in the former service station. This small one-story commercial building was constructed in 1930, is 1,159 Sf and in poor condition. The parking lot serving the cleaning business is also deteriorating.

Site 344 is being used for vehicle and equipment storage which is detracting from the character of the area and is an underutilization of property within Downtown.

Site 345 is an occupied 2,165 sq ft single family dwelling originally constructed around 1900. The dwelling remains in good condition with recent façade improvements.

Past Use and Environmental History:

Property ID 194 (EDR Report Site #62) was previously an auto repair facility (Superior Collision Repair, 1999 – 2005, no spills reported). Behind Kravetz Kleaning, data indicates a former gasoline station. Sanborn maps show residential use from 1892 through 1925. Sanborn maps dated 1937 and 1956 show the site occupied by the General Super Plating Company and indicate a pickling line, boilers, and large fuel oil tank.

Buildings located on parcels immediately west of the site were part of the plating company and are currently occupied by GEI, International (EDR Report Site #48 a RCRA Large Quantity waste generator). Contaminants of concern include petroleum (upgradient gas station and on-site fuel oil/machine lubricants), metals associated with plating operations (i.e. Chromium, Nickel, Silver, Cadmium, Zinc), volatile organic compounds (metal cleaning), and acid wastes.

A Phase II investigation is highly recommended. Site soils can be screened for the presence of contaminants of concern by test pits located at suspected source areas. Groundwater screening may be conducted by wells or push-probe points located immediately adjacent/downgradient from potential source locations.

Strategic Sites

Strategic Site 1: Church of the Resurrection and John Andaloro Properties

Property Owners and ID:

Christian Church of the Resurrection (216) and John Andaloro (349).

Site Acreage: 0.21 acres

Existing Conditions:



These properties are located near the corner of West Manlius and North Center Streets.

The two-story building on West Manlius Street is owned by Mr. Andaloro and includes a vacant first floor retail/office space at the time of this report. It was unclear if the second floor was occupied. The building is considered to be in fair condition.

The adjacent parcel owned by the Christian Church of the Resurrection appears to be maintained during the summer.

Future infill on these two properties is considered critical for the business district.

Past Use and Environmental History:

The parcels are not listed in EDR environmental database. No recognized environmental conditions are indicated on-site. No Phase II environmental site assessment is recommended.

Strategic Site 2: Bersani, Trinox and Ladue Properties

Property Owners and ID:

David Bersani (ID: 179), Trinox LLC. (181, 183, 199, 200), Alice Stuper (182, 198).

Site Acreage: 0.98 acres

Existing Conditions:

The Bersani, Trinox and Ladue Site is located at 143/ 147 West Manlius Street, and extends west and south to Terrace Street. Strategic Site 2 includes seven parcels totaling 0.98 acres and includes two buildings with floor retail/office space.

The first floor space in the two-story converted residence (ID 198) appears vacant with residential units on the upper floor (at the time of this report). The three-story building (ID 199) had a former tattoo shop on the first floor during the summer of 2012. The remainder of the building appeared to be residential in nature.

Also included in this site is a parking lot fronting on Manlius Street, with additional vacant lots to the south fronting on West Terrace Street.



Site 2 is one of the more complicated sites due to the multiple owners involved. The buildings occupy a prime section of the business district. Historically, keeping the storefronts occupied appears to have been difficult. Enhancing the building to meet a higher quality of commercial, office and residential needs may be cost-prohibitive. Aggregation of these properties to allow for two modern mixed-use buildings and adequate parking in the rear would be a preferred alternative.

Past Use and Environmental History:

The properties are not listed in the EDR environmental database search. Sanborn maps indicate previous mixed residential and retail shop use. The 1911 Sanborn map indicates a laundry approximately located at 143 Manlius Street (ID 198). Contaminants of concern associated with laundries include cleaning solvents with petroleum-based solvents used prior to the 1920's and chlorinated solvents used thereafter.

A Phase II investigation is recommended for the site of the former laundry. Downgradient groundwater sampling for volatile organic compounds is recommended by monitoring wells or push-probe sampling.

Strategic Site 3: Featherly Property

Property Owners and ID:

Robert Featherly (ID: 303)

Site Acreage:

0.51 acres

Existing Conditions:

The Featherly Site lies at the corner of West Manlius and Marcy Streets. The property contains two buildings, one currently used as an auto repair facility with the other used for storage, possibly in connection with the repair facility.



The repair facility appears in good shape although the driveway requires resurfacing. There is also no formal sidewalk in front of the buildings. Parallel yellow lines have been painted to designate a walking

area for pedestrians. The storage building is very visible and out of character with the preferred vision for downtown.

Strategic Site 3 is located in the western gateway of the Manlius Street Business District and is one of the first sites seen when entering downtown. Improving the appearance of this site is a critical element of the overall downtown East Syracuse revitalization plan.

Past Use and Environmental History:

According to the EDR Report (Site #16) – petroleum spills reported at gas station in 2001 (waste oil).

A Phase II investigations recommended. Former gas station – collect soil and groundwater samples immediately downgradient from potential sources.

Strategic Site 4: Bowl Mor, LLC. Site

Property Owner and ID : Bowl Mor, LLC (267)

Site Acreage: 1.24 acres

Existing Conditions:

The Bowl Mor, LLC. Site lies at the corner of West Yates Street and Highland Avenue. A large portion of the lot fronts West Manlius Street. The property is occupied by one building containing multiple uses including a bowling alley, Family Dollar, and a rental outlet store at the time of this report. The building and property are in a highly visible gateway area of downtown and is surrounded on two sides by a parking lot with no plantings or amenities to break up the expansive paved surfaces. Due to its location, major aesthetic improvements are recommended to enhance the gateway.



Past Use and Environmental History:

This site is not listed on EDR Report database search. Sanborn maps between 1911 and 1956 show the site occupied by the M.S. Benedict Company, Manufacturer of Silverware. Operations indicated on the maps include casting, plating, finishing, and coal-fired boilers. Contaminants of concern include petroleum (lubricating oils), metals associated with casting/plating operations (i.e. Chromium, Nickel, Silver, Cadmium, Zinc), volatile organic compounds (metal cleaning), acid wastes (cleaning and plating), and metals/semi-volatile organic compounds associated with coal storage.

A Phase II investigation is highly recommended. Site soils can be screened for the presence of contaminants of concern by test pits. Groundwater screening may be conducted by wells or push-probe points located immediately adjacent/downgradient from potential source locations.

Strategic Site 5: Bristol-Myers Squibb Facility Site

Property Owner and ID: Bristol-Myers Squibb Co.
(220, 286)

Site Acreage: 8.71 acres

Existing Conditions:

The Bristol Myers-Squibb (BMS) site is located northeast of the main facility, with significant frontage on Burnet Avenue. The site consists of two parcels totaling approximately 8.7 acres.

The property, at the time of this report, was currently being used for the staging of fill, construction and demolition material related to the existing remediation project at the facility previously discusses. The site is highly visible from Burnet Avenue and the appearance of the property is important to this gateway. Bristol-Myers has indicated they will remove the stored material and maintain the property as open space. There are no buildings on the site, with the only existing improvement being an abandoned parking area and entrance/ exit to Burnet Avenue. The rest of the Bristol-Myers Facility is buffered from this site by a row of trees and Ley Creek.



Past Use and Environmental History:

Due to the past and ongoing remediation at Bristol-Myers, no Phase 1 ESA was conducted for the site. There are no known plans for further improvements to the site by Bristol-Myers.

Strategic Site 6: Corner of Burnet Ave. and West Manlius Street

Property Owners and ID: Joe Cannizzo (284), Frank Usiatynski (285, 290) & George Azzolino (287)

Site Acreage: 1.26 acres

Existing Conditions:

These four properties lie at the southwest corner of Burnet Avenue and West Manlius Street.

Four buildings occupy the site: a restaurant (Sam's Chicken Land) at the corner of Burnet and West Manlius; Usee Motors (an automotive repair facility) that recently underwent façade improvements; a body shop; and a storage building.



The one-story 3,200 SF restaurant was built in 1965 and appears to have been renovated. The 3,200 SF one-story storage building appears in good shape and was constructed in 1994. The 308 SF one-story storage shed built in 1970 appears to be in poor condition. The two-story auto body shop is approximately 4,777 sq ft total and has undergone recent façade improvements.

When traveling into the Village from Burnet Avenue, the site is highly visible. The various trailers, vehicles and other equipment stored at the rear of the site create a negative visual impact. Being a highly visible gateway into the business district, significant aesthetic improvements are recommended. Future redevelopment of the site should frame the gateway and major intersection.

Past Use and Environmental History:

Property ID: 285 and 290: Not listed in EDR environmental database search. Inspection indicates likely former gasoline service station. A Phase II investigation is recommended to assess potential soil and groundwater impacts from possible petroleum sources.

Property ID: 284: Not listed in EDR Report database search. Immediately downgradient from former gasoline service station (601 West Manlius Street). Currently an automobile repair facility.

A Phase II investigation is not indicated unless groundwater impacts are detected at immediately upgradient and adjacent former gasoline service station.

Property ID: 287. EDR Report Site #27 – former gasoline station with gasoline spill reported in 2006. Impacts to groundwater reported as unknown. Spill closed in 2006. Gasoline tanks are shown on 1925 and 1937 Sanborn maps. A Phase II investigation is recommended to assess potential soil and groundwater impacts and possible remaining tanks.

Strategic Site 7: 5-Ply Properties, LLC Site (Formerly Self-Lock Screw)

Property Owner and ID : 5-Ply Properties (ID: 270)

Site Acreage: 3.16

Existing Conditions:

This site is located off of Marcy Street, and is bounded to the south by the railroad. The property was recently purchased by 5-Ply Properties, a company associated with Clearwood to the east. The existing building was originally constructed in 1935 with approximately 15,014 gross square feet. The existing- use of the building by the Clearwood is unclear. Maintaining an existing tenant is important for this large site. Long-term, the existing building may need to be replaced to facilitate newer uses due to its age and condition.

Past Use and Environmental History:

EDR Report Site #18 – Bliss Cashier Metal Products – Two fuel oil USTs removed with soil and groundwater impacted. Spill closed by NYSDEC in 1994 meeting standards.

1937 and 1956 Sanborn maps show site occupied by Bliss Steel Products Corporation – Manufacturer of Steel Sash. Operations indicated include metal fabrication, paint dipping, and coal storage. Contaminants of concern include lubricating oils (metal fabrication), volatile organic compounds (metal cleaning and painting) and metals (coal storage). 1937 Sanborn indicates “earth floor”.



A Phase II investigation is recommended with screening of potential source areas for soil and groundwater impacts by test pits and soil borings.

i http://en.wikipedia.org/wiki/East_Syracuse,_New_York

ii http://www.bms.com/sustainability/worldwide_facilities/north_america/Pages/syracuse_new_york.aspx

Section 4: Summary Analysis, Findings, and Recommendations

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SECTION 4 SUMMARY ANALYSIS, FINDINGS, AND RECOMMENDATIONS

4.1 SUMMARY ANALYSIS AND FINDINGS

The Village of East Syracuse, located in eastern Onondaga County, decided to pursue a Step 2 Nomination Report following its 2009 Main Street Plan. This Report provides a comprehensive analysis of the BOA Study Area and identified vacant, underutilized, and suspected brownfield sites. The Nomination Report also includes an examination of economic and market trends to assist in the development of recommendations for the revitalization of key properties. The primary intentions of the Report are to help identify opportunities and constraints within the Study Area and to prepare a comprehensive master plan to advance reinvestment and redevelopment. The preparation of this Report has been funded through a grant from the New York State Department of State.

This Nomination Report was prepared to address the challenges associated with past industrial, manufacturing and railroad-related activities. These uses raise concerns that contamination may be present within the Study Area and may, therefore, complicate or prohibit future revitalization efforts in the absence of a coordinated and strategic revitalization strategy.

A Steering Committee was established by the Village and charged with overseeing the preparation of this Report. To ensure that the planning process relates to municipal goals, it includes input from a number of stakeholders, including local residents, business owners, and representatives from the Village. The Village's Code Enforcement Officer, Clerk, and Mayor are actively involved in each Committee meeting and in the development of the Report. Assisting the Village is Saratoga Associates, a planning and design firm retained by East Syracuse to guide the development of this Report.

During the initial stages of the planning process, the entire Village was considered as the possible Study Area. To assist in the identification and evaluation of the Study Area, the Village was divided into 5 major sub-areas: (A) Manlius Street Business District; (B) Primary Residential Neighborhoods District; (C) Railroad Industrial Neighborhood District; (D) Bristol-Myers Squibb Facility; and (E) Rail Yard Commercial District.

Upon further evaluation, it was determined that the majority of the identified brownfield, vacant, and underutilized sites fell within and immediately adjacent to the Manlius Street Business District. In addition, the Main Street Plan identified the Manlius Street Corridor as the preferred location to focus future investment and revitalization efforts, including new commercial development and "mixed-uses" incorporating commercial and residential uses. The chosen Study Area is comprised of 475 parcels that occupy approximately 354 acres. It includes the Manlius Street Business District, the Bristol-Myers Squibb plant on Thompson Road, the Railroad Industrial Neighborhood District, and lands surrounding the CSX railroad tracks.

The possible reuse and remediation of the numerous suspected brownfield, underutilized and vacant sites present many opportunities for the revitalization of the Village of East Syracuse and its economy

with the desired outcome of enhancing local job opportunities, improved goods and services for residents and businesses as well as expanding the local tax base.

Development and adoption of the recommendations contained in this Report will assist the Village in its efforts to revitalize the downtown and surrounding neighborhoods; develop new locally owned businesses; expand existing businesses with related job development; improve local residential rental housing stock; improve aesthetics; increase green space; improve community walkability; and improve building standards. Since the Study Area includes both the downtown commercial district and the surrounding manufacturing and light industrial districts, the Village will be able to focus on synergies between downtown revitalization opportunities and expanding the local job base.

In the fall of 2013, the Bristol-Myers plant completed a planned transformation into a center for the production of biologic medicines. Future growth in this industry could have positive impacts on the Village. The presence of the CSX rail yards should be viewed by the Village as a significant asset that could be leveraged to facilitate and promote new businesses that could capitalize on its proximity to the rail lines and yard. If CSX begins to divest some of its landholdings in the Village, East Syracuse should be prepared to facilitate their reuse in line with the community's vision.

The Manlius Street Business District, which serves as the community's "downtown," also has the potential to become a distinctly walkable community center that not only provides significant value to Village residents, but also serves as the "downtown" for residents in the Town of DeWitt, Syracuse's northeastern neighborhoods, and other nearby areas that lack a true downtown.

The Village of East Syracuse is home to approximately 3,084 residents. Compared to surrounding communities, the Village is trailing in many key economic and demographic indicators, including median family income and per capita income. In 2011, the Village had a median household income of \$34,191 and a higher unemployment rate than surrounding communities. Income levels for East Syracuse indicate important trends, including a transition from a manufacturing-based economy to a service-based economy with lower educational attainment levels for Village residents. The largest percentage of East Syracuse residents are employed in the Educational Services, Healthcare and Social Assistance Industry, followed by Retail Trade, Construction, and the Arts, Entertainment and Recreation and Accommodation and Food Services sectors.

While the Village of East Syracuse includes a high percentage of residents with Associates Degrees, the Village trails comparable communities in the number of residents having more advanced degrees. Residents of the Town of DeWitt, for example, have a noticeably higher rate of educational attainment. Current and future educational levels of East Syracuse's workforce will play a critical role in the extent to which the Village will be able to participate in a knowledge-driven economy. There must be an ongoing effort to attract new residents with higher levels of education and training.

East Syracuse's housing stock continues to shift from owner- to renter-occupied. Housing values lag behind those in neighboring communities, making home sale prices and average rents more affordable. The village also has an aging housing stock with a significantly high percentage of multi-family dwellings,

many of which were converted from single-family homes. A negative impact associated with higher percentage multi-family homes is the deteriorating state of buildings and property. New policies and programs will need to be considered to reverse this trend.

Many of the Village's larger employers are light industrial, service, retail, or distribution facilities. The largest employers within the Village are associated with manufacturers (Clearwood/5-Ply, Morse Manufacturing), construction-related companies (O'Connell Electric Co., Syracuse Merit Electric, and Syracuse Floor Systems), and Bristol-Myers Squibb. A number of restaurant, retail, and service businesses occupy smaller spaces, and also support a large portion of the local workforce.

Approximately 12% of the Village land area is classified as Vacant; with a little over 13% classified as Industrial, 27% as Residential and just over 31% as Commercial. The Village's primary residential neighborhoods are located north of the railroad and the Manlius Street Business District, with the northwestern portion of the East Syracuse neighborhoods blending seamlessly with the neighborhoods in the Town of DeWitt.

The predominant land use in the Study Area is CSX property devoted to railroad uses (35%), followed by Industrial at 23%, Commercial at 17% and Residential at 10%. The Study Area is a predominantly built environment with Vacant lands accounting for only 9% of the total acreage.

Many of the Village's commercial, light industrial and manufacturing uses are located south of West 2nd Street and in close proximity to residential uses. This area has a mix of residential, commercial and light industrial uses, with several vacant and underutilized properties. The residential neighborhood clustered around 1st and 2nd Streets includes a mix of well kept with some deteriorating properties. Bridge Street, the railroad, and the Rail Yard Commercial District all serve to isolate this small neighborhood, which is subject to truck traffic, noise associated with the railroad, and potential impacts from the adjoining commercial and industrial operations.

Continued reinvestment and long-term success in this area may be inhibited by the real or perceived adverse impacts associated with the surrounding commercial and light industrial uses. The Committee discussed this area and decided that it would continue to encourage residential development and look to identify measures to protect the existing neighborhoods. To facilitate this effort, the Village may consider creating a new zoning district for the area that encompasses the non-residential uses, combined with design standards which could assist in facilitating more controlled growth.

The presence of suspected brownfields, abandoned, vacant and underutilized sites and buildings within the study area may be restricting the Village's ability to encourage and facilitate reinvestment and revitalization. Utilizing previous studies, public databases, Sanborn Map analysis, and Steering Committee input, 110 sites within the Study Area were identified: 32 suspected brownfields, 22 underutilized and 52 vacant sites accounting for a total of 354 acres. These properties range from industrial and manufacturing facilities to parking lots, gas stations, auto repair facilities, commercial and residential properties; railroad uses, and vacant lots. From the list of 110 properties, 10 initial strategic sites, including three priority sites, were then evaluated.

The Village of East Syracuse shares a common boundary with the City of Syracuse's northeastern Eastwood neighborhood. East Syracuse can be considered a first-ring suburb of the City, although it has the qualities of a walkable community with a compact downtown. The Village of East Syracuse also has a grid street pattern that allows residents to walk downtown along sidewalks from almost anywhere in the community.

The revitalization plan can build upon existing Village assets at the suspected brownfield, vacant, and underutilized properties that have been identified. The majority of the sites have water, sewer, gas, electric and other utilities with sufficient capacity available. Some of the selected properties have direct access to the regional freight rail transportation system, with a major CSX rail yard in the Village and the neighboring Town of DeWitt. A majority of the selected sites within the Study Area are on major collector roads and state routes with convenient access to the regional highway system.

The Village of East Syracuse is visited by commuters, as well as by many consumers who travel to purchase retail goods and services. It has the potential to capitalize on commuters and consumers by finding one or more niches in the market, including, but not limited to, specialty food stores, family entertainment or a combination brewery and restaurant.

Developing a locally focused downtown is the first major step for Village revitalization and residential stabilization. Revitalization will provide opportunities to incorporate community space, unique new businesses, and a "brand" for the Village acknowledging its railroad history.

4.2 RECOMMENDATIONS

After the Steering Committee and Saratoga Associates thoroughly examined the existing conditions and related analyses, a series of recommendations to facilitate future reinvestment and revitalization were identified. Many of the recommendations are specific to the Study Area, while others are geared towards enhancing the economic conditions and quality of life for the entire Village.

4.2.1 FACILITATING FUTURE ECONOMIC DEVELOPMENT

East Syracuse's downtown retains some of the necessary characteristics for a successful commercial, civic and public gathering center. Despite decades of regional suburbanization, population decline, and shifting economic priorities, many of which are out of the hands of local communities, the village continues to persevere.

The local, regional and state economic climate has dramatically changed and communities are now required to identify and compete for new economic opportunities. The industries that once supported East Syracuse and many of the surrounding urban and rural communities must be replaced with these new opportunities.

The Village of East Syracuse retains major community assets including its walkable downtown and residential neighborhoods; unparalleled access to regional and national transportation networks; local entrepreneurial spirit, a major retail district that draws consumers from a wide trade area; and several small to large-size industries, including Bristol-Myers Squibb. The key will be capitalizing on these significant assets and positioning new investments and development accordingly.

The preparation of this Nomination Report and the previous Main Street Plan demonstrates that the Village is focusing on revitalization and economic development efforts and is taking this initiative seriously. Within this Report, specific projects, strategies and policies have been identified in hopes to speed up the community's economic recovery.

A key finding of this Report is the lack of a coordinated approach to local economic development – a critical piece of the puzzle. Therefore, several of the recommendations identified below begin to address how the Village could establish a coordinated process.

Recommendation #1

Establish the East Syracuse Economic Development Commission or Similar Organization

A primary focus of this Nomination Report has been the identification of opportunities and strategies for repositioning East Syracuse's downtown as an attractive and thriving walkable, mixed use shopping and business district that provides a range of housing opportunities. As a result, many of the following recommendations will be more successful if there is a coordinated process in place to steer implementation.

For many smaller communities, as well as larger ones, it is difficult to justify budgeting for "economic development services." The results are not as tangible as investments in new sidewalks, playgrounds, or repaired street. As a result, communities tend to defer action to regional entities that focus their efforts on several municipalities (Including the Onondaga County IDA) and/or rely on the interest of developers. Though there are numerous state and federal government funding and technical assistance programs available, the decision to pursue economic development initiatives ultimately rests with the local municipality.

The preferred approach to implementing the economic development and reinvestment recommendations in the Village of East Syracuse is through a local economic development commission. This commission, which could be referred to as the East Syracuse Economic Development Commission or ESEDC, could consist of the following members to be selected by the Village Board of Trustees:

- > A Village Trustee representative (non-voting);
- > Two downtown property/business owners;
- > Two business owners at-large;
- > A representative from Bristol-Myers Squibb (optional);
- > A citizen at-large;
- > Village Clerk (non-voting); and
- > A representative from the Greater East Syracuse Chamber of Commerce.

The ESEDC would have Village staff support for minutes and meeting organization. It is recommended that members of the ESEDC elect a “spokesperson” to serve as the public voice of the ESEDC and act as the Chair of the organization. The Village Board of Trustees would address the selection of ESEDC members on an annual basis, making changes as necessary. The Trustees would consult with the chairperson each year for possible changes to ESEDC membership.

It is not currently recommended that the ESEDC become a not-for-profit organization; it could instead act as a committee of the Village Board of Trustees. All members would be volunteers, and must agree to attend 75% of the monthly meetings. It will be critically important for the ESEDC to manage itself through a strong volunteer effort. This will require members of the ESEDC to be active in the organization. As the economic development programs evolve and become more complex, it may be necessary for the ESEDC to become a not-for-profit organization and eventually hire an economic development/recruitment specialist or main street manager.

Many of the recommendations in this Nomination Report hinge on the effective implementation of an economic development and business recruitment program, which necessitates the formation of the East Syracuse EDC. It is recommended that the ESEDC be charged with managing the program and various other recommendations and projects identified herein.

The responsibilities of the ESEDC would include:

- > Hire and oversee an economic development/recruitment specialist or main street manager (discussed in more detail later in this section);
- > Manage the business recruiting effort;
- > Report every other month to the Village Trustees;
- > Organize monthly ESEDC meetings;
- > Provide business development information to local organizations and Village Staff;
- > Act as a press conduit as new projects are launched;
- > Manage the activities and membership of the ESEDC;
- > Continuously seek funding from regional, state and federal sources; and
- > Seek funding from the Village Board of Trustees on an as-needed basis to supplement funding from other sources.

While the ESEDC should not expect full funding from the Village, supplemental funding may be necessary. The primary funding for the implementation of projects and recommendations is anticipated to come from regional, state and federal sources.

While the majority of the ESEDC efforts will be geared towards revitalizing the Manlius Street Business District and increasing the local tax base, a certain percentage of their efforts could be focused on business development elsewhere in the community.

Recommendation #2:

Recruit Targeted Businesses to Create a Downtown Specialty Retail and Dining District

Downtown East Syracuse will need to transition from a generalized retail center serving local needs to more of a destination with a mix of retail, restaurants and housing – a gathering place for locals and visitors alike. Downtown will need to capitalize on the commuter and consumer traffic generated by the general retail businesses along Manlius Center Road. Therefore, it is important to position and attract new businesses that complement and do not compete with this existing retail.

While there are many areas of focus for downtowns going through a revitalization process, including, but not limited to, arts; culture; entertainment; dining; shopping; and events; this Report recommends downtown East Syracuse focus on becoming a specialty-market driven center. This effort would concentrate on recruiting the following mix of businesses:

- > Pub and microbrewery/restaurants;
- > Market-fresh goods stores (including a Co-op market)/restaurants;
- > Specialty gourmet foods restaurants/stores, including ethnic;
- > Full-service restaurants, including ethnic dining choices;
- > Train hobby store;
- > Internet café/coffee shop;
- > Bookstore (could be combined with the internet café/coffee shop);
- > A family entertainment center;
- > Bakery; and
- > Small hotel (long-term consideration with optimal local market conditions).

It is important to note that this list of businesses is not meant to be exhaustive. The Village should not discourage new businesses absent from this list. When deciding to provide assistance towards the establishment of new businesses, the Village will need to consider how new businesses fit with the Village's Vision, this Report and future plans. In addition, the feasibility of new businesses must be foremost in the consideration of assistance.

During the preparation of the Main Street Plan, the community expressed a desire for more upscale dining and locally owned restaurants, instead of chain restaurants. Establishments with wider menu choices, hours of operation and outdoor dining were also recommended and endorsed by this Report.

Furthermore, the Village should not focus solely on for-profit ventures. Another key ingredient to successful downtowns includes public amenities and attractions such as libraries, performing arts centers, museums, and art galleries.

A goal for downtown East Syracuse is to become a destination for both locals and visitors, and to offer a range of activities, events and stores that will attract people for breakfast, lunch, dinner, and evening entertainment. It will be necessary to recruit businesses that complement one another and cater to the population living in East Syracuse, commuters, consumers traveling to Manlius Center Road, and others seeking unique retail and entertainment experiences.

The current retail climate in and around East Syracuse is very competitive. As the market study identified, there are countless choices for retail shopping and restaurants along Manlius Center Road and within the greater Syracuse metropolitan region. Since the Village and surrounding areas are saturated with chain and large-scale retailers, downtown should shy away from seeking out these sectors.

The strategy of niche economics helps downtowns deal with highly competitive retail environments. By determining what retail needs and wants are not being met by other nearby communities, a downtown can concentrate on providing what is missing, and then seek to dominate the market.

One niche market that the marketing study identified is a demand for specialty foods stores. A successful downtown must be able to attract local customers with food for the home. With Wegmans just west of the Village, a Wal-Mart supercenter on Manlius Center Road, and the variety of other grocery stores within a short drive, the market for a standard grocery store downtown does not exist.

One or more specialty food stores are expected to draw people from not only within the Village but also from surrounding communities. A store specializing in meats and cheese, a wine shop with a tasting room, a retail outlet for the recommended pub and brewery/restaurant, and ethnic foods of all types are possibilities.

With downtown retail focused on one or more specialties, East Syracuse residents, as well as commuters and visitors from other nearby communities would be more enticed to make the trip to shop. Drawing in consumers shopping nearby and at the numerous stores along Manlius Center Road will be a critical focus for downtown. The consumers may also be students from nearby colleges including Le Moyne and Syracuse. New businesses will need to establish good reputations and work to create an inviting ambiance within the stores and the Village itself. If successful, people traveling to Manlius Center Road to shop will also find it attractive to drive the additional half-mile or so into downtown. The ultimate goal will be for these businesses to draw customers to East Syracuse on their own rather than relying solely on commuters and existing retail businesses along Manlius Center Road.

Recommendation #3:

Establish a Revolving Loan Fund to Assist with Businesses Start-Ups and Expansions

A revolving loan fund is a financing measure used primarily for the development of small businesses. It is a self-replenishing pool of money that utilizes the interest and principal payments on old loans to issue new loans. Establishing a revolving loan fund provides access to capital that can be used in combination with traditional loans or other sources of financing. It can be a “bridge” between the amount of money a borrower can obtain on the open market and their gap funding.

Well planned revolving loan funds offer loans at market or otherwise competitive rates. The goal is not to gain a heavy profit from the borrower but to offer an accessible pool of money to assist with business start-ups or expansions. However, the loan fund is not intended to be a free source of money, as the

loan payments go toward funding other applicants. Eligible projects could include, but would not necessarily be limited to, business start-ups, repairs, expansions and improvements.

A potential source of initial funding for the program could be the Community Development Block Grant (CDBG) Program. Revolving loan funds are specifically allowed within the CDBG program. The revolving fund would be a separate fund (independent of other CDBG program accounts that the Village may have) set up for the purposes of carrying out specific activities such as small business assistance. These projects then generate payments to the account for use in carrying out the same types of activities. The money repaid by applicants under the loan program is not subject to CDBG requirements, which then provides the community more flexibility in the future use of the repaid funds.

The program could cover up to 100% of a project. This is different from traditional programs that usually fund only up to 50%. There would need to be some form of new or existing collateral as loan security. Borrowers must also demonstrate the capability to cash flow the business while repaying the debt.

There are several requirements of CDBG-funded revolving funds, including, but not limited to: The revolving funds must be held in interest bearing accounts; and interest earned on revolving fund balances must be remitted to the U.S. Treasury not less than annually. (NOTE: Interest paid by borrowers of CDBG-funded loans made from the revolving fund is considered program income and subject to the CDBG program income requirements.)

It is recommended that the East Syracuse Economic Development Commission (ESEDC), discussed previously, administer the fund. In addition to the members on the ESEDC, the program will require the involvement of an accountant or Certified Public Accountant and two individuals from the private sector lending community.

A key to a successful revolving loan fund is proper management and marketing. It will be critical for the program to include an effective manager to oversee the fund and a committee made up of dedicated stakeholders that want it to succeed – See Recommendation #6.

Recommendation #4

Establish a Downtown Retail Incubator

A retail business incubator is a strategy to fill downtown retail store buildings with viable businesses, not only encouraging entrepreneurial activity, but also providing the means to make it easier for fledgling business to get started and succeed. The strategy, as with many economic development initiatives, has risks, but has seen a great deal of success when implementation is grounded on solid research and organization. This is a strategy of “growing your own business,” and can provide a stream of new small businesses with ties to the community.

Primary benefits of business incubators include their ability to offer low cost retail or office space plus development services, such as marketing, education, tax information, and office services, to start-up companies that may not otherwise be able to afford them. They provide the entrepreneurs with the

expertise and tools to help them be successful. An incubation program can help to diversify the local economy, create jobs, add to the retail and service mix of the community, provide the opportunity to market local products, and commercialize technologies.

The U.S. had 1,250 incubator programs in 2011, according to the National Business Incubation Association. Based on the data released in 2010 by the U.S. Census Bureau, there were 27.1 million home-based businesses in 2007, with sales reaching \$30 billion. Furthermore, these data indicated that the number of self-employed people working at home grew 25.1% between 1999 and 2005. These results are the most recently available data from the U.S. Census Bureau.

Increasing the diversity of businesses in East Syracuse, especially downtown, will require the inclusion of small and home-based businesses. Together with a revolving loan fund, the Village could consider establishing a business incubator program, perhaps in partnership with surrounding communities or existing organizations, such as the Greater East Syracuse Chamber of Commerce. The first step will be to determine whether a sufficient market exists for an incubator.

Step 1: Determine the market demand for a retail incubator.

The market for a business incubator could extend beyond the Village of East Syracuse to include the Town of DeWitt, the Village of North Syracuse, and other surrounding communities if practical.

The viability of such a program can partially be determined through the review and evaluation of data on existing registered small businesses within the chosen market area. The net increase in businesses registered will be key information to determining business longevity.

A survey of existing small business owners (those with fewer than five employees) within the market area is also important to determine their level of interest in an incubator program. The key question to ask is whether or not they would be interested in relocating their businesses to a downtown East Syracuse retail incubator if it were available.

A survey of the general population in East Syracuse and the identified market area is also recommended to determine the level of interest among those considering starting a new business.

Step 2: Organize the incubator.

Upon confirmation that a market exists for a retail business incubator, organization of the program can begin. It is recommended that the goals of the East Syracuse program include:

- > Add to the downtown retail mix to assist in creating a viable downtown that will attract visitors and locals alike to spend money in East Syracuse;
- > Encourage job creation by encouraging entrepreneurialism;
- > Diversify the economic base of the community; and
- > Create “good will” in the community.

Keep in mind these important components of a successful incubator:

- > Land and building – a place to house the incubator at the right location and for the right price;

- > Operating knowledge – staff and volunteers to meet the needs of the fledgling businesses;
- > Capital – revenue for operations and staffing needs; and
- > Tenants – the new businesses.

The majority of incubators are operated by the local municipality. Other management options include the chamber of commerce, an economic development association, or a not-for-profit entity created specifically for that purpose. With respect to East Syracuse, the proposed ESEDC may be the logical entity to take on the development and management of the incubator.

The building that houses the incubator should be in a downtown retail location with visibility, easy access, and nearby parking. Size should be determined based on market needs. Various options can be explored regarding property acquisition, including allowing a private owner to operate as a landlord, a joint venture building ownership, charitable donation, or an outright sale.

The incubator can provide numerous services to its tenants, including: reception, copy/computer access, mail services, word processing, shared cashier services, communications, and marketing. A common approach is to make one full-time staff person available for tenants.

The educational services provided to tenants should include professional business management assistance, business start-up clinics, planning workshops, tax workshops, inventory management instruction, marketing workshops, mentoring, customer service training, employee management training, and introduction to business financing sources. Other topics of interest to individual tenants can be addressed on an as-needed basis and within the capabilities of the incubator program services. It is recommended that local professionals be recruited to donate time for seminars and workshops. In addition, utilizing other not-for-profit organizations in the region that provide similar business development services may enhance the pool of services provided and lower costs.

The next critical step is setting up a consistent process for selecting suitable tenants. A number of criteria will need to be determined, including:

- > A unique product or service must be provided that will attract visitors or residents to downtown;
- > A written business plan must be developed at the time of application that demonstrates commercial viability and an incubator exit strategy within three years;
- > The business must have the potential to create jobs for residents;
- > The tenant has sufficient capital to pay start-up costs (while funding could also come from the recommended revolving loan fund or a similar program, the business must, at a specified point, begin to make a profit and cover its expenses); and
- > The tenant agrees to certain specified operating hours.

In addition to the above basic requirements, the new business owner should demonstrate certain business knowledge and skills, such as good knowledge of their product, its market, their business plan, and the importance of earning a profit. The owner should be willing to learn, accept evaluation of their performance while in the incubator, and be a team player.

Step 3: Financing the incubator

While it may initially be supported through grants and donations, a retail business incubator should earn enough revenue to meet its operational expenses. The incubator program should not be designed to be continuously subsidized by the municipality or grant funds.

Initial capital for acquisition of the building, improvements, and furnishing can be found through grants, including the CDBG, or donations of materials and services. Local, well-established corporations could also be asked to provide donations.

Recommendation #5***Establish a Façade Improvement Program***

There are several buildings in downtown East Syracuse with deteriorating facades and other visually detracting elements that are contributing to the overall negative character along Manlius Street. The Committee has identified the need for some commercial and mixed-used buildings to undergo façade improvements to maintain consistency with the desired vision of downtown and to create a welcoming, pedestrian friendly environment.

In an effort to incentivize property owners to invest in the rehabilitation of their buildings, it is recommended that the Village create a facade improvement program. These types of programs are common tools in facilitating the revitalization of downtowns. The program would work to address notably deteriorating commercial or mixed-use property conditions and encourage enhancements to the property as viewed from public rights-of-way.

Key to the program's success will be the targeting of initial funding to a model block or specific section of Manlius Street that will have the most impact upon completion. This will demonstrate to the property owners the potential of their buildings, and give tenants, residents and visitors optimism regarding the potential for a successful downtown revitalization.

Often, these building improvements will lead to interior tenant improvements with existing businesses and/or attract new tenants to better serve the area. The specifics of such a program and identification of potential funding sources would be developed if, and when, the Village Trustees approves moving forward with such an incentive. A potential funding source could be CDBG funding which is discussed in further detail below.

The program could be funded under the proposed revolving loan fund discussed in detail in Recommendation #4. Alternatively, the program could be funded separate from the revolving loan fund with the use of CDBG funds and other state and federal programs. The program should also be linked to a set of design standards or guidelines for Manlius Street to ensure a certain degree of consistency throughout the corridor. A sample façade improvement program can be found in Appendix 6.

Recommendation #6***Hire a Downtown Manager***

The decision to create a paid position to assist in the implementation of the downtown revitalization program is not likely to be made in the near term. However, when the economic development program begins to generate traction and achieves a level of measurable success, the need for a dedicated position to coordinate the overall program may be necessary. In addition, as the program begins to mature and becomes more complex, with multiple active projects involving various funding sources, a professional manager will become a necessity to ensure the program's continued existence.

This individual would be responsible for the initiation and management of programs and initiatives to retain and grow private investment and business development in downtown East Syracuse. Programs and initiatives include marketing, communications, promotional activities, assistance with improvements to downtown properties, and assistance to the Village regarding physical improvements to the downtown streetscape.

Other responsibilities for this individual could include, but would not be limited to, the following:

- > Formulates and/or updates initiatives for the revitalization program for downtown East Syracuse as a means to promote positive economic development;
- > Initiates and develops efforts to implement the recommendations of the Main Street Vision Plan and the BOA Nomination Plan as well as other projects and programs that foster downtown development and redevelopment;
- > Administers the façade improvement program for properties downtown;
- > Serves as Village staff liaison;
- > Organizes or oversees organization of various downtown festivals and events;
- > Provides business development assistance, such as finding locations and design assistance;
- > Assembles, assesses, and monitors downtown business activity, including building permits, business licenses, property transfers, and façade improvements, and makes recommendations regarding such;
- > Coordinates the implementation of the downtown program with standing committees, special committees, and task forces;
- > Develops collateral marketing materials and public information about downtown development to promote public acceptance and support for the program. Participates actively with downtown merchants and property owners regarding downtown revitalization initiatives;
- > Maintains active contact with state, regional, and national entities supporting the downtown program;
- > Determines the financial resources needed to support the program. Manages the program's finances and financial records with regard to revenues and expenditures;
- > Develops a cooperative relationship between the ESEDC, the Greater East Syracuse Chamber of Commerce; the Village of East Syracuse; and other governmental and commercial entities involved with downtown development and revitalization work; and

- > Assesses the management capacity of downtown organizations and encourages improvement in the ability to undertake joint activities such as promotions, advertising, uniform store hours, special events, business recruitment, parking and other similar issues.

Recommendation #7

Initiate and Maintain Partnerships with Major Local Employers:

Bristol Myers-Squibb could encourage its employees to shop in downtown East Syracuse, as well as purchase homes within the Village. Village restaurants could expand their customer base by providing lunch specials for workers. In addition, Bristol Myers might survey its employees about their lunch and after-work habits and dining preferences to assist the Village in its strategies for incorporating new options.

The Village is also encouraged to hold regular conversations with other local major employers to identify opportunities to work together, locate funding needs to facilitate growth and establish long-range mutually beneficial partnerships.

Recommendation #8

Recognize Business and Property Owners in the Manlius Street Business District for Building Improvements and Business Investments

A handful of businesses have recently made significant internal and external improvements including Village Lanes and USEE Motors. Village Lanes, as discussed previously has undergone major internal renovations and reopened the bowling alley and restaurant. USEE Motors recently made significant façade improvements.

In an effort to bring attention to property and business owners who have taken the initiative to improve the appearance of their buildings and invest in new businesses, the Village could consider awarding them with a certificate, plaque of appreciation or similar commendation of their hard work. This gesture will not only recognize the recipients for their contribution to revitalizing downtown, but will also bring attention to the rest of the community of the improvements being made and perhaps incentivize others to do the same.

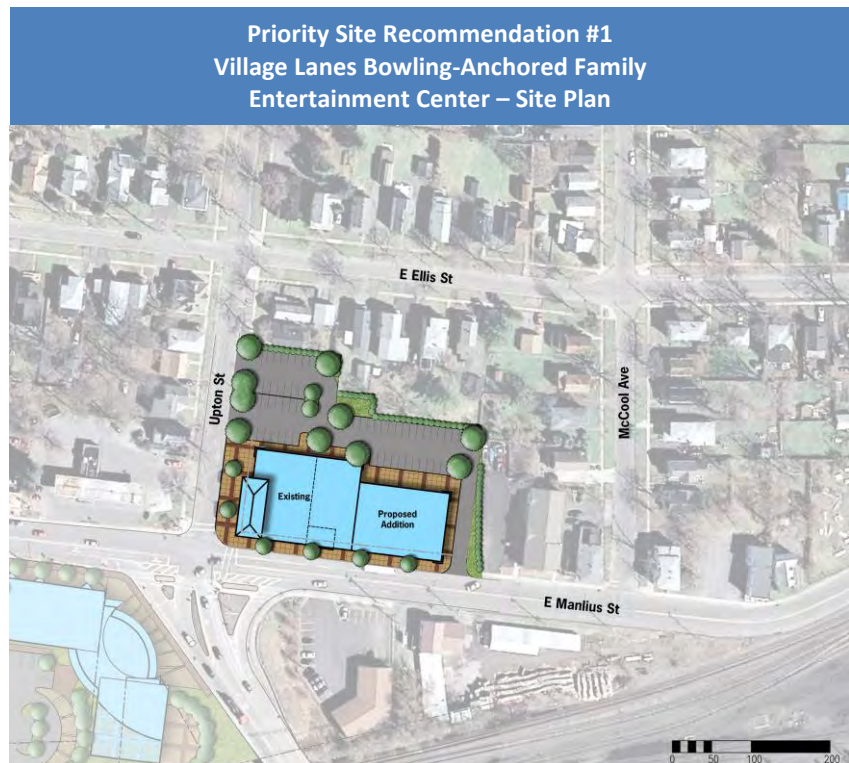
4.2.2 PROJECT RECOMMENDATIONS FOR THE MANLIUS STREET BUSINESS DISTRICT

Through a detailed evaluation process, three Priority Sites in the study area were chosen for further evaluation and preparation of redevelopment strategies. The following is an overview of the recommended redevelopment strategies for each site. Refer to *Figures 14A and 14B – Priority & Strategic Concepts* for location and other project information.

Priority Project Recommendation #1

Village Lanes Bowling-Anchored Family Entertainment Center

Located in the heavily traveled eastern gateway of East Syracuse, Village Lanes (formerly Bella Luna Lanes) occupies a highly visible building on the corner of East Manlius and Upton Streets. The building was constructed in 1950 and contains approximately 10,500 sq ft. Until recently, the privately owned building remained vacant for an extended period of time. After significant investments by the current owner, the facility is once again a functioning bowling alley and restaurant with residential units on the second floor.



The neighboring property owned by Ralph Conte, is a multi-family dwelling. While recent façade improvements have enhanced the building's appearance, it remains an inefficient and unattractive use in the eastern gateway. Mr. Conte also owns the adjacent parcel to the west that is used for tenant parking. It is recommended that both parcels be incorporated into a larger redevelopment with the Village Lanes property.

With the recent investments at Village Lanes, combined with future investments and upgrades, continuing the family-oriented bowling and entertainment use is ideal. The long-term recommendation for the Conte property is to remove the existing multi-family dwelling and merge it with the Village Lanes property to allow for a new bowling-anchored family entertainment center.

The proposed draft redevelopment program includes the following:

- > Expand the existing facility to 20 lanes.
- > Integrate a full-service restaurant/sports pub.
- > Provide a VIP lounge and/or birthday party area.
- > Include a children-oriented activity center/game room to include video games, a climbing gym/obstacle course, etc.
- > Anticipated parking requirements: 52 spaces (56 currently provided).

Initial Implementation Recommendations

- > The first phase could include façade improvements to the existing building, as the full build-out of the proposed concept may be long-term.
- > Begin the process of seeking funding for façade improvements.
- > If the landowner is interested in pursuing the preliminary concept or a version of it, the process should begin to identify potential investors (as needed) and initial coordination to seek funding through the Consolidated Funding Application (CFA) process. Based upon a review of the most recent round of the CFA process, funding could be obtained for planning, design and construction services from the following sources:
 - Empire State Development;
 - Community Development Block Grant Program – Economic Development and Small Business Assistance; and
 - New York Main Street Technical Assistance.

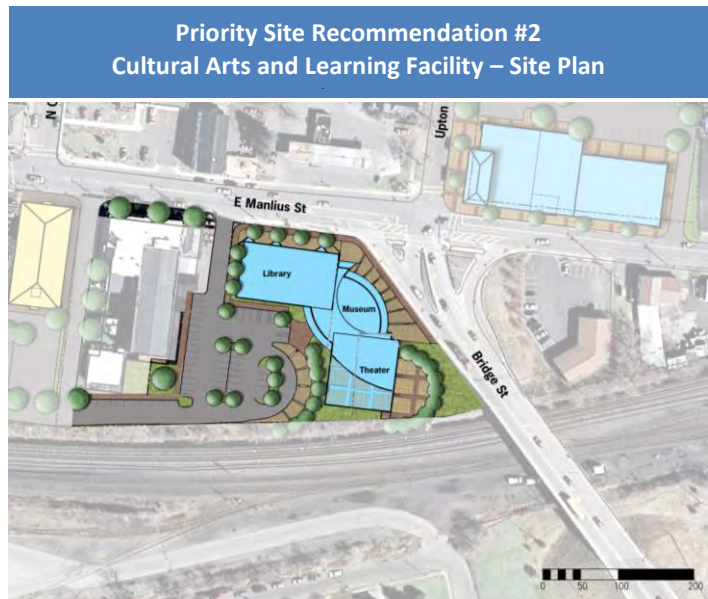
Additional alternatives to this project recommendation could include a mix of the following uses: a restaurant, bowling alley or other entertainment use, with retail on the first floor and offices and residential on the upper floors. Other potential entertainment uses could be a “dinner and a movie,” performing arts venue or similar use.

Priority Project Recommendation #2 **Cultural Arts and Learning Facility**

The site identified for priority project recommendation 2, is located at the highly visible corner of East Manlius and Bridge Streets. The property is currently home to Thrifty Shopper, a moderately sized second hand clothing store. A large parking lot covers the eastern and northern portions of the site. The Thrifty Shopper Store is owned and operated by The Rescue Mission, a regional non-profit organization.



Through the evaluation process, the store was considered an underutilization and inappropriate use of the property due to the fact that a significantly large percentage of property is devoted to surface parking. In addition, the existing building is out of character with the Vision for downtown East Syracuse, being setback from the street with highly visible parking located in the front. Right turn access from Manlius Street is challenging, and left turning movements exiting the parking lot are also difficult.



In addition to new retail development, another ingredient to a successful downtown includes public and civic uses. During Committee discussions, the desire for a new library arose. This site was chosen as the logical location for this use given its prominence in the Village's major gateway.

Elements of the facility could include a new combined public library, railroad museum and performing arts facility. The project could be characterized as a mixed-use, public-private partnership that would involve private financing. Implementation will involve a long-term strategy requiring multiple funding, both public and private sources, and coordination between the Village, the Onondaga County library system, and the East-Syracuse-Minoa school district. It is also recommended that Bristol-Myers Squibb and CSX be approached to provide financial assistance. A segment of the library could be dedicated to the history of BMS and the pharmaceutical industry and the railroad museum could be supported, in part, by CSX.

The proposed draft redevelopment program as depicted in the accompanying graphic includes the following:

- > Public Library including:
 - Collection space and other spaces devoted to the library
 - Public meeting rooms
 - Research rooms/archives for Bristol-Myers Squibb and CSX
- > Performing arts theater
- > Railroad museum
- > Rail yard viewing platform
- > Café or similar small commercial use
- > A long-term parking strategy will be required to ensure sufficient parking is provided through a combination of on and off-site locations.
- > The proposed library could consolidate the existing East Syracuse and DeWitt libraries.

Initial Implementation Recommendations:

- > The project will require cooperation by multiple stakeholders and significant funding; a 4-8 year timeframe is estimated.
- > Given the complexity, need for significant funding, and cooperation, the three primary project elements (library, performing arts facility, and railroad museum) may be implemented in phases.
- > The Village should meet with The Rescue Mission to discuss their long-range plans for the property and discuss the possibility of relocating the store elsewhere in the Village.
- > The Village should reach out to the Onondaga County Public Library (OCPL) Board of Directors to discuss the possibility of a new library.
- > The Village should hold informal discussions with the OCPL and The Rescue Mission to present the concepts as a long-term plan and to begin gauging initial reactions.
- > A detailed feasibility study will be necessary to identify specific program elements and associated cost estimates and to evaluate possible funding sources in more detail. In addition, the study would provide a structured process that would fully engage all necessary stakeholders and potential funding partners to analyze the validity of the concepts and make a formal decision on a course of action.
- > The funds for the preparation of feasibility study may be secured through the Consolidated Funding Application (CFA) Process. Possible sources may include, but are not limited to the following:
 - New York State Council on the Arts – Arts, Culture and Heritage Projects for the performing arts concept;
 - NYS Education Department for the library; and
 - Community Development Block Grant Program – Economic Development and Small Business Assistance.
- > It is also recommended that funding be sought from Bristol-Myers Squibb and CSX to prepare the feasibility study.
- > Bristol-Myers Squibb and CSX should also be contacted to provide funding towards one or more stages of the project.

Priority Project Recommendation #3***New Mixed-Use Commercial and Market Rate Apartments***

The site identified for Priority Project 3 lies at the intersection of East Manlius and North Center Streets, extending south to the railroad tracks. The site is located in a critical infill location for downtown East Syracuse and is made up of 3 contiguous parcels equaling 0.72 acres. Current uses include an operating cleaning company, a single-family dwelling originally constructed around 1900, and a vehicle and equipment storage lot.

Out of the three sites identified for priority projects, this site was found to have previous uses that may contribute to contamination. In addition to the previous use as a gasoline station and auto repair facility on the northern half the site, the southern portion was the location of the General Super Plating Company. The parcels immediately west of the site (currently occupied by GEI, International) were part of the plating company.

Contaminants of concern include petroleum (upgradient gas station and on-site fuel oil/machine lubricants), metals associated with plating operations (i.e. Chromium, Nickel, Silver, Cadmium, Zinc), volatile organic compounds (metal cleaning), and acid wastes. Phase II investigation is highly recommended prior to any future disturbance.

Upon sufficient remediation of the site or discovery that no contamination is present, the property would be a logical location for a mixed-use commercial and market rate apartment development.

It is important for the Village to encourage new residential development downtown in mixed-use structures, specifically, market-rate apartments. Downtown residents are a necessary element to a vibrant downtown that can support existing and new businesses.

Proposed Concept: Four-story building: first floor retail/office, upper floors residential.

The initial program could include the following:

- > First floor retail/office with a lobby for the apartments and other associated amenities;
- > 8+/- market-rate residential units per floor; and
- > Residential units having a mixture of 1, 2 and 3 bedrooms.

Initial Implementation Recommendations:

- > Due to the perceived contamination resulting from the former auto repair facility, gasoline service station, and the General Super Plating Company, a Phase II Environmental Analysis (ESA) has been recommended for each property.
- > Funding may be available through the BOA program to perform the Phase II ESA.
- > Prior to initiating the Phase II, property owners should be approached to discuss their long-term plans. Michelle Kravetz (owner of the cleaning business) attended the property owners' meeting and indicated her desire to relocate the business due to the fact that the existing building is in need of significant repairs. Long-term plans for the southern sites are currently unknown.
- > If contamination is present, the current owners may be responsible for completing any necessary remediation. Therefore, a long-term plan is necessary to address liability and to locate one or more



- qualified and interested developer(s) willing to take on the liability of the sites if the existing property owners are interested.
- > Given the fact that each site is significantly underutilized and may have contamination, the owners may be interested in a long-term plan that identifies a strategy for alleviating potential liability of contamination and ultimately conveying their property.
 - > Funds to prepare a feasibility study may be secured through the CFA Process. Possible sources may include, but are not limited to the following:
 - > Empire State Development;
 - > Community Development Block Grant Program – Economic Development and Small Business Assistance; and
 - > New York Main Street Technical Assistance.

After the 3 Priority Sites and associated redevelopment plans identified, the remaining Strategic Sites were considered for longer-term reinvestment and revitalization strategies. Refer to Figures 14A and 14B – Priority & Strategic Concepts for additional information on the proposed strategies.

Strategic Site 1: Downtown Pocket Park and Building Enhancements

Strategic Site 1 is comprised of two parcels that totaling 0.21 acres. These properties are located near the corner of West Manlius and North Center Streets.

The two-story building on West Manlius Street is owned by Mr. Andaloro and includes a vacant first floor retail/office space at the time of this report. It is unclear whether the second floor space is occupied. The building is considered to be in fair condition.

The vacant parcel is owned by the Church of the Resurrection and was the site of a former bar.

A preliminary redevelopment concept includes a downtown pocket park on the vacant site. The owner of the existing building should coordinate with the Village to seek necessary funding to improve the building façade and make internal improvements to enhance the attractiveness of office and residential space



Strategic Site 2: North Center Street Neighborhood Park

This site was added to the list of strategic sites due to the fact that it is vacant land owned by the Village of East Syracuse. This Report identified the need for one or more neighborhood parks within convenient walking distance of neighborhoods. While the Village does provide Ellis Park and the municipal pool, this park is located at the northern section of the Village and not ideally situated for an easy walk from the majority of the community. Therefore, it is recommended that one or more neighborhood parks be constructed as funds become available for construction and long-term maintenance.

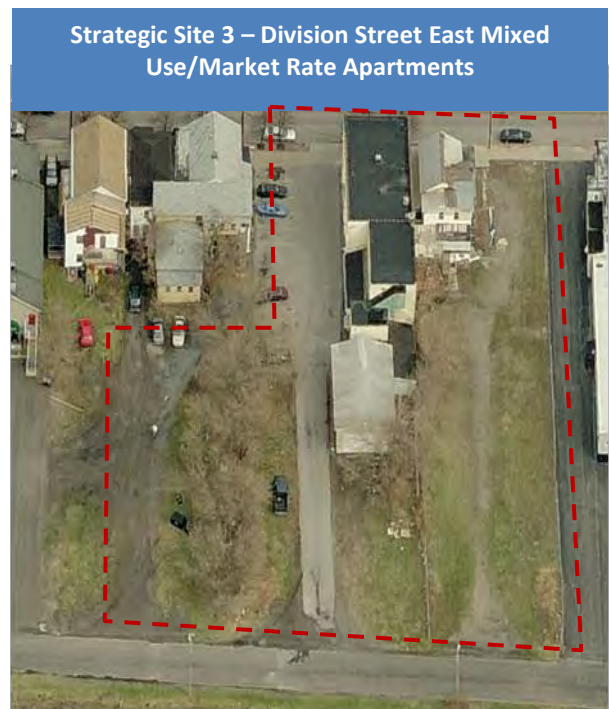


The Village-owned property at the corner of N. Center and W. Ellis Streets is a prime location for such a neighborhood park. The site is situated adjacent to Village Hall and practically in the center of the village and a quick walk from the Manlius Street Business District.

Strategic Site 3: Division Street East Mixed Use/Market Rate Apartments

The existing three-story brick faced building (Property ID 199) retains qualities desired for a downtown mixed-use building with large windows along the sidewalk and a façade in fairly good condition. The adjacent building (Property ID 198) however, has undergone significant remodeling and is no longer consistent with the desired character of buildings along Manlius Street.

The upper levels of the three-story building should be targeted for renovation into market-rate apartments. The lower commercial spaces have



historically had difficulties remaining occupied. The owners should be encouraged to seek assistance through the business development and financial assistance recommendations proposed in this plan including any necessary façade or internal improvements.

The converted two-story residential structure (Property ID 198) is no longer consistent with the desired downtown character and should be targeted for replacement with a larger mixed-use residential/commercial building. If sufficient room exists, the underutilized Division Street (currently used as a driveway and parking area) could be utilized for access off West Manlius Street. Alternatively, all access could be routed to Division Street (west), and a large parking lot constructed in the rear. This lot could be shared with the existing businesses along West Manlius Street and the proposed new building. A section may also be available for general public parking.

Strategic Site 4: Gateway Enhancements

With this site being one of the first seen when entering the Village from the west, it is important to begin framing this gateway with more aesthetically appealing structures. The existing metal storage facility should be removed and replaced with a small-scale retail, office or mixed-use building or left vacant.

The existing auto repair facility should undergo major façade improvements, along with repairs to the parking lot/driveway and adjacent sidewalk.



Strategic Site 5: 5-Ply Office and Light Industrial Redevelopment

The property was recently purchased by 5-Ply Properties, a company associated with Clearwood Custom Cabinetry to the east. The existing building was originally constructed in 1935 with approximately 15,000 gross square feet.



The existing use of the building by Clearwood is unclear. Maintaining an existing tenant is important on this large site. Long-term, the existing building may need to be replaced to facilitate newer uses due to its age and condition.

1937 and 1956 Sanborn maps show the site occupied by Bliss Steel Products Corporation – Manufacturer of Steel Sash. Operations indicated include metal fabrication, paint dipping, and coal storage. Contaminants of concern include lubricating oils (metal fabrication), volatile organic compounds (metal cleaning and painting) and metals (coal storage). 1937 Sanborn indicates “earth floor.”

Phase II investigations are recommended prior to any future major ground disturbance associated with a new use.

Due to the property’s size, existing and previous uses and potential for contamination, continuing to encourage light-industrial or manufacturing uses is preferred. Coordination with 5-Ply on the company’s long-term plans for the property are strongly encourage to facilitate continued efficient use of this significant acreage and to determine if the Village can provide assistance such as access to grants.

Strategic Site 6: Bowl Mor, LLC. Site

This multi-use shopping center is approximately 20,900 sq ft. and one of the largest buildings on Manlius Street. The split-level building was built in 1960, it appears in decent shape, although façade improvements are recommended. Due to the highly visible nature of the site, it is critical to improve the overall aesthetics.

The first step will be to formally program the parking lot and identify proper entrance and exit locations. Plantings along the sidewalk and in some interior locations will also be necessary to break up the expansive pavement. A formal sidewalk must also be constructed along W. Manlius Street to



replace the yellow lines currently representing the pedestrian area.

Angled stalls currently provide parking for the bowling alley on Highland Street. Exiting these stalls can cause safety issues when backing out. Therefore, it is recommended that parallel parking stalls be installed. Highland Ave. is currently stark with little street trees and vegetation. Significant enhancements to the street are recommended.

The corner of Highland and W. Manlius Street will also need to be significantly enhanced with plantings and sidewalk improvements to provide an appealing visual character when entering the village from Burnett Ave. The Committee also identified the need to enhance the streetscape on the southern side of W. Yates Street including the sidewalk behind the building. These improvements would be the responsibility of the Village.

Strategic Site 7: Bristol-Myers Squibb Open Space Enhancements

Bristol-Myers Squibb has been using the property to store material during their remediation and facility improvement project. The company has indicated that the Burnett Ave. site will be fully cleaned up.

The Village could recommend to Bristol-Myers that the site be planted with wildflowers and maintained to present an aesthetically appealing gateway to the downtown.



Strategic Site 8 Burnet Avenue and West Manlius Street Gateway Redevelopment

Multiple owners complicate the Village's ability to facilitate much needed improvements to this highly visible gateway location.

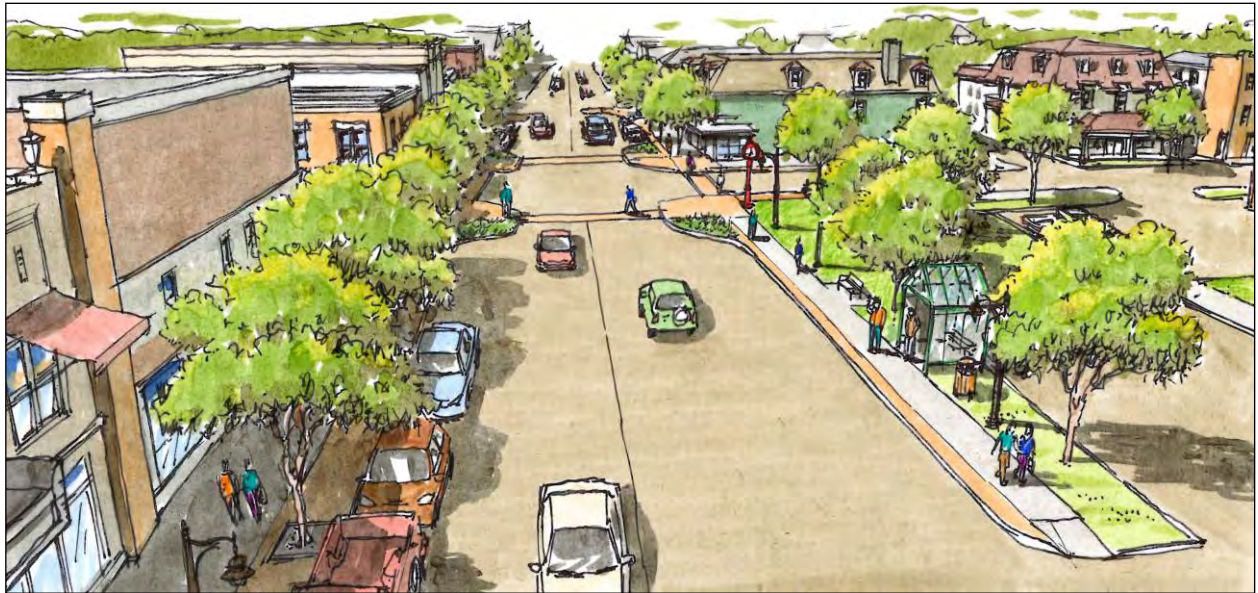


The primary recommendation at this stage is to ensure visibility of the site from Burnett Ave. is enhanced and properly maintained.

If the opportunity arises to aggregate two or more of the properties, the site would be an ideal location for a large mixed-use development, providing aesthetic improvements at this prime gateway into the Village of East Syracuse. A long-term recommendation will be the removal of the existing buildings and construction of one or more new building(s), which properly frames the intersection and gateway. Tree-lined parking areas can be provided in the rear and enhancements to W. Terrace can be made to provide a secondary access point to the Clearwood facility.

4.2.3 STREETScape, GREEN INFRASTRUCTURE, LIGHTING AND PEDESTRIAN/BICYCLE IMPROVEMENT RECOMMENDATIONS

The Village has been making sidewalk and related streetscape improvements to Manlius Street in stages over the past few years, most notably in front of the firehouse. A major focus of this Report is to identify a long-term strategy for streetscape improvements, including, but not limited to: new lighting, sidewalks, curbing, street trees and crosswalks.



Proposed Streetscape Improvements at Manlius Street and N. Center Street

A preliminary inventory of the existing sidewalks, street trees, lighting and crosswalks throughout the corridor was conducted, with the results depicted on *Figures 15A-1 through 15A-3 Existing Streetscape*. Based upon the preliminary inventory and Committee input, specific improvements were identified and depicted in *Figures 15B-1 through 15B-3 Proposed Streetscape Improvements*. *Figure 15C-1 Proposed Streetscape Trees*, and *Figures 15C-2 and 15C-3 Proposed Streetscape Elements*, provide recommended types of street trees, lighting, benches, trash receptacles, signage and crosswalk materials.

While streetscape improvements are planned, the Village may consider implementing selective green infrastructure improvements. These improvements may include, but would not need to be limited to permeable pavement, rain gardens/street planters that allow inflow and outflow of stormwater running along the curb and allow for ground infiltration. The use of bioswales and vegetated swales may also be considered.



Proposed Streetscape Improvements at Manlius Street and Highland Ave.

Successful implementation of these proposed improvements will likely need to occur in stages and based on funding availability. It is recommended that the improvements depicted on *Figure 17B-1 Proposed Streetscape Improvements*, between McCool Avenue and Ball Street be considered for first. This section includes the three Priority Project recommendations and therefore, should be an initial focus for the Village.

It is also recommended that the Village pursue burying overhead lines as opportunities arise. Generally, utility companies will not cover the costs of burying lines. Therefore, funds will need to be secured as part of the phased improvements. In addition, the Village could look to incorporate the burying of lines as part of the implementation of the Priority Projects. It is recommended that the Village initiate conversations with utility companies in the very near future to identify their concerns and recommendations.

4.2.4 LAND USE TECHNIQUES TO ENSURE DESIRED LAND USES MATERIALIZE

Recommendation #1

Rezone the Manlius Street Business Corridor to Establish the Downtown Neighborhood and Downtown Core Districts

The majority of the Manlius Street corridor is under one zoning classification – “Main Street.” To facilitate the preferred character of downtown development, it is recommended that the corridor be divided into two main districts: the Downtown Neighborhood District and the Downtown Core District as depicted in *Figure 16 Future Land Use Map*.

The Neighborhood District would be located on the northern side of the Manlius Street corridor and abut residential uses to the north. Many of the parcels are small and have shallow lot depths backing up to residential uses. New development in this district will not only need to ensure adjacent residential neighborhoods are protected from incompatible uses and buildings out of character with smaller residential structures, the design and placement of buildings along Manlius Street is also critically important to improve the overall streetscape and function of downtown.

For the Downtown District, slightly taller buildings should be permitted since this area abuts the railroad to the south and not a residential district. While new buildings should be permitted to be taller than on the northern side, the manner in which buildings are permitted to treat the streetscape should be consistent with the Neighborhood District.

In an effort to guide new development in an appropriate and consistent manner, the following bulk standards are being proposed. Refer to *Table 4-1 Proposed Bulk Standards* for a summary of the recommended standards. The Committee discussed the current and desired character of development in the Manlius Street Business District and came to an agreement on these recommended changes to height, density and layout for new development in this area.

The current zoning regulations do not set a limit on overall building height. In addition, the existing setback, parking and permitted lot coverage requirements may be prohibiting more downtown investment. All of the existing requirements combine to limit the scale of new development by requiring more parking and green space than what is generally necessary in a downtown setting. As a result, lots cannot be developed in the most efficient manner and in a character consistent with a compact and mixed-use environment. To facilitate more efficient and consistent development, these new zoning changes are being recommended.

For the Neighborhood District, new buildings should be permitted at three stories maximum with a two-story minimum. The second story must be functional and not constructed to just appear as a two-story building (i.e., fake dormers or windows).

Property located between Manlius Street and the CSX railroad should allow for a maximum of three stories along Manlius Street with the provision for a fourth floor stepped back a specified distance from front property line. A two-story maximum consistent with the northern side of Manlius Street is also recommended.

Table 4-1 Proposed Bulk Standards		
	Downtown Neighborhood District	Downtown Core District
Building Height	<ul style="list-style-type: none"> > 3 Story maximum > 2 Story minimum* 	<ul style="list-style-type: none"> > 3 Story maximum along Manlius Street > 4th Story permitted setback from Manlius Street > 2 Story minimum*
Front Yard Setbacks	<ul style="list-style-type: none"> > 0-10 ft from front lot line > Up to 12 ft. permitted under certain uses (outdoor dining, public gather space, etc.) and must provide sufficient room for safe ingress/egress, snow removal and storage 	<ul style="list-style-type: none"> > 0-10 ft from front lot line > Up to 12 ft. permitted under certain uses (outdoor dining, public gather space, etc.) and must provide sufficient room for safe ingress/egress, snow removal and storage
Side Yard Setbacks	0 ft.	0 ft.
Rear Yard Setbacks	24 ft.	0 ft.
Density	20 units per acre	20 units per acre
Lot Coverage	80%	80%
*The 2 nd story must be functional.		

Recommendation #2

Promote and Facilitate New Commercial and Light Industrial Uses that can Take Advantage of Their Proximity to the Railroad.

Look to encourage and facilitate new businesses that would benefit from being located in close proximity to the railroad. As indicated on *Figure 16 – Future Land Use Map*, lands identified Railroad/Industrial could be rezoned to facilitate uses that would benefit from the railroad. With CSX owning a majority of the property surrounding the railroad tracks, including the rail yard, this is considered a long-term recommendation.

However, should CSX begin to divest some of its holdings, the Village should be prepared to plan for future use. Depending on the property being divested, new commercial and/or light industrial uses with a need for direct or indirect access to rail may be appropriate future uses. Therefore, the Village is encouraged to maintain communications with CSX regarding their current and long-term plans for their holdings within the Village.

Recommendation #3***Consider a New Commercial and Light Industrial Zoning District to Facilitate More Efficient and Planned Growth and Additional Protection for Residential Areas.***

There are 191.8 acres zoned Industrial within the village. All but approximately 15 acres are under the ownership of CSX, Bristol-Myers Squibb and Onondaga County. As a result, the ability for new light industrial uses to locate in East Syracuse is severely limited as the three primary owners are not likely to divest their properties in the near term for other uses. Therefore, it is recommended that a new Light Industrial and Commercial Zoning District be created as depicted on *Figure 16 Future Land Use Map*.

The primary areas recommended for this change include the majority of non-residential lands in the Railroad Industrial Neighborhood District; including Clearwood Custom Cabinetry, 5-Ply and Morse Manufacturing and Bristol-Myers Squibb. Under this proposed zoning category, design standards would apply for new uses to protect any adjoining or adjacent residential uses. The need for design standards is critical in the Railroad Industrial Neighborhood District where residential uses are surrounding by commercial and light industrial uses.

In addition to protecting residential properties, this new zoning category could incorporate only uses desired in these locations. Currently, the General Commercial Zoning District in the Railroad Industrial Neighborhood District is the same zoning found in the Rail Yard Commercial District (Manlius Center Road) which permits various types of retail uses. The proposed Commercial and Light Industrial District could have a more focused set of commercial and light industrial uses with setbacks geared towards light industrial uses. Overall, the new district should be designed to accommodate light industrial, commercial and low intensity office-commercial development.

Recommendation #4***Consider a New Planned Light Industrial/Commercial Mixed-Use Overlay District.***

The Village may also consider establishing a Planned Light Industrial/Commercial Mixed-Use Overlay District that could be applied within the proposed Commercial and Light Industrial Zoning District. Similar to a planned unit development district, the intent of the Planned Overlay District is to promote an efficient arrangement of land uses, design innovation, improved amenities, orderly development, and compatibility with adjacent and nearby development. The overlay district is also intended to facilitate flexibility in the development and use of land and other resources in compliance with this Nomination Report. Accordingly, the overlay district would provide a way to regulate the development and use of land to the same degree as do other districts, but to vary from the uniform requirements of other districts to respond to special circumstances.

Recommendation #5***Consider Design Standards to Protect Residential Uses From Commercial and Light Industrial Uses.***

The majority of the existing residential uses in the Residential Industrial Neighborhood District area are under the Residential zoning classification. The Committee identified the need to protect the existing residential uses and not permit continued commercial and light industrial uses to migrate into the residential neighborhood. Therefore, the Residential zoning classification should remain as it is currently depicted.

In an effort to further maintain and protect this neighborhood, design standards for existing and future non-residential uses should be considered. These standards could call for appropriate buffers to partially or fully screen non-residential uses from residential uses among other important design considerations. Specifically, outdoor storage of machinery, vehicles, sand and gravel; dumpsters, truck/vehicle loading and unloading and headlights should be screened to the maximum extent practicable from residential property. Existing non-residential uses may be permitted to continue through a grandfathering provision except when they propose to expand beyond a certain percentage of operations. All new non-residential uses would have to be screened accordingly and comply with other relevant requirements. These standards should also protect existing residential uses that are not located in the Residential-zoning district.

Recommendation #6***Consider Implementing Design Standards for the Manlius Street Business District***

In addition to the zoning oriented recommendations, the Committee discussed and agreed on the need for design standards for new development in the Manlius Street Business District.

Design standards are intended to enhance the community's existing land use regulations. They are not a substitute for the zoning regulations themselves, but rather a complement of the regulations to address development character. Design standards establish a level of quality that sets a precedent for future development, serve to enhance the value of property, and protect the investment of landowners and developers.

The primary purpose of the standards will be to encourage a mix of uses with an emphasis on improved site design, greater economic activity,

**Sample Building and Parking
Orientation Graphic**



and more dynamic social interaction. The standards will be largely based on form and impact of development as well as use.

Specific recommendations include the location of surface parking lots and building façade and architecture. With respect to the location of surface parking lots, it is recommended that they be located either behind structures and not be visible from Manlius Street or located along side buildings with appropriate screening. The associated graphics represent the desired building and parking lot locations.

Sample Building and Parking Orientation Graphic



Sample Architecture Standards Graphic



New infill buildings constructed adjacent to existing buildings should also respect the predominant height of the surrounding structures. As illustrated, there are preferred height variations based on existing adjoining or nearby structures. New buildings should not be permitted to be significantly taller than adjacent or nearby buildings. With that said if the adjacent or adjoining buildings are not in character with the preferred vision of downtown, additional flexibility should be permitted to the developer to

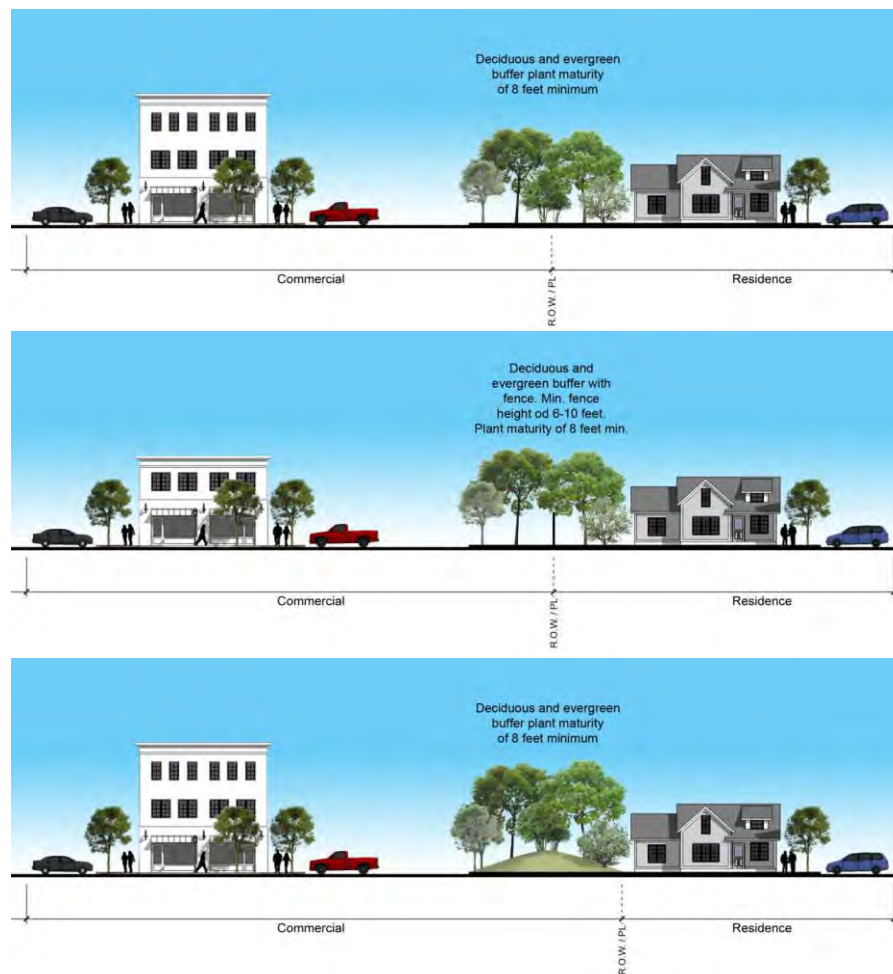
Sample Building Proportion Graphic



promote the desired character with new buildings.

In addition to guiding the placement and character of buildings and parking areas, standards could be used to protect adjacent non-commercial areas, residential specifically. As illustrated in the following graphics, various techniques could be used to partially or fully screen new non-residential development. Deciduous and evergreen buffer plant materials can be used alone or in combination with a fence or earth mound.

Sample Screening Techniques Graphic



Recommendation #7

Evaluate Existing Parking Requirements and Consider a Long-Term Strategy

As indicated, the Village's current parking regulations require new development to provide more parking spaces than what is generally considered necessary. As a result, a significant amount of private land must be devoted to surface parking lots, which is inefficient and tends to detract from the character of the downtown area. Under the current regulations, a developer would essentially need to aggregate numerous smaller lots to reach the necessary acreage for a modern commercial or mixed-use building.

To address these concerns, the existing parking requirements should be evaluated to determine how they could be adjusted to an accepted ratio, thereby reducing the spaces required. New regulations should also encourage and permit business and property owners to share lots.

The second recommendation is to consider a long-term strategy to ensure sufficient parking is made available at key locations. Currently, there are only two public lots available in the downtown area. A key component to a successful downtown is sufficient and easily located public parking. While a few locations have been recommended in this report for future public parking, they involve privately owned properties. A major demand for parking downtown does not currently exist. An increase in the demand for parking will come as downtown begins to rebuild and infill with new businesses and housing. Therefore, it is recommended that the Village consider preparing a long-term parking strategy.

With additional and easily accessible lots strategically located downtown, the Village may be able to offer a parking waiver for business owners. Instead of having to provide on-site parking and thereby take up valuable building space, owners could pay into a parking fund be exempt from the on-site requirements. The fund would be used to maintain existing lots and/or purchase new spaces.

4.2.4 HOUSING

The Village has seen a consistent shift from single-family to two, three and multi-family residences. The socio-economic data reviewed earlier in this Report has confirmed this shift. The household income, education and housing values demonstrate how this shift can adversely impact the overall community. While these data indicated East Syracuse is more affordable than most other comparable communities, a lack of new investment in the housing stock is becoming evident and may be contributing to the negative cycle. The Main Street Plan also identified the need to stabilize and renovate the existing residential neighborhoods. In an effort to improve the overall condition of housing in the Village, the following recommendations are being offered.

Recommendation #1

Formally Establish a Housing Committee

A committee made up of Village Officials and local stakeholders with and without housing assistance and real estate background could be formed to be responsible for implementing the following recommendations. The committee would report directly to the Village Trustees regarding progress made towards achieving the overall goals of reducing single-family home conversions, improving the appearance of residential property, increasing home ownership and providing access to various non-profit local, state and federal funding programs.

Recommendation #2

Promote Home Ownership through Existing and New Programs

Existing incentives that encourage home ownership (local bank loan programs, Fannie Mae programs, etc.) should be promoted and new incentives could be established. These new incentives could include grant programs to purchase deteriorated rental units and rehabilitate them into owner-occupied units. A program could also be developed that targets vacant lands in the residential neighborhoods for infill development of owner-occupied housing.

The Village is encouraged to contact existing housing-related local and regional non-profit organizations to identify how partnerships could be developed to improve the effectiveness of such programs for East Syracuse.

Recommendation #3

Address Problems Associated with Absentee Landlords

A majority of the housing in East Syracuse was originally built as owner-occupied single-family dwellings, but has been transformed into rental units and often subdivided into multiple apartments as part of the downward spiral of disinvestment that often overcomes older neighborhoods in urban areas. A portion of these units are in a state of disrepair and a general lack of maintenance. The poor conditions of these units negatively impact the value of adjacent properties and reduce the likelihood of neighborhood reinvestment.

Absentee landlords, or more significantly, landlords with deteriorated rental properties or units that are not up to code, are a significant issue within East Syracuse. Providing resources to reduce the number of absentee landlords or to minimize the negative impacts of minimal maintenance and upkeep is one of the top priorities of this plan.

The first method may be to establish incentives to encourage all landlords to address problematic issues. Potential incentives that could be examined include the following:

- > Progressively escalating penalties and/or fines for non-compliance;
- > Progressively stringent time limits allowed for compliance;
- > Code violations attached to property titles;
- > Mediated conflicts through the Village court system; and
- > Mandatory landlord notification of tenant arrests.

The second major recommendation could be the development of a landlord and rental education information repository. Often, landlords and tenants are not aware of code violations, expectations, and their rights. In order to assist in the education of landlords and tenants, a repository of key information could be established. The repository could be a page on the Village's website and available in print form at Village Hall.

Recommendation #4

Rehabilitation and Remodeling

Aging and deteriorated homes and the need to rehabilitate them, is an important issue for the Village of East Syracuse. The provision of additional resources to facilitate this process and enhance the neighborhoods is important to area homeowners and businesses.

Similar to the need to improve commercial buildings in the Manlius Street Business District, a program to assist in the financing of façade and structural improvements for residential structures could be considered. To fund this program, a revolving loan fund previously recommended for downtown reinvestment may be a potential solution. The use of CDBG funds through a 50% matching program may also be considered to provide choices for property owners.

In addition to establishing one or more programs to help pay costs associated with building improvements, the Village could establish a central outlet that provides financial institution resources to area residents. This one-stop shop can provide an efficient way for area residents and property owners to learn about, and apply for, financial resources available from local and regional financial institutions and non-profit housing assistance organizations. This outlet of information would assist residents and property owners in identifying the financial resources that meet their needs and applying for them.

A third recommendation is to encourage local banks to develop a "Special Home Improvement Loan" for homeowners and property owners in East Syracuse. These programs could provide loans to village homeowners and property owners that may waive fees or reduce interest rates allowing them to make

needed improvements and keep the existing housing stock in good repair and increase the value of their property.

Recommendation #5

Enhance Property Maintenance Law

While property maintenance is addressed under the building code, the regulations pertain primarily to health and safety issues related to construction. In addition, this law does not provide an efficient and effective process for dealing with chronic violators or those that refuse to satisfactorily address the violation.

Communities have found it helpful to establish an additional property maintenance law that specifically focuses on maintaining property in such a manner as to prohibit conditions that contribute to neighborhood decay and disinvestment. The purpose of the new law would be to preserve and improve the village appearance, quality of life and citizen pride. In addition, the law would work to prevent the gradual encroachment of blight, deterioration, unsightliness, and property devaluation. Finally, the law would establish regulations for assuring the safety, health and welfare of the general public.

In addition to clearly explaining what is and is not permitted under the law, the regulations would provide for a consistent and efficient method for dealing with violations. Potential mechanisms to facilitate compliance and to address unresponsive landowners could include allowing the village to go in and remedy certain violations after sufficient time has been given to correct the problem. Costs associated with the village correcting the violation could then be added to the property tax.

A sample property maintenance law is provided in Appendix 6.

4.3 IMPLEMENTATION

The above recommendations cover a broad range of public project, private projects, along with several opportunities for public/private partnerships. Moving forward with these recommendations should be guided with an implementation strategy. *Table 4-2 – Implementation Plan Matrix* list all recommendations, their approximate start time, involved partners and potential funding sources. More detailed information regarding the initial implementation steps for Strategic Projects 1-8 is provided above in Section 4.2.2.

The potential funding sources identified in the matrix below are abbreviated as follows:

- Office of Parks, Recreation and Historic Preservation (OPRHP)
- Community Development Block Grant (CDBG)
- New York Main Street (NYMS)
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Department of State (NYSDOS)
- Empire State Development Corporation (ESDC)

- Empire Facilities Corporation (EFC)

For projects that are in line with the goals and recommendations in the Regional Council's 2012-2016 Strategic Plan, "Regional Council" is listed in the Potential Funding Sources column.

In addition to moving forward with specific projects recommended in this report, the Village is encouraged to apply for Step 3 funding under the BOA program.

Table 4-2 Implementation Plan Matrix				
Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
Facilitating Future Economic Development Recommendations				
1	Establish the East Syracuse Economic Development Commission or Similar Organization	1-3 Years	Village	Regional Council, Village, ESDC
2	Recruit Targeted Businesses to Create a Downtown Specialty Retail and Dining District	2-3 Years	Village, Interested Property Owners	Regional Council, Village, ESDC, CDBG
3	Establish a Revolving Loan Fund to Assist with Business Start-ups and Expansions	2-3 Years	Village, Interested Property Owners	Regional Council, Village, CDBG
4	Establish a Downtown Retail Incubator	2-3 Years	Village	Regional Council, Village, ESDC
5	Establish a Façade Improvement Program	3-5 Years	Village	Regional Council, Village, NYMS
6	Hire a Downtown Manager	3-5 Years	Village	Regional Council, Village, NYMS
7	Initiate and Maintain Partnerships with Major Local Employers	Immediate	Village, Interested Local Employers	N/A
8	Recognize Business and Property Owners in the Business District for Building Improvements and Investments	Immediate	Village	Village
Priority Projects				
1	Village Lanes Bowling Anchored Family Entertainment Center	1-3 Years	Owner, Village	Regional Council, ESDC, CDBG, NYMS, Private Investment
2	Cultural Arts and Learning Facility	Immediate	Village, Rescue Mission and the Onondaga County Public Library	Regional Council, NYS Council on the Arts, NYMS, NYS Education Dept., CDBG, Bristol-Myers, CSX

Table 4-2 Implementation Plan Matrix				
Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
				Transportation
3	Mixed-Use Commercial/Market Rate Apartments	Immediate	Owners, Village, NYSDEC, Future Investors	NYSDEC, NYSDOS, ESDC, CDBG, NYMS, Private Investment
Strategic Sites				
1	Downtown Pocket Park	1-3 Years	Village	OPRHP
2	North Center St. Neighborhood Park	3-5 Years	Village	OPRHP
3	Division Street East Mixed Use/Market Rate Apartments	1-3 Years	Owner, Village	Regional Council, CDBG, NYMS, Private Investment
4	Gateway Enhancements	1-3 Years	Owner, Village	Private Investment, NYMS,
5	5-Ply Office and Light Industrial Development	3-5 Years	Owner, Village	Regional Council, NYSDEC, NYSDOS, ESDC
6	Bowl Mor, LLC	1-3 Years	Owner, Village	Private Investment, NYMS, CDGB
7	Bristol-Myers Squibb Open Space Enhancements	1-3 Years	Bristol-Myers Squibb	Private Investment
8	Burnet Avenue and West Manlius Street Gateway Redevelopment	3-5 Years	Owners, Village	ESDC, CDBG, NYMS, Private Investment
Streetscape and Green Infrastructure				
Streetscape, green infrastructure, lighting and pedestrian/bicycle improvements		1-5 Years	Village	CDBG, NYMS, EFC-Green Innovation Grant
Land use Techniques				
1	Rezone the Manlius Street Corridor to Establish the Downtown Neighborhood and Downtown Core Districts	2-3 Years	Village	Village, NYMS (Design Guidelines only)
2	Promote and Facilitate New Commercial and Light Industrial Uses that can take Advantage of their Proximity to the Railroad	2-3 Years	Village, Interested Land and Business Owners	Regional Council, ESDC, CDBG, NYMS, Private Investment
3	Consider a New Commercial and Light Industrial Zoning District to Facilitate more	2-3 Years	Village, Interested Land and Business Owners	Village

Table 4-2 Implementation Plan Matrix				
Action Item		Timeframe to Begin Project	Responsible Party(ies)	Potential Funding Sources
	Efficient and Planned Growth and Additional Protection for Residential Areas			
4	Consider a New Planned Light Industrial/Commercial Mixed-Use Overlay District	2-3 Years	Village	Village
5	Consider Design Standards to Protect Residential Uses from Commercial and Light Industrial Uses	2-3 Years	Village	Village, NYMS (Design Guidelines only)
6	Consider Implementing Design Standards for the Manlius Street Business District	2-3 Years	Village	Village, NYMS (Design Guidelines only)
7	Evaluate Existing Parking Requirements and Consider a Long Term Strategy	2-5 Years	Village, Interested Landowners	Village
Housing				
1	Formally Establish a Housing Committee	Immediate	Village, Local and Regional Housing Agencies and Non-Profit Groups	N/A
2	Promote Home Ownership through Existing and New Programs	1-3 Years	Village, Local and Regional Housing Agencies and Non-Profit Groups	CDBG, NYMS, Private Investment
3	Address Problems Associated with Absentee Landlords	Immediate	Village	N/A
4	Rehabilitation and Remodeling	2-5 Years	Village, Interested Landowners	Regional Council, CDBG, NYMS, Private Investment
5	Enhance Property Maintenance Law	Immediate	Village	N/A

FIGURES



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East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 1 - Community & Regional Context Map
December 2013

KEY

-  Village of East Syracuse
-  NYS Canal System

Significant Regional Features

- > NYS Canal System
- > City of Syracuse
- > Syracuse University, SUNY ESF and Le Moyne College
- > Cities of Rochester, Buffalo, Utica, Oswego, and Fulton
- > Adirondack Mountains
- > Finger Lakes Region
- > Lake Ontario

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Figure 2 – Study Area Context Map
December 2013

KEY

-  Village Boundary
-  BOA Boundary

Significant Local Features

- > City of Syracuse
- > Bristol-Myers Squibb
- > CSX Railroad
- > Syracuse-Hancock International Airport
- > Industrial & Manufacturing Area
- > Syracuse University, SUNY ESF, and LeMoyne College
- > Retail Center
- > Transportation Network

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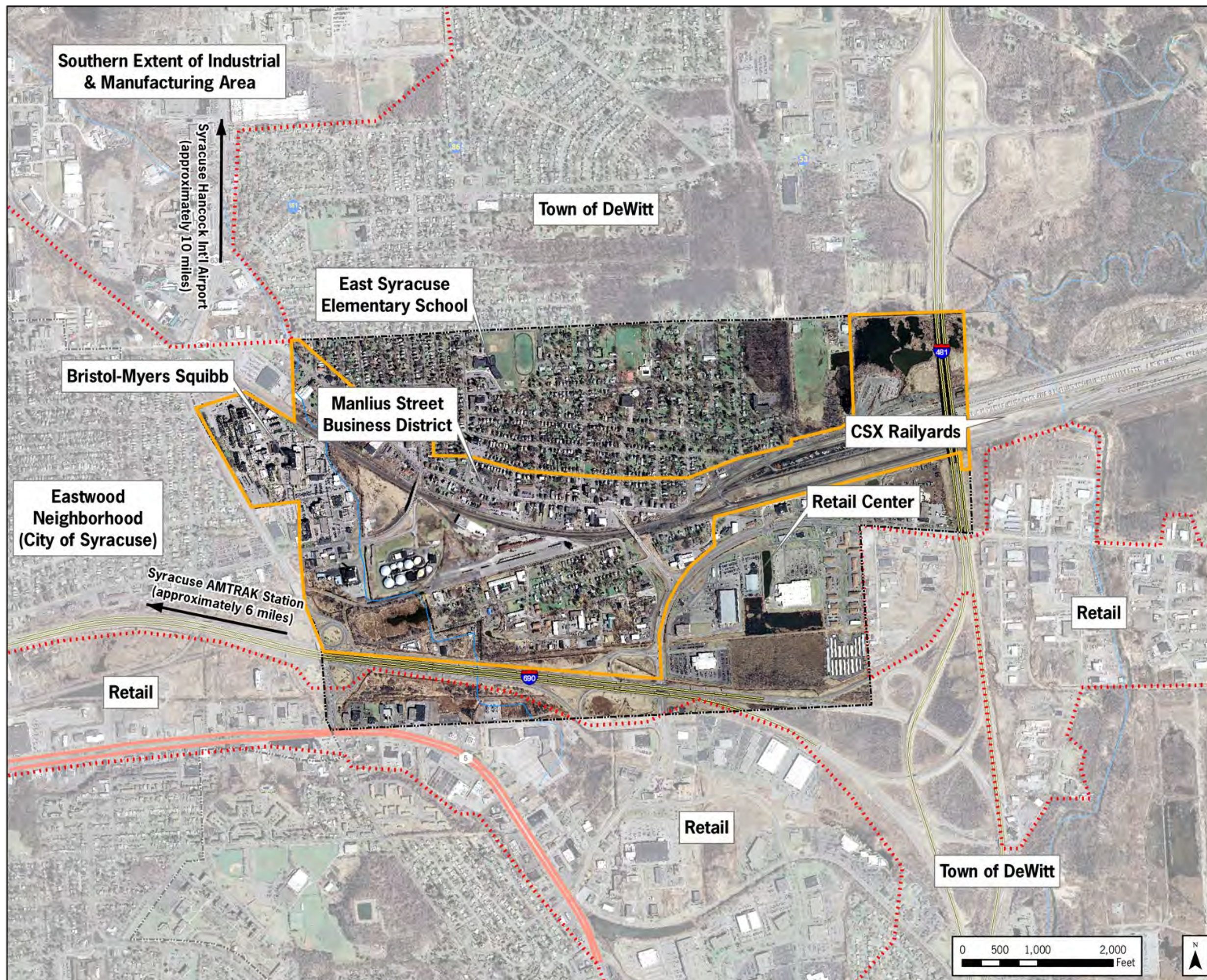
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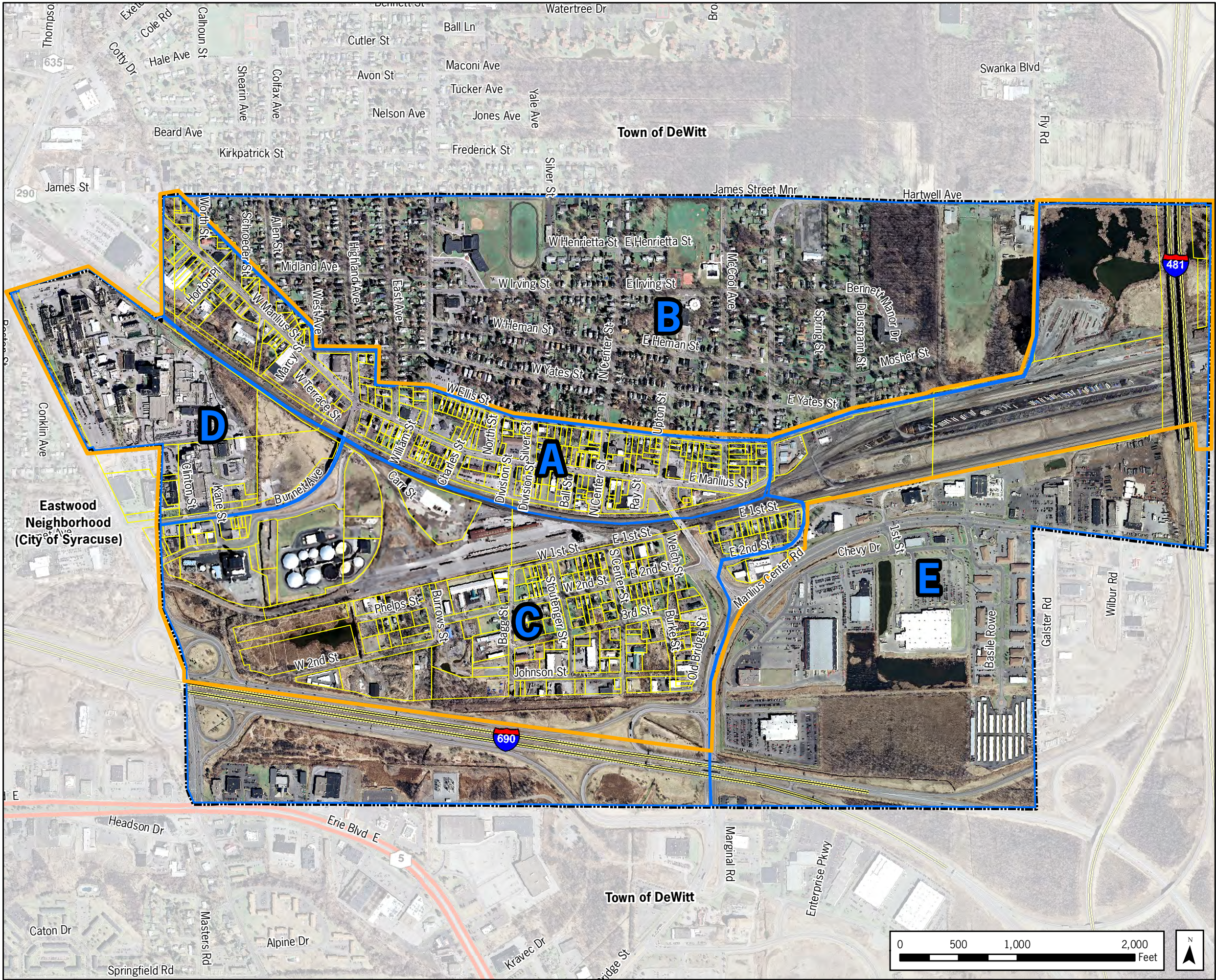


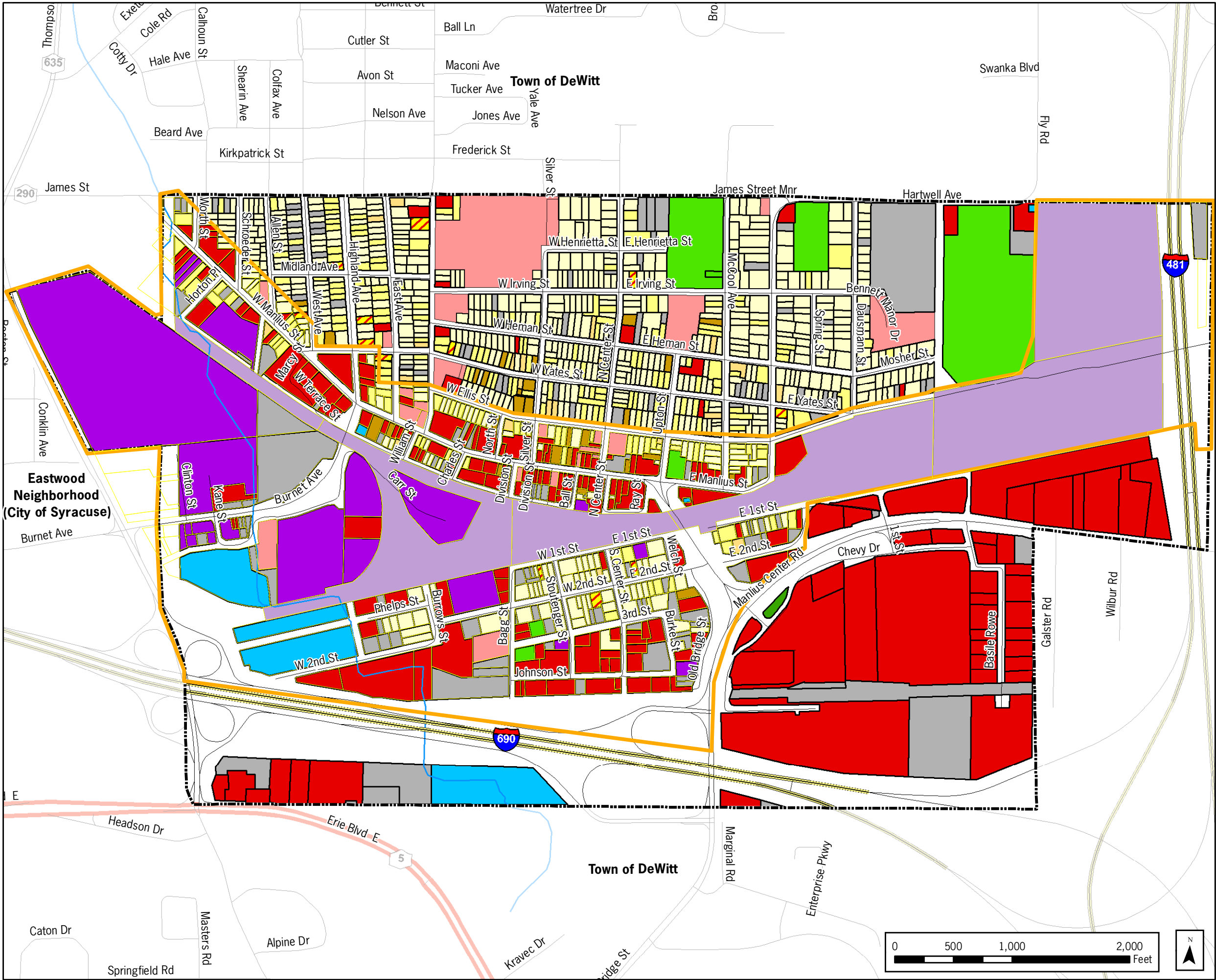
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Figure 4 – Existing Land Use Map
December 2013

KEY

- Village Boundary
- BOA Boundary
- Land Use**
- 1 Family Residence
- 2 Family Residence
- 3 Family Residence
- Apartments
- Commercial
- Community Services
- Industrial
- Multi-Purpose / Multi-Structure
- Public Services
- Recreation & Entertainment
- Vacant Land
- Wild Forested, Conservation Lands & Public Parks
- CSX Parcels

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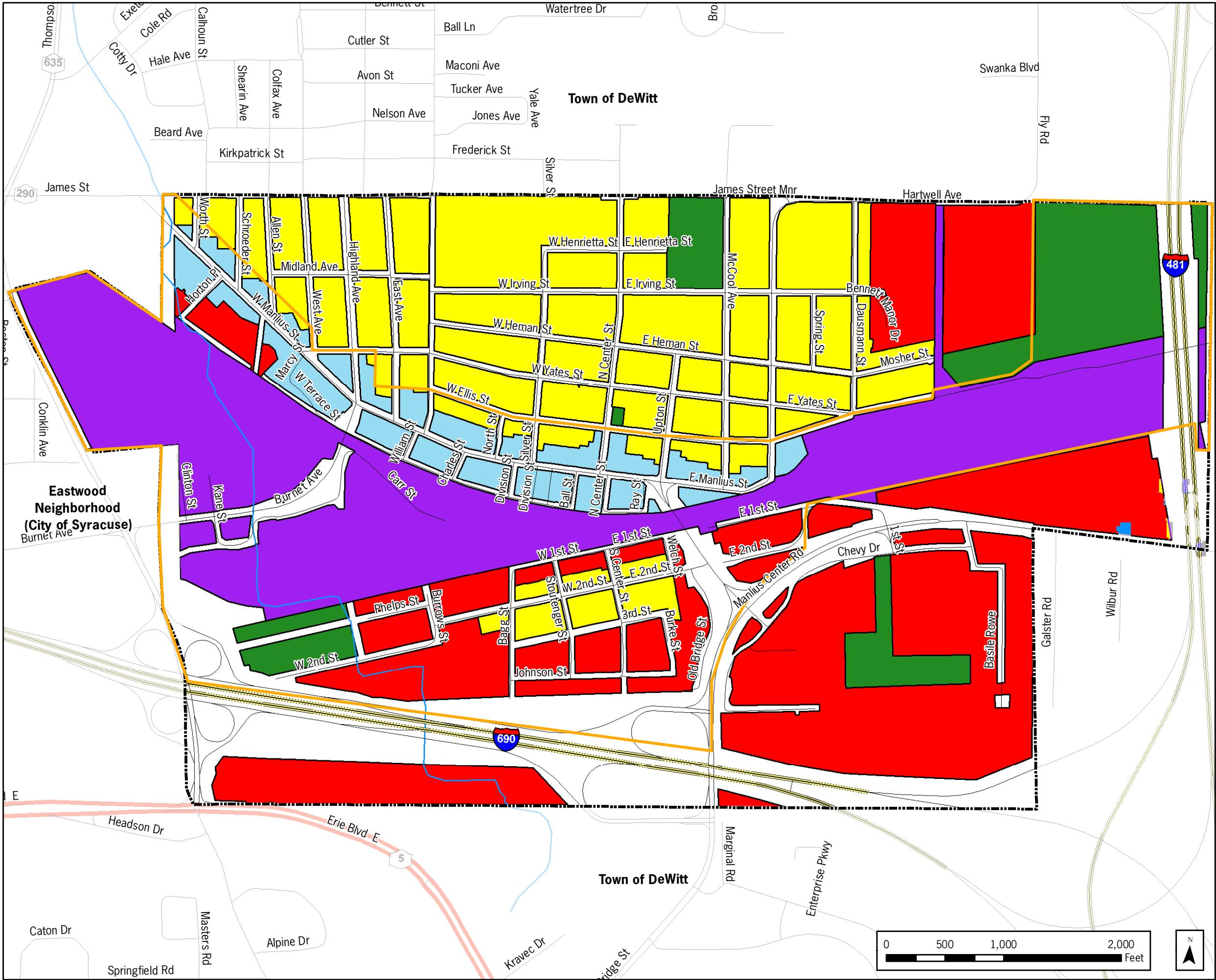
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Figure 5 – Existing Zoning Map
December 2013

KEY

Village Boundary

BOA Boundary

Zoning (2007)

General Commercial

Industrial

Land Conservation

Main Street

Residential

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Figure 6 – Land Ownership Patterns Map
December 2013


 Village Boundary


 BOA Boundary


Ownership


 Private


 Onondaga County IDA


 Village of East Syracuse

 East Syracuse Minoa CSD

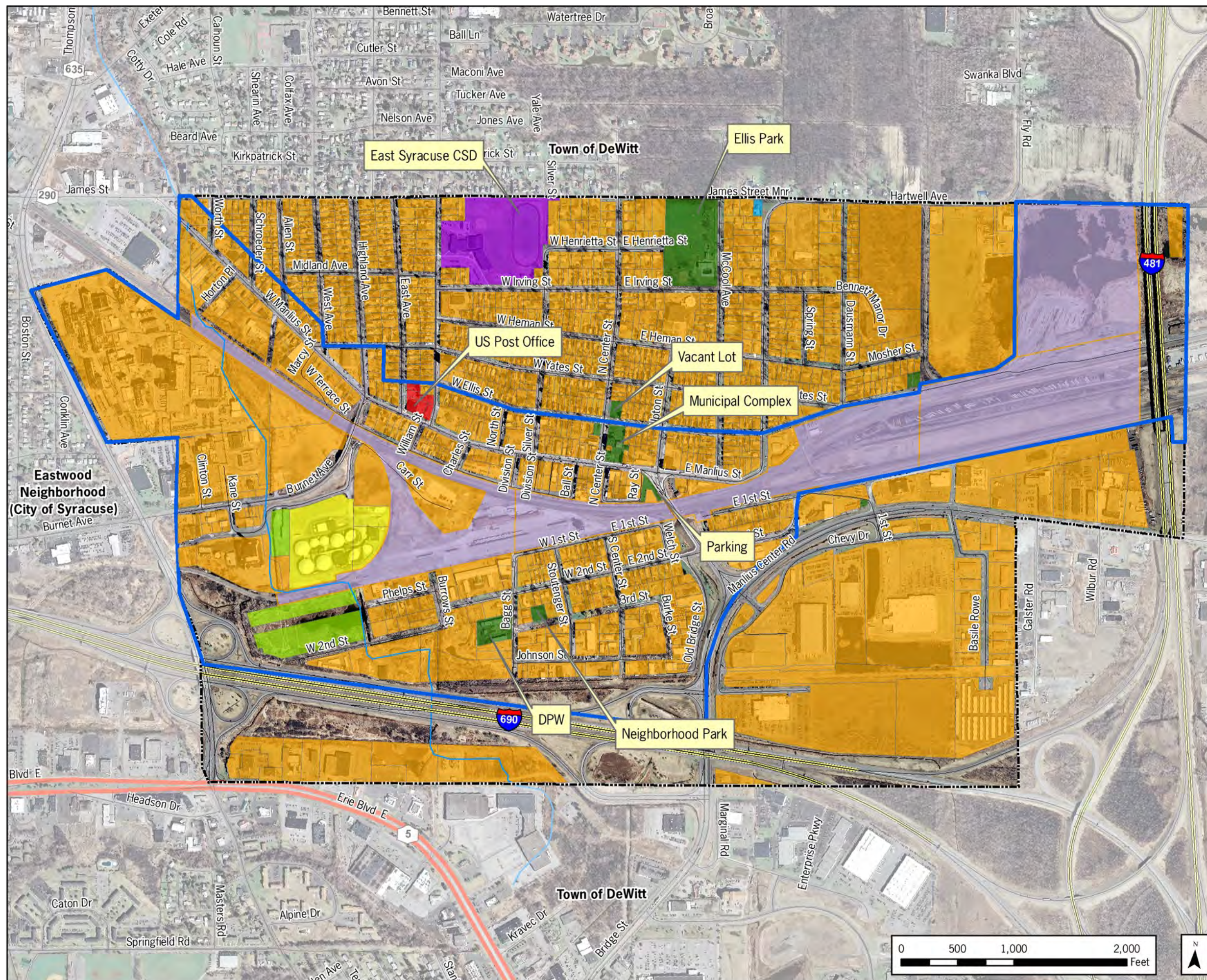
 Onondaga County

 State Office of Mental Health

 Federal

 CSX Railroad




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Figure 7 – Parks and Open Space Map
December 2013

KEY

-  Village Boundary
-  BOA Boundary
-  Parks and Open Space

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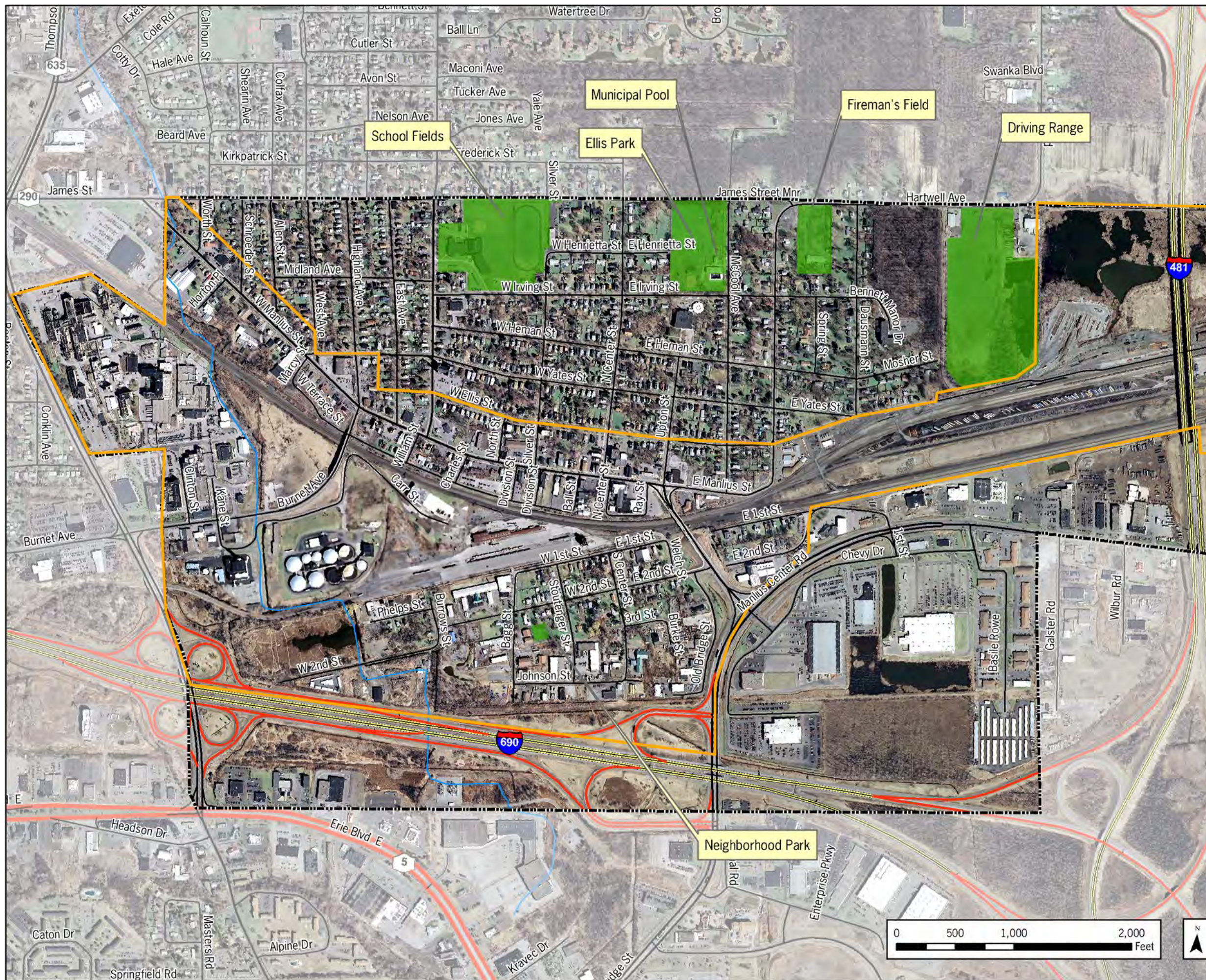
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This aerial map of the Syracuse, NY area highlights various commercial and industrial sites. Key locations include Bristol-Myers Squibb, Morse Manufacturing, Shear/Style CNY Karate, Syr Children's Theatre, 5-Ply/Fmr Selflock, Clearwood, Family Dollar/BowlMor, US Post Office, Rite Aid, ARC of Onondaga, Village Hall-Fire Dept, Thrifty Shopper, M, Mineo Wholesale Co, Former Fridal Paper & Box, Syr Corrugated Box Corp, Syr Merit O'Connell Electric, Speedy Medical Transport, Dewitt Vet Med Ctr, Liland Trade & Radiator Svc, and Willey Lumber Co Inc. The map also shows major roads like James St, Burnet Ave, Carr St, Division St, and I-190. A scale bar indicates distances up to 2,000 feet.

KEY

-  Village Boundary
-  BOA Boundary
-  Key Buildings
-  Parcel Boundaries

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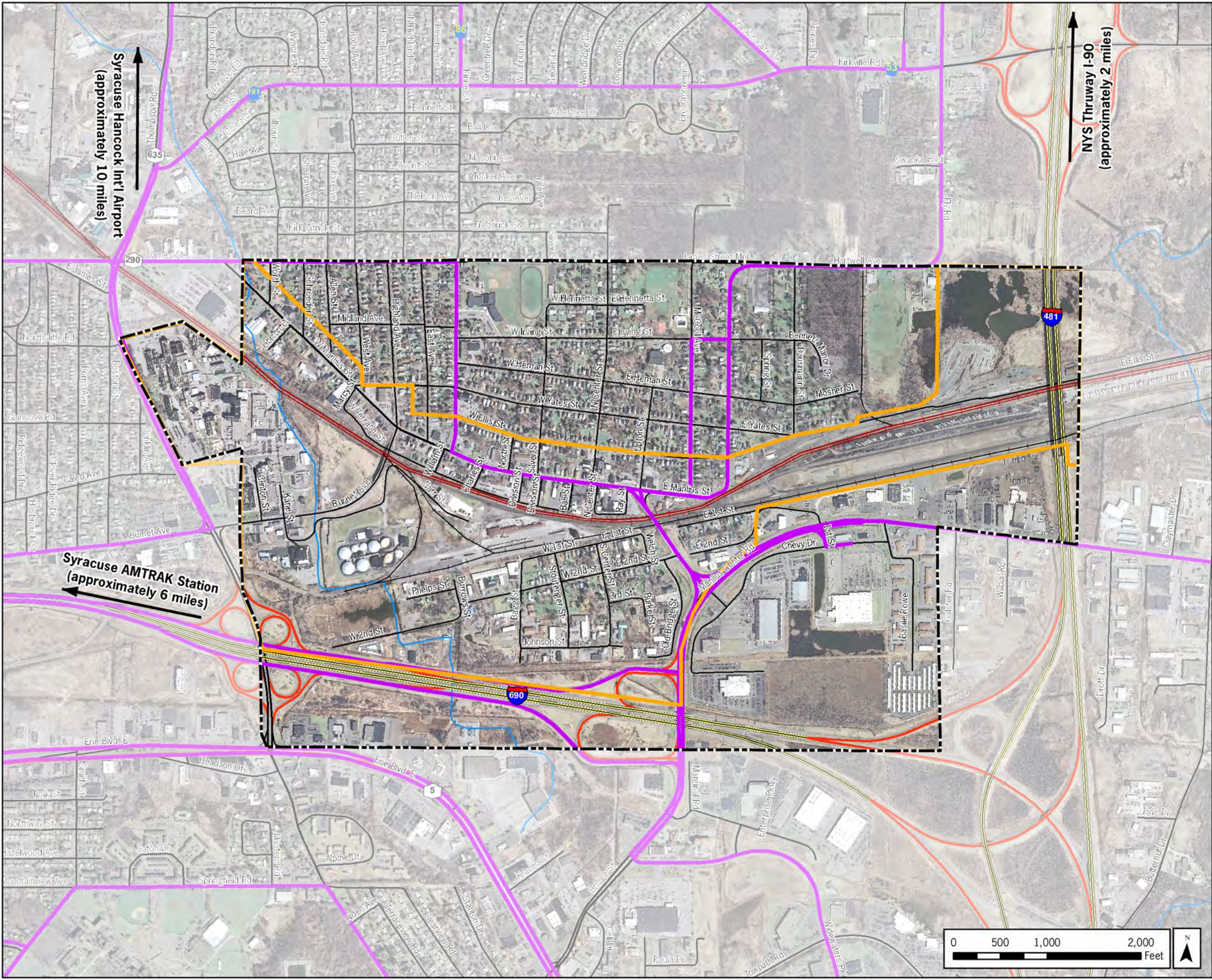
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September 2014

 Village Boundary
 BOA Boundary
 Businesses with 10-14 Employees
 Businesses with 15-30 Employees
 Businesses with 31+ Employees

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Figure 10 – Transportation Systems Map
December 2013

- KEY**
- Village
 - BOA Boundary
 - CENTRO Bus Route
 - AMTRAK Passenger Rail Service
 - CONRAIL Freight Rail Service
- Road Class**
- Limited Access Highway
 - Major Highway
 - Major Road
 - Minor Road
 - Ramps

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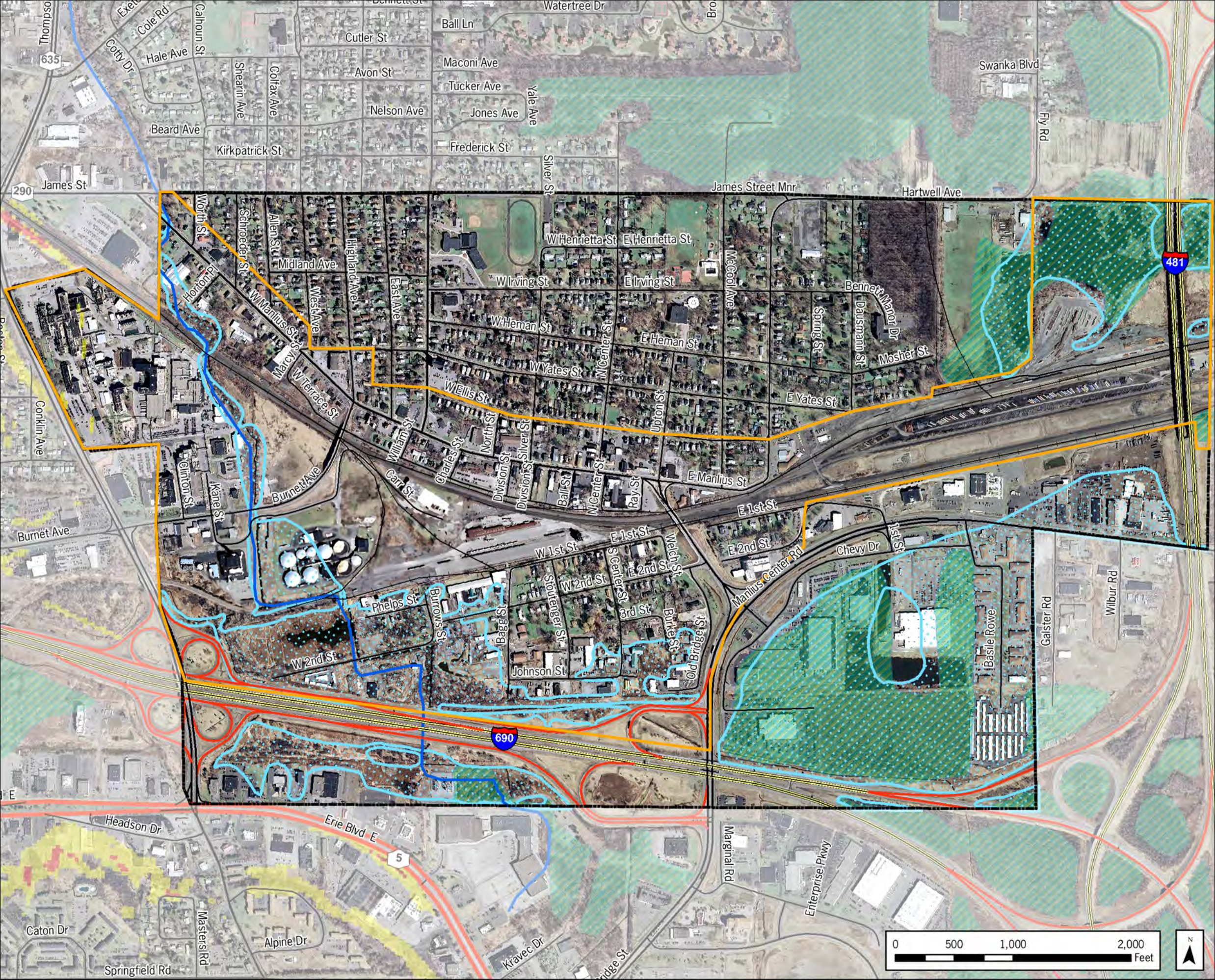
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Figure 11 – Natural Resources and
Environmental Features Map

December 2013

KEY

- Village Boundary
- BOA Boundary
- Rivers and Streams
- 100-Year Floodplain
- DEC Wetlands
- Slope
 - 15% - 25%
 - Over 25%

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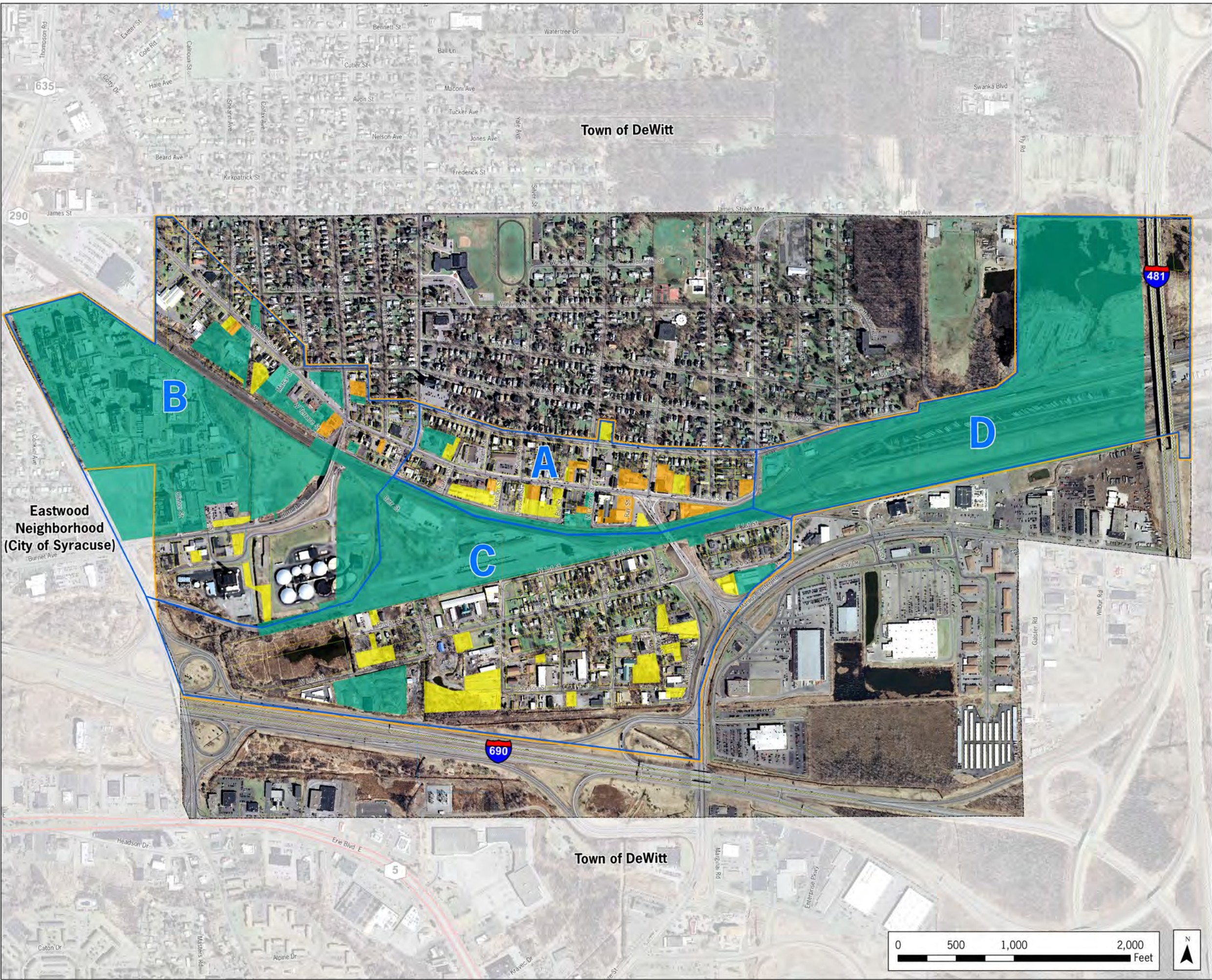
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Figure 12 – Brownfield, Underutilized,
and Vacant Sites Map
December 2013

- KEY
- Village Boundary
 - BOA Boundary
 - Parcel Boundaries
 - Brownfield Parcels
 - Underutilized Parcels
 - Vacant Parcels

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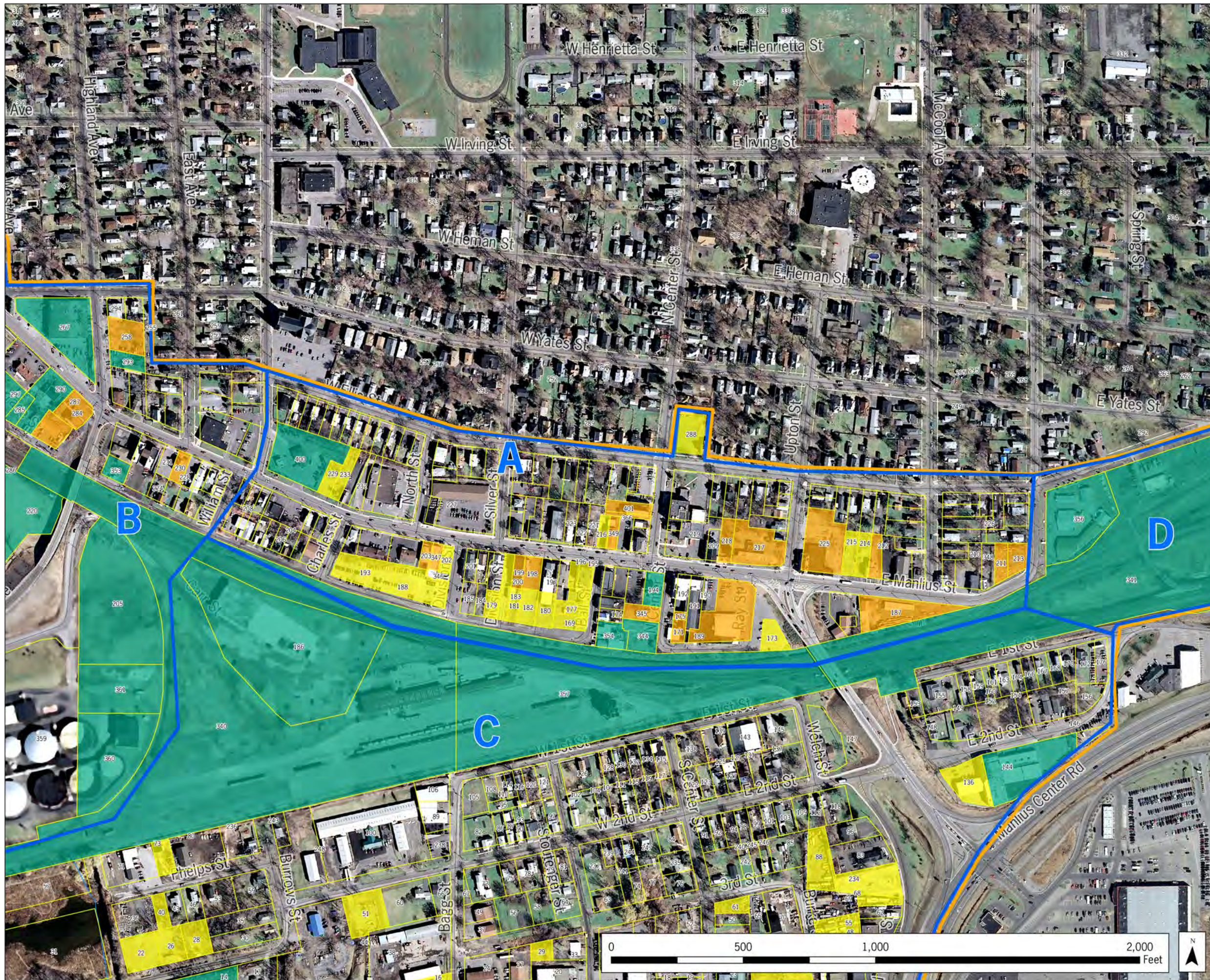
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Figure 12A – Brownfield, Underutilized,
and Vacant Sites Map

December 2013

KEY

- Village Boundary
- BOA Boundary
- Parcel Boundaries
- Brownfield Parcels
- Underutilized Parcels
- Vacant Parcels

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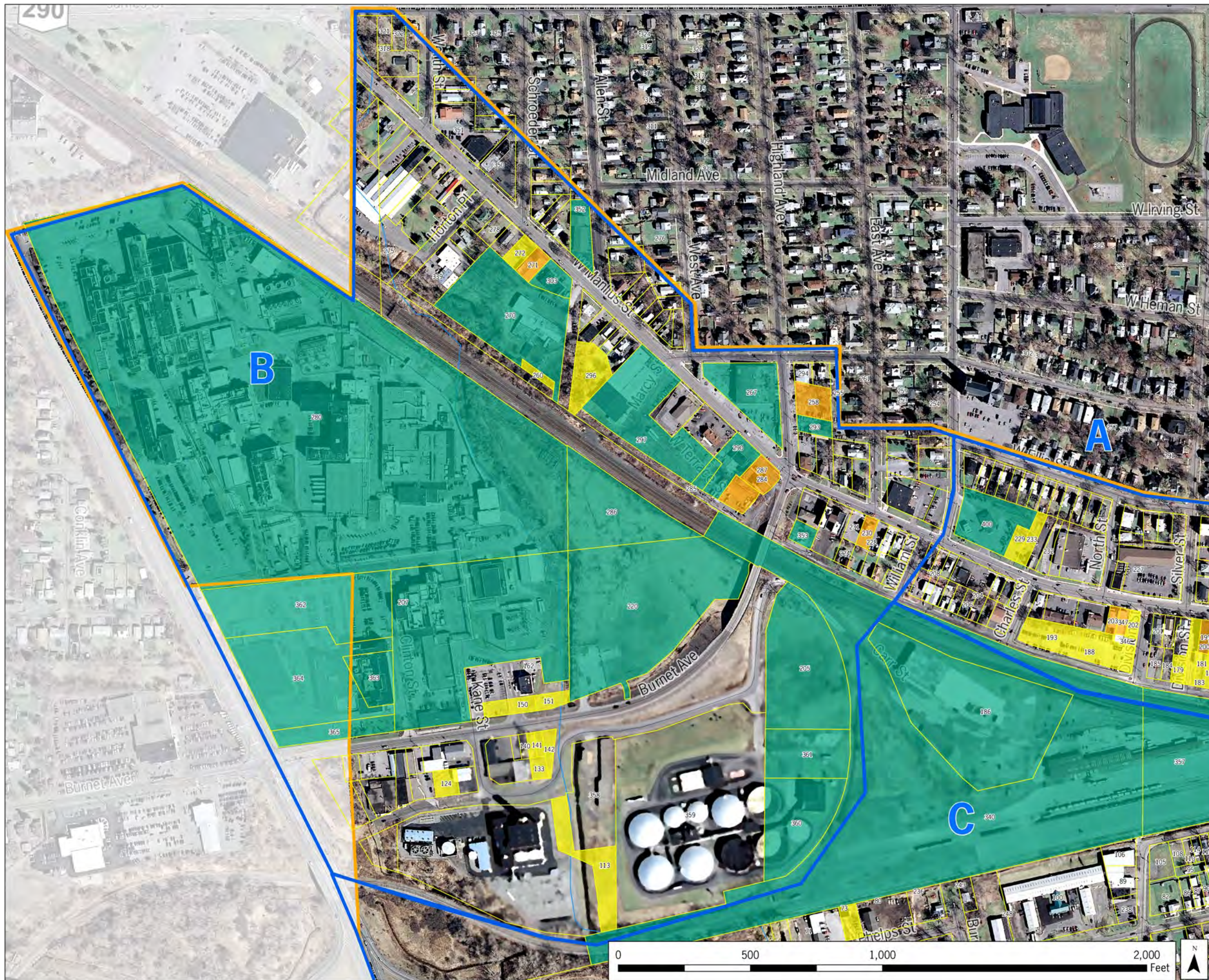
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Figure 12B – Brownfield, Underutilized,
and Vacant Sites Map

December 2013

KEY

- Village Boundary
- BOA Boundary
- Parcel Boundaries
- Brownfield Parcels
- Underutilized Parcels
- Vacant Parcels

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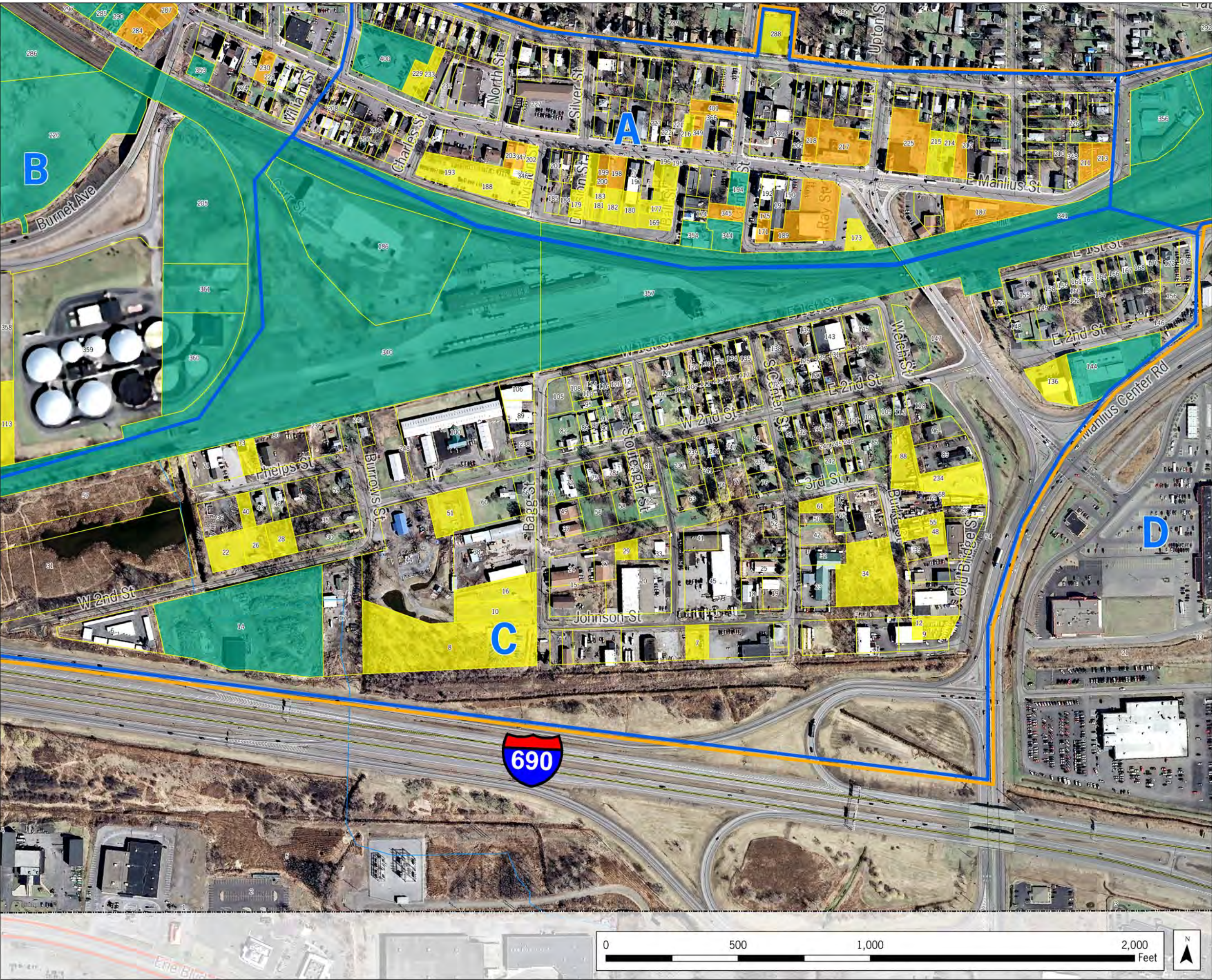
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Figure 12C – Brownfield, Underutilized,
and Vacant Sites Map

December 2013

KEY

- Village Boundary
- BOA Boundary
- Parcel Boundaries
- Brownfield Parcels
- Underutilized Parcels
- Vacant Parcels

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Figure 12D – Brownfield, Underutilized,
and Vacant Sites Map

December 2013

KEY

- Village Boundary
- BOA Boundary
- Parcel Boundaries
- Brownfield Parcels
- Underutilized Parcels
- Vacant Parcels

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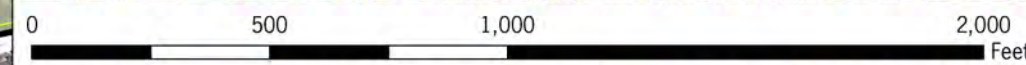


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East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 14A - Priority & Strategic Concepts

December 2013

KEY

-  Village Boundary
-  Study Area Boundary
-  Priority Sites - Short Term
-  Strategic Sites - Long Term

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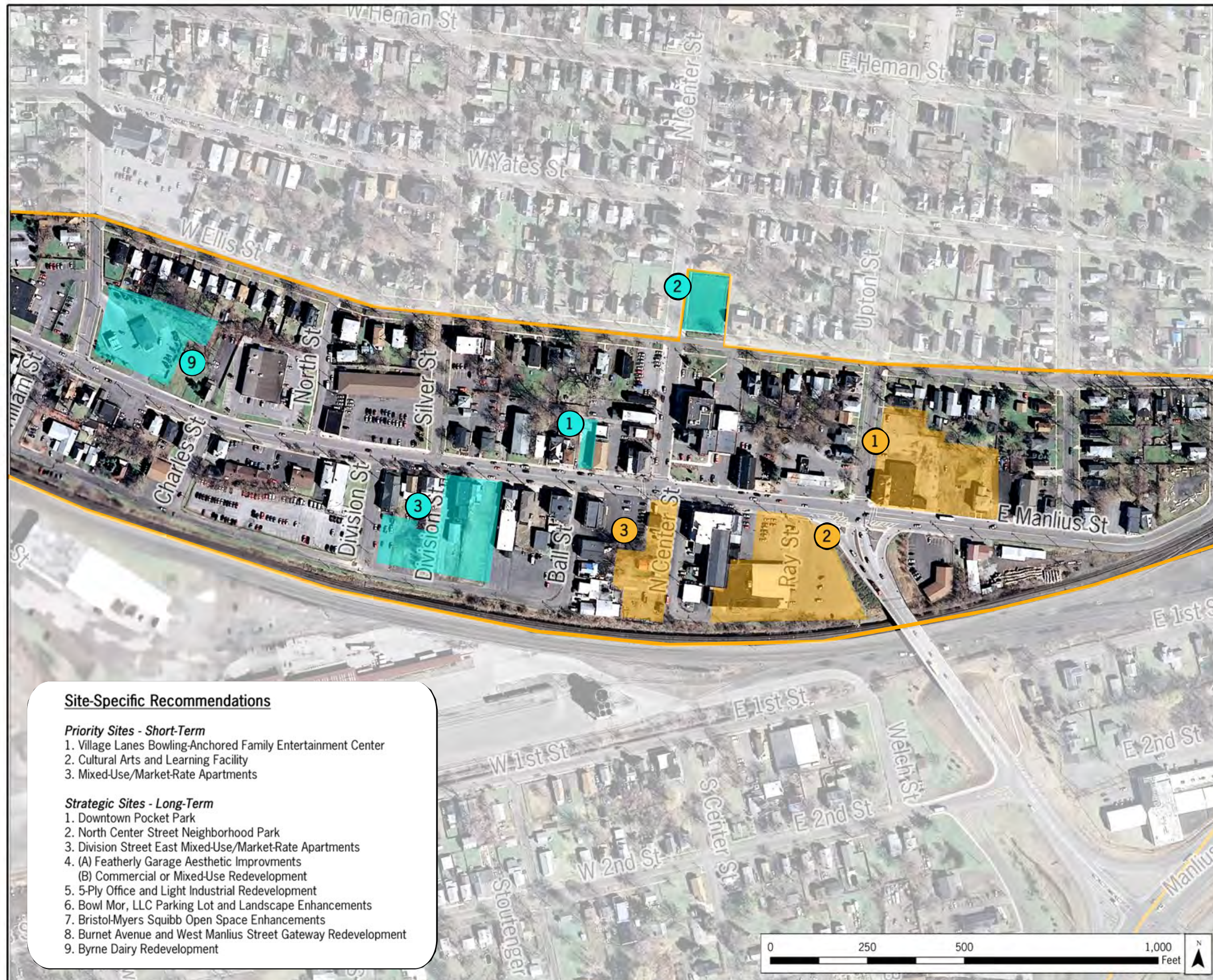
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Site-Specific Recommendations

Priority Sites - Short-Term

1. Village Lanes Bowling-Anchored Family Entertainment Center
2. Cultural Arts and Learning Facility
3. Mixed-Use/Market-Rate Apartments

Strategic Sites - Long-Term




1. Downtown Pocket Park
2. North Center Street Neighborhood Park
3. Division Street East Mixed-Use/Market-Rate Apartments
4. (A) Featherly Garage Aesthetic Improvements
(B) Commercial or Mixed-Use Redevelopment
5. 5-Ply Office and Light Industrial Redevelopment
6. Bowl Mor, LLC Parking Lot and Landscape Enhancements
7. Bristol-Myers Squibb Open Space Enhancements
8. Burnet Avenue and West Manlius Street Gateway Redevelopment
9. Byrne Dairy Redevelopment

East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 14B - Priority & Strategic Concepts

December 2013

KEY

-  Village Boundary
-  BOA Boundary
-  Priority Sites - Short-Term
-  Strategic Sites - Long-Term

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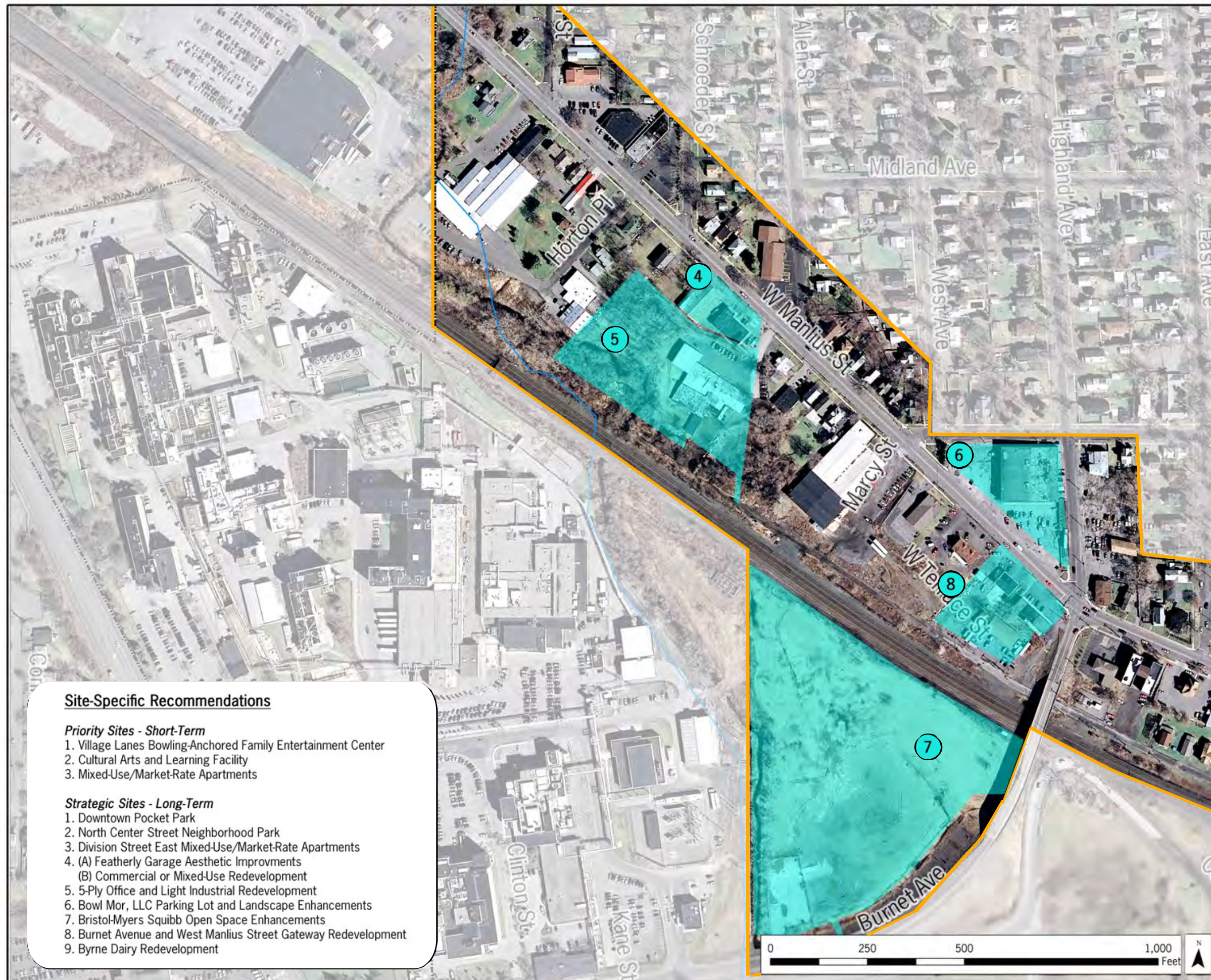
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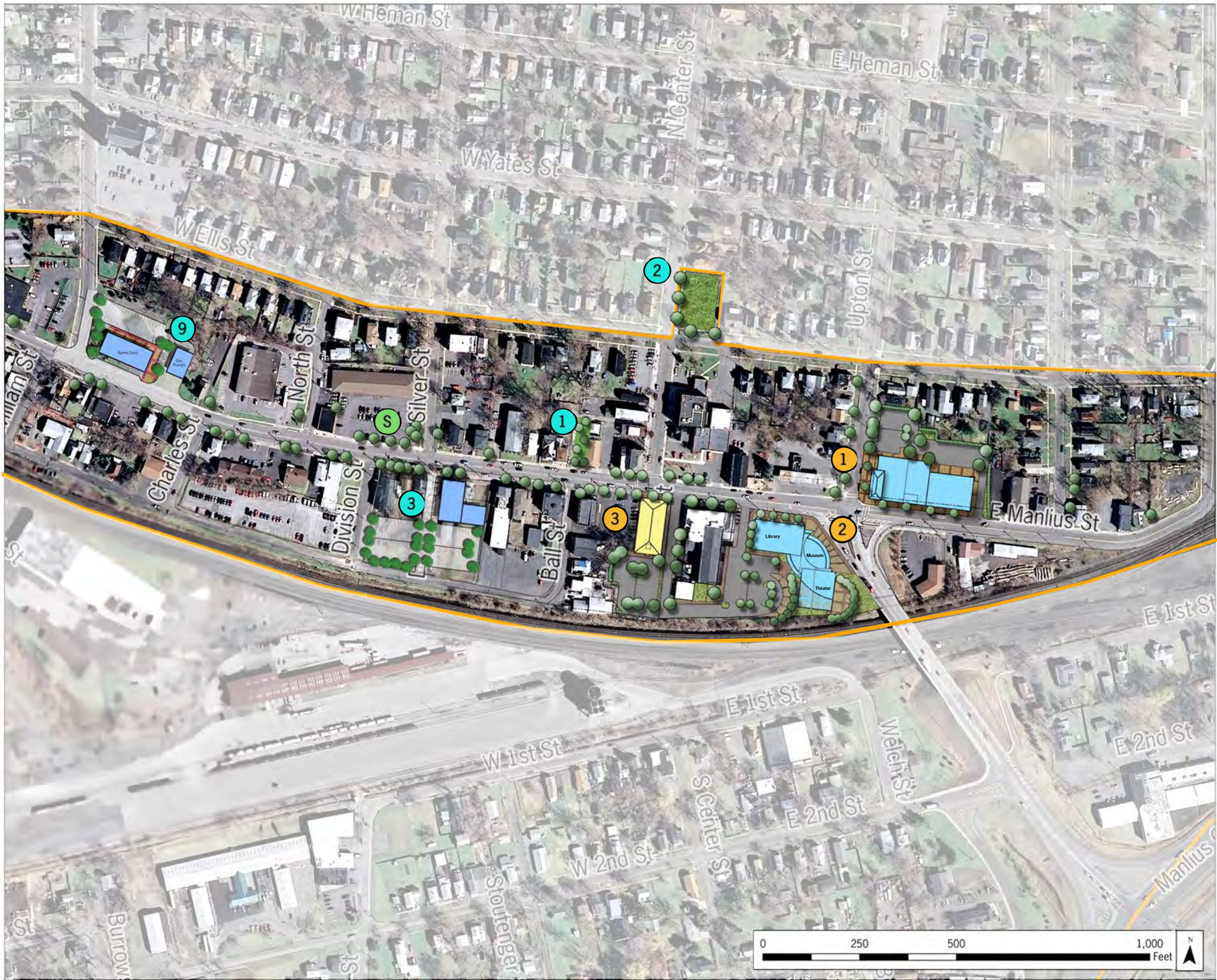
Site-Specific Recommendations

Priority Sites - Short-Term

1. Village Lanes Bowling-Anchored Family Entertainment Center
2. Cultural Arts and Learning Facility
3. Mixed-Use/Market-Rate Apartments

Strategic Sites - Long-Term

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5. 5-Ply Office and Light Industrial Redevelopment
6. Bowl Mor, LLC Parking Lot and Landscape Enhancements
7. Bristol-Myers Squibb Open Space Enhancements
8. Burnet Avenue and West Manlius Street Gateway Redevelopment
9. Byrne Dairy Redevelopment



East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 14C - Priority & Strategic Concepts

December 2013

- KEY
- Village Boundary
 - ▭ Study Area Boundary
 - ① Priority Sites - Short Term
 - ② Strategic Sites - Long Term
 - ③ Streetscape Enhancements

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Figure 14D - Priority & Strategic Concepts

December 2013

KEY

- Village Boundary
- Study Area Boundary
- Priority Sites - Short-Term
- Strategic Sites - Long-Term
- Streetscape Enhancements

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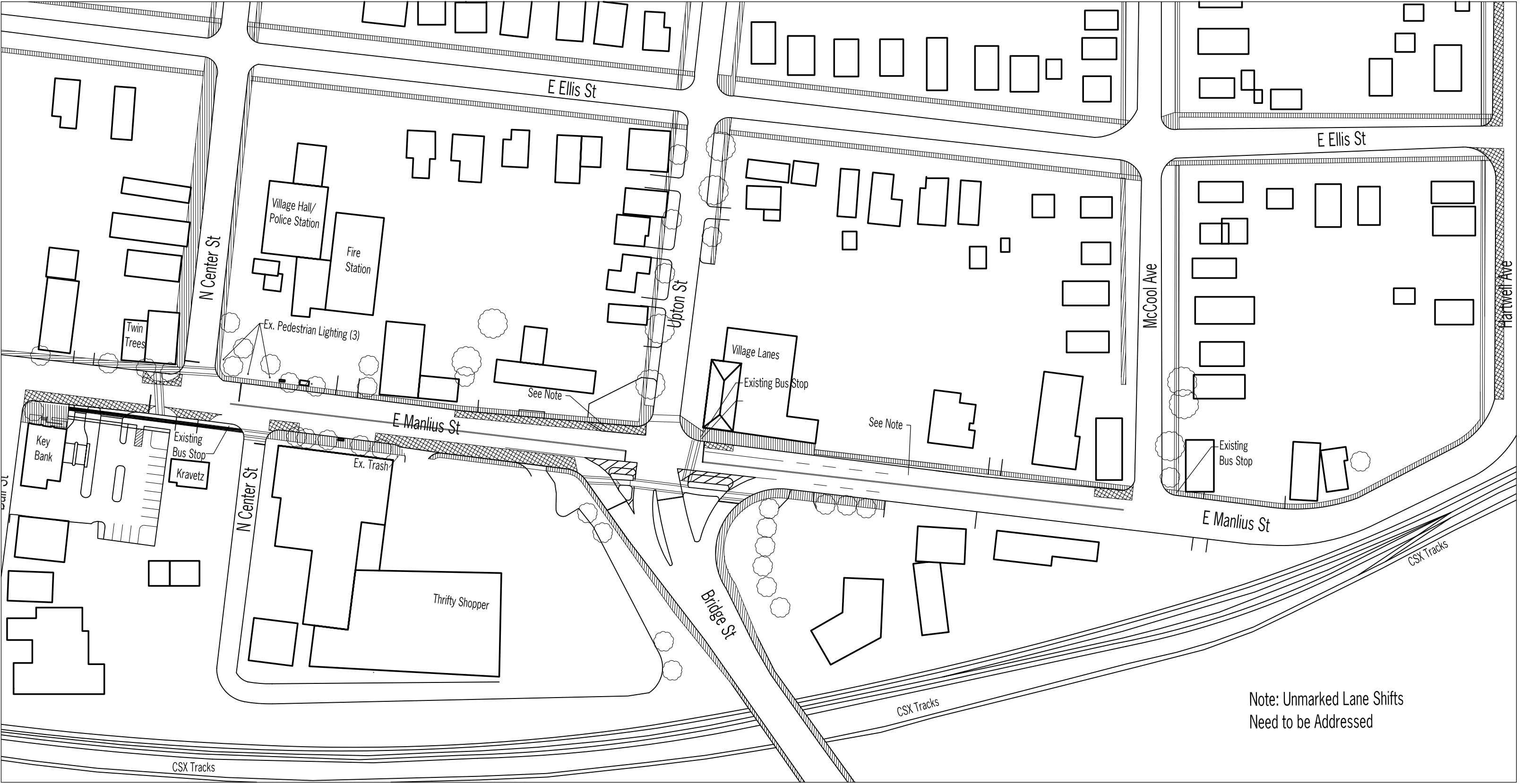
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KEY

- Existing Painted Walks
- Existing Paved Walks
- Existing Crosswalks
- No Parking/Stopping
- Existing Trees

Scale: 1" = 100'

0 50 100 200

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East Syracuse Nomination Study

NYS Brownfield Opportunity Areas Program

Figure 15A-1 - Existing Streetscape (1 of 3)
October 2013



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New York City > Saratoga Springs > Syracuse

KEY

- Existing Painted Walks
 - Existing Paved Walks
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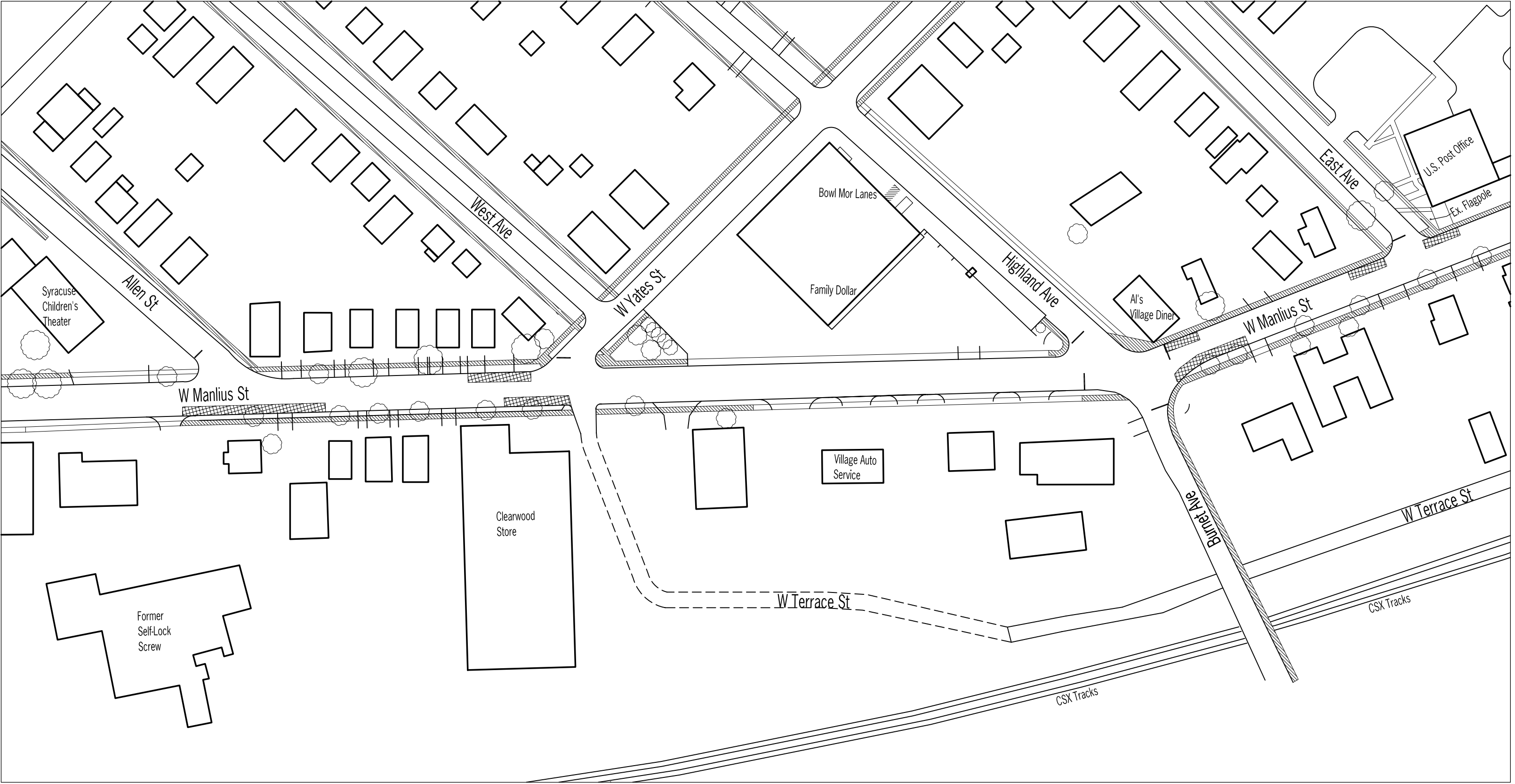
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Figure 15A-2 - Existing Streetscape (2 of 3)
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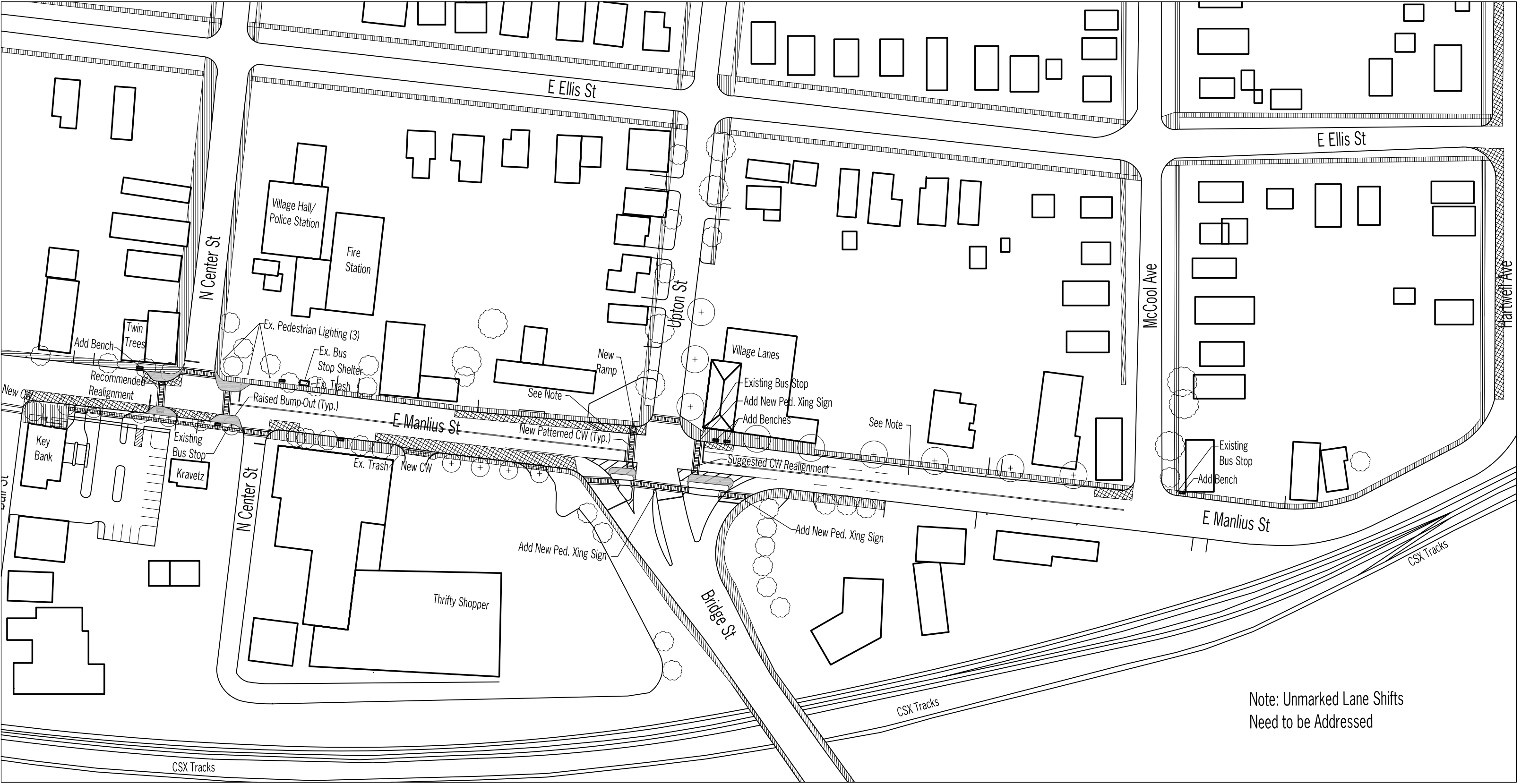
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East Syracuse Nomination Study
NYS Brownfield Opportunity Areas Program
Figure 15A-3 - Existing Streetscape (3 of 3)
October 2013



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KEY

- | | |
|-------------------------------|---------------------------|
| Existing Paved Walks | Proposed Paved Walks |
| Prop. Standard Crosswalks | Existing Tree |
| Proposed Patterned Crosswalks | Proposed Tree |
| No Parking/Stopping | Proposed Pedestrian Light |
- Scale: 1" = 100'
- 0 50 100 200

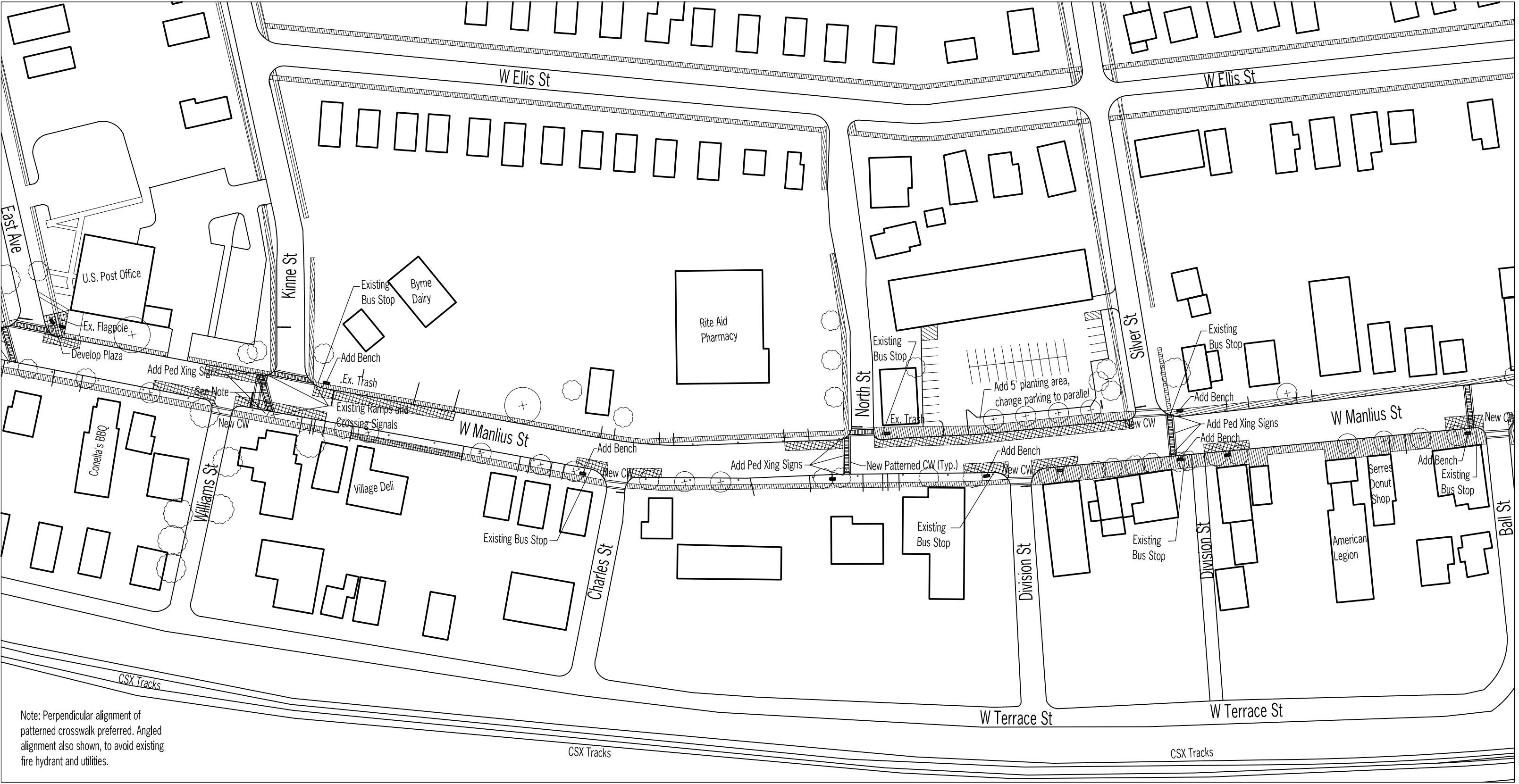
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East Syracuse Nomination Study
NYS Brownfield Opportunity Areas Program

Figure 15B-1 - Proposed Streetscape Concepts (1 of 3)
Preliminary Plans for Discussion Purposes
October 2013



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KEY

- | | |
|-------------------------------|---------------------------|
| Existing Paved Walks | Proposed Paved Walks |
| Prop. Standard Crosswalks | Existing Tree |
| Proposed Patterned Crosswalks | Proposed Tree |
| No Parking/Stopping | Proposed Pedestrian Light |
- Scale: 1" = 100'
- 0 50 100 200

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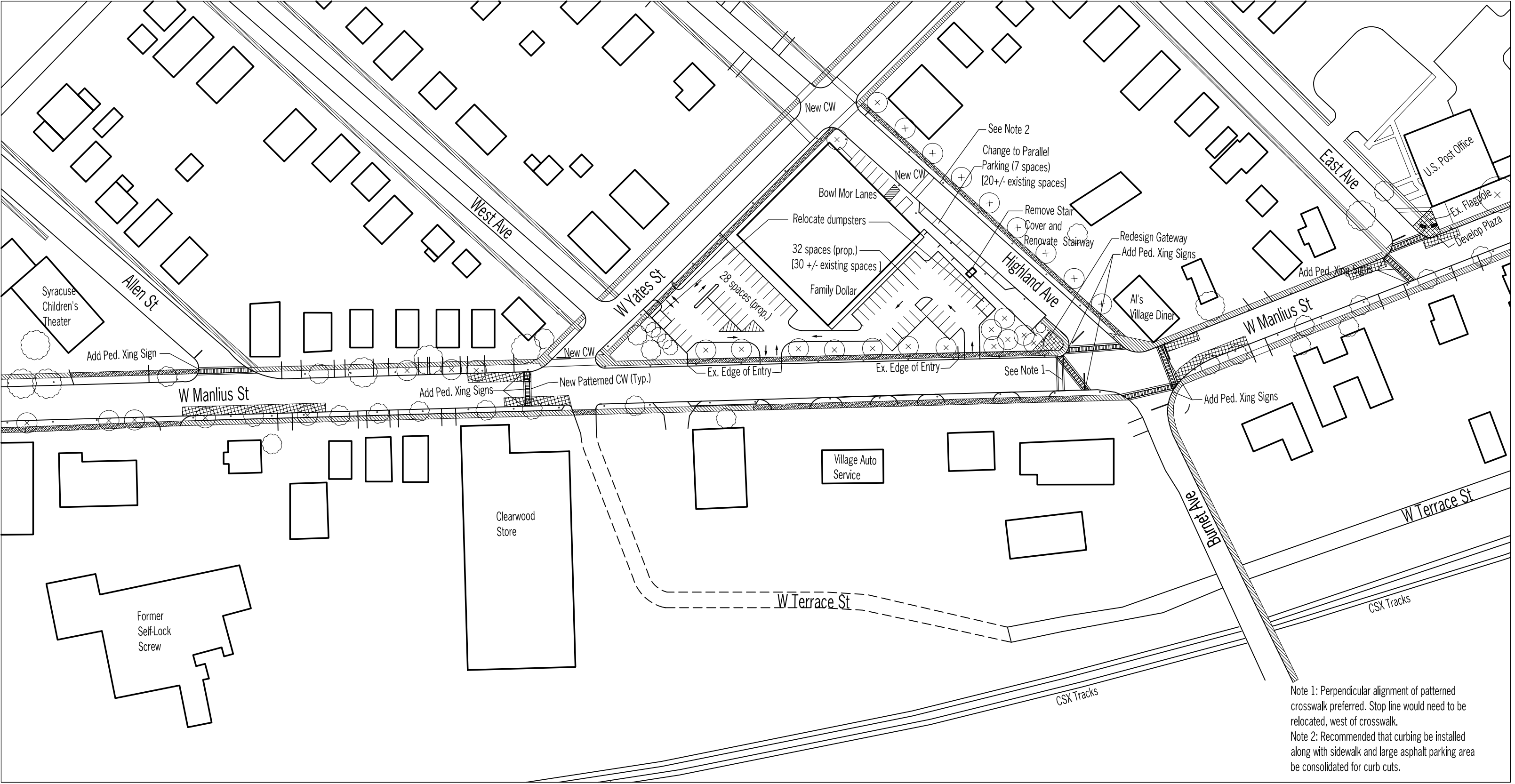
East Syracuse Nomination Study

NYS Brownfield Opportunity Areas Program

Figure 15B-2 - Proposed Streetscape Concepts (2 of 3)

Preliminary Plans for Discussion Purposes

October 2013



Note 1: Perpendicular alignment of patterned crosswalk preferred. Stop line would need to be relocated, west of crosswalk.
Note 2: Recommended that curbing be installed along with sidewalk and large asphalt parking area be consolidated for curb cuts.



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KEY

- | | |
|-------------------------------|---------------------------|
| Existing Paved Walks | Proposed Paved Walks |
| Prop. Standard Crosswalks | Existing Tree |
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East Syracuse Nomination Study
NYS Brownfield Opportunity Areas Program

Figure 15B-3 - Proposed Streetscape Concepts (3 of 3)
Preliminary Plans for Discussion Purposes
October 2013



Prunus virginiana 'Canada Select'
(or 'Schubert') - Canada Red Cherry
20' H, 15' W, green leaves change to maroon,
white flowers, dark fruit, Zone 3a



Syringa reticulata 'Ivory Silk'
Japanese Lilac
20' H, 15' W, dark green leaves, fragrant
creamy white flowers, Zone 4



Zelkova serrata 'JFS-KW1'
City Sprite Zelkova
24' H, 18' W, compact oval to vase shape,
fine-textured leaves, yellow fall color, Zone 5



Zelkova serrata 'Schmidtlow'
Wireless Zelkova
24' H, 36' W, low height, broad vase shape,
green leaves with red fall color, Zone 5



Fraxinus excelsior 'Aureafolia'
Golden Desert Ash
20' H, 18' W, compact round form, yellow leaves
year-round, golden twigs and young stems, Zone 5



Tilia cordata 'Halka'
Summer Sprite Linden
20' H, 15' W, dense pyramid-oval shape,
yellow fall color, natural dwarf, Zone 4



Existing - at Village Firehouse

Pedestrian Light



Sternberg "Augusta" Pole

Option 1: Sternberg

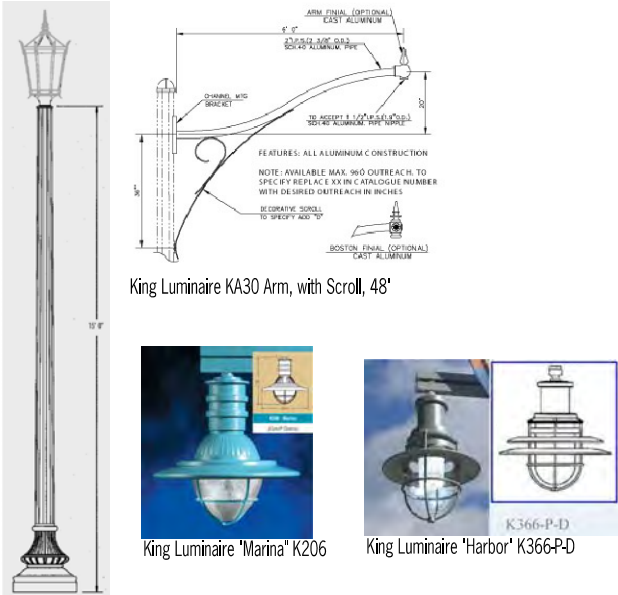
Fixture A: 1912 Summit RLM

Fixture B: Old Town (LED option available)

Augusta Pole, 5' Fluted, 16' H, Black finish

CSA4 Post Arm, 4216FP5/BCC/_ _/BK Pole

_ _ for options available through manufacturer)



King Luminaire "Florentine Sr." Pole

Options 2 and 3: King Luminaire

Florentine Sr. Pole, Fluted, 15' H, Black finish

KA30 Post Arm, with Scroll

Light Fixture 2: "Marina" (K206), black

Light Fixture 3: "Harbor" (K366-P-D), black



Litter Receptacle

Mfr: DuMor, Inc. Style: 124-31PL (31 Gal.)

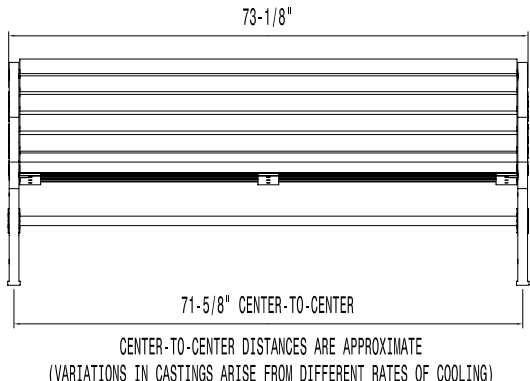
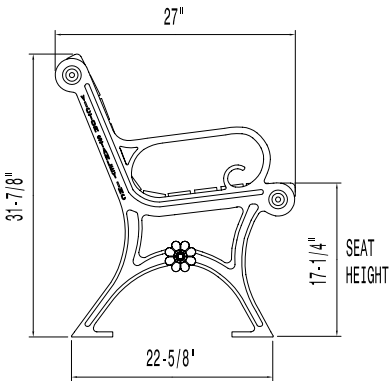
Color: Deep Red, Slats: "Grey" Recycled Plastic



Existing Bench

6' Bench to Match Existing

Mfr - Victor Stanley. Style C-196. Options: Burgundy Powder Coating, Gray Recycled Plastic Slats



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East Syracuse Nomination Study

NYS Brownfield Opportunity Areas Program

Figure 15C-2 - Proposed Streetscape Elements (1 of 2)

October 2013



Standard Crosswalk



Ladder Crosswalk



Patterned Crosswalk: StreetPrint Stamped Asphalt

Asphalt is heated; pattern is imprinted; surface is coated with StreetBond epoxy-acrylic coating.



Patterned Crosswalk: StreetPrint (TrafficPatterns) XD

Asphalt is heated; pattern is imprinted; surface is coated with aggregate-reinforced thermoplastic. (Skid-resistant)



Patterned Crosswalk: Duratherm Inlaid Pattern

Asphalt heated; pattern imprinted; Duratherm inlaid; pavement heated to fuse Duratherm to asphalt. Results in highly durable flush surface; trip- & slip- free.



Pedestrian Crossing Warning Sign

MUTCD W11-2 to be installed with W16-7P



In-Roadway Pedestrian Crossing Sign

MUTCD R1-6, To Be Removed in Winter

Location dependent upon clarification from NYSDOT/Village

Top of sign to be a max. of 48" above pavement surface. Flourescent yellow-green background color may be used for this sign.



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East Syracuse Nomination Study

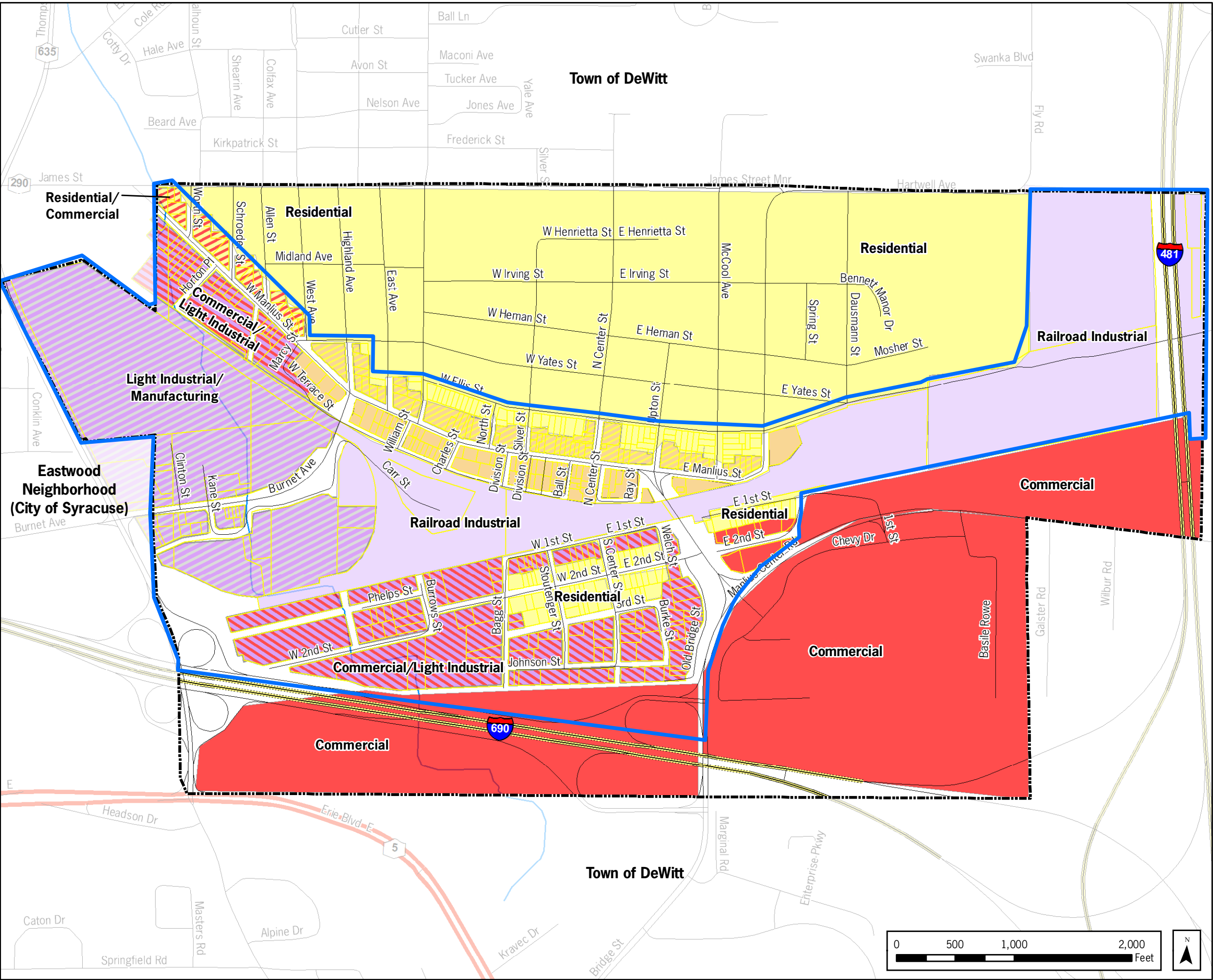
NYS Brownfield Opportunity Areas Program

Figure 15C-3 - Proposed Streetscape Elements (2 of 2)

October 2013

East Syracuse Nomination Study NYS Brownfield Opportunity Areas Program

Figure 16 – Future Land Use Map
March 2015



- KEY
- BOA Boundary
 - Village Boundary
 - Proposed Land Use
 - Downtown Core
 - Downtown Neighborhood District
 - Residential
 - Residential/Commercial
 - Commercial
 - Commercial/Light Industrial
 - Industrial/Manufacturing
 - Railroad Industrial

PROJECT # 2012 - 017.10M
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File Location: B:\2012\12017\Maps\Fig16_ProposedLandUse_Dec2013.mxd



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Village of East Syracuse Ste 2 BOA Nomination Report

Appendix 1: Community Participation Plan and Techniques to Enlist Partners

Introduction

Public participation is a key element of any successful land use development strategy. The Community Participation Plan is intended to help clarify the methods by which the public will be informed of and engaged in the Project.

This Plan will also help clarify and define the responsibilities of the Village of East Syracuse, the project Steering Committee, NYSDOS and Saratoga Associates. By doing so, all individuals involved will be provided with clear expectations regarding their ability to offer input and how that input will be processed by the Project Team.

The document will discuss the 'Community Participation and Visioning Process' – explanation of the public outreach process to be employed, including an outline pertaining to the recommended number of community meetings as well as the purpose of those meetings.

Role of the Steering Committee

The Steering Committee has been established to assist the Village of East Syracuse in the preparation of the Brownfield Opportunity Area Nomination Study. The Committee serves as an extension of the Village and will be responsible for guiding the project through to completion. In addition, the Committee will contribute to, review, provide comments on and approve documents prepared in association with the Nomination Study.

Summary of Those Involved

For the duration of this process, the Project Team will strive to interact with many different groups of people from a variety of backgrounds. These groups will likely include:

- > Elected Officials
- > Village Staff and Boards (Building Department, Department of Public Works, Planning and Zoning Board of Appeals)
- > Community Groups, Organizations and Non-Profits
- > Property and Business Owners:
 - The BOA planning process will include discussions regarding future land use and reuse policies and concepts. As a result, property and business owners (direct stakeholders) associated with lands in the Project Area, will be encouraged to actively participate in the planning process.

Community Participation Plan and Techniques to Enlist Partners

- As part of the outreach process, the direct stakeholders will be invited to meet with the Project Team to learn about the program and provide their ideas, recommendations, additional information about their property and to voice any concerns that they may have. The direct stakeholders will also contribute towards the vision statement and goals.
- > General Public – There are likely to be topics raised during the project requiring input from the community as a whole. In order to facilitate this communication process, meetings will be held to discuss the BOA project and the future of the site. The general public should be involved in the process so that they can gain information on the project, provide input and their ideas about a vision to local leaders and the Project Team.

Public Outreach

- > Public involvement is considered to be a central component that will directly influence the outcome and success of the project.
- > Communicating project goals to project stakeholders will therefore be an important consideration.
- > This project will develop and utilize a variety of tools and methods in order to assure that all interested parties receive adequate notice of project events and important project benchmarks and are made aware of draft materials that require review.

The following tools and methods will be used in order to achieve this goal of excellent public involvement:

Communication and Outreach Tools – It will be the goal of the Village to communicate project goals, concepts, ideas and other issues to stakeholders in a clear and effective manner. These communication methods will utilize a mix of graphic and narrative approaches.

This may include the creation of flyers for local distribution, email notifications, website postings, and press releases to be issued to local media.

Visioning Process

The Steering Committee will be responsible for creating a Community Vision Statement for the proposed BOA project area, including the goals and objectives for the future redevelopment of the project area.

The Community Vision Statement will be guided by information from the Steering Committee, property owners and the public obtained during the initial meetings and initial public works hop.

Brownfield Property and Business Owner Meetings

Property and business owners (direct stakeholders) of property within the study area will be encouraged to actively participate in the planning process. These stakeholders will be invited to meet with the Project Team to learn about the process, provide ideas, recommendations, and additional information about their property and to voice any concerns they may have. They will also contribute to the development of the vision and goals.

Public Workshops

The Committee is proposing to conduct three (3) Public Workshops (one includes the direct stakeholders meeting discussed above). The meeting will be a combined direct stakeholder public workshop is scheduled for the spring of 2013. A second workshop is scheduled for early summer 2013.

The intent of these initial meetings will be to educate the public and stakeholders about the BOA program in general and the Project and involved Study Area.

The meeting agenda will include a welcome and introductions led the Steering Committee, followed by an explanation of the BOA program and a discussion of Study Area strengths and weaknesses.

The public will be solicited to provide input regarding future uses for the Study Area. Upon completion of these initial meetings, the Steering Committee will have public input regarding the overall project and will also have information to guide the draft vision statement.

Materials (maps, charts, handouts, etc.) will be put on display and/or made available. The public is welcome to casually browse materials and interact with the Project Team. Team Members will be on-hand to answer questions and explain project goals and objectives and listen to/gather public input. The public will also be given the opportunity to submit questions regarding all aspects of the project.

All information gathered during this workshop will be incorporated into the draft Nomination Study.

The third and final public meeting will be held in early 2014 with the intention of presenting project findings, which will be in the form of the draft Nomination Study.

The public will be given an opportunity to review and provide input on the completeness and accuracy of the draft Nomination Study during an established public review period. The public review period will be at a minimum 30 days.

Community Participation Plan and Techniques to Enlist Partners

The draft Nomination Study will be posted online in advance of the scheduled date of the meeting and will be made available to the public in hard copy format upon request.

The public will be urged to provide their input in their preferred format: either in person at the public workshop or in writing before, during or after the public workshop, either through letter correspondence or electronically.

Public comments received will be considered and incorporated into the final draft Nomination Study, as necessary and appropriate.

All final products will require Steering Committee approval before submission to the New York State Department of State, Office of Coastal, Local Government and Community Sustainability for final approval.

All public meetings will be advertised through one or more formats, including advance notice in selected local newspaper(s) and through a mix of other media, as necessary and appropriate.

VILLAGE OF EAST SYRACUSE BROWNFIELD OPPORTUNITY AREA

APPENDIX 2 HOUSING ANALYSIS

March 2015

East Syracuse BOA Housing Analysis

SECTION 1 Introduction and Overview.....1.1

SECTION 2 Changes in Population and Households

2.1 Households by Size and Tenure.....2.1

SECTION 3 Housing Supply and Demand

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3.2 Vacancy Rates3.2

SECTION 4 Housing Costs and Affordability

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4.2 Housing Costs and Value4.3

4.3 Homeownership Affordability.....4.6

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5.2 Senior Housing.....5.2

Section 1

Introduction and Overview

Section 1- Introduction and Overview

Housing cost and availability are crucial components in the broad spectrum of elements that help to define the character of the community. With the escalating cost of housing ownership and increasing popularity of rental units, the challenge of servicing the unique needs of differing demographic groups to create and maintain affordable housing is a major task to undertake in the Village of East Syracuse. The overall housing goal for many communities, including East Syracuse, should be to assess current and future housing demand, supply, cost and affordability in order to identify potential gaps in the supply. With this information available, the Village will be better informed to begin addressing issues of affordability.

The first section in this report provides a brief summary of population and household changes that are occurring in East Syracuse. Following the demographic and labor analysis is a description of the inventory of housing choices and how vacancies are affecting the mix, and in turn the demand. Next in the report are the housing costs and affordability for renter and owner occupied units in relation to household and family income. Following housing value and affordability is a short section on Subsidized or Public Housing.

Section 2

Changes in Population and Households

Section 2- Changes in Population and Households

A community's housing needs change over time as the volume and range of the population evolves and housing preferences are altered. Different economic and social factors may influence whether families prefer to rent or buy, build new homes or restore old ones. The size and type of homes are also influenced by family size, householder age, and economic status.

The population of East Syracuse has remained fairly stable over the past decade with a current population of approximately 3,100. There have been some noteworthy changes in the composition of the Village's population in that time period, with the school age population declining in the 5 to 17 year age bracket by 4.4% as well as in the 18 to 24 year college age bracket by 1.1%. Other significant changes are the increase in the <5 preschool age bracket by 2.6% and the decrease in the 55 to 64 "empty nester" age bracket by 2.6%. What this shows is that while the population is aging, young families with children under 5 are moving into the area. Empty nesters are shifting to the senior age bracket, while families with children in the school age and college age brackets are relocating outside of the Village. Over the course of approximately 5 years, the median age in East Syracuse Village has risen from 37.1 to 40.2, which indicates an aging population and a possible outward youth migration.

2.1 HOUSEHOLDS BY SIZE AND TENURE

While the total population has remained consistent over the past several years, the number of occupied households increased by 126 or approximately 9.4%. At the same time, the number of vacancies declined by 40, dropping the vacancy rate from about 8.3% to 5.4%.

As the data in **Table 2-1: Population, Households, Tenure and Household Size** reflects, the net decrease has occurred in the number of owner-occupied households, falling by 2.7%, compared to an unequal percentage increase in renter-occupied households of 21.7%. In 2009, an estimated 41.8% of the Village's households were renters; by 2011 the estimated ratio rose to about 52.3%. These results may be indicating conversions from owner to renter occupied units and the construction of new rental units.

The largest net increase between the two time frames of the American Community Surveys occurred among single-person households. As shown in **Table 2-2: Average Household Size for Comparable Communities**, compared to the other communities, the Village has a smaller renter occupied household size and a larger owner occupied household size, and has experienced a significant 5.7% increase of working adult residents in that time frame. In summary, while the overall population stayed approximately the same and the number of occupied households has increased, the Village has seen fewer owner-occupied units and many

more renter-occupied units, even though they may be smaller in size. This could mean while the average renter household size decreases, an increasing number of working adults are still deciding to live in renter occupied units.

Table 2-1: Village of East Syracuse Population, Households, Tenure and Household Size (Source: Census Bureau, 2005-2009 and 2007-2011 ACS 5 year estimates)			
	East Syracuse Village 2009 ACS 5 year	East Syracuse Village 2011 ACS 5 year	% Change
Total Population	3,084	3,080	-0.1%
Pre-School (<5)	6.5%	8.1%	1.6%
School Age (5-17)	18.0%	13.6%	-4.4%
College Age (18-24)	9.4%	8.3%	-1.1%
Working Adults (25-54)	42.9%	48.6%	5.7%
Empty Nesters (55-64)	10.4%	7.8%	-2.6%
Seniors (65+)	12.8%	13.6%	0.8%
Median Age	37.1	40.2	X
Population in Households	2996	3074	2.6%
Average Household Size	2.24	2.1	-6.3%
Average Owner-Occupied Unit	2.86	2.85	-0.3%
Average Renter-Occupied Unit	1.62	1.50	-7.4%
Total Occupied Households	1336	1462	9.4%
Owner Occupied	671	653	-2.7%
Renter Occupied	665	809	21.7%
Households by persons in Unit			
Total Occupied Units	1336	1462	9.4%
1-person household	41.2%	47.6%	6.4%
2-person household	23.1%	21.1%	-2.0%
3-person household	14.4%	15.3%	0.9%
4-or-more-person household	21.3%	16.0%	-5.3%

Table 2-2: Average Household Size for Comparable Communities, 2011 ACS 5-year Estimates (Source: U.S. Census Bureau, 2007-2011 ACS 5 year estimates)					
	Onondaga County	De Witt Town	East Syracuse	Fayetteville Village	North Syracuse
AVG. HOUSEHOLD SIZE	Estimate	Estimate	Estimate	Estimate	Estimate
Total:	2.44	2.36	2.10	2.14	2.12
Owner occupied	2.60	2.62	2.85	2.33	2.38
Renter occupied	2.13	1.71	1.50	1.57	1.72

Section 3

Housing Supply and Demand

Section 3- Housing Supply and Demand

3.1 HOUSING TENURE

As of 2011, there were an estimated 1,546 housing units in the Village of East Syracuse. East Syracuse's owner-occupied housing units decreased during the past decade, while the total number of rental units increased approximately 21.7%. The data in **Table 3-1: Village of East Syracuse Housing Supply by Tenure** indicates that East Syracuse's housing stock continues to shift from owner to rental and follows national trends of decreasing household size and conversions of existing owner occupied units to renter occupied units. The number of renter occupied units is rising at a more rapid pace than homeowner occupied units, which will influence the affordability of housing as a whole and cause an increase in housing demand and prices.

Table 3-1: Village of East Syracuse Housing Supply by Tenure (Source: U.S. Census Bureau, 2005-2009 and 2007-2011 ACS 5 year estimates)				
	East Syracuse Village 2009 ACS 5 year	East Syracuse Village 2011 ACS 5 year	Numeric Change	% Change
Total Housing Units	1589	1546	-43	-2.7%
Total Occupied	1336	1462	126	9.4%
Owner-Occupied	671	653	-18	-2.7%
Renter-Occupied	665	809	144	21.7%
Total Vacant	253	84	-169	-66.8%
For Rent	93	41	-52	-55.9%
For Sale only	56	21	-35	-62.5%
Other Vacant	104	22	-82	-78.8%
Homeownership Vacancy Rate	7.7%	3.1%	X	4.6%
Rental Vacancy Rate	12.3%	4.8%	X	7.5%

3.2 VACANCY RATES

East Syracuse's rental vacancy rate declined from an estimated 12.3% in 2009 to 4.8% in 2011, possibly due to transition from owner occupied to renter occupied and an improving economy. The homeownership vacancy rate declined from 7.7% to 3.1% in the same period. The vacancy rate includes those units which were vacant and for sale or for rent at the time of the American Community Survey, but does not include units that have been rented or sold and awaiting occupancy, seasonal units, or other vacant units that were being held off market or retained for other purposes.

Since the 1970's, housing analysts have considered housing vacancy rates of 5% maximum for rental units and 2% maximum for ownership stock as sufficient for accommodating reasonable housing choices. Throughout the region, the ownership and rental vacancy rates linger below or close to the desired averages (see **Table 3-2: Regional Comparison of Occupied Housing Stock and Vacancy Rate Estimates in Onondaga County in 2011**).

Table 3-2: Regional Comparison of Occupied Housing Stock and Vacancy Rate Estimates in Onondaga County in 2011 <small>(Source: U.S. Census Bureau, 2007-2011 ACS 5 year estimates)</small>						
	Occupied Housing 2011 (Estimate)			Rental Tenure	Vacancy Rates 2011 (Estimate)	
	Owner	Renter	Total		Owner	Renter
Onondaga County	120,744	62,637	183,381	34.2%	1.6	7.8
De Witt Town (includes East Syracuse)	7,327	2,919	10,246	28.5%	0.6	4.8
East Syracuse Village	653	809	1,462	55.3%	3.1	4.8
Fayetteville Village	1,529	500	2,029	24.6%	0.0	7.2
North Syracuse Village	1,929	1,219	3,148	38.7%	2.0	5.4

In East Syracuse, even though there has been a shift from owner occupied to renter occupied, which the 3.1% owner occupied vacancy rate portrays; there still remains an approximate 4.8% renter vacancy rate. This trend may be a result of employment growth, increased housing demand, and even a lag in housing production. The shift from owner occupied to renter occupied may also be due to increased housing costs and a decrease in housing size due to a tight housing market.

Section 4

Housing Costs and Affordability

Section 4 – Housing Costs and Affordability

The following analysis reviews the demand for housing in East Syracuse, the housing needs of local residents, and assesses what is actually affordable for housing options. It touches on costs and value of different housing options and the affordability of ownership and rental units in regards to ranging income levels of the area.

4.1 HOUSEHOLDS AND FAMILY INCOME

Housing affordability is determined by comparing and contrasting median incomes and the availability of housing options within a variety of income ranges for a given area. Federal and state affordable housing programs group households by income using the area median family income (AMI) as the benchmark. The AMI referenced in this analysis is for the Syracuse Metropolitan Statistical Area (MSA). Housing demand and need has been calculated for four income groups using American Community Survey data: poverty level (based on the federal poverty threshold for a family of four), low (up to 50% of AMI), moderate (51% to 80% of AMI), and middle (81% to 150% of AMI). Average poverty thresholds are calculated yearly by the U.S. Census Bureau by number of family members.

Table 4-1: Median Income for East Syracuse Village and Comparable Regions lists median family and household income for the town, county, and the Syracuse region and the income levels for low, moderate and middle-income households as well as poverty level. What is noteworthy in this table is the fact that the median household income for East Syracuse decreased almost \$5,000 between the time spans as did the median family income decrease almost \$2,700, resulting in an approximate percentage change of -12.6% and -5.0% respectively. This reflects an overall decrease in median incomes for the Village of East Syracuse, while there is a concurrent increase in median incomes for Onondaga County and the Syracuse region alike.

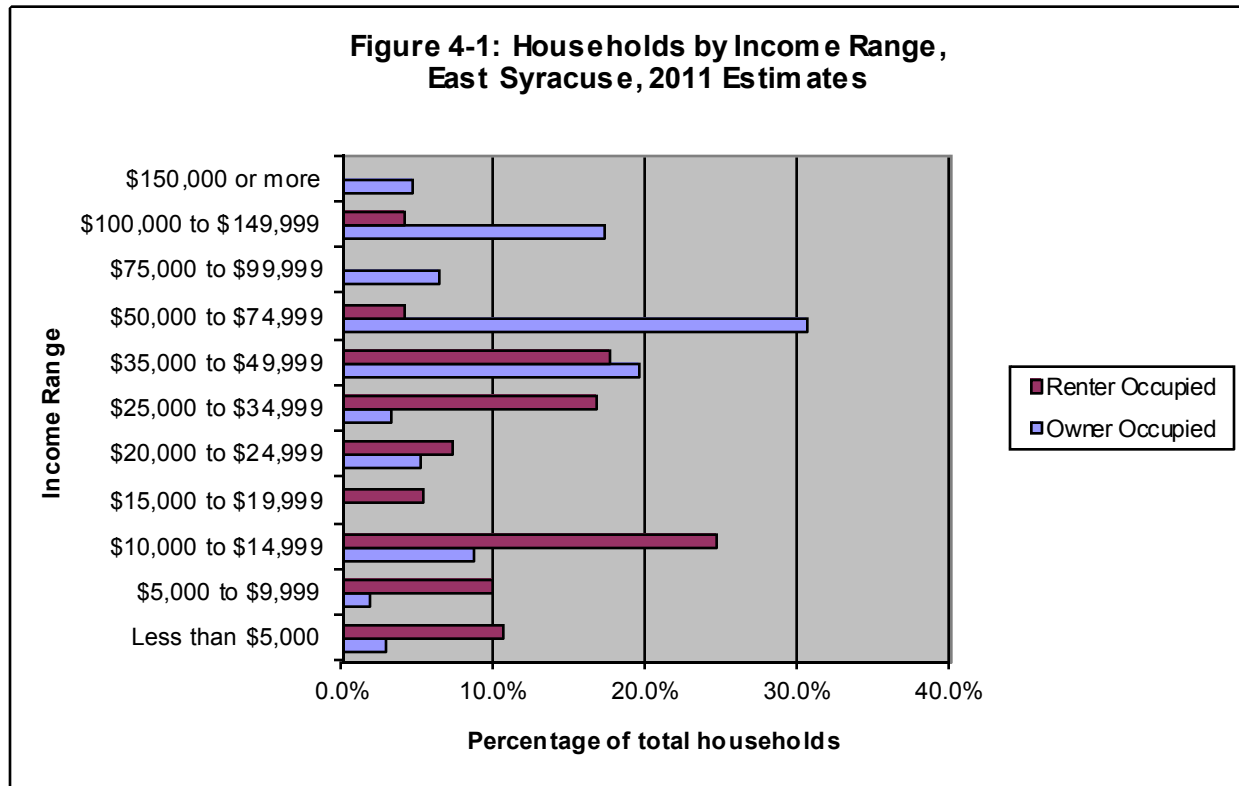
East Syracuse's median homeowner income in 2011 was an estimated \$53,531 and the median renter household earned \$19,539. The Village's median incomes as reported in the 2011 American Community Survey were 31% lower than the Syracuse region and over 35% lower than Onondaga County.

As **Figure 4-1: Households by Income Range** illustrates, about 30% of the homeowner households in East Syracuse earned between \$50,000 and \$75,000 and the highest percentage of renters earned between \$10,000 and \$15,000, which falls under the poverty level. The information portrayed in Figure 4-1 shows that a large percentage of homeowners in East Syracuse earn a moderate or middle income, with almost 20% making \$100,000 or more; while

approximately 93% of renters make \$50,000 or less, with about half of that percentage falling below the poverty line.

Table 4-1: Median Income for East Syracuse Village and Comparable Regions				
Source: U.S. Census Bureau, 2005-2009 and 2007-2011 ACS 5 year estimates				
	2009 ACS	2011 ACS	\$ Change	% Change
Median Household Income				
Village of East Syracuse	\$39,130	\$34,191	(\$4,939)	-12.6%
Owner-Occupied	\$57,066	\$53,531	(\$3,535)	-6.2%
Renter-Occupied	\$21,815	\$19,539	(\$2,276)	-10.4%
Onondaga County	\$50,129	\$52,636	\$2,507	5.0%
Syracuse MSA	\$49,850	\$49,694	(\$156)	-0.3%
Median Family Income				
Village of East Syracuse	\$53,934	\$51,250	(\$2,684)	-5.0%
Onondaga County	\$65,458	\$68,375	\$2,917	4.5%
Syracuse MSA	\$63,700	\$65,700	\$2,000	3.1%
Income Group (Syracuse MSA-AMI)				
Poverty Level (National-family of four)	\$21,952	\$23,021	X	X
Low Income (Under 50% of median)	\$31,850	\$32,850	X	X
Moderate Income (Under 80% of median)	\$50,960	\$52,560	X	X
Middle Income (Under 150% of median)	\$95,550	\$98,550	X	X

East Syracuse has had an increase in the number of families in poverty compared to the region as a whole, while most of these families are experiencing decreasing median income, leading to a higher demand of rental housing in the area. Although the rental tenure in East Syracuse is approximately 55%, there is still a rental vacancy rate of roughly 5%, which allocates for a possible need of housing assistance and more affordable housing units available to renters.



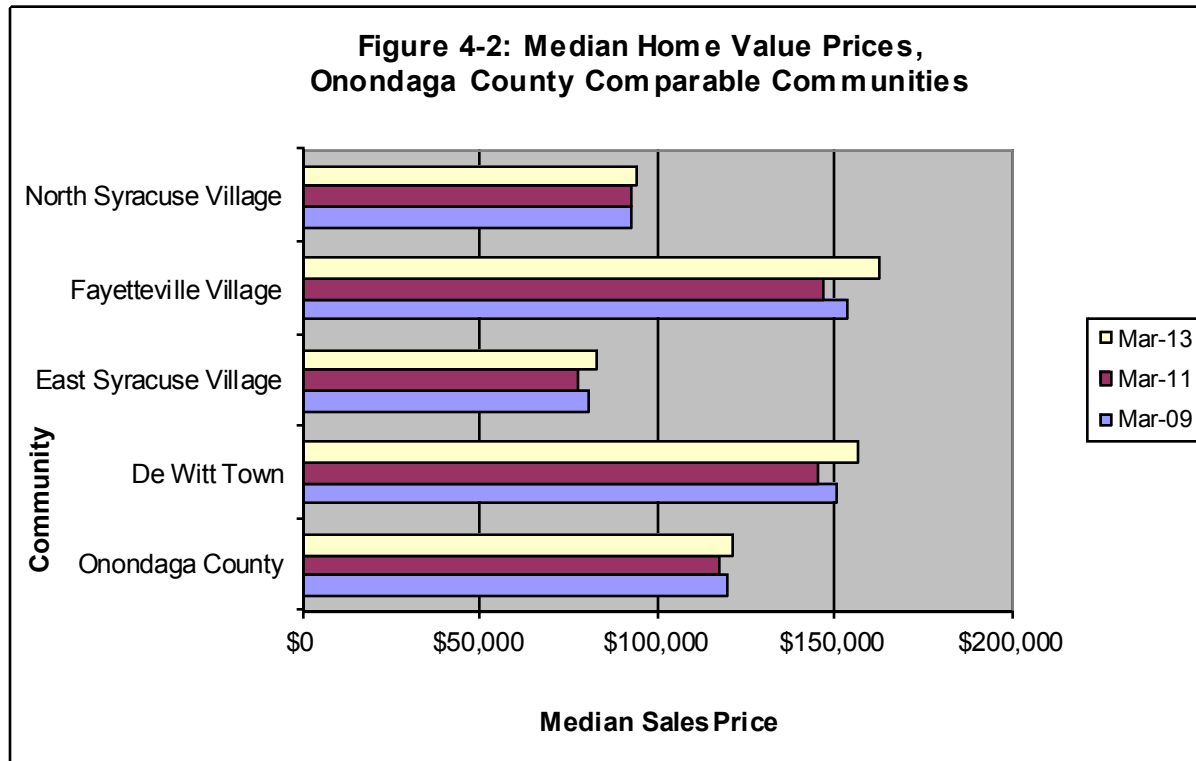
Source: U.S. Census Bureau, 2005-2009 and 2007-2011 ACS 5 year estimates

4.2 HOUSING COSTS AND VALUE

Housing costs listed in **Table 4-2: Median Housing Costs for East Syracuse Village and Comparable Regions** are based on American Community Surveys from two different time periods. The Zillow home value index and Trulia list price data represent alternative data sources on the value of homes and their median list prices. Although median gross rents grew at a rate slightly behind the rate of median income, the median list price of a home has fluctuated since the housing bubble and recession in 2008.

Table 4-2: Median Housing Costs for East Syracuse Village and comparable regions (Source: U.S. Census Bureau, 2005-2009 and 2007-2011 ACS 5 year estimates)				
	2009 ACS	2011 ACS	\$ Change	% Change
Median Value Owner-Occupied Home				
Onondaga County	\$119,600	\$128,600	\$9,000	7.5%
De Witt Town (includes East Syracuse)	\$147,000	\$155,500	\$8,500	5.8%
East Syracuse Village	\$82,800	\$89,100	\$6,300	7.6%
Fayetteville Village	\$158,200	\$166,500	\$8,300	5.2%
North Syracuse Village	\$90,600	\$94,300	\$3,700	4.1%
Median Gross Rent				
Onondaga County	\$695	\$734	\$39	5.6%
De Witt Town (includes East Syracuse)	\$667	\$696	\$29	4.3%
East Syracuse Village	\$547	\$566	\$19	3.5%
Fayetteville Village	\$816	\$789	(\$27)	-3.3%
North Syracuse Village	\$723	\$749	\$26	3.6%

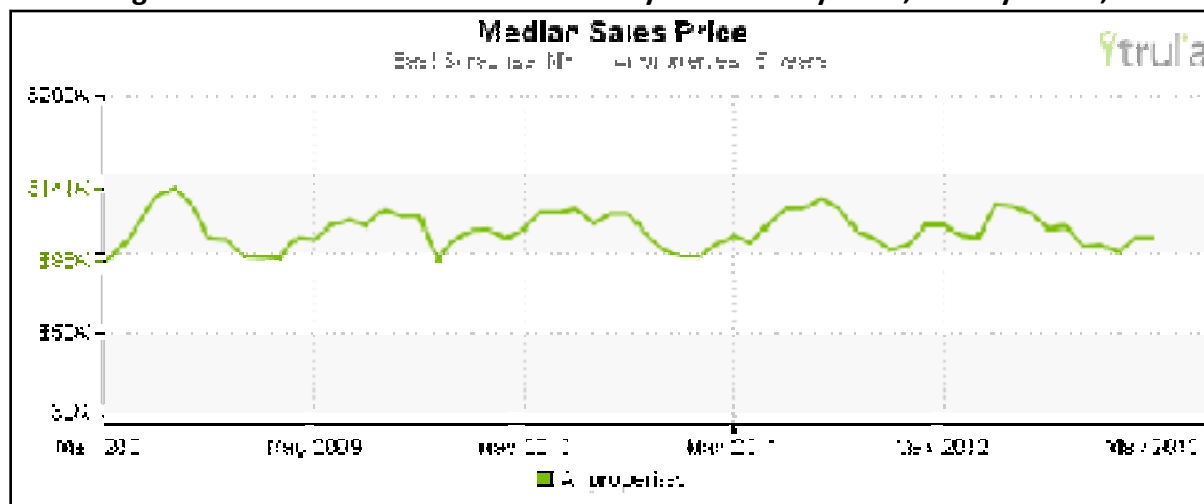
Median home value prices can differ from surrounding comparable communities just as easily as they can change over the course of a few years. **Figure 4-2: Median Home Value Prices, Onondaga County Comparable Communities** reflects the changes of median home value prices graphically from March 2009 to March 2013 in 2-year increments. In most cases, the median value of homes in the comparable communities dropped approximately \$5,000 between March 2009 and March 2011, which can be attributed to the housing “crash” and associated economic problems starting in 2008.



Source: Zillow Home Value Index

All comparable communities in the Onondaga County region saw an increase in median home value prices between March 2011 and March 2013, due to the recent stabilization of the economy and the housing market. By March 2013, all communities had surpassed their median home values from March 2009, some more than others. What is notable is that during the 2011-2013 time frame East Syracuse and North Syracuse Village's median values only increased by \$5,000 and \$2,000 respectively, while in the same time frame De Witt town and Fayetteville Village increased by \$11,000 and \$16,000 respectively.

Figure 4-3: Median Sales Prices from May 2008 to May 2013, East Syracuse, NY



Source: Trulia Real Estate Market Trends

From the above graph (**Figure 4-3: Median Sales Prices from May 2008 to May 2013, East Syracuse, NY**), it is clear that the median sales price for housing units in East Syracuse have increased and decreased over the years with no specific pattern. The lowest median sales price was approximately \$95,000 in May 2008, while its highest median sales price was approximately \$141,000 only a few months after.

The median sales price for homes in East Syracuse for March 2013 was approximately \$110,000. This represents an increase of 4% compared to the prior quarter and an overall decrease of 6% compared to the prior year. Sales prices have appreciated about 16% over the last 5 years in East Syracuse, but since 2009, through highs in the summer and lows in the winter, the median sales price has remained between \$110,000 and \$120,000 every year in May.

4.3 HOMEOWNERSHIP AFFORDABILITY

The minimum income needed to afford a home in East Syracuse can be determined based on the home price ranges reported for 2011 in the U.S. Census's American Community Survey 5-year estimates, assuming that the average household can afford to spend 30% of monthly income on mortgage payments.

Table 4-3: East Syracuse Homeowner Costs as Percentage of Income displays percentages of homeowners paying a specific percentage of monthly income on housing costs. The data reveals that approximately 19% of households having an annual income of less than \$35,000 (the approximate threshold for low income households) spend 30% or more of their income on household costs. More than 13% of homeowners who make less than \$20,000 pay more than 30% on housing costs.

Table 4-3: East Syracuse Homeowner Costs as Percentage of Income, 2011			
Source: U.S. Census Bureau, 2007-2011 ACS 5 year estimates			
Income Range	Percentage of Homeowners Paying X% of Income on Housing Costs		
	Less than 20%	20-29%	30% or more
Less than \$20,000	0.0%	0.0%	13.2%
\$20,000 to \$34,999	0.0%	3.0%	5.4%
\$35,000 to \$49,000	5.2%	7.0%	7.4%
\$50,000 to \$74,999	10.7%	12.9%	7.0%
\$75,000 or more	21.9%	6.3%	0.0%
Total (653 Units represented)	37.8%	29.2%	33.0%

There are also a significant number of households with annual incomes between \$35,000 and \$75,000 who spend more than 30% on household costs, yet the homeowners in this income

range are evenly distributed in regards to the percentages of income they spend on housing. In contrast, most homeowners who make \$75,000 or more spend less than 20% of an annual income on housing costs, while none of the people in this income group spend 30% or more on housing costs. In East Syracuse, as with many other locales, people who fall under the poverty line end up paying well over 30% of their income on housing, which may be the reason for a high percentage of renter occupied units and a deficit of households available at low cost. If higher homeowner rates are desired, assistance is most likely required for existing low-income residents.

4.4 RENTAL HOUSING AFFORDABILITY

The U.S. Census and American Community Survey categorize housing payments for renter occupied housing units by household income range, providing an estimate of the number of households with excessive cost burdens. Affordable rent is generally categorized as no more than 30% of total monthly income. As **Table 4-4: East Syracuse Gross Rent as a Percentage of Income** illustrates, approximately 52% of the renter households in East Syracuse pay 30% or more of their income on rent, a significantly higher rate.

Table 4-4: East Syracuse Gross Rent as a Percentage of Income, 2011 (Source: U.S. Census Bureau, 2007-2011 ACS 5 year estimates)		
% Of Income	# Of Rental Households	% Of Rental Households
Less than 10 percent	33	4.1%
10 to 14 percent	48	5.9%
15 to 19 percent	109	13.5%
20 to 24 percent	116	14.3%
25 to 29 percent	58	7.2%
30 to 34 percent	76	9.4%
35 to 39 percent	62	7.7%
40 to 49 percent	40	4.9%
50 percent or more	239	29.5%
Not Computed	28	3.5%
Units represented	809	100.0%

The data suggest that East Syracuse has a shortage of rental housing to accommodate the number of households within the current population that are within all income ranges, specifically in the poverty level income range. This could be attributed to the increasing number of renter occupied units coupled with the higher costs for renters. Together, this information indicates a need for more affordable rental units, a challenge in East Syracuse which already provides very low rents.

Table 4-5: Income Needed to Support Market Rents in East Syracuse lists the range of affordable rents within each income group and the number of units available by gross rent. All of East Syracuse's rental units are affordable to moderate income households and 95% are affordable to low income households. This is a fairly positive statistic, yet only about 35% of the Village's rental units are affordable to poverty level households, whom are a significant portion of the total number of renters.

Table 4-5: Income Needed to Support Market Rents in East Syracuse (Source: U.S. Census Bureau, 2007-2011 ACS 5 year estimates)				
Income Group	Gross Rent	No. of Units	Cumulative % of Units	Income Needed at Mid-point of rent range
Poverty Level	Less than \$200	29	3.7%	\$4,000
	\$200-\$299	62	11.6%	\$10,000
	\$300-\$399	83	22.2%	\$14,000
	\$400-\$499	95	34.4%	\$18,000
Low Income (Under 50% of AMI median*)	\$500-\$599	197	59.6%	\$22,000
	\$600-\$699	89	71.0%	\$26,000
	\$700-\$799	105	84.4%	\$30,000
	\$800-\$899	84	95.2%	\$34,000
Moderate Income (Under 80% of AMI median*)	\$900-\$1,249	37	100.0%	\$38,000
	\$1,250-\$1,499	0	0.0%	\$55,000
	\$1,500-\$1,999	0	0.0%	\$70,000
	Over \$2,000	0	0.0%	Over \$70,000
Total Units in sample: 809				
With Cash Rent: 781				
No Cash Rent: 28				

Section 5

Subsidized Housing

5.1 SUBSIDIZED HOUSING

Syracuse Housing Authority (SHA) has many Housing Programs designed to help those in the Syracuse region. SHA owns and manages 15 housing developments with over 2,500 apartments, most of which are located in the City of Syracuse, and about half of which are available and accessible to the elderly and handicapped.

Section 8 Housing Choice Vouchers-

The Section 8 Housing Choice Voucher (HCV) is a federally funded program administered by local public housing agencies. The HCV program enables families to obtain decent, safe, and sanitary housing by subsidizing a portion of each tenant's monthly rent and paying it directly and promptly to the property owner. Any type of private rental housing is eligible. Single-family dwellings, duplex units, row houses, high-rise buildings and townhouses are eligible. Paperwork is minimal and the owner retains normal management rights and responsibilities, including tenant selection, rent collection, property maintenance, and lease termination.

A family receiving a voucher from SHA may use it in the city of Syracuse and surrounding communities, including the Village of East Syracuse. In addition, the family may be able to use the portability feature of the HCV program and move anywhere in the country. SHA calculates the amount of assistance each family receives. The level of assistance is based on family size and income. A family is expected to pay approximately 30% of its income towards rent. When a family finds a unit and signs a lease, SHA will sign a Housing Assistance Payment Contract with the owner. Each month, SHA will make housing assistance payments directly to the owner. These payments are guaranteed monthly income to the owner as long as program requirements are met.

The Syracuse Housing Authority currently serves over 3,000 families through the Section 8 Housing Choice Voucher Program, and over 400 families through the Shelter Plus Care Program. Annually, SHA provides approximately \$20 million in Section 8 rental assistance to the greater-Syracuse area.

For East Syracuse, there are approximately 50 families in households receiving Section 8 Housing Choice Vouchers due to the low or very low income they may have. **Table 5-1: Very Low Income Limits for Section 8 Program Standards, Syracuse Housing Authority, 2010-2011** identifies income limits the Syracuse Housing Authority sets for Section 8 Housing Voucher eligible families. Half of these income limits are within the low-income bracket classified earlier in this report, while the other half fall in the moderate-income bracket.

Table 12: Very Low Income Limits, Section 8 Program Standards, Syracuse Housing Authority, 2010-2011

(Source: Syracuse Housing Authority, Public Housing: Section 8 Housing Vouchers)

1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
\$22,550	\$25,750	\$28,950	\$32,150	\$34,750	\$37,300	\$39,900	\$42,450

The Section 8 Housing Choice Voucher program is designed to assist very low-income families in affording decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, apartments, and townhouses. The participants can choose any housing that meets the requirements of the program.

Two of the affordable Section 8 Housing developments located in East Syracuse are the Barrett Dewitt Apartments and St. David's Court Apartments, both run by Christopher Community Housing Inc. They have rent limits of \$650 and 30% of Median Income (\$421) respectively and while Barrett Dewitt Apartments are readily available for seniors, St. David's Court Apartments rent to qualified disabled persons 18 years of age and older only.

5.2 SENIOR HOUSING

Throughout the Village of East Syracuse and the larger region of the Syracuse MSA, there is a variety of housing choices for the elderly along with facilities for housing and care of mental health patients. Within East Syracuse are the senior housing facilities Bennett Manor Senior Apartments and the under-construction Heman St. School Apartments, which are also planned to be affordable housing independent living units.

Within a 5-mile radius of the Village of East Syracuse are several other Senior or Assisted Housing facilities, including Sunnyside Adult Home and Care Center located on Collamer Road, Oasis Senior Learning and Education Center located on Route 298, and VHA Empire Metro which is an elderly health care facility, located on Campuswood Drive.

Since East Syracuse has a small number of residents overall, and only about 13.5% of them are seniors, there isn't a significantly high demand for senior assisted or even independent living within the Village. Approximately 420 residents of East Syracuse were over the age of 65 in the 2011 American Community Survey estimates. The population will continue to age and provisions for this aging population will be important to retain them in the Village.

VILLAGE OF EAST SYRACUSE BROWNFIELD OPPORTUNITY AREA

APPENDIX 3 ECONOMIC AND MARKET ANALYSIS

October 2014

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Village of East Syracuse Brownfield Opportunity Area Step 2 Nomination Report
Economic and Market Analysis

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Appendix – Economic and Market Analysis Raw Data - ESRI

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Section 1

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Section 1 Introduction and Trade Area Identification

1.1 Introduction

The following market analysis was conducted as part of the BOA Nomination Report to guide the Village of East Syracuse in re-positioning the downtown Manlius Street Business District for future investment and revitalization. An integral component of the Nomination Study is the evaluation of properties considered vacant, underutilized, abandoned and or brownfields (referred to as “subject properties”) and the identification of possible new uses that could spur long-term revitalization in downtown and the remainder of the Village.

The Steering Committee has previously evaluated subject properties and identified 10 Strategic Sites potentially suited for reinvestment and redevelopment. The second and third stages of the analysis included the evaluation of environmental conditions (provided in a separate report) for each of the Strategic Sites along with the identification of potential redevelopment scenarios. Using the environmental and market analyses, the top 3 or “Priority Sites” were identified for a more thorough analysis of redevelopment opportunities.

It is common for downtowns to go through periods of boom and bust. This is true especially in small to mid-size communities where downtowns were once the primary employment, shopping, entertainment and residential location. Downtown East Syracuse is no different in this respect. With the original major railroad presence, East Syracuse and Manlius Street became a central hub for industry, employment, lodging, entertainment, and shopping between the early 1900’s and 1950s. The shifting economic and demographic trends prevalent from the 1950s on and the decrease in the presence of the railroad resulted in East Syracuse and its downtown losing industry, jobs, retail and residents. Currently, Downtown East Syracuse is a fraction of what it was in its heyday.

While a large amount of retail currently exists in East Syracuse, it has moved outside of downtown and now accessible primarily by automobile. Few full-service restaurants exist; there are no hotels, and the building and housing stock continues to deteriorate. While a few large employers remain downtown (Clearwood Custom Carpentry and Millwork, the Village offices and Police/Fire Departments), Downtown is also no longer the center of employment.

Downtowns that have gone thru the boom-bust cycle and came out on top have been able to successfully make the transition from being a primary employment and shopping location to a multifunction districts that serves and attract multiple market niches: daytime workers, entertainment and arts patrons, tourists, shoppers, students, downtown residents, families, etc.

Understanding the role of downtown East Syracuse within the local and regional context – its competitive advantages – will assist in positioning downtown to be successful in the future.

1.2 Trade Area

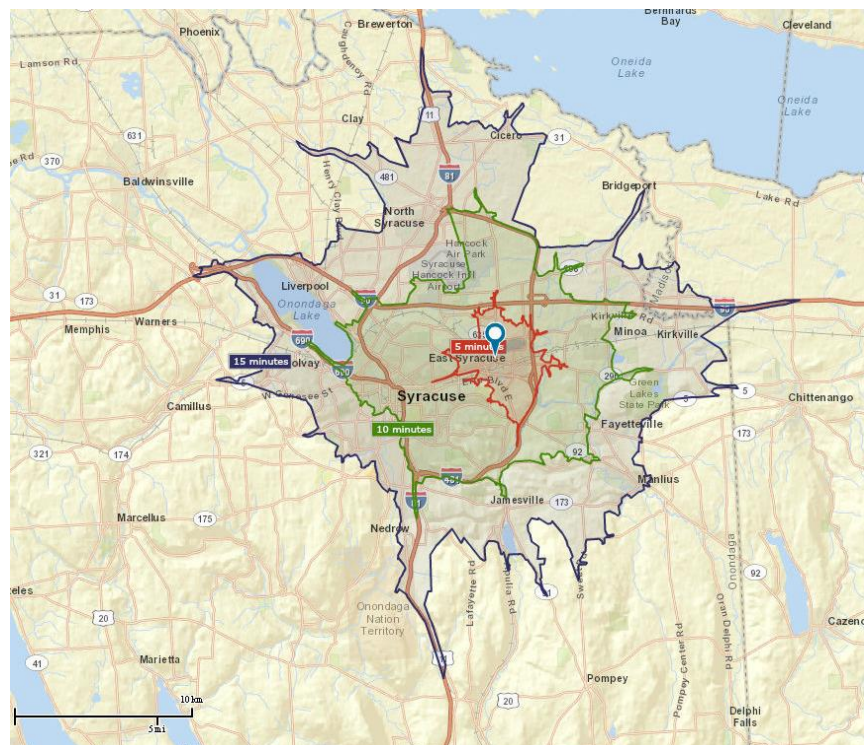
The first step in evaluating economic development opportunities is to define the boundaries of the Village's trade area. A trade area is the geographic area from which a community generates the majority of its customers and often may represent 75-percent of current customers. Generally, communities have convenience and destination trade areas. The convenience trade area represents an area in which people purchase products and services needed on a regular basis such as gasoline and groceries. The destination trade area is based upon the purchase of larger products such as appliances or furniture or products that are deeply discounted. Customers are more likely to travel longer distances for larger ticket items, to do comparison shopping or shop in bulk at large retail centers.

Knowing the size and shape of each trade area allows for the measurement of the number of potential customers, their demographics and associated spending potential. Together, this information provides key details about East Syracuse' customer base and allows for the estimation of demand for stores, products and services.

For East Syracuse, trade areas were identified by first evaluating the locations of the region's major grocery and retail centers. The next step was to identify and map other community downtowns including downtown Syracuse, Fayetteville, Manlius, Minoa and Eastwood. Knowing the location of surrounding community downtowns is key to understanding East Syracuse's competition as it strives to revitalize its own downtown. Once these important destinations were identified, 5, 10 and 15 minute travel distances were mapped.

Based upon these steps, the Village's convenience and destination trade areas were identified. They are depicted in **Figure 1 – East Syracuse 5, 10 and 15 Minute Trade Areas**.

Figure 1 – East Syracuse 5, 10, 15 Minute Trade Areas
(Source: ESRI)



The 15-Minute Trade Area or Destination Trade Area covers a wide geography, reaching north to Brewerton, west to Solvay, south to Nedrow, and east to Manlius, Fayetteville and Kirkville. The extent of this trade area is strongly influenced by the extensive highway system which allows residents from these outlying areas to easily travel to East Syracuse.

The Convenience Trade Areas otherwise referred to here as the primary and secondary trade areas encompass locations within 5 and 10 minute drive times respectively. **Figure 2 – East Syracuse Primary and Secondary Trade Areas**, represents the boundaries of the resulting boundaries used in this analysis.

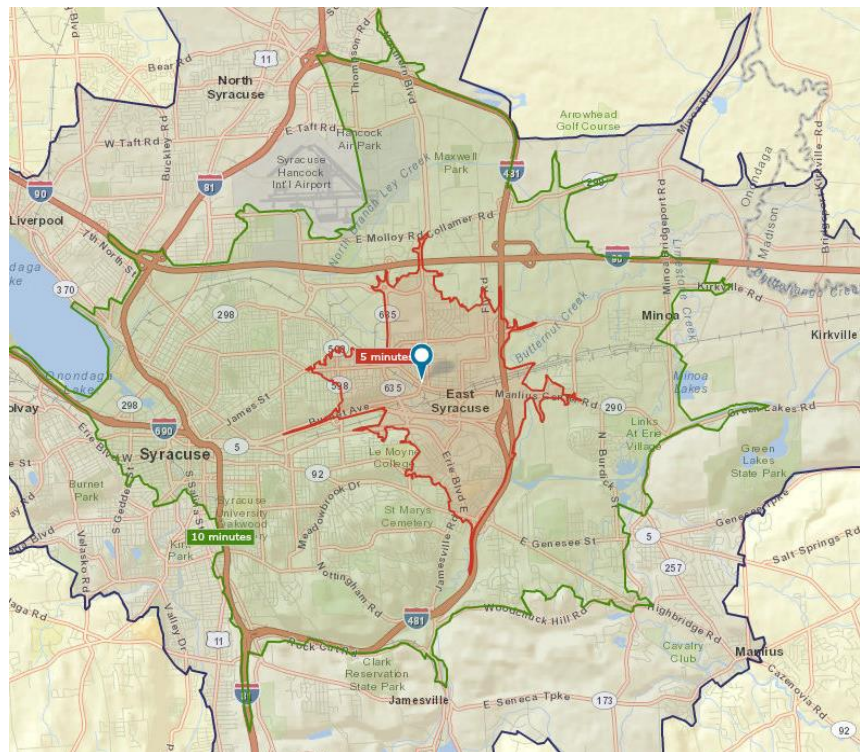
The Primary Trade Area (5-minutes) includes primarily the Village of East Syracuse with portions of the Town of DeWitt to the north, south and east, with the City of Syracuse to the west and southwest. The core residential areas within this trade area includes the Village of East Syracuse, DeWitt and the Syracuse's Eastwood Neighborhood. The Village and DeWitt neighborhoods are for the most part within walking distance from downtown East Syracuse. From Eastwood, pedestrians must travel a relatively long distance to reach downtown

East Syracuse. Therefore, it would be expected that residents from Eastwood would travel to the Village by car. The key issue will be to provide a reason to come to East Syracuse's downtown rather than their own.

The Secondary Trade Area (10-minutes) covers a significant amount of the City of Syracuse and the Town of DeWitt while reaching out to Minoa to the east, Jamesville to the south, and North Syracuse to the north. Outside of the 5-mile zone, it is anticipated that automobile traffic will be the preferred choice of transportation into the Village.

The following Section will provide a detailed socio-demographic analysis and market evaluation of the 5, 10 and 15-minute trade areas.

Figure 2 – East Syracuse Primary and Secondary Trade Areas
(Source: ESRI)



Section 2

Section 2 Trade Area Demographic and Economic Base Assessment

The market for East Syracuse must be placed in the broader context of local and regional trends. While plans and regulations can help shape a community's future, it is ultimately the market that dictates its direction. This market analysis focuses on trends analysis in the three major areas in order to provide a context in which to assess the potential form and shape of East Syracuse's downtown. These are:

- > Demographics – population, households, incomes and other demographic-based indicators have significant influence over real estate development and urbanization.
- > Economy – the direction of the economy has a noticeable influence over the rate and type of development that occurs in any community.
- > Travel Patterns – Local and regional travel patterns can influence the direction of local economic development and represents an important factor for East Syracuse.

2.1 Existing and Projected Demographics

In order to understand the market forces that will form the context for the revitalization of the Manlius Street Business District, it is essential to understand the basic demographic trends at work – both local and regional levels. Many of the trends we see from economic and real estate perspectives are directly related to demographics. Further, both historic and projected data help to increase market understanding. The following demographic analysis takes into consideration the three trade areas (5 and 10 minute convenience trade areas and the 15 minute destination trade area). To provide perspective, data is compared with New York State and National statistics.

Estimated Growth Trends 2013 to 2018

The following is an overview of projected shifts in specific demographic characteristics within the trade areas along with Onondaga County, New York State and the United States for comparison purposes.

As can be seen in **Table 2-1: 2013-2018 Population Trends for 5 minute Convenience Trade Area**, no significant change in population, households, or families is expected within the 5 minute trade area. Owner occupied households and median household income, however, is expected to increase by 1% and 1.13% respectively. The growth in owner occupied households slightly exceeds Onondaga County, state and national predictions while the remaining data lags behind each.

Table 2-1 2013-2018 Population Trends for 5 Minute Convenience Trade Area (Source: ESRI Business Analyst)				
Data Set	5 Minute Trade Area	Onondaga County	State	National
Population	0.02%	0.09%	0.38%	0.71%
Households	0.11%	0.17%	0.43%	0.74%
Families	-0.06%	0.04%	0.29%	0.63%
Owner Occupied Households	1.00%	0.68%	0.88%	0.94%
Median Household Income	1.13%	2.53	3.36%	3.03%

Table 2-2: 2013-2018 Population Trends for 10 minute Convenience Trade Area demonstrates that median household income will continue to increase, albeit at a modest pace and well behind county, state and national figures. Growth in the number of owner occupied households is also expected to slow below 1%, just above the county's expected growth and behind the state and nation.

Table 2-2 2013-2018 Population Trends for 10 Minute Convenience Trade Area (Source: ESRI Business Analyst)				
Data Set	10 Minute Trade Area	Onondaga County	State	National
Population	0.03%	0.09%	0.38%	0.71%
Households	0.10%	0.17%	0.43%	0.74%
Families	-0.12%	0.04%	0.29%	0.63%
Owner Occupied Households	0.79%	0.68%	0.88%	0.94%
Median Household Income	1.25%	2.53	3.36%	3.03%

Table 2-3: 2013-2018 Population Trends for 15 minute Convenience Trade Area depicts a modest projected increase in median household income while still lagging behind the comparison geographies. The remaining variables are projected to remain statistically consistent.

Table 2-3 2013-2018 Population Trends for 15 Minute Convenience Trade Area

(Source: ESRI Business Analyst)

Data Set	15 Minute Trade Area	Onondaga County	State	National
Population	0.02%	0.09%	0.38%	0.71%
Households	0.09%	0.17%	0.43%	0.74%
Families	-0.08%	0.04%	0.29%	0.63%
Owner Occupied Households	0.73%	0.68%	0.88%	0.94%
Median Household Income	1.80%	2.53	3.36%	3.03%

Median Household Income Trends

As identified above, the median household income is projected to increase slightly between 2013 and 2018 in each trade area and Onondaga County. Specifically, within the 5 minute trade area, the 2013 median household income estimate is \$38,234, which is projected to rise to \$40,441 by 2018. Current estimates and projections are lower within the 10 minute trade area at \$36,415 for 2013 with a slight increase to \$38,755 for 2018. This slight decrease in income may be attributed to the fact that the 10 minute trade area includes approximately two-thirds of the City of Syracuse which has an estimated 2013 median household income of \$31,190 and a projected 2018 income of \$33,159.

The income levels within the 15 minute trade area are higher with a 2013 estimate of \$41,661 and \$45,552 projection for 2018. This increase may be credited to the fact that the 15 minute trade area includes the entire Village of Fayetteville, approximately two-thirds of the Village of Manlius and the northern half of the Town of Jamesville. The Village of Fayetteville has an estimated 2013 median household income of \$74,075 with a projected 2018 income of \$85,504. Manlius income figures are slightly higher with \$75,666 2013 estimates and projected 2018 income level of \$89,377. The Town of Jamestown has the highest income rates of these three communities located on the periphery of the 15 minute trade area. Specifically, the 2013 estimated median household income is \$92,693 with a projected 2018 income of 105,019.

Drilling down further, these data demonstrate that the income range over \$75,000 increase from 18.2% in the 5 minute trade area to 26% in the 15 minute trade area. The above collective data suggests that the preferred trade area in terms of potential spending power is the 15 minute destination area.

Population Trends by Age

As can be seen in **Table 2-4 Median Age for the 5, 10 and 15 Minute Trade Areas**, the median age of residents is higher in the 5 minute trade area with the youngest residents living in the 10 minute trade area.

Table 2-4 Median Age for the 5, 10 and 15 Minute Trade Areas (Source: ESRI Business Analyst)		
Trade Area	2013	2018
5 Minute	39	40
10 Minute	32.6	33.3
15 Minute	36.2	36.9

Based on a closer evaluation of available data, each trade area is projected to see increases in the 55 and older population with decreases projected for the majority of the under 55 residents. The 55 and older age category tends to have higher earnings and spending power and historically are willing to spend dollars on family and tourist related activities.

Population by Employment

As seen in **Table 2-5 Civilian Employment Percentage**, The 15 minute trade area has the highest 2013 estimated civilian employment rate at 91.1%, while the 0-10 minute trade area is estimated to have the highest unemployment rate at 10.5%.

Table 2-5 Civilian Employment Percentage (Source: ESRI Business Analyst)			
	0-5 Minute	0-10 Minute	0-15 Minute
Employed	90.6%	89.5%	91.1%
Unemployed	9.4%	10.5%	8.9%

Table 2-6 Employment Type, essentially confirms the previous discussions on income within the three trade areas. The 15 minute trade area has the highest percentage of white collar workers at 62.5% while the 0-5 minute trade area has the highest percentage of blue collar workers.

Table 2-6 Employment Type (Source: ESRI Business Analyst)			
	0-5 Minute	0-10 Minute	0-15 Minute
White Collar	56.4%	60.7%	62.5%
Blue Collar	21.1%	15.9%	16.0%

Population by Education

While analyzing the estimated 2013 educational attainment levels in the three trade areas, minimal notable differences were observed. The 5 minute trade area has the highest percentage of persons (33.2%) receiving only a high school diploma compared to 28% and 28.8% in the 10 and 15 minute trade areas. The 10 minute trade area has the highest percentage (40%) of the population obtaining either an Associates, Bachelor's or Graduate/Professional Degree compared to 36.8% in the 5 minute trade area and 39.2% in the 15 minute trade area.

Trade Area Employment

In addition to the residential population within trade areas, it is important to evaluate existing businesses. As can be seen in **Table 2-7 Trade Area Business Summary**, there is a large jump in the total number of employees between the 0-5 minute to the 0-10 minute trade areas. A major benefit of a large daytime employee population is the “lunch crowd.” Employees working more than 10 minutes away are not likely to drive into East Syracuse for lunch. Therefore, the 0 to 10 minute trade area is considered the optimum area within which business should be targeted to attract employees for lunch.

Table 2-7 Trade Area Business Summary			
(Source: ESRI Business Analyst)			
	0-5 Minutes	0-10 Minutes	0-15 Minutes
Total Businesses	1,552	10,227	16,773
Total Employees	15,396	121,963	172,227
Total Residential Population	19,363	151,146	283,993
Employee/Residential Population Ratio	0.80	0.81	0.61

It is also important to note that the vast majority of these employees will need to drive instead of walking to East Syracuse for lunch given the location of downtown East Syracuse relative to the majority of the businesses (between 5 and 10 minutes away). Looking forward, attracting more employers to locate within walking distance of downtown establishments will be a key ingredient to enhancing downtown.

Section 3

Section 3 Market Assessment

3.1 Target Market – The Preferred Trade Area

Based upon the above analysis, the recommended primary trade area for East Syracuse is the 0-15 Minute Destination Trade Area. Not only does this trade area provide a much larger population from which to draw customers, there is a notably large daytime business population, the population is highly educated and median household incomes are higher than the 0-5 and 0-10 minute trade areas. Therefore, the 0-15 minute trade area could provide East Syracuse with the greatest opportunity for a dependable source of year-round sales.

It is important to note that the delineation of this preferred market area is not meant to suggest that prospective local customers of downtown businesses will be drawn solely from this geographic area. Given East Syracuse's location, competitive assets and visitor and economic development, some prospective retail customers will also be drawn from outside the market area.

3.2 Market Potential

A variety of tools and data have been used to evaluate East Syracuse's market potential. The above analysis of socio-demographic information provides a solid foundation and clear starting point to aid in identifying a logical trade area. The next series of steps includes a Retail Leakage and Surplus Analysis along with an evaluation of the areas Spending Potential Index.

Retail Leakage and Surplus Analysis

Getting an understanding of the current supply and demand for retail in the trade area is an important first step. The Retail Leakage and Surplus Analysis (also known as a gap analysis) was conducted to examine the quantitative aspect of East Syracuse's retail opportunities. This analysis can assist East Syracuse with the following:

- > Indicating how well the retail needs of local residents are being met;
- > Uncovering unmet demand and possible opportunities;
- > Understanding the strengths and weaknesses of the local retail sector; and
- > Measuring the difference between actual and potential sales.

Retail Sales Leakage: If the analysis determines that there is a retail sales leakage, it means that residents are spending more for products than local businesses capture. Retail sales leakage suggests that there is unmet demand in the trade area and that the community can support addition store space for that type of business. Such a result could be interpreted to mean residents are leaving the trade area to purchase desired products elsewhere. Careful consideration of other related factors must also be

taking into consideration since retail leakage does not necessarily translate into a real opportunity. As an example, there could be a strong competitor in a neighboring community that dominates the market for that type of product or store.

Retail Sale Surplus: Results that demonstrate a retail surplus can mean the community's trade area; in addition to capturing the local market is also attracting non-local shoppers. Such a surplus does not necessarily mean the community would be unable to support additional businesses. Many communities have developed strong clusters of stores that have broad geographic appeal. Examples of these types of retailers include: sporting good stores, home furnishing stores, restaurants, and other specialty operations that become destination retailers and draw customers from outside the trade area.

Village of East Syracuse Gap Analysis: Before preferred trade area was evaluated, a gap analysis was conducted within the Village of East Syracuse to obtain an understanding of current resident demands and local supply. It is important to note that the smaller the trade area, the higher the margin of error becomes. Therefore, this gap analysis for the Village is only intended to provide a snapshot of the current conditions and the results must be evaluated in the broader context of the data.

Table 3-1 East Syracuse Gap Analysis Totals shows that for all evaluated main categories, sales are exceeding the local demand, meaning a high percentage (an estimated \$166,000,000) of sales are being made by consumers from outside of the Village. This indicates that the Village can be considered a destination for shoppers. The retail businesses located along Manlius Center Road are likely the primary destination for shoppers from outside of the village.

Approximately \$164 million of the total sales are specific to retail while the remainder (approximately \$1.9 million) is being spent at restaurants and related businesses by non-residents. These results show that a significant number of purchases are being made by non-residents on retail goods. It also appears that some of these shoppers are staying in the Village to dine out.

Table 3-1 East Syracuse Gap Analysis Totals (Source: ESRI Business Analysis, Saratoga Associates)						
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Business
Total Retail Trade and Food & Drink	44-45, 722	\$29,451,647	\$195,477,568	-\$166,025,921	-73.8	49
Total Retail Trade	44-45	\$26,738,600	\$190,841,083	-\$164,102,483	-75.4	39
Total Food and Drink	722	\$2,713,047	\$4,636,485	-\$1,923,438	-26.2	10

While the full results of the Village of East Syracuse Gap Analysis are provided in Appendix A, the following discussion identifies notable Industry Groups with leakage. These include Specialty Food

Services (NAICS 4452) and Sporting Goods, Hobby, Book & Music Stores. **Table 3-2 East Syracuse Gap Analysis Details** identifies Specialty Food Stores with sales at approximately \$116 million less than local demand while businesses classified as Sporting Goods, Hobby, Book & Music Stores have estimated sales of \$382 million less than local demand.

Table 3-2 East Syracuse Gap Analysis Details (Source: ESRI Business Analysis, Saratoga Associates)						
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Business
Specialty Food Stores	4452	\$246,753	\$130,611	\$116,142	30.8	2
Sporting Goods, Hobby, Book & Music Stores	451	\$646,279	\$263,685	\$382,594	42.0	3
Full-Service Restaurants	7221	\$1,395,973	\$2,497,994	-\$1,102,021	-26.2	4
Limited-Service Eating Places	7222	\$1,019,596	\$2,138,491	-\$1,118,895	-35.4	6

Consumers may be making these types of purchases at larger retailers and therefore may not be fully accounted for in the data. With that said, these results may begin to point to specific niche business the Village could consider.

The analysis also shows that full and limited-service restaurant sales exceed the local demand, demonstrating that sales are coming from consumers outside the Village. The Village currently has numerous independently-owned eating establishments, including but not limited to:

- > Serres Donut Shop;
- > Conella's BBQ;
- > Sam's Chicken Land;
- > Redwood Diner;
- > Twin Trees Pizza; and
- > Village Deli.

There may be the potential for creating a niche for unique and independently -owned eating establishments which could also be coordinated with new businesses that focus on Specialty Foods. Specialty Foods can include while not being limited to: gourmet, natural, organic, imported and even "locally grown" foods.

Increasing the presence of unique and independently -owned restaurants in the Village can be a key ingredient towards establishing East Syracuse as a restaurant destination. A significant number of consumers are traveling to the Village to purchase their retail goods. This existing customer base can be

tapped for dining. An evaluation of the larger trade area is necessary to draw more definitive conclusions.

Preferred Trade Area Gap Analysis:

A gap analysis was then conducted for the preferred trade area or the 0-15 minute trade area previously discussed. In **Table 3-3 Preferred Trade Area Gap Analysis Totals**, the trade area is seeing sales in excess of the local retail demand. Specifically, almost 21% of the Total Retail Trade and Food & Drink sales are by consumers from outside the trade area, with 23% on for Food and Drink.

Table 3-3 Preferred Trade Area Gap Analysis Totals						
(Source: ESRI Business Analysis, Saratoga Associates)						
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Business
Total Retail Trade and Food & Drink	44-45, 722	\$2,783,199,727	\$4,236,360,469	-\$1,452,160,742	-20.7	2,594
Total Retail Trade	44-45	\$2,516,428,818	\$3,810,015,798	-\$1,293,585,980	-20.4	2,044
Total Food and Drink	722	\$266,770,909	\$426,344,671	-\$159,573,762	-\$23	550

Table 3-4 Preferred Trade Area Gap Analysis Details						
(Source: ESRI Business Analysis, Saratoga Associates)						
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Business
Specialty Food Stores	4452	\$22,811,467	\$16,561,691	\$6,249,776	15.9	69
Sporting Goods/Hobby/Musical Instr. Stores	4511	\$52,598,748	\$51,980,451	\$618,297	0.6	145
Full Service Restaurants	7221	\$137,049,190	\$233,266,052	-\$96,216,863	-26.0	223
Limited-Service Restaurants	7222	\$99,611,967	\$148,480,779	-\$48,868,812	-19.7	181

Table 3-4 Preferred Trade Area Gap Analysis Details, shows that Specialty Food Stores continue to have Leakage with a factor of 15.9. As previously noted, the East Syracuse gap analysis identified a Leakage Factor of 30.8. Looking at the data within the 0-5 and 5-10 Minute Trade Areas, Specialty Food Stores have Leakage Factors of 48.6 and 2.7 respectively. Together, these results begin to build a case for the possible demand of these types of businesses.

Full-Service and Limited-Service Restaurants have Surplus Factors of -23 and -26 respectively in the Preferred Trade Area demonstrating that the demand increases the farther one travels from East Syracuse. Again, with significant retail purchases being made in East Syracuse, there may be the opportunity to capture these consumers through additional restaurant choices.

Within the preferred trade area, the Sporting Goods/Hobby/Musical Instr. Stores have a minimal leakage factor at 0.6, with surplus factors of -57.6 and -16.6 in the 0-5 and 0-10 Minute Trade Areas respectively. These results demonstrate that there is less of a demand the closer one gets to East Syracuse. This seems to contradict data for East Syracuse which shows a demand within the Village. A niche in this industry may still be attractive if the Village established a broader marketing strategy linked to unique restaurants and specialty food stores. These potential market opportunities will be discussed in more detail.

Spending Potential Index

Market area expenditure data is another useful tool in gauging potential trade area demand. Specifically, such data can be used to approximate what prices residents will pay and/or the level of their discretionary income they may be willing to devote to various goods or services. The Spending Potential Index (SPI) is a measure of market activity that indicates the actual dollars spent on certain goods and services. An SPI equal to 100 indicates that consumers are buying or spending at a rate equal to the national average; and an SPI greater or less than 100 indicates that consumers are buying/spending above or below the national average, respectively.

Table 3-5 Consumer Spending Potential Index, compares the SPI of the Village with the three trade areas. Four primary categories were evaluated: Apparel & Services; Entertainment & Recreation; Food at Home; and Food Away from Home. These four categories represent key ingredients considered important to the Village's downtown. As can be interpreted from the comparison, the amount spent on these categories by residents increase the farther one travels from East Syracuse. The SPI results again point to a potentially strategy for downtown East Syracuse of focusing on restaurants and entertainment, with the optimum trade areas being 0-10 and 0-15 minutes.

Table 3-5 Consumer Spending Potential Index

(Source: ESRI Business Analyst and Saratoga Associates)

Consumer Spending Category	Village of East Syracuse	0-5 Min. Trade Area	0-10 Min. Trade Area	0-15 Min. Trade Area
Apparel & Services: Total \$	\$1,356,568	\$8,017,363	\$71,280,980	\$149,416,929
Average Spent	\$1,007.85	\$1,116.16	\$1,244.41	\$1,313.57
Spending Potential Index	45*	49*	55*	58*
Entertainment & Recreation: Total \$	\$2,967,178	\$17,689,914	\$147,927,775	\$317,177,937
Average Spent	\$2,204.44	\$2,462.75	\$2,582.49	\$2,788.37
Spending Potential Index	68	76	79	86
Food at Home: Total \$	\$4,754,650	\$27,105,106	\$233,910,815	\$492,917,180
Average Spent	\$3,532.43	\$3,773.51	\$4,083.57	\$4,333.38
Spending Potential Index	70	75	81	86
Food Away from Home: Total	\$2,845,095	\$16,809,154	\$147,429,590	\$309,964,725
Average Spent	\$2,113.74	\$2,340.13	\$2,573.80	\$2,724.99
Spending Potential Index	66	73	81	85

*Communities that depend on large-scale retailers and chain type clothing stores to shop for their apparel supply often have SPIs lower than the national averages due to the fact that those stores define their product lines as inexpensive, lesser quality lines.

3.3 Office and Industrial Use Evaluation

Opportunities for downtown reinvestment and revitalization, while extremely important, are not isolated to the strength of the local and regional retail markets. Another potentially valuable downtown ingredient is office space and to a lesser extent industrial uses. A preferred mix of uses in a successful downtown would include retail, residential and office uses. Light industrial uses located on the periphery can also supply the downtown with daytime and evening workers that could provide local businesses with customers.

East Syracuse Office and Industrial Market

Based upon an evaluation of the 2013 Onondaga County Real Property Data, there is approximately 30,974 square feet of office and professional space within the Village of East Syracuse. Using the same data, there is approximately 1.3 million square feet of manufacturing and processing space in the village.

Downtown Syracuse and Suburban Office and Industrial Market

To supplement the preliminary local analysis, the findings from *MarketView Syracuse, NY Office & Industrial*, completed by CBRE | Syracuse and published in the summer of 2012 were used to obtain a broader picture of the Downtown Syracuse and suburban office and industrial market.

Class A and B Office Space

The following findings are based upon a survey that included 81 buildings accounting for over 5.24 million sq. ft. of office space in the suburban market and 100 buildings totaling over 7.92 million sq. ft. in Downtown Syracuse's Central Business District.

According to the findings, Class A space in the suburbs averaged \$18.21 per sq. ft, while Class B rates average \$15.21 per sq. ft. Over the first six months of 2012, the average lease rates increased for Suburban B space while suburban Class A space decreased. The suburban lease rates at the time were above rates seen in Downtown Syracuse where Class A averaged \$17.15 per sq. ft. and Class B averaged \$13.77 per sq. ft.

Suburban vacancy rates for the same period increased from 9.9% to 14.2 for both Class A while Class B had a nominal increase from 12.3% to 12.4%. This compares to Downtown Syracuse which saw Class A vacancy rates rise from 12.6% to 15.1%, while Class B vacancy rates decreased 26.5% to 21.7%.

Industrial Space

The industrial analysis is based upon a survey of 101 buildings in the Central Business District and surrounding suburban areas of Onondaga County totaling over 20.64 million sq. ft. of industrial space. The results show that lease rates decreased over the first six months of 2012 to an average of \$3.98 per sq. ft. The industrial vacancy rate for Onondaga County was 14.1%, an increase from the vacancy rate reported during the summer of 2011.

Observations

The suburban office market is stronger than Downtown Syracuse, while the lease rates are notably higher. East Syracuse could provide more competitive office lease rates than what is accessible in the remainder of the suburban market while at the same time offer a downtown setting not found in many of the office parks around the county. Class B space appears to be in more demand than Class A, which may be a better fit currently given the current building stock downtown.

Section 4

Section 4 Formulating a Downtown Strategy

4.1 Key Themes

Trade Area

The market analysis findings discussed in the previous sections of this report are point to potential reinvestment and redevelopment strategies for downtown East Syracuse. Initially, the analysis helped identified the preferred 0-15 minute trade area from which the majority of consumers are traveling to shop in the Village. This is finding is important for future marketing purposes by existing and new businesses.

Potential for Specialty Food Stores and Restaurants with Unique Fare

The second major finding was that due to the Village's major retail corridor on Manlius Center Road, a significant amount of consumers are travelling to the Village to conduct their basic shopping needs. Despite being able to draw large numbers of consumers to the Village to shop and dine at restaurants, the Village has not been able to capitalize on this traffic and draw more consumers downtown.

New shopping and restaurant opportunities in downtown East Syracuse that meet a specific niche may lure a higher percentage of consumers traveling to businesses along Manlius Center Road. According to the supply and demand analysis, specialty food stores have the potential to attract additional customers. In addition to specialty food stores, restaurants serving unique fares could have a market and serve to attract additional consumers downtown.

The Village has several unique and independently-owned restaurants including Serre's Donut Shop, Conella's BBQ, Sam's Chicken Land and the Village Deli that could serve as the initial set of businesses focused on unique culinary opportunities and distinctive restaurants. The Steering Committee has also identified restaurant breweries as a type of restaurant that may fit within the Village. This type of use may also be substantiated by the analysis as beer, wine and liquor stores were also identified as uses with potential to attract additional consumers.

Encourage Affordable Downtown Office Space

There may be the potential for more affordable office space (Class B) with a downtown setting not available in typical suburban office parks. If additional office space can be added, downtown could benefit from the increase in daytime workforce.

4.2 Business Mix and Clustering

Successful downtown revitalization efforts often focus on creating synergy that results from the optimal mix of building and space uses. New business opportunities need to be integrated into downtown in a manner that will benefit both new and existing businesses.

East Syracuse's downtown is limited in size and therefore, it will be critical guide the location of new businesses to maximize their synergy. A successful business district in virtually any size community requires a balance and mix of uses that includes retail shopping, professional, and financial and government services, entertainment, restaurants and personal services.

Clustering, a management tool used extensively by shopping centers involves strategically locating businesses within a downtown business district or sub-districts to take advantage of relationships between nearby businesses.

In small to medium-sized communities, clusters may already exist but only need fine-tuning. In other communities, there may be totally unrelated retail occupancy within the business district, reflecting the past objective of filling empty storefronts. Clustering is a tool that can help re-focus the local downtown retail mix so that it more effectively addresses the needs and preferences of the consumer.

To implement a clustering strategy, it is important to understand existing assets or clusters, to know where building vacancies exist and to identify and actively target businesses to suitable locations. Clustering strategies include locating businesses near compatible businesses, complementary businesses, competitive businesses or traffic generators.

General Clustering Guidelines:

- > Professional service/office uses should be located in upper stories and on secondary streets out of the retail core
- > Beauty and personal cares services can be scattered throughout the district
- > Restaurants can be located at entertainment anchors throughout the district with sensitivity to avoiding conflicts with neighboring businesses that may serve a different market segment.
- > Convenience businesses like grocery and drug stores are ideally located close to concentrations of housing. This will be an important consideration in the future as one focus of downtown revitalization in downtown East Syracuse will be new market rate apartments.

Appendices



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06397
Longitude: -76.07319

	2000	2010	2000-2010 Annual Rate
Population	15,218	15,303	0.06%
Households	7,218	7,154	-0.09%
Housing Units	7,672	7,605	-0.09%

Population by Race	Number	Percent
Total	15,302	100.0%
Population Reporting One Race	14,846	97.0%
White	13,255	86.6%
Black	1,072	7.0%
American Indian	122	0.8%
Asian	269	1.8%
Pacific Islander	8	0.1%
Some Other Race	120	0.8%
Population Reporting Two or More Races	456	3.0%

Total Hispanic Population	519	3.4%
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Population by Sex		
Male	7,333	47.9%
Female	7,970	52.1%

Population by Age		
Total	15,304	100.0%
Age 0 - 4	811	5.3%
Age 5 - 9	760	5.0%
Age 10 - 14	837	5.5%
Age 15 - 19	1,022	6.7%
Age 20 - 24	1,138	7.4%
Age 25 - 29	1,095	7.2%
Age 30 - 34	973	6.4%
Age 35 - 39	871	5.7%
Age 40 - 44	1,049	6.9%
Age 45 - 49	1,182	7.7%
Age 50 - 54	1,255	8.2%
Age 55 - 59	1,019	6.7%
Age 60 - 64	833	5.4%
Age 65 - 69	639	4.2%
Age 70 - 74	503	3.3%
Age 75 - 79	457	3.0%
Age 80 - 84	411	2.7%
Age 85+	449	2.9%
Age 18+	12,308	80.4%
Age 65+	2,459	16.1%

Median Age by Sex and Race/Hispanic Origin	
Total Population	40.7
Male	38.9
Female	42.2
White Alone	42.7
Black Alone	30.9
American Indian Alone	33.3
Asian Alone	33.3
Pacific Islander Alone	30.0
Some Other Race Alone	24.7
Two or More Races	16.8
Hispanic Population	24.6

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06397
Longitude: -76.07319

Households by Type

Total	7,154	100.0%
Households with 1 Person	2,775	38.8%
Households with 2+ People	4,379	61.2%
Family Households	3,813	53.3%
Husband-wife Families	2,452	34.3%
With Own Children	908	12.7%
Other Family (No Spouse Present)	1,361	19.0%
With Own Children	723	10.1%
Nonfamily Households	566	7.9%
All Households with Children	1,822	25.5%
Multigenerational Households	205	2.9%
Unmarried Partner Households	559	7.8%
Male-female	485	6.8%
Same-sex	74	1.0%
Average Household Size	2.08	

Family Households by Size

Total	3,813	100.0%
2 People	1,740	45.6%
3 People	1,004	26.3%
4 People	648	17.0%
5 People	283	7.4%
6 People	93	2.4%
7+ People	45	1.2%
Average Family Size	2.79	

Nonfamily Households by Size

Total	3,341	100.0%
1 Person	2,775	83.1%
2 People	488	14.6%
3 People	57	1.7%
4 People	15	0.4%
5 People	4	0.1%
6 People	2	0.1%
7+ People	0	0.0%
Average Nonfamily Size	1.16	

Population by Relationship and Household Type

Total	15,303	100.0%
In Households	14,887	97.3%
In Family Households	11,024	72.0%
Householder	3,688	24.1%
Spouse	2,382	15.6%
Child	4,097	26.8%
Other relative	488	3.2%
Nonrelative	367	2.4%
In Nonfamily Households	3,863	25.2%
In Group Quarters	416	2.7%
Institutionalized Population	18	0.1%
Noninstitutionalized Population	398	2.6%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

September 06, 2013

Made with Esri Business Analyst



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06397
Longitude: -76.07319

Family Households by Age of Householder

Total	3,812	100.0%
Householder Age 15 - 44	1,460	38.3%
Householder Age 45 - 54	937	24.6%
Householder Age 55 - 64	637	16.7%
Householder Age 65 - 74	379	9.9%
Householder Age 75+	399	10.5%

Nonfamily Households by Age of Householder

Total	3,341	100.0%
Householder Age 15 - 44	1,108	33.2%
Householder Age 45 - 54	620	18.6%
Householder Age 55 - 64	598	17.9%
Householder Age 65 - 74	413	12.4%
Householder Age 75+	602	18.0%

Households by Race of Householder

Total	7,155	100.0%
Householder is White Alone	6,319	88.3%
Householder is Black Alone	525	7.3%
Householder is American Indian Alone	50	0.7%
Householder is Asian Alone	98	1.4%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	48	0.7%
Householder is Two or More Races	112	1.6%
Households with Hispanic Householder	185	2.6%

Husband-wife Families by Race of Householder

Total	2,451	100.0%
Householder is White Alone	2,237	91.3%
Householder is Black Alone	110	4.5%
Householder is American Indian Alone	11	0.4%
Householder is Asian Alone	55	2.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	0.3%
Householder is Two or More Races	30	1.2%
Husband-wife Families with Hispanic Householder	52	2.1%

Other Families (No Spouse) by Race of Householder

Total	1,361	100.0%
Householder is White Alone	1,106	81.3%
Householder is Black Alone	176	12.9%
Householder is American Indian Alone	17	1.2%
Householder is Asian Alone	12	0.9%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	19	1.4%
Householder is Two or More Races	30	2.2%
Other Families with Hispanic Householder	54	4.0%

Nonfamily Households by Race of Householder

Total	3,343	100.0%
Householder is White Alone	2,977	89.1%
Householder is Black Alone	239	7.1%
Householder is American Indian Alone	22	0.7%
Householder is Asian Alone	30	0.9%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	21	0.6%
Householder is Two or More Races	52	1.6%
Nonfamily Households with Hispanic Householder	79	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06397
Longitude: -76.07319

Total Housing Units by Occupancy

Total	7,609	100.0%
Occupied Housing Units	7,154	94.0%
Vacant Housing Units		
For Rent	218	2.9%
Rented, not Occupied	9	0.1%
For Sale Only	48	0.6%
Sold, not Occupied	21	0.3%
For Seasonal/Recreational/Occasional Use	31	0.4%
For Migrant Workers	2	0.0%
Other Vacant	126	1.7%
Total Vacancy Rate	5.9%	

Households by Tenure and Mortgage Status

Total	7,154	100.0%
Owner Occupied	4,486	62.7%
Owned with a Mortgage/Loan	2,964	41.4%
Owned Free and Clear	1,521	21.3%
Average Household Size	2.24	
Renter Occupied	2,668	37.3%
Average Household Size	1.81	

Owner-occupied Housing Units by Race of Householder

Total	4,485	100.0%
Householder is White Alone	4,219	94.1%
Householder is Black Alone	154	3.4%
Householder is American Indian Alone	16	0.4%
Householder is Asian Alone	49	1.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	9	0.2%
Householder is Two or More Races	37	0.8%
Owner-occupied Housing Units with Hispanic Householder	55	1.2%

Renter-occupied Housing Units by Race of Householder

Total	2,668	100.0%
Householder is White Alone	2,101	78.7%
Householder is Black Alone	370	13.9%
Householder is American Indian Alone	33	1.2%
Householder is Asian Alone	49	1.8%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	39	1.5%
Householder is Two or More Races	74	2.8%
Renter-occupied Housing Units with Hispanic Householder	130	4.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.08
Householder is Black Alone	1.97
Householder is American Indian Alone	2.22
Householder is Asian Alone	2.54
Householder is Pacific Islander Alone	1.00
Householder is Some Other Race Alone	2.27
Householder is Two or More Races	2.25
Householder is Hispanic	2.26

Source: U.S. Census Bureau, Census 2010 Summary File 1.

September 06, 2013

Made with Esri Business Analyst



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06397
Longitude: -76.07319

	2000	2010	2000-2010 Annual Rate
Population	139,634	141,322	0.12%
Households	57,920	57,076	-0.15%
Housing Units	64,353	62,465	-0.30%

Population by Race	Number	Percent
Total	141,321	100.0%
Population Reporting One Race	135,498	95.9%
White	97,863	69.2%
Black	25,107	17.8%
American Indian	1,192	0.8%
Asian	8,686	6.1%
Pacific Islander	48	0.0%
Some Other Race	2,602	1.8%
Population Reporting Two or More Races	5,823	4.1%

Total Hispanic Population	8,688	6.1%
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Population by Sex		
Male	67,861	48.0%
Female	73,461	52.0%

Population by Age		
Total	141,322	100.0%
Age 0 - 4	8,536	6.0%
Age 5 - 9	7,904	5.6%
Age 10 - 14	7,710	5.5%
Age 15 - 19	13,463	9.5%
Age 20 - 24	18,140	12.8%
Age 25 - 29	10,748	7.6%
Age 30 - 34	8,395	5.9%
Age 35 - 39	7,232	5.1%
Age 40 - 44	8,101	5.7%
Age 45 - 49	9,027	6.4%
Age 50 - 54	9,188	6.5%
Age 55 - 59	8,104	5.7%
Age 60 - 64	6,637	4.7%
Age 65 - 69	4,733	3.3%
Age 70 - 74	3,562	2.5%
Age 75 - 79	3,313	2.3%
Age 80 - 84	3,005	2.1%
Age 85+	3,524	2.5%
Age 18+	111,916	79.2%
Age 65+	18,137	12.8%

Median Age by Sex and Race/Hispanic Origin	
Total Population	32.5
Male	31.5
Female	33.4
White Alone	38.1
Black Alone	26.6
American Indian Alone	31.4
Asian Alone	24.7
Pacific Islander Alone	30.0
Some Other Race Alone	23.0
Two or More Races	16.7
Hispanic Population	22.5

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06397
Longitude: -76.07319

Households by Type

Total	57,076	100.0%
Households with 1 Person	21,834	38.3%
Households with 2+ People	35,242	61.7%
Family Households	29,019	50.8%
Husband-wife Families	17,263	30.2%
With Own Children	6,719	11.8%
Other Family (No Spouse Present)	11,756	20.6%
With Own Children	7,136	12.5%
Nonfamily Households	6,223	10.9%
All Households with Children	15,356	26.9%
Multigenerational Households	1,606	2.8%
Unmarried Partner Households	4,789	8.4%
Male-female	4,189	7.3%
Same-sex	600	1.1%
Average Household Size	2.25	

Family Households by Size

Total	29,018	100.0%
2 People	12,455	42.9%
3 People	7,208	24.8%
4 People	5,191	17.9%
5 People	2,437	8.4%
6 People	983	3.4%
7+ People	744	2.6%
Average Family Size	3.02	

Nonfamily Households by Size

Total	28,058	100.0%
1 Person	21,834	77.8%
2 People	4,511	16.1%
3 People	1,009	3.6%
4 People	407	1.5%
5 People	186	0.7%
6 People	73	0.3%
7+ People	38	0.1%
Average Nonfamily Size	1.32	

Population by Relationship and Household Type

Total	141,322	100.0%
In Households	128,259	90.8%
In Family Households	91,123	64.5%
Householder	28,985	20.5%
Spouse	17,263	12.2%
Child	37,116	26.3%
Other relative	4,301	3.0%
Nonrelative	3,459	2.4%
In Nonfamily Households	37,135	26.3%
In Group Quarters	13,063	9.2%
Institutionalized Population	1,851	1.3%
Noninstitutionalized Population	11,213	7.9%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06397
Longitude: -76.07319

Family Households by Age of Householder

Total	29,019	100.0%
Householder Age 15 - 44	12,533	43.2%
Householder Age 45 - 54	6,517	22.5%
Householder Age 55 - 64	4,826	16.6%
Householder Age 65 - 74	2,652	9.1%
Householder Age 75+	2,491	8.6%

Nonfamily Households by Age of Householder

Total	28,058	100.0%
Householder Age 15 - 44	11,526	41.1%
Householder Age 45 - 54	4,674	16.7%
Householder Age 55 - 64	4,732	16.9%
Householder Age 65 - 74	2,919	10.4%
Householder Age 75+	4,207	15.0%

Households by Race of Householder

Total	57,077	100.0%
Householder is White Alone	42,369	74.2%
Householder is Black Alone	9,543	16.7%
Householder is American Indian Alone	480	0.8%
Householder is Asian Alone	2,537	4.4%
Householder is Pacific Islander Alone	17	0.0%
Householder is Some Other Race Alone	817	1.4%
Householder is Two or More Races	1,314	2.3%
Households with Hispanic Householder	2,595	4.5%

Husband-wife Families by Race of Householder

Total	17,263	100.0%
Householder is White Alone	14,074	81.5%
Householder is Black Alone	1,609	9.3%
Householder is American Indian Alone	88	0.5%
Householder is Asian Alone	1,052	6.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	165	1.0%
Householder is Two or More Races	274	1.6%
Husband-wife Families with Hispanic Householder	618	3.6%

Other Families (No Spouse) by Race of Householder

Total	11,755	100.0%
Householder is White Alone	6,720	57.2%
Householder is Black Alone	3,727	31.7%
Householder is American Indian Alone	156	1.3%
Householder is Asian Alone	309	2.6%
Householder is Pacific Islander Alone	6	0.1%
Householder is Some Other Race Alone	350	3.0%
Householder is Two or More Races	487	4.1%
Other Families with Hispanic Householder	945	8.0%

Nonfamily Households by Race of Householder

Total	28,057	100.0%
Householder is White Alone	21,575	76.9%
Householder is Black Alone	4,207	15.0%
Householder is American Indian Alone	236	0.8%
Householder is Asian Alone	1,175	4.2%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	302	1.1%
Householder is Two or More Races	552	2.0%
Nonfamily Households with Hispanic Householder	1,032	3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06397
Longitude: -76.07319

Total Housing Units by Occupancy

Total	62,463	100.0%
Occupied Housing Units	57,076	91.4%
Vacant Housing Units		
For Rent	2,239	3.6%
Rented, not Occupied	110	0.2%
For Sale Only	519	0.8%
Sold, not Occupied	168	0.3%
For Seasonal/Recreational/Occasional Use	234	0.4%
For Migrant Workers	5	0.0%
Other Vacant	2,112	3.4%
Total Vacancy Rate	8.6%	

Households by Tenure and Mortgage Status

Total	57,076	100.0%
Owner Occupied	27,221	47.7%
Owned with a Mortgage/Loan	18,012	31.6%
Owned Free and Clear	9,209	16.1%
Average Household Size	2.37	
Renter Occupied	29,855	52.3%
Average Household Size	2.14	

Owner-occupied Housing Units by Race of Householder

Total	27,220	100.0%
Householder is White Alone	23,953	88.0%
Householder is Black Alone	1,984	7.3%
Householder is American Indian Alone	119	0.4%
Householder is Asian Alone	713	2.6%
Householder is Pacific Islander Alone	5	0.0%
Householder is Some Other Race Alone	128	0.5%
Householder is Two or More Races	318	1.2%
Owner-occupied Housing Units with Hispanic Householder	540	2.0%

Renter-occupied Housing Units by Race of Householder

Total	29,854	100.0%
Householder is White Alone	18,415	61.7%
Householder is Black Alone	7,559	25.3%
Householder is American Indian Alone	362	1.2%
Householder is Asian Alone	1,823	6.1%
Householder is Pacific Islander Alone	12	0.0%
Householder is Some Other Race Alone	688	2.3%
Householder is Two or More Races	995	3.3%
Renter-occupied Housing Units with Hispanic Householder	2,055	6.9%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.15
Householder is Black Alone	2.41
Householder is American Indian Alone	2.36
Householder is Asian Alone	2.87
Householder is Pacific Islander Alone	2.06
Householder is Some Other Race Alone	2.78
Householder is Two or More Races	2.65
Householder is Hispanic	2.67

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06397
Longitude: -76.07319

	2000	2010	2000-2010 Annual Rate
Population	277,455	279,075	0.06%
Households	113,013	113,479	0.04%
Housing Units	124,258	123,211	-0.09%

Population by Race	Number	Percent
Total	279,075	100.0%
Population Reporting One Race	269,041	96.4%
White	203,231	72.8%
Black	47,036	16.9%
American Indian	2,439	0.9%
Asian	11,519	4.1%
Pacific Islander	86	0.0%
Some Other Race	4,730	1.7%
Population Reporting Two or More Races	10,034	3.6%

Total Hispanic Population	15,341	5.5%
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Population by Sex		
Male	133,288	47.8%
Female	145,787	52.2%

Population by Age		
Total	279,077	100.0%
Age 0 - 4	17,429	6.2%
Age 5 - 9	16,744	6.0%
Age 10 - 14	16,895	6.1%
Age 15 - 19	23,003	8.2%
Age 20 - 24	26,700	9.6%
Age 25 - 29	20,350	7.3%
Age 30 - 34	16,648	6.0%
Age 35 - 39	15,364	5.5%
Age 40 - 44	17,301	6.2%
Age 45 - 49	19,298	6.9%
Age 50 - 54	19,424	7.0%
Age 55 - 59	17,215	6.2%
Age 60 - 64	14,111	5.1%
Age 65 - 69	10,247	3.7%
Age 70 - 74	7,548	2.7%
Age 75 - 79	7,065	2.5%
Age 80 - 84	6,397	2.3%
Age 85+	7,337	2.6%
Age 18+	216,683	77.6%
Age 65+	38,594	13.8%

Median Age by Sex and Race/Hispanic Origin	
Total Population	35.6
Male	34.0
Female	37.1
White Alone	40.8
Black Alone	26.9
American Indian Alone	32.6
Asian Alone	25.8
Pacific Islander Alone	30.0
Some Other Race Alone	22.9
Two or More Races	15.8
Hispanic Population	22.3

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06397
Longitude: -76.07319

Households by Type

Total	113,479	100.0%
Households with 1 Person	39,366	34.7%
Households with 2+ People	74,113	65.3%
Family Households	63,665	56.1%
Husband-wife Families	39,754	35.0%
With Own Children	15,445	13.6%
Other Family (No Spouse Present)	23,911	21.1%
With Own Children	14,214	12.5%
Nonfamily Households	10,448	9.2%
All Households with Children	32,954	29.0%
Multigenerational Households	3,584	3.2%
Unmarried Partner Households	9,630	8.5%
Male-female	8,607	7.6%
Same-sex	1,023	0.9%
Average Household Size	2.32	

Family Households by Size

Total	63,665	100.0%
2 People	27,139	42.6%
3 People	15,874	24.9%
4 People	11,748	18.5%
5 People	5,395	8.5%
6 People	2,054	3.2%
7+ People	1,455	2.3%
Average Family Size	3.02	

Nonfamily Households by Size

Total	49,815	100.0%
1 Person	39,366	79.0%
2 People	8,096	16.3%
3 People	1,485	3.0%
4 People	518	1.0%
5 People	220	0.4%
6 People	84	0.2%
7+ People	46	0.1%
Average Nonfamily Size	1.29	

Population by Relationship and Household Type

Total	279,075	100.0%
In Households	263,515	94.4%
In Family Households	199,466	71.5%
Householder	63,629	22.8%
Spouse	39,737	14.2%
Child	80,707	28.9%
Other relative	8,289	3.0%
Nonrelative	7,104	2.5%
In Nonfamily Households	64,049	23.0%
In Group Quarters	15,560	5.6%
Institutionalized Population	3,775	1.4%
Noninstitutionalized Population	11,785	4.2%

Data Note: **Households with children** include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

September 06, 2013

Made with Esri Business Analyst



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06397
Longitude: -76.07319

Family Households by Age of Householder

Total	63,666	100.0%
Householder Age 15 - 44	26,266	41.3%
Householder Age 45 - 54	14,699	23.1%
Householder Age 55 - 64	11,151	17.5%
Householder Age 65 - 74	6,101	9.6%
Householder Age 75+	5,449	8.6%

Nonfamily Households by Age of Householder

Total	49,813	100.0%
Householder Age 15 - 44	18,592	37.3%
Householder Age 45 - 54	8,450	17.0%
Householder Age 55 - 64	8,638	17.3%
Householder Age 65 - 74	5,656	11.4%
Householder Age 75+	8,477	17.0%

Households by Race of Householder

Total	113,480	100.0%
Householder is White Alone	88,365	77.9%
Householder is Black Alone	17,113	15.1%
Householder is American Indian Alone	941	0.8%
Householder is Asian Alone	3,491	3.1%
Householder is Pacific Islander Alone	28	0.0%
Householder is Some Other Race Alone	1,421	1.3%
Householder is Two or More Races	2,121	1.9%
Households with Hispanic Householder	4,390	3.9%

Husband-wife Families by Race of Householder

Total	39,754	100.0%
Householder is White Alone	33,873	85.2%
Householder is Black Alone	3,265	8.2%
Householder is American Indian Alone	229	0.6%
Householder is Asian Alone	1,554	3.9%
Householder is Pacific Islander Alone	7	0.0%
Householder is Some Other Race Alone	331	0.8%
Householder is Two or More Races	495	1.2%
Husband-wife Families with Hispanic Householder	1,145	2.9%

Other Families (No Spouse) by Race of Householder

Total	23,910	100.0%
Householder is White Alone	14,337	60.0%
Householder is Black Alone	7,358	30.8%
Householder is American Indian Alone	311	1.3%
Householder is Asian Alone	425	1.8%
Householder is Pacific Islander Alone	8	0.0%
Householder is Some Other Race Alone	633	2.6%
Householder is Two or More Races	838	3.5%
Other Families with Hispanic Householder	1,744	7.3%

Nonfamily Households by Race of Householder

Total	49,813	100.0%
Householder is White Alone	40,155	80.6%
Householder is Black Alone	6,489	13.0%
Householder is American Indian Alone	401	0.8%
Householder is Asian Alone	1,511	3.0%
Householder is Pacific Islander Alone	14	0.0%
Householder is Some Other Race Alone	456	0.9%
Householder is Two or More Races	787	1.6%
Nonfamily Households with Hispanic Householder	1,502	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06397
Longitude: -76.07319

Total Housing Units by Occupancy

Total	123,217	100.0%
Occupied Housing Units	113,479	92.1%
Vacant Housing Units		
For Rent	3,665	3.0%
Rented, not Occupied	209	0.2%
For Sale Only	1,020	0.8%
Sold, not Occupied	347	0.3%
For Seasonal/Recreational/Occasional Use	498	0.4%
For Migrant Workers	6	0.0%
Other Vacant	3,993	3.2%
Total Vacancy Rate	7.9%	

Households by Tenure and Mortgage Status

Total	113,479	100.0%
Owner Occupied	62,680	55.2%
Owned with a Mortgage/Loan	42,403	37.4%
Owned Free and Clear	20,276	17.9%
Average Household Size	2.44	
Renter Occupied	50,799	44.8%
Average Household Size	2.18	

Owner-occupied Housing Units by Race of Householder

Total	62,679	100.0%
Householder is White Alone	55,575	88.7%
Householder is Black Alone	4,723	7.5%
Householder is American Indian Alone	313	0.5%
Householder is Asian Alone	1,161	1.9%
Householder is Pacific Islander Alone	12	0.0%
Householder is Some Other Race Alone	274	0.4%
Householder is Two or More Races	621	1.0%
Owner-occupied Housing Units with Hispanic Householder	1,157	1.8%

Renter-occupied Housing Units by Race of Householder

Total	50,799	100.0%
Householder is White Alone	32,790	64.5%
Householder is Black Alone	12,390	24.4%
Householder is American Indian Alone	627	1.2%
Householder is Asian Alone	2,329	4.6%
Householder is Pacific Islander Alone	16	0.0%
Householder is Some Other Race Alone	1,147	2.3%
Householder is Two or More Races	1,500	3.0%
Renter-occupied Housing Units with Hispanic Householder	3,233	6.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.22
Householder is Black Alone	2.59
Householder is American Indian Alone	2.54
Householder is Asian Alone	2.84
Householder is Pacific Islander Alone	2.39
Householder is Some Other Race Alone	3.03
Householder is Two or More Races	2.78
Householder is Hispanic	2.86

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Community Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06397
Longitude: -76.07319

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Population Summary			
2000 Total Population	15,218	139,634	277,455
2010 Total Population	15,303	141,322	279,075
2013 Total Population	15,326	141,636	279,228
2013 Group Quarters	416	13,063	15,560
2018 Total Population	15,379	141,935	279,461
2013-2018 Annual Rate	0.07%	0.04%	0.02%
Household Summary			
2000 Households	7,218	57,920	113,013
2000 Average Household Size	2.10	2.23	2.35
2010 Households	7,154	57,076	113,479
2010 Average Household Size	2.08	2.25	2.32
2013 Households	7,183	57,281	113,749
2013 Average Household Size	2.08	2.24	2.32
2018 Households	7,240	57,635	114,294
2018 Average Household Size	2.07	2.24	2.31
2013-2018 Annual Rate	0.16%	0.12%	0.10%
2010 Families	3,813	29,019	63,665
2010 Average Family Size	2.79	3.02	3.02
2013 Families	3,819	28,943	63,563
2013 Average Family Size	2.78	3.01	3.01
2018 Families	3,818	28,783	63,295
2018 Average Family Size	2.77	3.00	3.00
2013-2018 Annual Rate	0.00%	-0.11%	-0.08%
Housing Unit Summary			
2000 Housing Units	7,672	64,353	124,258
Owner Occupied Housing Units	58.1%	43.1%	50.6%
Renter Occupied Housing Units	36.0%	46.9%	40.4%
Vacant Housing Units	5.9%	10.0%	9.0%
2010 Housing Units	7,605	62,465	123,211
Owner Occupied Housing Units	59.0%	43.6%	50.9%
Renter Occupied Housing Units	35.1%	47.8%	41.2%
Vacant Housing Units	5.9%	8.6%	7.9%
2013 Housing Units	7,735	62,958	124,016
Owner Occupied Housing Units	57.8%	42.7%	50.0%
Renter Occupied Housing Units	35.0%	48.3%	41.7%
Vacant Housing Units	7.1%	9.0%	8.3%
2018 Housing Units	7,853	63,735	125,474
Owner Occupied Housing Units	59.7%	43.9%	51.2%
Renter Occupied Housing Units	32.5%	46.6%	39.9%
Vacant Housing Units	7.8%	9.6%	8.9%
Median Household Income			
2013	\$39,397	\$36,778	\$41,432
2018	\$42,277	\$39,262	\$45,180
Median Home Value			
2013	\$115,640	\$127,510	\$129,040
2018	\$151,101	\$172,952	\$170,948
Per Capita Income			
2013	\$24,342	\$24,212	\$25,363
2018	\$27,653	\$27,884	\$29,153
Median Age			
2010	40.7	32.5	35.6
2013	41.3	32.9	35.8
2018	42.5	33.6	36.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 06, 2013

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Community Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06397
Longitude: -76.07319

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2013 Households by Income			
Household Income Base	7,183	57,281	113,749
<\$15,000	18.7%	22.1%	17.7%
\$15,000 - \$24,999	9.8%	12.0%	11.4%
\$25,000 - \$34,999	15.2%	13.3%	12.8%
\$35,000 - \$49,999	17.1%	16.0%	15.7%
\$50,000 - \$74,999	18.7%	14.5%	16.7%
\$75,000 - \$99,999	10.0%	8.7%	10.3%
\$100,000 - \$149,999	7.3%	8.1%	10.0%
\$150,000 - \$199,999	2.1%	2.7%	2.9%
\$200,000+	1.2%	2.6%	2.4%
Average Household Income	\$52,306	\$55,544	\$59,688
2018 Households by Income			
Household Income Base	7,240	57,635	114,294
<\$15,000	18.2%	21.9%	17.4%
\$15,000 - \$24,999	8.0%	9.8%	9.2%
\$25,000 - \$34,999	14.8%	13.0%	12.5%
\$35,000 - \$49,999	15.8%	15.0%	14.6%
\$50,000 - \$74,999	15.9%	12.2%	13.8%
\$75,000 - \$99,999	13.7%	11.4%	13.2%
\$100,000 - \$149,999	9.4%	10.1%	12.4%
\$150,000 - \$199,999	2.7%	3.5%	3.9%
\$200,000+	1.5%	3.1%	2.9%
Average Household Income	\$59,262	\$64,372	\$68,733
2013 Owner Occupied Housing Units by Value			
Total	4,472	26,866	61,972
<\$50,000	4.1%	4.1%	3.9%
\$50,000 - \$99,999	32.8%	27.6%	25.8%
\$100,000 - \$149,999	41.7%	33.2%	34.9%
\$150,000 - \$199,999	14.1%	15.6%	16.7%
\$200,000 - \$249,999	4.4%	7.3%	7.8%
\$250,000 - \$299,999	1.5%	4.1%	4.2%
\$300,000 - \$399,999	0.7%	4.2%	3.7%
\$400,000 - \$499,999	0.1%	1.8%	1.5%
\$500,000 - \$749,999	0.2%	1.3%	1.0%
\$750,000 - \$999,999	0.1%	0.3%	0.2%
\$1,000,000 +	0.2%	0.4%	0.3%
Average Home Value	\$124,094	\$156,738	\$153,857
2018 Owner Occupied Housing Units by Value			
Total	4,690	27,947	64,268
<\$50,000	1.2%	1.8%	1.6%
\$50,000 - \$99,999	13.0%	12.5%	11.8%
\$100,000 - \$149,999	35.3%	25.6%	26.8%
\$150,000 - \$199,999	25.1%	21.9%	23.4%
\$200,000 - \$249,999	8.4%	12.2%	13.4%
\$250,000 - \$299,999	2.4%	5.5%	5.8%
\$300,000 - \$399,999	1.0%	3.1%	2.8%
\$400,000 - \$499,999	0.8%	2.1%	1.8%
\$500,000 - \$749,999	1.8%	2.8%	2.3%
\$750,000 - \$999,999	8.9%	9.2%	7.5%
\$1,000,000 +	2.2%	3.2%	2.8%
Average Home Value	\$247,848	\$281,149	\$262,848

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 06, 2013

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Community Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06397
Longitude: -76.07319

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2010 Population by Age			
Total	15,304	141,322	279,077
0 - 4	5.3%	6.0%	6.2%
5 - 9	5.0%	5.6%	6.0%
10 - 14	5.5%	5.5%	6.1%
15 - 24	14.1%	22.4%	17.8%
25 - 34	13.5%	13.5%	13.3%
35 - 44	12.5%	10.8%	11.7%
45 - 54	15.9%	12.9%	13.9%
55 - 64	12.1%	10.4%	11.2%
65 - 74	7.5%	5.9%	6.4%
75 - 84	5.7%	4.5%	4.8%
85 +	2.9%	2.5%	2.6%
18 +	80.4%	79.2%	77.6%
2013 Population by Age			
Total	15,326	141,636	279,228
0 - 4	5.1%	5.8%	6.1%
5 - 9	5.1%	5.5%	5.9%
10 - 14	5.1%	5.4%	5.9%
15 - 24	13.8%	22.4%	17.8%
25 - 34	13.6%	13.6%	13.4%
35 - 44	12.0%	10.4%	11.1%
45 - 54	15.2%	12.2%	13.2%
55 - 64	13.6%	11.2%	12.1%
65 - 74	8.3%	6.6%	7.2%
75 - 84	5.4%	4.2%	4.5%
85 +	3.0%	2.5%	2.7%
18 +	81.4%	79.9%	78.5%
2018 Population by Age			
Total	15,377	141,935	279,460
0 - 4	5.1%	5.8%	6.1%
5 - 9	4.9%	5.3%	5.7%
10 - 14	5.0%	5.2%	5.7%
15 - 24	12.6%	21.7%	17.1%
25 - 34	13.3%	13.8%	13.6%
35 - 44	11.9%	10.3%	11.0%
45 - 54	13.4%	11.1%	11.9%
55 - 64	14.7%	11.7%	12.6%
65 - 74	10.2%	8.2%	8.9%
75 - 84	5.9%	4.4%	4.8%
85 +	3.0%	2.5%	2.7%
18 +	82.1%	80.4%	79.1%
2010 Population by Sex			
Males	7,333	67,861	133,288
Females	7,970	73,461	145,787
2013 Population by Sex			
Males	7,363	68,202	133,713
Females	7,963	73,434	145,515
2018 Population by Sex			
Males	7,406	68,595	134,286
Females	7,973	73,340	145,174

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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Latitude: 43.06397
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	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2010 Population by Race/Ethnicity			
Total	15,302	141,321	279,075
White Alone	86.6%	69.2%	72.8%
Black Alone	7.0%	17.8%	16.9%
American Indian Alone	0.8%	0.8%	0.9%
Asian Alone	1.8%	6.1%	4.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.8%	1.8%	1.7%
Two or More Races	3.0%	4.1%	3.6%
Hispanic Origin	3.4%	6.1%	5.5%
Diversity Index	29.4	54.4	49.8
2013 Population by Race/Ethnicity			
Total	15,326	141,636	279,227
White Alone	86.1%	68.4%	72.2%
Black Alone	7.1%	18.0%	17.0%
American Indian Alone	0.8%	0.9%	0.9%
Asian Alone	1.8%	6.3%	4.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.9%	2.0%	1.9%
Two or More Races	3.1%	4.3%	3.8%
Hispanic Origin	3.9%	6.9%	6.1%
Diversity Index	30.9	56.0	51.2
2018 Population by Race/Ethnicity			
Total	15,379	141,935	279,460
White Alone	85.1%	66.9%	70.9%
Black Alone	7.5%	18.5%	17.4%
American Indian Alone	0.8%	0.8%	0.9%
Asian Alone	2.0%	6.7%	4.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.1%	2.4%	2.2%
Two or More Races	3.4%	4.6%	4.1%
Hispanic Origin	4.8%	8.2%	7.3%
Diversity Index	33.6	58.7	53.8
2010 Population by Relationship and Household Type			
Total	15,303	141,322	279,075
In Households	97.3%	90.8%	94.4%
In Family Households	72.0%	64.5%	71.5%
Householder	24.1%	20.5%	22.8%
Spouse	15.6%	12.2%	14.2%
Child	26.8%	26.3%	28.9%
Other relative	3.2%	3.0%	3.0%
Nonrelative	2.4%	2.4%	2.5%
In Nonfamily Households	25.2%	26.3%	23.0%
In Group Quarters	2.7%	9.2%	5.6%
Institutionalized Population	0.1%	1.3%	1.4%
Noninstitutionalized Population	2.6%	7.9%	4.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 06, 2013

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2013 Population 25+ by Educational Attainment			
Total	10,874	86,256	179,595
Less than 9th Grade	2.9%	5.0%	4.3%
9th - 12th Grade, No Diploma	8.2%	10.7%	10.0%
High School Graduate	33.2%	28.0%	28.8%
Some College, No Degree	18.9%	16.5%	17.8%
Associate Degree	9.9%	8.8%	10.2%
Bachelor's Degree	15.0%	16.0%	15.9%
Graduate/Professional Degree	11.9%	15.1%	13.1%
2013 Population 15+ by Marital Status			
Total	12,984	117,941	229,319
Never Married	35.9%	46.5%	40.7%
Married	46.1%	36.9%	41.8%
Widowed	6.5%	6.3%	7.0%
Divorced	11.5%	10.3%	10.5%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	90.6%	89.5%	91.1%
Civilian Unemployed	9.4%	10.5%	8.9%
2013 Employed Population 16+ by Industry			
Total	7,249	58,659	121,221
Agriculture/Mining	0.0%	0.2%	0.3%
Construction	5.3%	3.8%	4.1%
Manufacturing	8.5%	7.4%	8.0%
Wholesale Trade	2.8%	2.1%	2.3%
Retail Trade	10.8%	11.7%	12.2%
Transportation/Utilities	4.1%	3.4%	4.4%
Information	1.6%	2.1%	2.0%
Finance/Insurance/Real Estate	7.4%	6.3%	6.7%
Services	55.8%	60.1%	56.7%
Public Administration	3.8%	3.0%	3.5%
2013 Employed Population 16+ by Occupation			
Total	7,251	58,659	121,221
White Collar	56.4%	60.7%	62.5%
Management/Business/Financial	11.4%	11.3%	11.8%
Professional	21.7%	26.5%	25.0%
Sales	8.6%	10.3%	11.1%
Administrative Support	14.8%	12.7%	14.6%
Services	22.5%	23.4%	21.6%
Blue Collar	21.1%	15.9%	16.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	4.2%	3.0%	3.3%
Installation/Maintenance/Repair	2.6%	2.6%	2.9%
Production	6.3%	4.6%	4.5%
Transportation/Material Moving	8.0%	5.6%	5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 06, 2013

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	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2010 Households by Type			
Total	7,154	57,076	113,479
Households with 1 Person	38.8%	38.3%	34.7%
Households with 2+ People	61.2%	61.7%	65.3%
Family Households	53.3%	50.8%	56.1%
Husband-wife Families	34.3%	30.2%	35.0%
With Related Children	13.5%	12.5%	14.5%
Other Family (No Spouse Present)	19.0%	20.6%	21.1%
Other Family with Male Householder	5.1%	4.6%	4.8%
With Related Children	2.7%	2.6%	2.7%
Other Family with Female Householder	14.0%	15.9%	16.3%
With Related Children	8.9%	11.4%	11.4%
Nonfamily Households	7.9%	10.9%	9.2%
All Households with Children	25.5%	26.9%	29.0%
Multigenerational Households	2.9%	2.8%	3.2%
Unmarried Partner Households	7.8%	8.4%	8.5%
Male-female	6.8%	7.3%	7.6%
Same-sex	1.0%	1.1%	0.9%
2010 Households by Size			
Total	7,154	57,076	113,480
1 Person Household	38.8%	38.3%	34.7%
2 Person Household	31.1%	29.7%	31.0%
3 Person Household	14.8%	14.4%	15.3%
4 Person Household	9.3%	9.8%	10.8%
5 Person Household	4.0%	4.6%	4.9%
6 Person Household	1.3%	1.9%	1.9%
7 + Person Household	0.6%	1.4%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	7,154	57,076	113,479
Owner Occupied	62.7%	47.7%	55.2%
Owned with a Mortgage/Loan	41.4%	31.6%	37.4%
Owned Free and Clear	21.3%	16.1%	17.9%
Renter Occupied	37.3%	52.3%	44.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Top 3 Tapestry Segments			
1.	Rustbelt Retirees	City Dimensions	Rustbelt Retirees
2.	Old and Newcomers	Great Expectations	Great Expectations
3.	Simple Living	Social Security Set	Cozy and Comfortable
2013 Consumer Spending			
Apparel & Services: Total \$	\$8,017,363	\$71,280,970	\$149,416,929
Average Spent	\$1,116.16	\$1,244.41	\$1,313.57
Spending Potential Index	49	55	58
Computers & Accessories: Total \$	\$1,300,650	\$11,511,561	\$24,077,214
Average Spent	\$181.07	\$200.97	\$211.67
Spending Potential Index	73	81	85
Education: Total \$	\$7,912,806	\$73,911,254	\$150,336,532
Average Spent	\$1,101.60	\$1,290.33	\$1,321.65
Spending Potential Index	75	88	91
Entertainment/Recreation: Total \$	\$17,689,914	\$147,927,775	\$317,173,937
Average Spent	\$2,462.75	\$2,582.49	\$2,788.37
Spending Potential Index	76	79	86
Food at Home: Total \$	\$27,105,106	\$233,910,815	\$492,917,180
Average Spent	\$3,773.51	\$4,083.57	\$4,333.38
Spending Potential Index	75	81	86
Food Away from Home: Total \$	\$16,809,154	\$147,429,590	\$309,964,725
Average Spent	\$2,340.13	\$2,573.80	\$2,724.99
Spending Potential Index	73	81	85
Health Care: Total \$	\$24,462,655	\$193,603,767	\$422,798,500
Average Spent	\$3,405.63	\$3,379.90	\$3,716.94
Spending Potential Index	76	76	83
HH Furnishings & Equipment: Total \$	\$8,386,886	\$70,961,994	\$151,624,843
Average Spent	\$1,167.60	\$1,238.84	\$1,332.98
Spending Potential Index	65	69	74
Investments: Total \$	\$7,842,408	\$71,244,568	\$151,255,420
Average Spent	\$1,091.80	\$1,243.77	\$1,329.73
Spending Potential Index	53	60	64
Retail Goods: Total \$	\$123,685,038	\$1,035,093,152	\$2,213,305,339
Average Spent	\$17,219.13	\$18,070.44	\$19,457.80
Spending Potential Index	71	75	81
Shelter: Total \$	\$85,284,564	\$743,774,735	\$1,570,341,494
Average Spent	\$11,873.11	\$12,984.67	\$13,805.32
Spending Potential Index	73	80	85
TV/Video/Audio: Total \$	\$6,993,235	\$60,181,744	\$127,365,090
Average Spent	\$973.58	\$1,050.64	\$1,119.70
Spending Potential Index	76	81	87
Travel: Total \$	\$9,542,682	\$78,294,308	\$169,796,373
Average Spent	\$1,328.51	\$1,366.85	\$1,492.73
Spending Potential Index	72	75	81
Vehicle Maintenance & Repairs: Total \$	\$5,845,724	\$49,188,251	\$105,067,163
Average Spent	\$813.83	\$858.72	\$923.68
Spending Potential Index	74	79	84

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 06, 2013

Made with Esri Business Analyst



Demographic and Income Comparison Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06534
Longitude: -76.07853

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Census 2010 Summary			
Population	19,377	150,899	283,854
Households	9,006	60,275	115,765
Families	4,673	31,230	65,041
Average Household Size	2.08	2.28	2.32
Owner Occupied Housing Units	5,213	28,713	64,219
Renter Occupied Housing Units	3,793	31,562	51,546
Median Age	38.5	32.2	35.9
2013 Summary			
Population	19,363	151,146	283,993
Households	9,021	60,427	116,032
Families	4,668	31,135	64,936
Average Household Size	2.07	2.28	2.31
Owner Occupied Housing Units	5,176	28,301	63,522
Renter Occupied Housing Units	3,844	32,126	52,510
Median Age	39.0	32.6	36.2
Median Household Income	\$38,234	\$36,415	\$41,661
Average Household Income	\$49,286	\$53,876	\$59,927
2018 Summary			
Population	19,384	151,365	284,214
Households	9,069	60,737	116,581
Families	4,653	30,953	64,661
Average Household Size	2.06	2.27	2.30
Owner Occupied Housing Units	5,440	29,443	65,864
Renter Occupied Housing Units	3,628	31,294	50,717
Median Age	40.0	33.3	36.9
Median Household Income	\$40,441	\$38,755	\$45,552
Average Household Income	\$55,548	\$62,257	\$69,021
Trends: 2013-2018 Annual Rate			
Population	0.02%	0.03%	0.02%
Households	0.11%	0.10%	0.09%
Families	-0.07%	-0.12%	-0.08%
Owner Households	1.00%	0.79%	0.73%
Median Household Income	1.13%	1.25%	1.80%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 05, 2013



Demographic and Income Comparison Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06534
Longitude: -76.07853

2013 Households by Income	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,779	19.7%	13,400	22.2%	20,310	17.5%
\$15,000 - \$24,999	944	10.5%	7,373	12.2%	13,325	11.5%
\$25,000 - \$34,999	1,328	14.7%	8,173	13.5%	14,834	12.8%
\$35,000 - \$49,999	1,610	17.8%	9,733	16.1%	18,102	15.6%
\$50,000 - \$74,999	1,715	19.0%	9,022	14.9%	19,316	16.6%
\$75,000 - \$99,999	842	9.3%	5,192	8.6%	12,168	10.5%
\$100,000 - \$149,999	583	6.5%	4,626	7.7%	11,664	10.1%
\$150,000 - \$199,000	137	1.5%	1,519	2.5%	3,520	3.0%
\$200,000+	83	0.9%	1,389	2.3%	2,793	2.4%
Median Household Income	\$38,234		\$36,415		\$41,661	
Average Household Income	\$49,286		\$53,876		\$59,927	
Per Capita Income	\$23,105		\$23,204		\$25,517	

2018 Households by Income	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,765	19.5%	13,322	21.9%	20,024	17.2%
\$15,000 - \$24,999	785	8.7%	6,043	9.9%	10,796	9.3%
\$25,000 - \$34,999	1,309	14.4%	8,065	13.3%	14,501	12.4%
\$35,000 - \$49,999	1,511	16.7%	9,201	15.1%	16,966	14.6%
\$50,000 - \$74,999	1,469	16.2%	7,683	12.6%	16,076	13.8%
\$75,000 - \$99,999	1,166	12.9%	6,854	11.3%	15,593	13.4%
\$100,000 - \$149,999	766	8.4%	5,846	9.6%	14,554	12.5%
\$150,000 - \$199,000	188	2.1%	2,022	3.3%	4,690	4.0%
\$200,000+	109	1.2%	1,702	2.8%	3,380	2.9%
Median Household Income	\$40,441		\$38,755		\$45,552	
Average Household Income	\$55,548		\$62,257		\$69,021	
Per Capita Income	\$26,075		\$26,635		\$29,339	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 05, 2013



Demographic and Income Comparison Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06534
Longitude: -76.07853

2010 Population by Age	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,070	5.5%	9,493	6.3%	17,497	6.2%
Age 5 - 9	968	5.0%	8,744	5.8%	16,895	6.0%
Age 10 - 14	1,023	5.3%	8,515	5.6%	17,100	6.0%
Age 15 - 19	1,362	7.0%	14,328	9.5%	23,231	8.2%
Age 20 - 24	1,656	8.5%	18,846	12.5%	27,032	9.5%
Age 25 - 34	2,835	14.6%	20,573	13.6%	37,437	13.2%
Age 35 - 44	2,430	12.5%	16,578	11.0%	33,008	11.6%
Age 45 - 54	2,987	15.4%	19,526	12.9%	39,494	13.9%
Age 55 - 64	2,237	11.5%	15,319	10.2%	32,224	11.4%
Age 65 - 74	1,312	6.8%	8,591	5.7%	18,383	6.5%
Age 75 - 84	992	5.1%	6,606	4.4%	13,944	4.9%
Age 85+	504	2.6%	3,780	2.5%	7,607	2.7%

2013 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,039	5.4%	9,233	6.1%	17,030	6.0%
Age 5 - 9	994	5.1%	8,683	5.7%	16,641	5.9%
Age 10 - 14	967	5.0%	8,358	5.5%	16,636	5.9%
Age 15 - 19	1,270	6.6%	13,744	9.1%	21,986	7.7%
Age 20 - 24	1,662	8.6%	19,518	12.9%	28,218	9.9%
Age 25 - 34	2,815	14.5%	20,719	13.7%	37,967	13.4%
Age 35 - 44	2,348	12.1%	15,972	10.6%	31,496	11.1%
Age 45 - 54	2,850	14.7%	18,601	12.3%	37,561	13.2%
Age 55 - 64	2,499	12.9%	16,686	11.0%	34,724	12.2%
Age 65 - 74	1,478	7.6%	9,668	6.4%	20,750	7.3%
Age 75 - 84	923	4.8%	6,145	4.1%	13,133	4.6%
Age 85+	516	2.7%	3,819	2.5%	7,849	2.8%

2018 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,027	5.3%	9,260	6.1%	17,084	6.0%
Age 5 - 9	964	5.0%	8,318	5.5%	15,917	5.6%
Age 10 - 14	961	5.0%	8,150	5.4%	16,111	5.7%
Age 15 - 19	1,178	6.1%	13,419	8.9%	21,170	7.4%
Age 20 - 24	1,527	7.9%	18,835	12.4%	27,004	9.5%
Age 25 - 34	2,734	14.1%	20,974	13.9%	38,487	13.5%
Age 35 - 44	2,379	12.3%	15,821	10.5%	31,131	11.0%
Age 45 - 54	2,535	13.1%	16,859	11.1%	33,885	11.9%
Age 55 - 64	2,708	14.0%	17,590	11.6%	36,199	12.7%
Age 65 - 74	1,848	9.5%	11,952	7.9%	25,526	9.0%
Age 75 - 84	1,009	5.2%	6,452	4.3%	13,895	4.9%
Age 85+	513	2.6%	3,737	2.5%	7,807	2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 05, 2013



Demographic and Income Comparison Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

Latitude: 43.06534
Longitude: -76.07853

2010 Race and Ethnicity	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,043	82.8%	102,341	67.8%	208,544	73.5%
Black Alone	1,945	10.0%	28,998	19.2%	46,594	16.4%
American Indian Alone	165	0.9%	1,316	0.9%	2,370	0.8%
Asian Alone	337	1.7%	8,714	5.8%	11,497	4.1%
Pacific Islander Alone	10	0.1%	52	0.0%	88	0.0%
Some Other Race Alone	205	1.1%	3,133	2.1%	4,730	1.7%
Two or More Races	672	3.5%	6,345	4.2%	10,031	3.5%
Hispanic Origin (Any Race)	813	4.2%	9,940	6.6%	15,329	5.4%

2013 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	15,920	82.2%	101,226	67.0%	206,850	72.8%		
Black Alone	1,967	10.2%	29,464	19.5%	47,099	16.6%		
American Indian Alone	169	0.9%	1,334	0.9%	2,394	0.8%		
Asian Alone	349	1.8%	8,951	5.9%	11,822	4.2%		
Pacific Islander Alone	11	0.1%	53	0.0%	93	0.0%		
Some Other Race Alone	238	1.2%	3,482	2.3%	5,253	1.8%		
Two or More Races	709	3.7%	6,635	4.4%	10,482	3.7%		
Hispanic Origin (Any Race)	935	4.8%	11,122	7.4%	17,134	6.0%		

2018 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	15,716	81.1%	98,987	65.4%	203,379	71.6%		
Black Alone	2,045	10.5%	30,307	20.0%	48,265	17.0%		
American Indian Alone	171	0.9%	1,312	0.9%	2,370	0.8%		
Asian Alone	385	2.0%	9,509	6.3%	12,626	4.4%		
Pacific Islander Alone	11	0.1%	55	0.0%	102	0.0%		
Some Other Race Alone	279	1.4%	4,032	2.7%	6,100	2.1%		
Two or More Races	777	4.0%	7,163	4.7%	11,372	4.0%		
Hispanic Origin (Any Race)	1,139	5.9%	13,192	8.7%	20,434	7.2%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 05, 2013



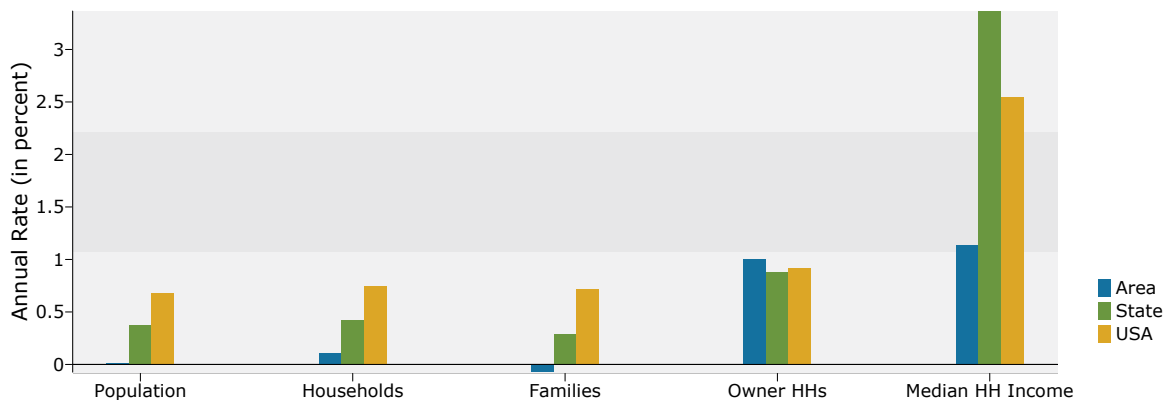
Demographic and Income Comparison Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

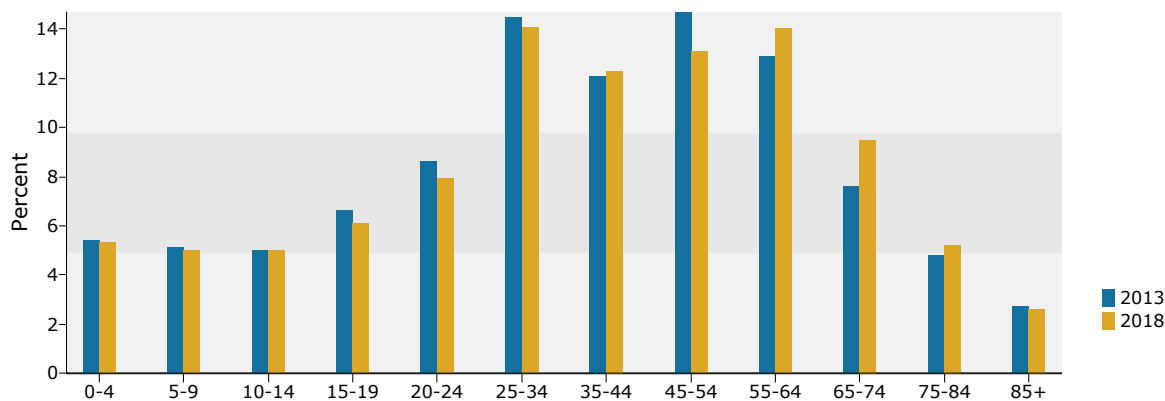
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0 - 5 minutes

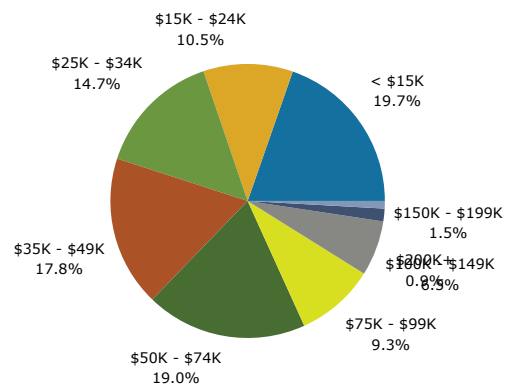
Trends 2013-2018



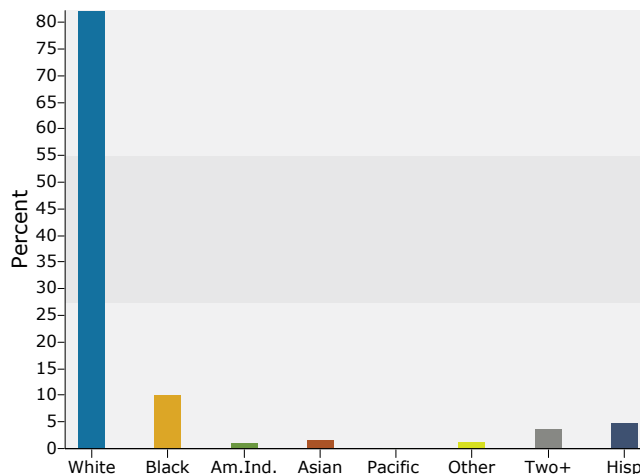
Population by Age



2013 Household Income



2013 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

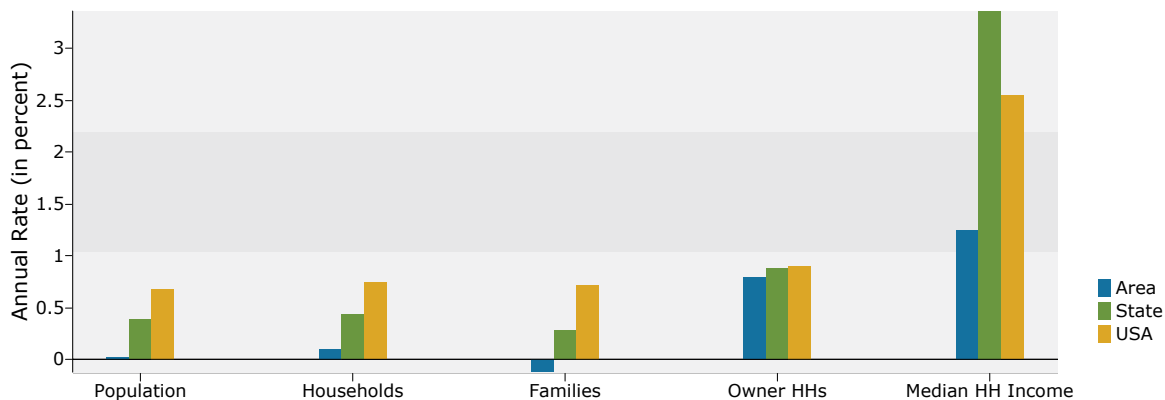
September 05, 2013

East Syracuse, ny
 East Syracuse, New York, United States
 Drive Time: 5, 10, 15 minutes

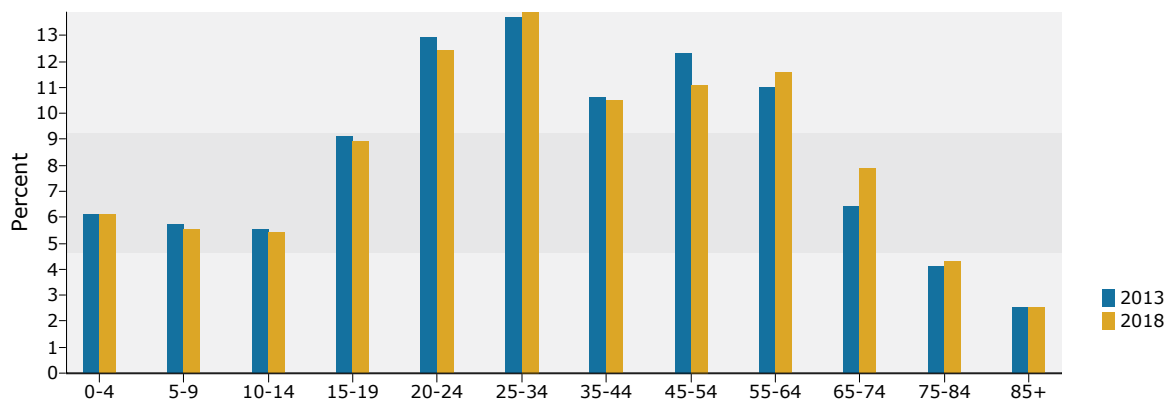
Latitude: 43.06534
 Longitude: -76.07853

0 - 10 minutes

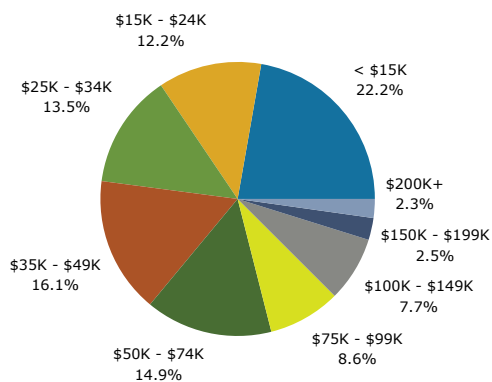
Trends 2013-2018



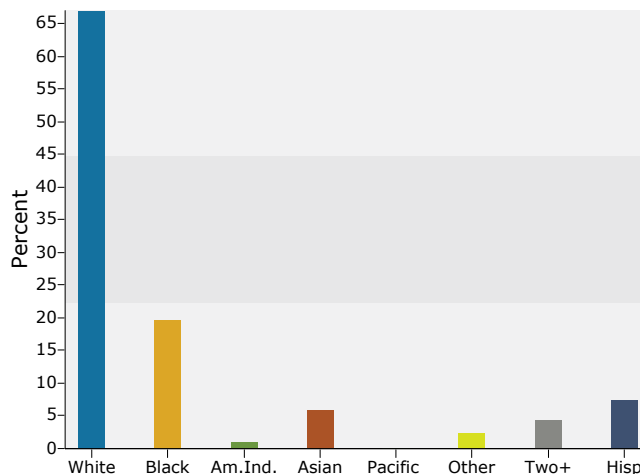
Population by Age



2013 Household Income



2013 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 05, 2013



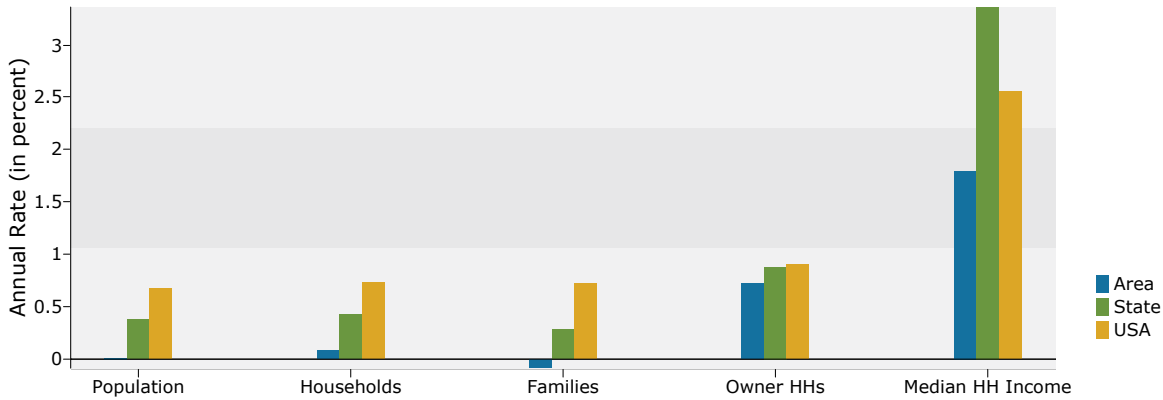
Demographic and Income Comparison Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5, 10, 15 minutes

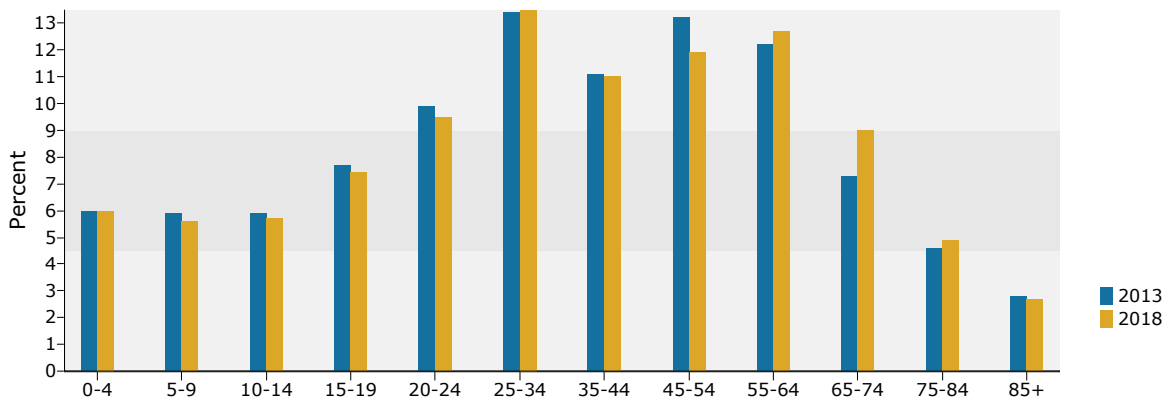
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Longitude: -76.07853

0 - 15 minutes

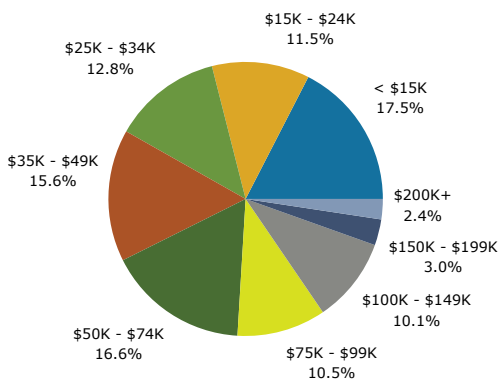
Trends 2013-2018



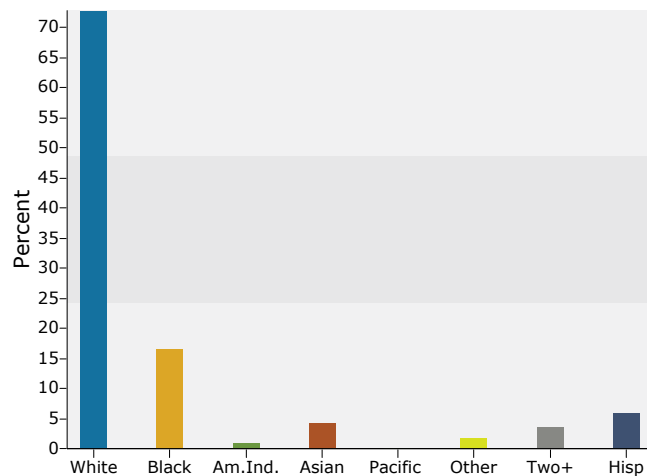
Population by Age



2013 Household Income



2013 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 05, 2013



Demographic and Income Profile

Syracuse City, NY
Syracuse city, NY (3673000)
Geography: Place

Summary	Census 2010		2013		2018	
Population	145,170		144,956		144,733	
Households	57,355		57,316		57,431	
Families	28,455		28,243		27,955	
Average Household Size	2.31		2.31		2.30	
Owner Occupied Housing Units	22,104		21,538		22,502	
Renter Occupied Housing Units	35,251		35,778		34,929	
Median Age	29.7		30.0		30.6	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	-0.03%		0.38%		0.71%	
Households	0.04%		0.43%		0.74%	
Families	-0.20%		0.29%		0.63%	
Owner HHs	0.88%		0.88%		0.94%	
Median Household Income	1.23%		3.36%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	14,977	26.1%	14,984	26.1%		
\$15,000 - \$24,999	8,016	14.0%	6,659	11.6%		
\$25,000 - \$34,999	8,234	14.4%	8,256	14.4%		
\$35,000 - \$49,999	9,357	16.3%	8,992	15.7%		
\$50,000 - \$74,999	8,042	14.0%	6,975	12.1%		
\$75,000 - \$99,999	3,918	6.8%	5,214	9.1%		
\$100,000 - \$149,999	3,260	5.7%	4,295	7.5%		
\$150,000 - \$199,999	876	1.5%	1,243	2.2%		
\$200,000+	634	1.1%	811	1.4%		
Median Household Income	\$31,190		\$33,159			
Average Household Income	\$44,234		\$50,247			
Per Capita Income	\$19,174		\$21,625			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,217	7.0%	10,004	6.9%	10,084	7.0%
5 - 9	8,998	6.2%	8,980	6.2%	8,612	6.0%
10 - 14	8,480	5.8%	8,315	5.7%	8,100	5.6%
15 - 19	14,207	9.8%	13,403	9.2%	13,016	9.0%
20 - 24	19,237	13.3%	19,761	13.6%	18,957	13.1%
25 - 34	21,545	14.8%	21,805	15.0%	22,141	15.3%
35 - 44	15,604	10.7%	15,209	10.5%	15,174	10.5%
45 - 54	17,494	12.1%	16,549	11.4%	15,012	10.4%
55 - 64	14,048	9.7%	14,950	10.3%	15,186	10.5%
65 - 74	7,150	4.9%	8,196	5.7%	10,338	7.1%
75 - 84	5,114	3.5%	4,736	3.3%	5,129	3.5%
85+	3,076	2.1%	3,046	2.1%	2,982	2.1%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	81,319	56.0%	79,862	55.1%	77,256	53.4%
Black Alone	42,770	29.5%	43,091	29.7%	43,880	30.3%
American Indian Alone	1,606	1.1%	1,626	1.1%	1,578	1.1%
Asian Alone	8,021	5.5%	8,209	5.7%	8,645	6.0%
Pacific Islander Alone	44	0.0%	45	0.0%	47	0.0%
Some Other Race Alone	3,937	2.7%	4,363	3.0%	5,028	3.5%
Two or More Races	7,473	5.1%	7,760	5.4%	8,299	5.7%
Hispanic Origin (Any Race)	12,036	8.3%	13,352	9.2%	15,660	10.8%

Data Note: Income is expressed in current dollars.

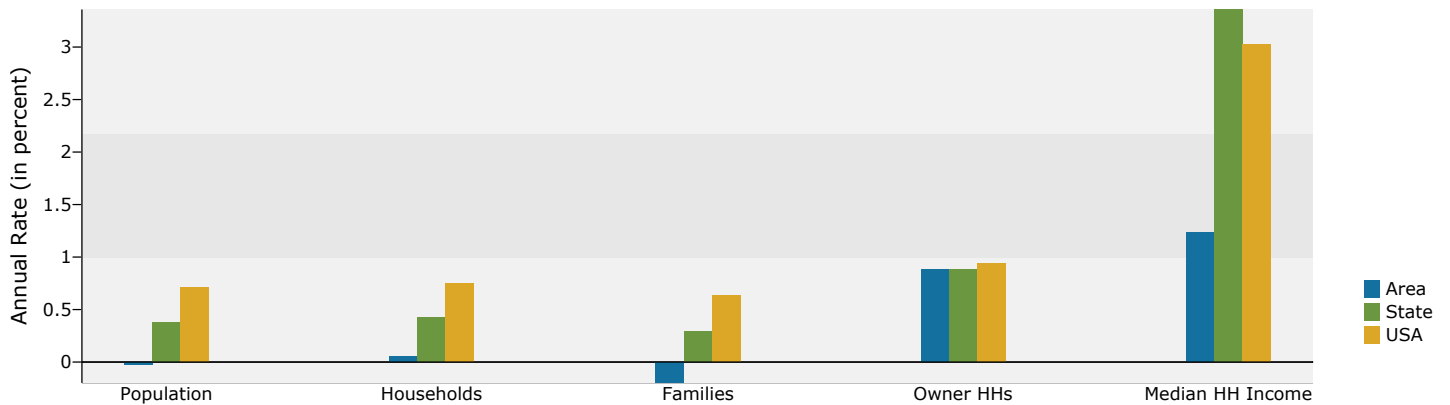
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 06, 2013

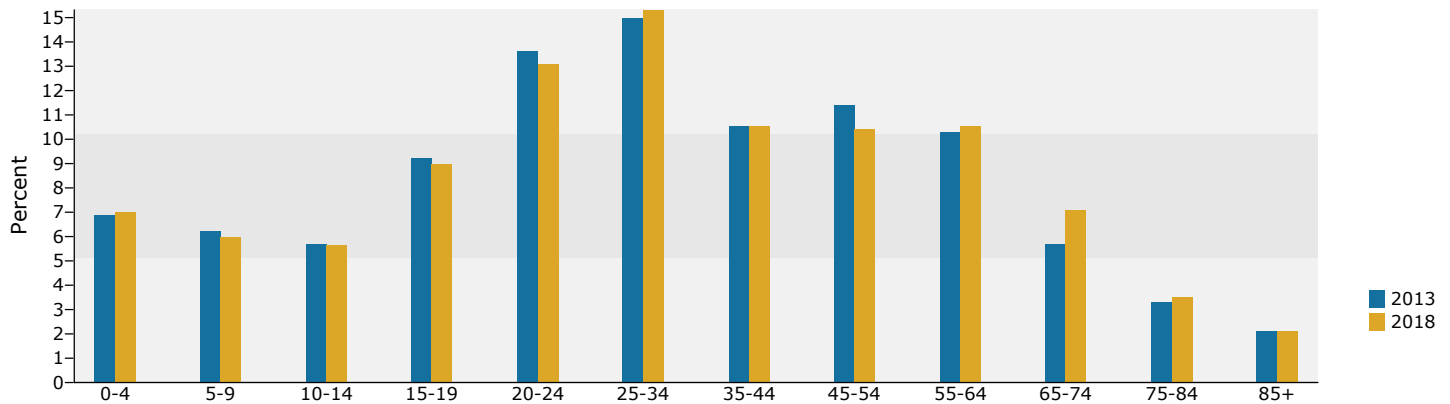
Made with Esri Business Analyst

Syracuse City, NY
Syracuse city, NY (3673000)
Geography: Place

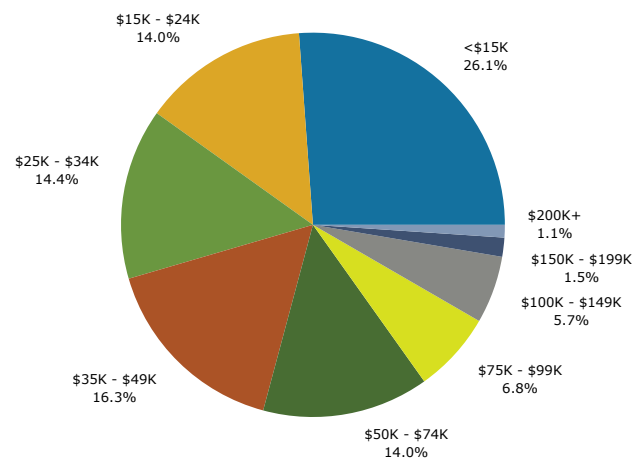
Trends 2013-2018



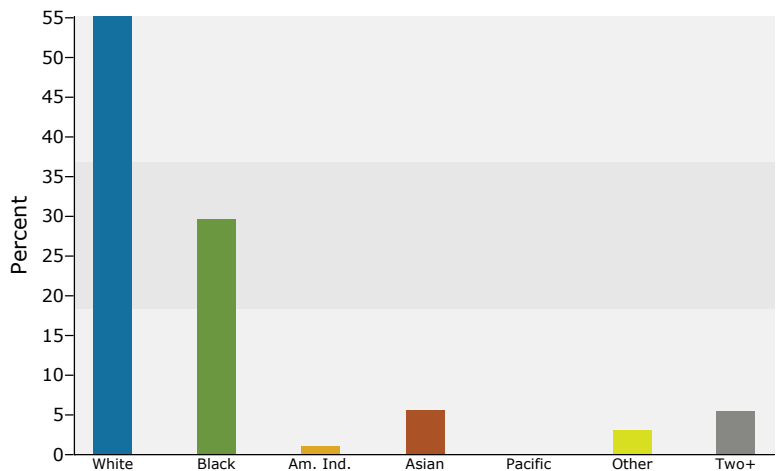
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 9.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 06, 2013

Made with Esri Business Analyst



Retail MarketPlace Profile

East Syracuse Village, NY
East Syracuse village, NY (3623052)
Geography: Place

Summary Demographics

2013 Population	3,036
2013 Households	1,346
2013 Median Disposable Income	\$31,392
2013 Per Capita Income	\$20,700

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$29,451,647	\$195,477,568	-\$166,025,921	-73.8	49
Total Retail Trade	44-45	\$26,738,600	\$190,841,083	-\$164,102,483	-75.4	39
Total Food & Drink	722	\$2,713,047	\$4,636,485	-\$1,923,438	-26.2	10

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$4,898,334	\$63,321,960	-\$58,423,626	-85.6	6
Automobile Dealers	4411	\$4,319,081	\$54,068,482	-\$49,749,401	-85.2	2
Other Motor Vehicle Dealers	4412	\$220,282	\$1,099,952	-\$879,670	-66.6	1
Auto Parts, Accessories & Tire Stores	4413	\$358,971	\$8,153,526	-\$7,794,555	-91.6	3
Furniture & Home Furnishings Stores	442	\$615,782	\$2,863,055	-\$2,247,273	-64.6	1
Furniture Stores	4421	\$319,127	\$2,863,055	-\$2,543,928	-79.9	1
Home Furnishings Stores	4422	\$296,655	\$0	\$296,655	100.0	0
Electronics & Appliance Stores	4431	\$898,691	\$754,698	\$143,993	8.7	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$735,650	\$1,484,296	-\$748,646	-33.7	2
Bldg Material & Supplies Dealers	4441	\$621,828	\$1,484,296	-\$862,468	-41.0	2
Lawn & Garden Equip & Supply Stores	4442	\$113,822	\$0	\$113,822	100.0	0
Food & Beverage Stores	445	\$5,156,916	\$2,515,780	\$2,641,136	34.4	5
Grocery Stores	4451	\$4,517,224	\$2,385,169	\$2,132,055	30.9	3
Specialty Food Stores	4452	\$246,753	\$130,611	\$116,142	30.8	2
Beer, Wine & Liquor Stores	4453	\$392,939	\$0	\$392,939	100.0	0
Health & Personal Care Stores	446,4461	\$2,307,044	\$5,087,751	-\$2,780,707	-37.6	3
Gasoline Stations	447,4471	\$2,770,081	\$0	\$2,770,081	100.0	0
Clothing & Clothing Accessories Stores	448	\$1,970,508	\$6,334,523	-\$4,364,015	-52.5	4
Clothing Stores	4481	\$1,480,892	\$4,628,123	-\$3,147,231	-51.5	3
Shoe Stores	4482	\$266,426	\$0	\$266,426	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$223,190	\$1,706,400	-\$1,483,210	-76.9	1
Sporting Goods, Hobby, Book & Music Stores	451	\$646,279	\$263,685	\$382,594	42.0	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$555,957	\$263,685	\$292,272	35.7	3
Book, Periodical & Music Stores	4512	\$90,322	\$0	\$90,322	100.0	0
General Merchandise Stores	452	\$3,142,313	\$95,644,148	-\$92,501,835	-93.6	3
Department Stores Excluding Leased Depts.	4521	\$1,309,103	\$46,505,801	-\$45,196,698	-94.5	2
Other General Merchandise Stores	4529	\$1,833,210	\$49,138,347	-\$47,305,137	-92.8	1
Miscellaneous Store Retailers	453	\$813,353	\$12,179,420	-\$11,366,067	-87.5	8
Florists	4531	\$66,633	\$0	\$66,633	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$179,436	\$6,566,017	-\$6,386,581	-94.7	3
Used Merchandise Stores	4533	\$88,363	\$0	\$88,363	100.0	0
Other Miscellaneous Store Retailers	4539	\$478,921	\$5,613,403	-\$5,134,482	-84.3	5
Nonstore Retailers	454	\$2,783,649	\$391,767	\$2,391,882	75.3	1
Electronic Shopping & Mail-Order Houses	4541	\$2,317,774	\$0	\$2,317,774	100.0	0
Vending Machine Operators	4542	\$54,066	\$0	\$54,066	100.0	0
Direct Selling Establishments	4543	\$411,809	\$391,767	\$20,042	2.5	1
Food Services & Drinking Places	722	\$2,713,047	\$4,636,485	-\$1,923,438	-26.2	10
Full-Service Restaurants	7221	\$1,395,973	\$2,497,994	-\$1,102,021	-28.3	4
Limited-Service Eating Places	7222	\$1,019,596	\$2,138,491	-\$1,118,895	-35.4	6
Special Food Services	7223	\$215,307	\$0	\$215,307	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$82,171	\$0	\$82,171	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

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September 09, 2013

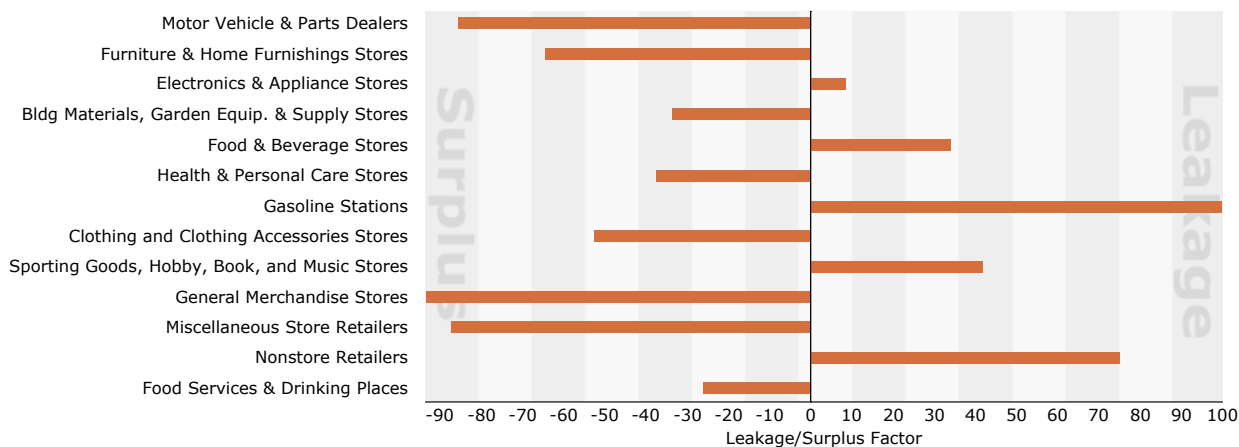
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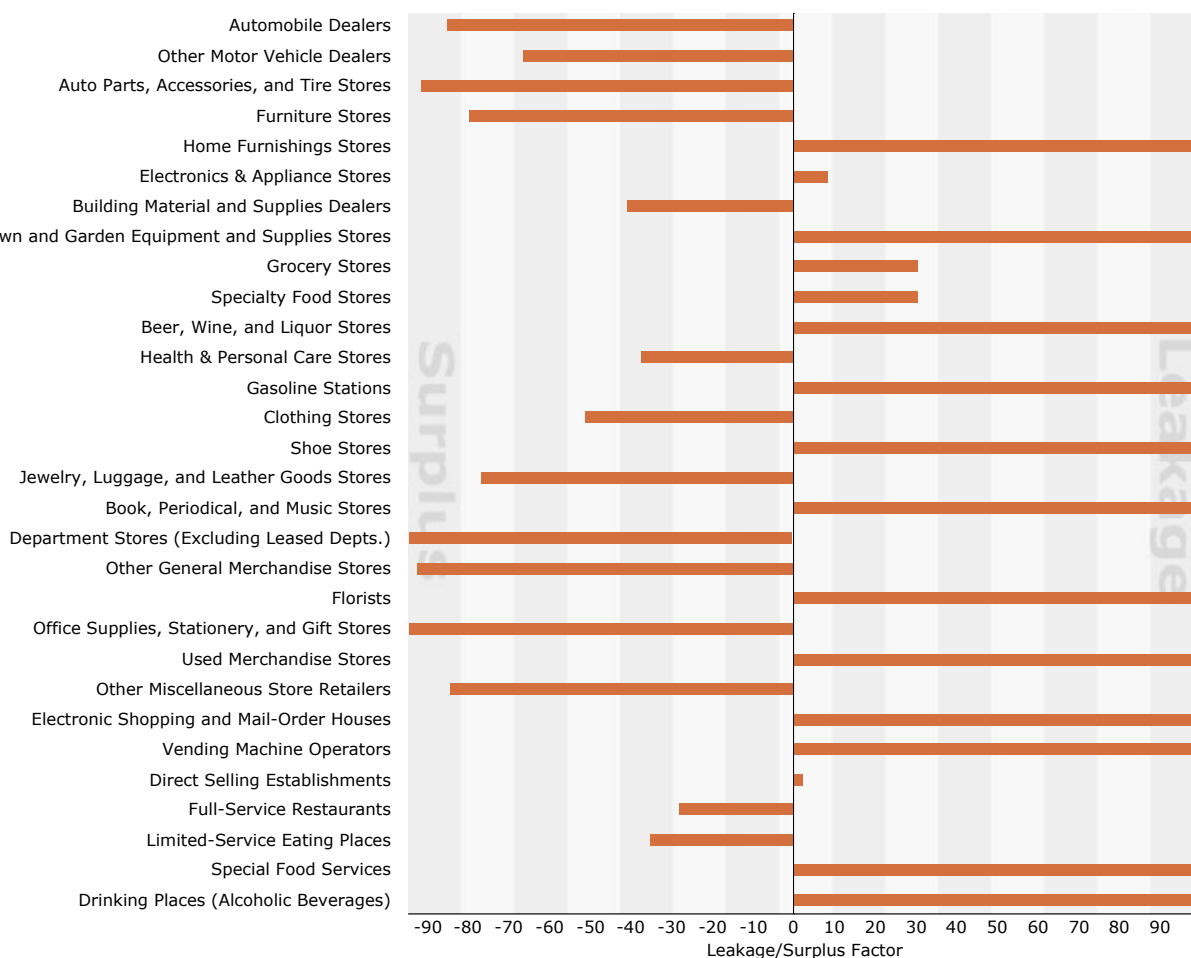
Retail MarketPlace Profile

East Syracuse Village, NY
East Syracuse village, NY (3623052)
Geography: Place

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

East Syracuse Village, NY
East Syracuse village, NY (3623052)
Geography: Place

Summary Demographics

2013 Population	3,036
2013 Households	1,346
2013 Median Disposable Income	\$31,392
2013 Per Capita Income	\$20,700

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$29,451,647	\$195,477,568	-\$166,025,921	-73.8	49
Total Retail Trade	44-45	\$26,738,600	\$190,841,083	-\$164,102,483	-75.4	39
Total Food & Drink	722	\$2,713,047	\$4,636,485	-\$1,923,438	-26.2	10

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$4,898,334	\$63,321,960	-\$58,423,626	-85.6	6
Automobile Dealers	4411	\$4,319,081	\$54,068,482	-\$49,749,401	-85.2	2
Other Motor Vehicle Dealers	4412	\$220,282	\$1,099,952	-\$879,670	-66.6	1
Auto Parts, Accessories & Tire Stores	4413	\$358,971	\$8,153,526	-\$7,794,555	-91.6	3
Furniture & Home Furnishings Stores	442	\$615,782	\$2,863,055	-\$2,247,273	-64.6	1
Furniture Stores	4421	\$319,127	\$2,863,055	-\$2,543,928	-79.9	1
Home Furnishings Stores	4422	\$296,655	\$0	\$296,655	100.0	0
Electronics & Appliance Stores	4431	\$898,691	\$754,698	\$143,993	8.7	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$735,650	\$1,484,296	-\$748,646	-33.7	2
Bldg Material & Supplies Dealers	4441	\$621,828	\$1,484,296	-\$862,468	-41.0	2
Lawn & Garden Equip & Supply Stores	4442	\$113,822	\$0	\$113,822	100.0	0
Food & Beverage Stores	445	\$5,156,916	\$2,515,780	\$2,641,136	34.4	5
Grocery Stores	4451	\$4,517,224	\$2,385,169	\$2,132,055	30.9	3
Specialty Food Stores	4452	\$246,753	\$130,611	\$116,142	30.8	2
Beer, Wine & Liquor Stores	4453	\$392,939	\$0	\$392,939	100.0	0
Health & Personal Care Stores	446,4461	\$2,307,044	\$5,087,751	-\$2,780,707	-37.6	3
Gasoline Stations	447,4471	\$2,770,081	\$0	\$2,770,081	100.0	0
Clothing & Clothing Accessories Stores	448	\$1,970,508	\$6,334,523	-\$4,364,015	-52.5	4
Clothing Stores	4481	\$1,480,892	\$4,628,123	-\$3,147,231	-51.5	3
Shoe Stores	4482	\$266,426	\$0	\$266,426	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$223,190	\$1,706,400	-\$1,483,210	-76.9	1
Sporting Goods, Hobby, Book & Music Stores	451	\$646,279	\$263,685	\$382,594	42.0	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$555,957	\$263,685	\$292,272	35.7	3
Book, Periodical & Music Stores	4512	\$90,322	\$0	\$90,322	100.0	0
General Merchandise Stores	452	\$3,142,313	\$95,644,148	-\$92,501,835	-93.6	3
Department Stores Excluding Leased Depts.	4521	\$1,309,103	\$46,505,801	-\$45,196,698	-94.5	2
Other General Merchandise Stores	4529	\$1,833,210	\$49,138,347	-\$47,305,137	-92.8	1
Miscellaneous Store Retailers	453	\$813,353	\$12,179,420	-\$11,366,067	-87.5	8
Florists	4531	\$66,633	\$0	\$66,633	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$179,436	\$6,566,017	-\$6,386,581	-94.7	3
Used Merchandise Stores	4533	\$88,363	\$0	\$88,363	100.0	0
Other Miscellaneous Store Retailers	4539	\$478,921	\$5,613,403	-\$5,134,482	-84.3	5
Nonstore Retailers	454	\$2,783,649	\$391,767	\$2,391,882	75.3	1
Electronic Shopping & Mail-Order Houses	4541	\$2,317,774	\$0	\$2,317,774	100.0	0
Vending Machine Operators	4542	\$54,066	\$0	\$54,066	100.0	0
Direct Selling Establishments	4543	\$411,809	\$391,767	\$20,042	2.5	1
Food Services & Drinking Places	722	\$2,713,047	\$4,636,485	-\$1,923,438	-26.2	10
Full-Service Restaurants	7221	\$1,395,973	\$2,497,994	-\$1,102,021	-28.3	4
Limited-Service Eating Places	7222	\$1,019,596	\$2,138,491	-\$1,118,895	-35.4	6
Special Food Services	7223	\$215,307	\$0	\$215,307	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$82,171	\$0	\$82,171	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

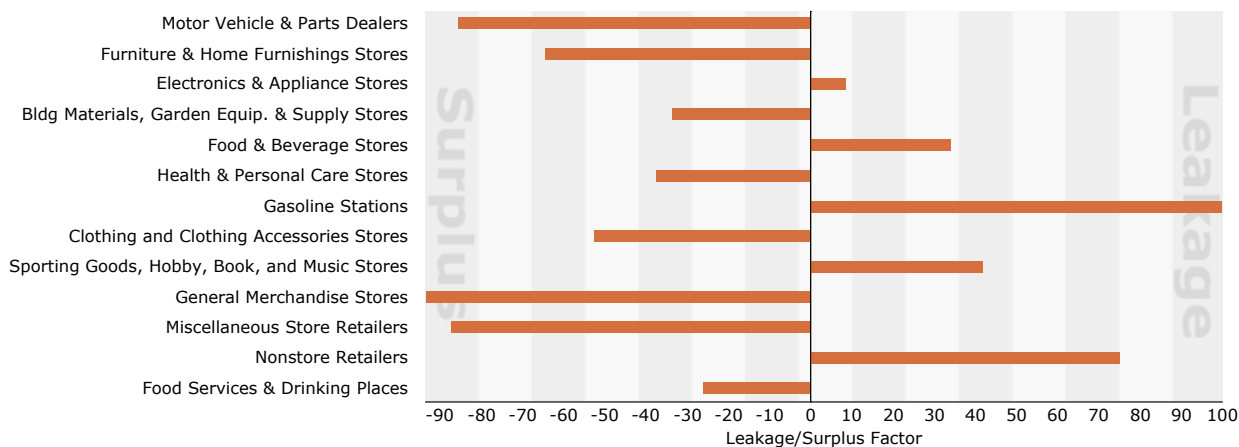
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September 09, 2013

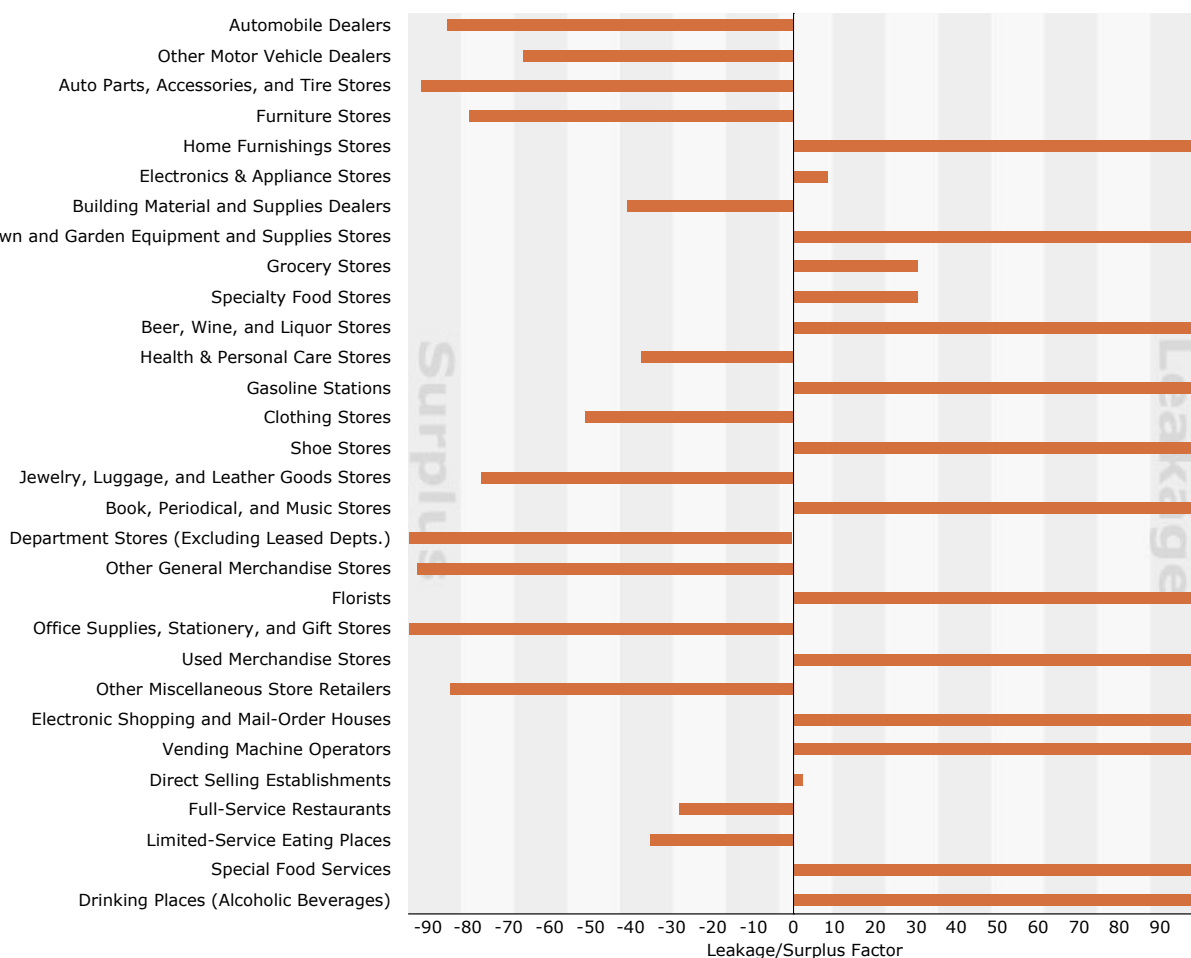
Made with Esri Business Analyst

East Syracuse Village, NY
 East Syracuse village, NY (3623052)
 Geography: Place

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06397
Longitude: -76.07319

Summary Demographics

2013 Population	15,326
2013 Households	7,183
2013 Median Disposable Income	\$32,141
2013 Per Capita Income	\$24,342

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$163,231,973	\$671,806,343	-\$508,574,370	-60.9	255
Total Retail Trade	44-45	\$147,867,752	\$620,731,752	-\$472,864,001	-61.5	200
Total Food & Drink	722	\$15,364,221	\$51,074,590	-\$35,710,369	-53.7	54

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$27,510,669	\$133,776,598	-\$106,265,929	-65.9	16
Automobile Dealers	4411	\$24,178,989	\$116,248,196	-\$92,069,208	-65.6	6
Other Motor Vehicle Dealers	4412	\$1,300,139	\$1,334,083	-\$33,944	-1.3	2
Auto Parts, Accessories & Tire Stores	4413	\$2,031,541	\$16,194,319	-\$14,162,778	-77.7	8
Furniture & Home Furnishings Stores	442	\$3,570,665	\$18,727,170	-\$15,156,506	-68.0	12
Furniture Stores	4421	\$1,819,870	\$9,586,338	-\$7,766,468	-68.1	6
Home Furnishings Stores	4422	\$1,750,795	\$9,140,833	-\$7,390,038	-67.9	7
Electronics & Appliance Stores	4431	\$5,069,887	\$31,945,513	-\$26,875,625	-72.6	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,307,865	\$16,496,844	-\$12,188,979	-58.6	7
Bldg Material & Supplies Dealers	4441	\$3,690,147	\$15,668,545	-\$11,978,398	-61.9	6
Lawn & Garden Equip & Supply Stores	4442	\$617,718	\$828,300	-\$210,582	-14.6	1
Food & Beverage Stores	445	\$28,011,867	\$66,670,122	-\$38,658,255	-40.8	15
Grocery Stores	4451	\$24,434,144	\$64,218,697	-\$39,784,553	-44.9	11
Specialty Food Stores	4452	\$1,339,096	\$463,124	\$875,972	48.6	4
Beer, Wine & Liquor Stores	4453	\$2,238,627	\$1,988,300	\$250,327	5.9	1
Health & Personal Care Stores	446,4461	\$12,716,091	\$39,553,165	-\$26,837,074	-51.3	19
Gasoline Stations	447,4471	\$14,810,466	\$12,437,026	\$2,373,440	8.7	6
Clothing & Clothing Accessories Stores	448	\$11,102,829	\$41,044,885	-\$29,942,056	-57.4	35
Clothing Stores	4481	\$8,343,141	\$34,733,973	-\$26,390,833	-61.3	26
Shoe Stores	4482	\$1,478,327	\$3,386,420	-\$1,908,093	-39.2	3
Jewelry, Luggage & Leather Goods Stores	4483	\$1,281,361	\$2,924,491	-\$1,643,130	-39.1	6
Sporting Goods, Hobby, Book & Music Stores	451	\$3,542,892	\$16,318,847	-\$12,775,955	-64.3	18
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,061,195	\$11,394,259	-\$8,333,064	-57.6	14
Book, Periodical & Music Stores	4512	\$481,697	\$4,924,589	-\$4,442,892	-82.2	4
General Merchandise Stores	452	\$17,320,365	\$182,194,237	-\$164,873,872	-82.6	10
Department Stores Excluding Leased Depts.	4521	\$7,340,990	\$126,689,770	-\$119,348,780	-89.0	5
Other General Merchandise Stores	4529	\$9,979,376	\$55,504,467	-\$45,525,092	-69.5	4
Miscellaneous Store Retailers	453	\$4,458,359	\$29,383,113	-\$24,924,754	-73.7	39
Florists	4531	\$388,370	\$195,800	\$192,570	33.0	2
Office Supplies, Stationery & Gift Stores	4532	\$996,911	\$9,290,093	-\$8,293,182	-80.6	14
Used Merchandise Stores	4533	\$489,473	\$321,557	\$167,916	20.7	3
Other Miscellaneous Store Retailers	4539	\$2,583,605	\$19,575,663	-\$16,992,058	-76.7	20
Nonstore Retailers	454	\$15,445,796	\$32,184,232	-\$16,738,436	-35.1	11
Electronic Shopping & Mail-Order Houses	4541	\$12,787,805	\$27,183,110	-\$14,395,305	-36.0	3
Vending Machine Operators	4542	\$294,562	\$326,126	-\$31,564	-5.1	2
Direct Selling Establishments	4543	\$2,363,429	\$4,674,995	-\$2,311,566	-32.8	7
Food Services & Drinking Places	722	\$15,364,221	\$51,074,590	-\$35,710,369	-53.7	54
Full-Service Restaurants	7221	\$7,890,198	\$27,277,664	-\$19,387,466	-55.1	22
Limited-Service Eating Places	7222	\$5,746,765	\$22,505,497	-\$16,758,731	-59.3	22
Special Food Services	7223	\$1,259,332	\$141,166	\$1,118,166	79.8	1
Drinking Places - Alcoholic Beverages	7224	\$467,926	\$1,150,264	-\$682,338	-42.2	8

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

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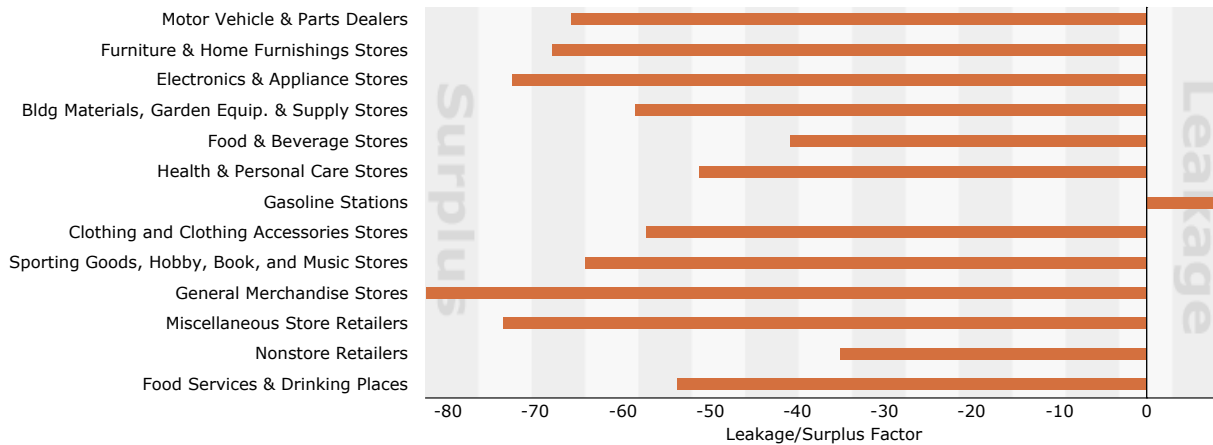
September 06, 2013

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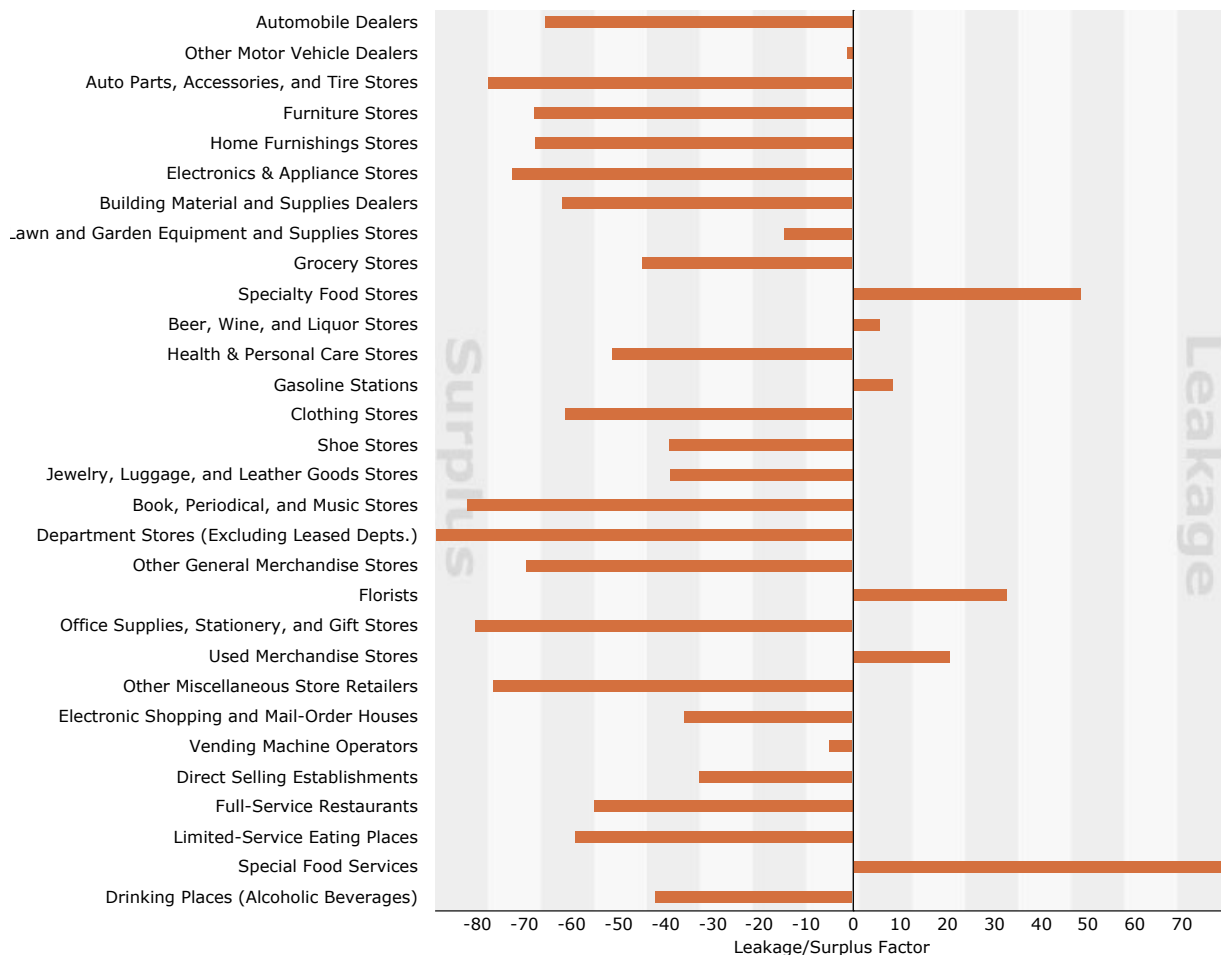
East Syracuse, ny
 East Syracuse, New York, United States
 Drive Time: 5 minutes

Latitude: 43.06397
 Longitude: -76.07319

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06397
Longitude: -76.07319

Summary Demographics

2013 Population	141,636
2013 Households	57,281
2013 Median Disposable Income	\$29,908
2013 Per Capita Income	\$24,212

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,335,047,191	\$2,559,382,291	-\$1,224,335,100	-31.4	1,516
Total Retail Trade	44-45	\$1,205,976,757	\$2,312,592,801	-\$1,106,616,044	-31.5	1,192
Total Food & Drink	722	\$129,070,433	\$246,789,489	-\$117,719,056	-31.3	324
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$221,762,127	\$737,907,111	-\$516,144,984	-53.8	126
Automobile Dealers	4411	\$194,909,877	\$645,590,242	-\$450,680,365	-53.6	64
Other Motor Vehicle Dealers	4412	\$10,253,439	\$10,988,970	-\$735,530	-3.5	22
Auto Parts, Accessories & Tire Stores	4413	\$16,598,811	\$81,327,899	-\$64,729,088	-66.1	40
Furniture & Home Furnishings Stores	442	\$29,473,056	\$47,829,334	-\$18,356,279	-23.7	61
Furniture Stores	4421	\$15,083,553	\$29,664,555	-\$14,581,002	-32.6	27
Home Furnishings Stores	4422	\$14,389,503	\$18,164,780	-\$3,775,277	-11.6	33
Electronics & Appliance Stores	4431	\$41,877,454	\$130,018,770	-\$88,141,315	-51.3	63
Bldg Materials, Garden Equip. & Supply Stores	444	\$34,356,560	\$53,411,218	-\$19,054,658	-21.7	55
Bldg Material & Supplies Dealers	4441	\$29,763,504	\$51,984,560	-\$22,221,056	-27.2	52
Lawn & Garden Equip & Supply Stores	4442	\$4,593,056	\$1,426,657	\$3,166,398	52.6	3
Food & Beverage Stores	445	\$230,050,728	\$236,240,770	-\$6,190,041	-1.3	169
Grocery Stores	4451	\$200,353,725	\$207,337,357	-\$6,983,631	-1.7	111
Specialty Food Stores	4452	\$11,013,509	\$10,442,786	\$570,722	2.7	42
Beer, Wine & Liquor Stores	4453	\$18,683,494	\$18,460,627	\$222,868	0.6	16
Health & Personal Care Stores	446,4461	\$101,417,512	\$160,337,410	-\$58,919,898	-22.5	76
Gasoline Stations	447,4471	\$120,181,082	\$139,488,612	-\$19,307,530	-7.4	30
Clothing & Clothing Accessories Stores	448	\$93,489,781	\$254,853,461	-\$161,363,680	-46.3	220
Clothing Stores	4481	\$70,177,440	\$162,776,054	-\$92,598,614	-39.7	155
Shoe Stores	4482	\$12,436,069	\$80,596,470	-\$68,160,401	-73.3	28
Jewelry, Luggage & Leather Goods Stores	4483	\$10,876,272	\$11,480,938	-\$604,666	-2.7	37
Sporting Goods, Hobby, Book & Music Stores	451	\$29,552,734	\$66,483,301	-\$36,930,567	-38.5	105
Sporting Goods/Hobby/Musical Instr Stores	4511	\$25,400,589	\$35,519,924	-\$10,119,335	-16.6	71
Book, Periodical & Music Stores	4512	\$4,152,145	\$30,963,377	-\$26,811,232	-76.4	34
General Merchandise Stores	452	\$142,338,452	\$298,971,497	-\$156,633,046	-35.5	36
Department Stores Excluding Leased Depts.	4521	\$60,718,960	\$225,552,257	-\$164,833,298	-57.6	21
Other General Merchandise Stores	4529	\$81,619,492	\$73,419,240	\$8,200,252	5.3	15
Miscellaneous Store Retailers	453	\$35,956,773	\$97,742,230	-\$61,785,456	-46.2	209
Florists	4531	\$2,912,184	\$3,293,180	-\$380,996	-6.1	17
Office Supplies, Stationery & Gift Stores	4532	\$8,121,179	\$14,878,668	-\$6,757,490	-29.4	65
Used Merchandise Stores	4533	\$4,132,709	\$5,256,939	-\$1,124,229	-12.0	28
Other Miscellaneous Store Retailers	4539	\$20,790,701	\$74,313,443	-\$53,522,741	-56.3	98
Nonstore Retailers	454	\$125,520,499	\$89,309,089	\$36,211,410	16.9	42
Electronic Shopping & Mail-Order Houses	4541	\$105,023,881	\$49,322,190	\$55,701,691	36.1	8
Vending Machine Operators	4542	\$2,432,138	\$14,743,616	-\$12,311,478	-71.7	8
Direct Selling Establishments	4543	\$18,064,480	\$25,243,284	-\$7,178,803	-16.6	26
Food Services & Drinking Places	722	\$129,070,433	\$246,789,489	-\$117,719,056	-31.3	324
Full-Service Restaurants	7221	\$66,394,058	\$144,206,055	-\$77,811,997	-36.9	138
Limited-Service Eating Places	7222	\$48,155,818	\$74,677,599	-\$26,521,781	-21.6	102
Special Food Services	7223	\$10,463,141	\$11,255,278	-\$792,137	-3.6	17
Drinking Places - Alcoholic Beverages	7224	\$4,057,416	\$16,650,557	-\$12,593,141	-60.8	67

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

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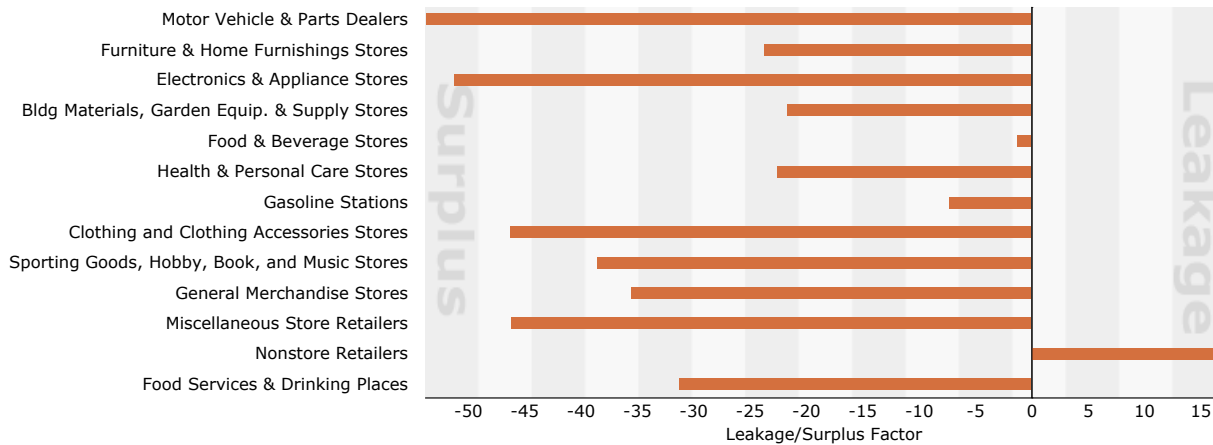
September 06, 2013

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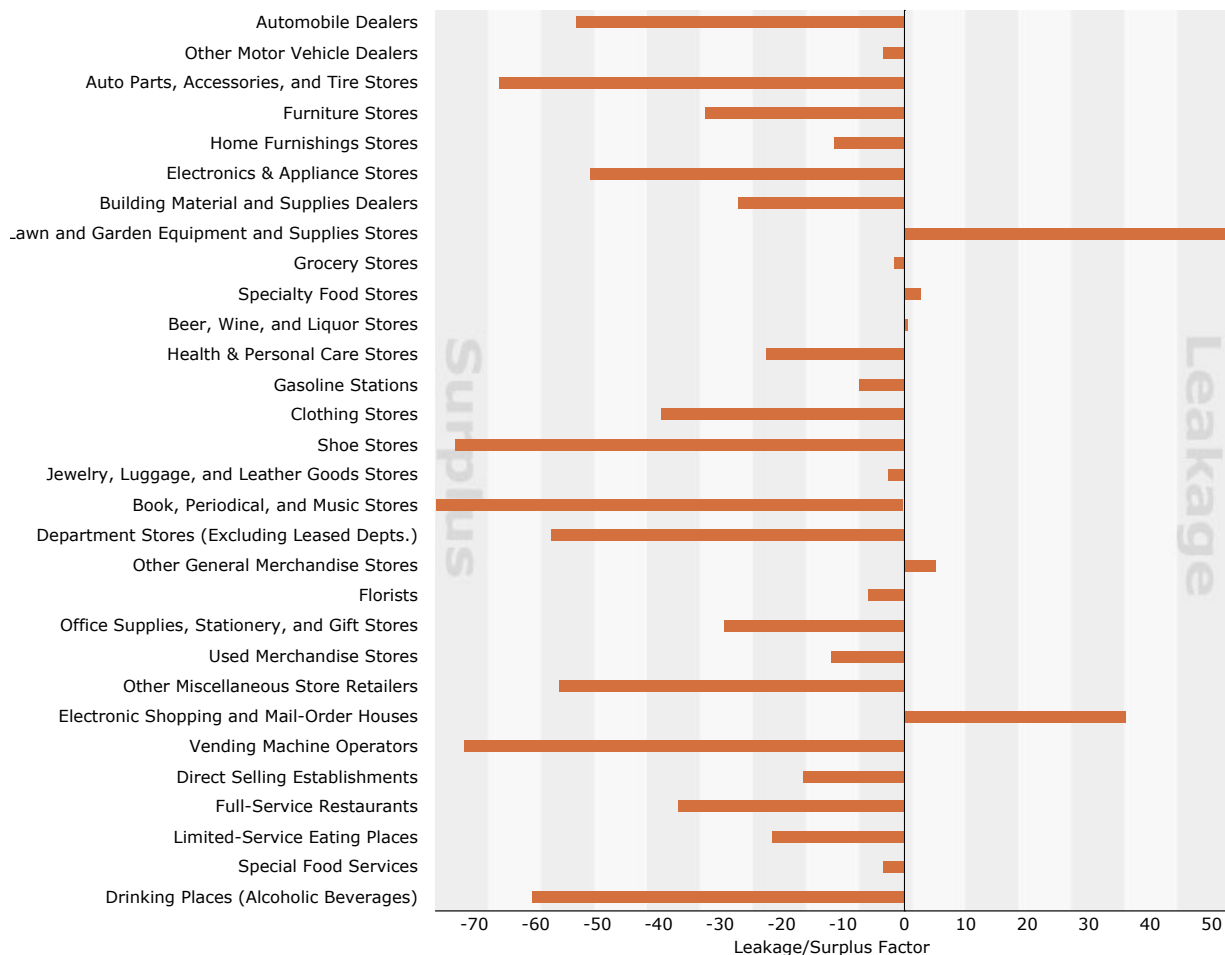
East Syracuse, ny
 East Syracuse, New York, United States
 Drive Time: 10 minutes

Latitude: 43.06397
 Longitude: -76.07319

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06397
Longitude: -76.07319

Summary Demographics

2013 Population	279,228
2013 Households	113,749
2013 Median Disposable Income	\$33,945
2013 Per Capita Income	\$25,363

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$2,783,199,727	\$4,236,360,469	-\$1,453,160,742	-20.7	2,594
Total Retail Trade	44-45	\$2,516,428,818	\$3,810,015,798	-\$1,293,586,980	-20.4	2,044
Total Food & Drink	722	\$266,770,909	\$426,344,671	-\$159,573,762	-23.0	550

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$466,383,126	\$1,105,356,250	-\$638,973,125	-40.7	212
Automobile Dealers	4411	\$409,768,124	\$968,698,271	-\$558,930,147	-40.5	111
Other Motor Vehicle Dealers	4412	\$21,900,621	\$20,568,479	\$1,332,142	3.1	31
Auto Parts, Accessories & Tire Stores	4413	\$34,714,381	\$116,089,500	-\$81,375,119	-54.0	71
Furniture & Home Furnishings Stores	442	\$61,660,741	\$83,804,908	-\$22,144,168	-15.2	113
Furniture Stores	4421	\$31,477,018	\$56,751,203	-\$25,274,185	-28.6	48
Home Furnishings Stores	4422	\$30,183,723	\$27,053,705	\$3,130,018	5.5	65
Electronics & Appliance Stores	4431	\$87,220,026	\$146,643,873	-\$59,423,847	-25.4	103
Bldg Materials, Garden Equip. & Supply Stores	444	\$73,285,234	\$87,047,838	-\$13,762,604	-8.6	101
Bldg Material & Supplies Dealers	4441	\$63,419,573	\$81,320,638	-\$17,901,064	-12.4	90
Lawn & Garden Equip & Supply Stores	4442	\$9,865,660	\$5,727,200	\$4,138,460	26.5	10
Food & Beverage Stores	445	\$476,970,054	\$719,910,443	-\$242,940,389	-20.3	283
Grocery Stores	4451	\$415,383,929	\$665,355,114	-\$249,971,186	-23.1	181
Specialty Food Stores	4452	\$22,811,467	\$16,561,691	\$6,249,776	15.9	69
Beer, Wine & Liquor Stores	4453	\$38,774,658	\$37,993,638	\$781,021	1.0	33
Health & Personal Care Stores	446,4461	\$213,324,847	\$316,710,314	-\$103,385,467	-19.5	129
Gasoline Stations	447,4471	\$250,425,655	\$294,905,300	-\$44,479,644	-8.2	57
Clothing & Clothing Accessories Stores	448	\$193,342,891	\$279,543,381	-\$86,200,490	-18.2	309
Clothing Stores	4481	\$145,063,819	\$178,893,429	-\$33,829,610	-10.4	215
Shoe Stores	4482	\$25,633,615	\$85,084,418	-\$59,450,803	-53.7	39
Jewelry, Luggage & Leather Goods Stores	4483	\$22,645,457	\$15,565,534	\$7,079,923	18.5	54
Sporting Goods, Hobby, Book & Music Stores	451	\$61,016,826	\$85,973,720	-\$24,956,894	-17.0	198
Sporting Goods/Hobby/Musical Instr Stores	4511	\$52,598,748	\$51,980,451	\$618,297	0.6	145
Book, Periodical & Music Stores	4512	\$8,418,078	\$33,993,269	-\$25,575,191	-60.3	52
General Merchandise Stores	452	\$296,083,515	\$437,069,368	-\$140,985,853	-19.2	60
Department Stores Excluding Leased Depts.	4521	\$126,434,428	\$287,194,536	-\$160,760,108	-38.9	32
Other General Merchandise Stores	4529	\$169,649,087	\$149,874,832	\$19,774,255	6.2	28
Miscellaneous Store Retailers	453	\$75,293,424	\$142,917,374	-\$67,623,950	-31.0	391
Florists	4531	\$6,284,207	\$7,702,773	-\$1,418,566	-10.1	40
Office Supplies, Stationery & Gift Stores	4532	\$16,973,727	\$24,784,871	-\$7,811,144	-18.7	114
Used Merchandise Stores	4533	\$8,505,268	\$10,526,744	-\$2,021,476	-10.6	50
Other Miscellaneous Store Retailers	4539	\$43,530,222	\$99,902,986	-\$56,372,764	-39.3	186
Nonstore Retailers	454	\$261,422,480	\$110,133,028	\$151,289,452	40.7	87
Electronic Shopping & Mail-Order Houses	4541	\$218,332,352	\$59,015,469	\$159,316,883	57.4	20
Vending Machine Operators	4542	\$5,033,211	\$16,495,230	-\$11,462,019	-53.2	17
Direct Selling Establishments	4543	\$38,056,917	\$34,622,329	\$3,434,588	4.7	50
Food Services & Drinking Places	722	\$266,770,909	\$426,344,671	-\$159,573,762	-23.0	550
Full-Service Restaurants	7221	\$137,049,190	\$233,266,052	-\$96,216,863	-26.0	223
Limited-Service Eating Places	7222	\$99,611,967	\$148,480,779	-\$48,868,812	-19.7	181
Special Food Services	7223	\$21,877,743	\$16,980,480	\$4,897,263	12.6	33
Drinking Places - Alcoholic Beverages	7224	\$8,232,010	\$27,617,360	-\$19,385,349	-54.1	113

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.

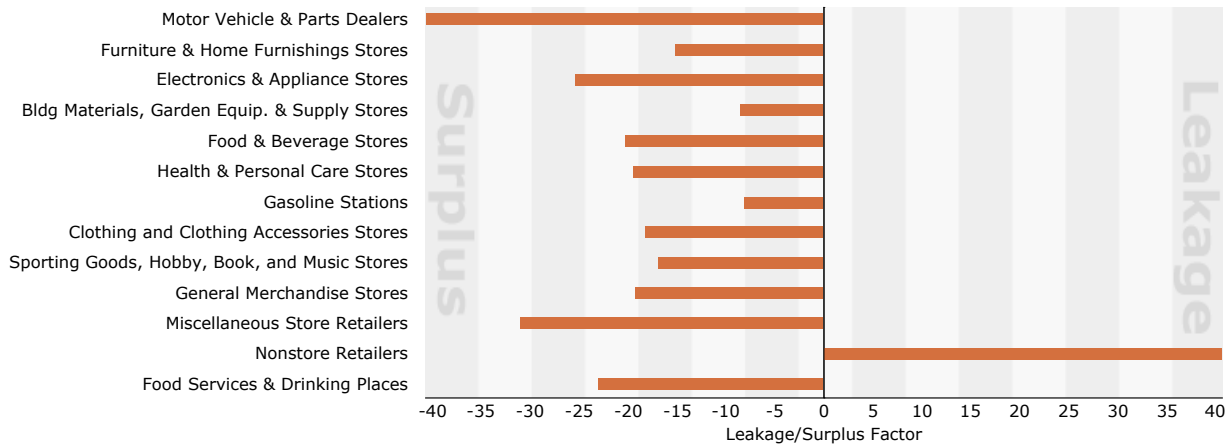
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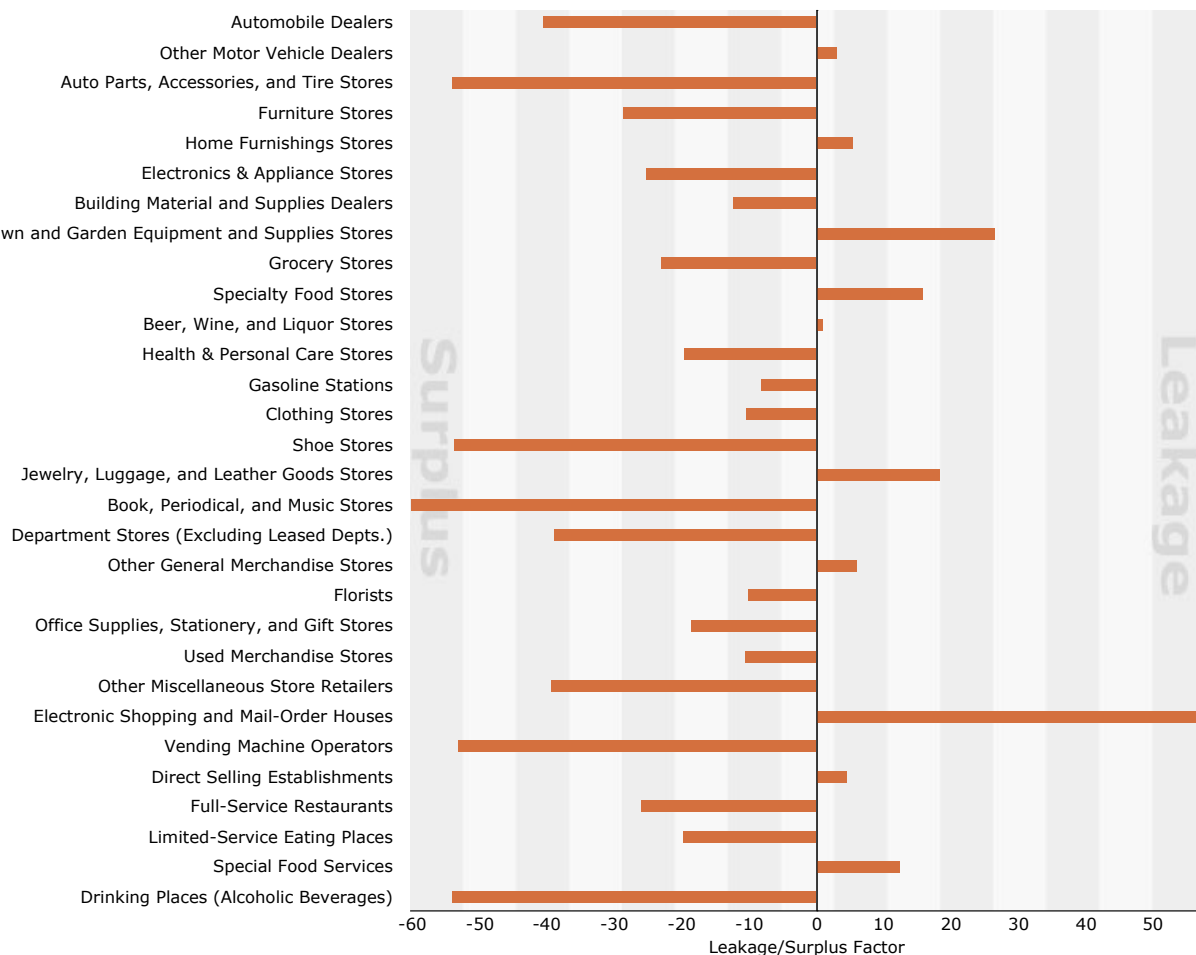
East Syracuse, ny
 East Syracuse, New York, United States
 Drive Time: 15 minutes

Latitude: 43.06397
 Longitude: -76.07319

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail Goods and Services Expenditures

East Syracuse Village, NY
East Syracuse village, NY (3623052)
Geography: Place

Top Tapestry Segments	Percent	Demographic Summary	2013	2018
Simple Living	65.1%	Population	3,036	2,992
Rustbelt Traditions	34.9%	Households	1,346	1,330
Top Rung	0.0%	Families	705	690
Suburban Splendor	0.0%	Median Age	37.5	38.4
Connoisseurs	0.0%	Median Household Income	\$38,687	\$41,114
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		45	\$1,007.85	\$1,356,568
Men's		42	\$178.32	\$240,021
Women's		38	\$306.53	\$412,585
Children's		50	\$186.35	\$250,823
Footwear		33	\$140.72	\$189,412
Watches & Jewelry		64	\$95.70	\$128,814
Apparel Products and Services (1)		106	\$100.23	\$134,912
Computer				
Computers and Hardware for Home Use		65	\$133.59	\$179,816
Portable Memory		71	\$5.40	\$7,270
Computer Software		62	\$12.21	\$16,436
Computer Accessories		64	\$10.69	\$14,384
Entertainment & Recreation		68	\$2,204.44	\$2,967,178
Fees and Admissions		60	\$374.96	\$504,700
Membership Fees for Clubs (2)		59	\$98.77	\$132,944
Fees for Participant Sports, excl. Trips		59	\$70.23	\$94,525
Admission to Movie/Theatre/Opera/Ballet		61	\$95.51	\$128,562
Admission to Sporting Events, excl. Trips		65	\$40.88	\$55,027
Fees for Recreational Lessons		56	\$69.18	\$93,120
Dating Services		90	\$0.39	\$521
TV/Video/Audio		70	\$904.12	\$1,216,945
Cable and Satellite Television Services		71	\$615.06	\$827,872
Televisions		69	\$109.10	\$146,850
Satellite Dishes		74	\$1.17	\$1,576
VCRs, Video Cameras, and DVD Players		66	\$8.54	\$11,499
Miscellaneous Video Equipment		66	\$5.09	\$6,854
Video Cassettes and DVDs		71	\$24.93	\$33,555
Video Game Hardware/Accessories		73	\$19.73	\$26,553
Video Game Software		73	\$21.89	\$29,462
Streaming/Downloaded Video		59	\$2.21	\$2,971
Rental of Video Cassettes and DVDs		68	\$18.64	\$25,094
Installation of Televisions		60	\$0.52	\$694
Audio (3)		64	\$74.06	\$99,681
Rental and Repair of TV/Radio/Sound Equipment		66	\$3.18	\$4,284
Pets		80	\$427.03	\$574,776
Toys and Games (4)		68	\$94.81	\$127,620
Recreational Vehicles and Fees (5)		58	\$130.31	\$175,404
Sports/Recreation/Exercise Equipment (6)		58	\$103.16	\$138,847
Photo Equipment and Supplies (7)		65	\$50.85	\$68,448
Reading (8)		66	\$102.16	\$137,505
Catered Affairs (9)		65	\$17.04	\$22,932
Food		69	\$5,646.17	\$7,599,745
Food at Home		70	\$3,532.43	\$4,754,650
Bakery and Cereal Products		71	\$499.31	\$672,070
Meats, Poultry, Fish, and Eggs		70	\$768.17	\$1,033,961
Dairy Products		70	\$375.03	\$504,790
Fruits and Vegetables		69	\$654.34	\$880,736
Snacks and Other Food at Home (10)		71	\$1,235.58	\$1,663,092
Food Away from Home		66	\$2,113.74	\$2,845,095
Alcoholic Beverages		66	\$349.67	\$470,660
Nonalcoholic Beverages at Home		71	\$338.54	\$455,669

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

September 09, 2013

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Retail Goods and Services Expenditures

East Syracuse Village, NY
East Syracuse village, NY (3623052)
Geography: Place

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	38	\$782.97	\$1,053,871
Vehicle Loans	68	\$2,592.50	\$3,489,502
Health			
Nonprescription Drugs	69	\$86.13	\$115,929
Prescription Drugs	71	\$342.73	\$461,321
Eyeglasses and Contact Lenses	68	\$58.65	\$78,937
Home			
Mortgage Payment and Basics (11)	57	\$5,445.74	\$7,329,972
Maintenance and Remodeling Services	59	\$947.48	\$1,275,312
Maintenance and Remodeling Materials (12)	64	\$187.15	\$251,908
Utilities, Fuel, and Public Services	70	\$3,536.30	\$4,759,854
Household Furnishings and Equipment			
Household Textiles (13)	66	\$69.13	\$93,043
Furniture	65	\$314.03	\$422,690
Rugs	62	\$15.69	\$21,120
Major Appliances (14)	66	\$180.80	\$243,358
Housewares (15)	57	\$42.33	\$56,977
Small Appliances	69	\$30.98	\$41,705
Luggage	59	\$5.23	\$7,046
Telephones and Accessories	61	\$32.77	\$44,114
Household Operations			
Child Care	62	\$273.31	\$367,869
Lawn and Garden (16)	64	\$272.99	\$367,444
Moving/Storage/Freight Express	72	\$47.05	\$63,325
Housekeeping Supplies (17)	69	\$493.41	\$664,130
Insurance			
Owners and Renters Insurance	65	\$319.30	\$429,777
Vehicle Insurance	67	\$802.93	\$1,080,749
Life/Other Insurance	65	\$285.33	\$384,060
Health Insurance	69	\$1,711.60	\$2,303,818
Personal Care Products (18)	66	\$295.45	\$397,676
School Books and Supplies (19)	75	\$140.29	\$188,835
Smoking Products	82	\$399.33	\$537,499
Transportation			
Vehicle Purchases (Net Outlay) (20)	67	\$2,430.48	\$3,271,431
Gasoline and Motor Oil	70	\$2,184.00	\$2,939,664
Vehicle Maintenance and Repairs	67	\$735.43	\$989,884
Travel			
Airline Fares	58	\$268.52	\$361,433
Lodging on Trips	61	\$257.16	\$346,132
Auto/Truck/Van Rental on Trips	56	\$18.90	\$25,434
Food and Drink on Trips	61	\$268.75	\$361,731

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

September 09, 2013

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Retail Goods and Services Expenditures

East Syracuse Village, NY
East Syracuse village, NY (3623052)
Geography: Place

- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers..
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for College, Elementary school, High school, Vocational/Technical School, Preschool/Other Schools, and Other School Supplies.
- (20) Vehicle Purchases** (Net Outlay) includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

September 09, 2013

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Demographic and Income Profile

Onondaga County, NY
Onondaga County, NY (36067)
Geography: County

Summary	Census 2010		2013		2018	
Population	467,026		468,889		471,047	
Households	187,686		188,885		190,530	
Families	115,283		115,748		115,955	
Average Household Size	2.40		2.39		2.38	
Owner Occupied Housing Units	121,374		121,007		125,199	
Renter Occupied Housing Units	66,312		67,878		65,331	
Median Age	38.5		39.0		39.5	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.09%		0.38%		0.71%	
Households	0.17%		0.43%		0.74%	
Families	0.04%		0.29%		0.63%	
Owner HHs	0.68%		0.88%		0.94%	
Median Household Income	2.53%		3.36%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	25,119	13.3%	24,401	12.8%		
\$15,000 - \$24,999	17,710	9.4%	14,109	7.4%		
\$25,000 - \$34,999	21,180	11.2%	20,287	10.6%		
\$35,000 - \$49,999	27,865	14.8%	25,540	13.4%		
\$50,000 - \$74,999	33,193	17.6%	26,882	14.1%		
\$75,000 - \$99,999	23,019	12.2%	28,883	15.2%		
\$100,000 - \$149,999	26,528	14.0%	32,474	17.0%		
\$150,000 - \$199,999	8,127	4.3%	10,613	5.6%		
\$200,000+	6,144	3.3%	7,341	3.9%		
Median Household Income	\$51,316		\$58,141			
Average Household Income	\$70,688		\$81,738			
Per Capita Income	\$29,171		\$33,754			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,378	5.9%	26,553	5.7%	26,661	5.7%
5 - 9	28,907	6.2%	27,779	5.9%	26,478	5.6%
10 - 14	30,814	6.6%	29,739	6.3%	28,370	6.0%
15 - 19	36,411	7.8%	34,851	7.4%	33,490	7.1%
20 - 24	35,887	7.7%	38,405	8.2%	36,901	7.8%
25 - 34	55,932	12.0%	57,285	12.2%	59,355	12.6%
35 - 44	57,486	12.3%	53,872	11.5%	52,354	11.1%
45 - 54	71,552	15.3%	68,195	14.5%	61,291	13.0%
55 - 64	57,081	12.2%	62,268	13.3%	66,042	14.0%
65 - 74	31,945	6.8%	36,361	7.8%	44,939	9.5%
75 - 84	22,646	4.8%	21,957	4.7%	23,331	5.0%
85+	10,987	2.4%	11,624	2.5%	11,835	2.5%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	378,885	81.1%	378,313	80.7%	375,375	79.7%
Black Alone	51,220	11.0%	51,903	11.1%	53,468	11.4%
American Indian Alone	3,818	0.8%	3,843	0.8%	3,847	0.8%
Asian Alone	14,454	3.1%	14,927	3.2%	16,101	3.4%
Pacific Islander Alone	148	0.0%	151	0.0%	167	0.0%
Some Other Race Alone	5,479	1.2%	6,100	1.3%	7,133	1.5%
Two or More Races	13,022	2.8%	13,652	2.9%	14,956	3.2%
Hispanic Origin (Any Race)	18,829	4.0%	21,158	4.5%	25,562	5.4%

Data Note: Income is expressed in current dollars.

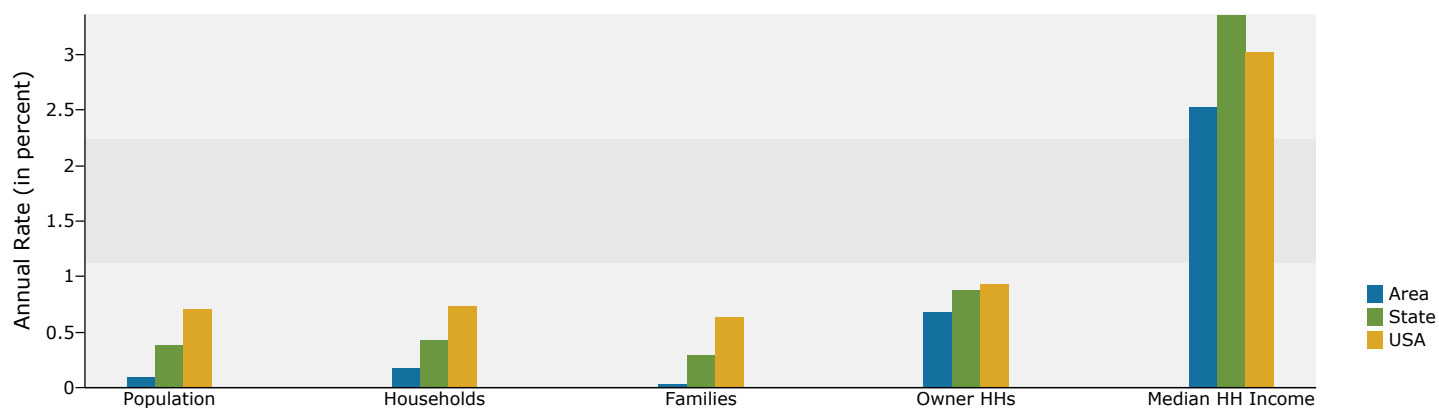
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

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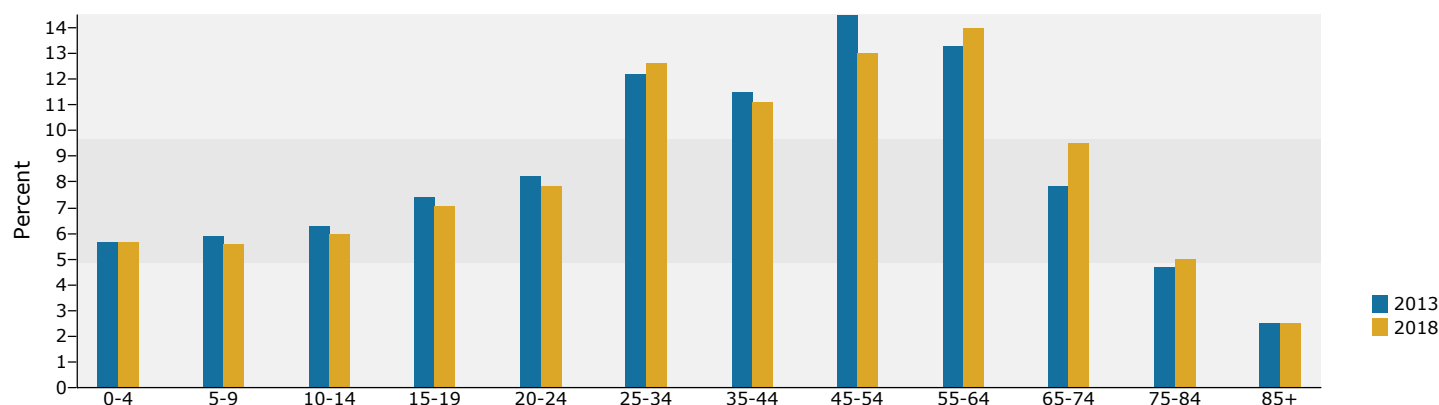
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Onondaga County, NY
Onondaga County, NY (36067)
Geography: County

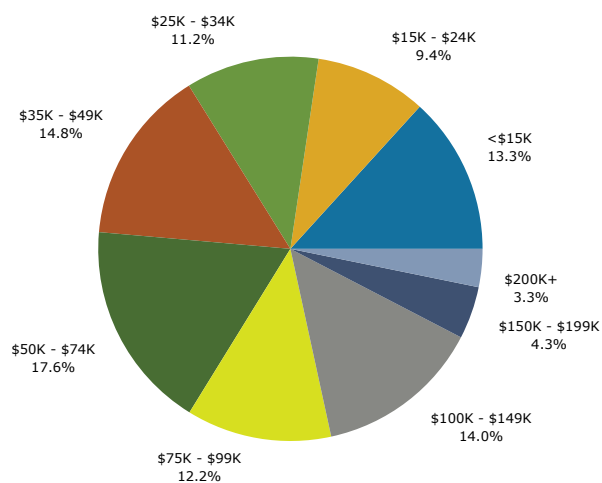
Trends 2013-2018



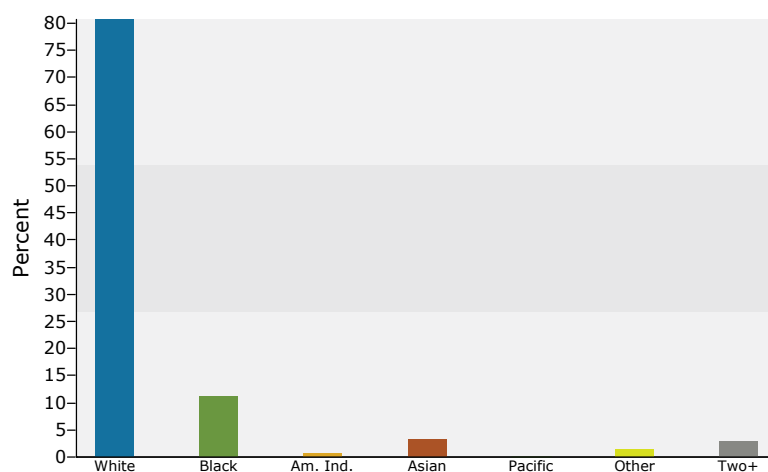
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.5%



Demographic and Income Profile

Manlius Village, NY
Manlius village, NY (3645018)
Geography: Place

Summary	Census 2010		2013		2018		
Population	4,704		4,704		4,702		
Households	2,035		2,042		2,052		
Families	1,207		1,280		1,276		
Average Household Size	2.31		2.30		2.29		
Owner Occupied Housing Units	1,179		1,346		1,395		
Renter Occupied Housing Units	856		696		657		
Median Age	42.3		44.2		45.8		
Trends: 2013 - 2018 Annual Rate	Area		State		National		
Population	-0.01%		0.38%		0.71%		
Households	0.10%		0.43%		0.74%		
Families	-0.06%		0.29%		0.63%		
Owner HHs	0.72%		0.88%		0.94%		
Median Household Income	3.39%		3.36%		3.03%		
Households by Income				2013		2018	
				Number	Percent	Number	Percent
	<\$15,000			123	6.0%	111	5.4%
	\$15,000 - \$24,999			162	7.9%	121	5.9%
	\$25,000 - \$34,999			78	3.8%	74	3.6%
	\$35,000 - \$49,999			350	17.1%	310	15.1%
	\$50,000 - \$74,999			299	14.6%	219	10.7%
	\$75,000 - \$99,999			256	12.5%	298	14.5%
	\$100,000 - \$149,999			440	21.5%	529	25.8%
	\$150,000 - \$199,999			166	8.1%	203	9.9%
	\$200,000+			168	8.2%	188	9.2%
Median Household Income			\$75,666		\$89,377		
Average Household Income			\$101,581		\$119,056		
Per Capita Income			\$42,567		\$50,186		
Population by Age	Census 2010		2013		2018		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	229	4.9%	226	4.8%	225	4.8%
	5 - 9	292	6.2%	263	5.6%	233	5.0%
	10 - 14	373	7.9%	331	7.0%	274	5.8%
	15 - 19	328	7.0%	336	7.1%	298	6.3%
	20 - 24	235	5.0%	268	5.7%	289	6.1%
	25 - 34	510	10.8%	469	10.0%	516	11.0%
	35 - 44	565	12.0%	501	10.7%	473	10.1%
	45 - 54	774	16.5%	776	16.5%	647	13.8%
	55 - 64	612	13.0%	696	14.8%	769	16.4%
	65 - 74	341	7.2%	434	9.2%	549	11.7%
	75 - 84	265	5.6%	261	5.6%	286	6.1%
	85+	180	3.8%	140	3.0%	142	3.0%
	Race and Ethnicity	Census 2010		2013		2018	
		Number	Percent	Number	Percent	Number	Percent
		White Alone	4,272	90.8%	4,232	90.0%	4,184
Black Alone		84	1.8%	97	2.1%	105	2.2%
American Indian Alone		11	0.2%	11	0.2%	11	0.2%
Asian Alone		257	5.5%	271	5.8%	297	6.3%
Pacific Islander Alone		1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone		15	0.3%	14	0.3%	16	0.3%
Two or More Races		64	1.4%	78	1.7%	88	1.9%
Hispanic Origin (Any Race)		85	1.8%	89	1.9%	109	2.3%

Data Note: Income is expressed in current dollars.

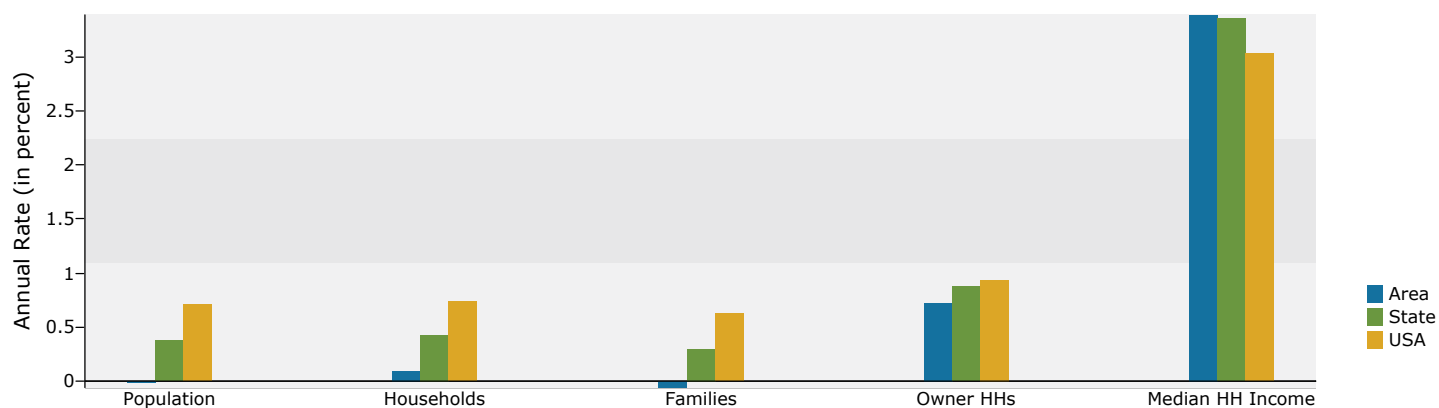
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 06, 2013

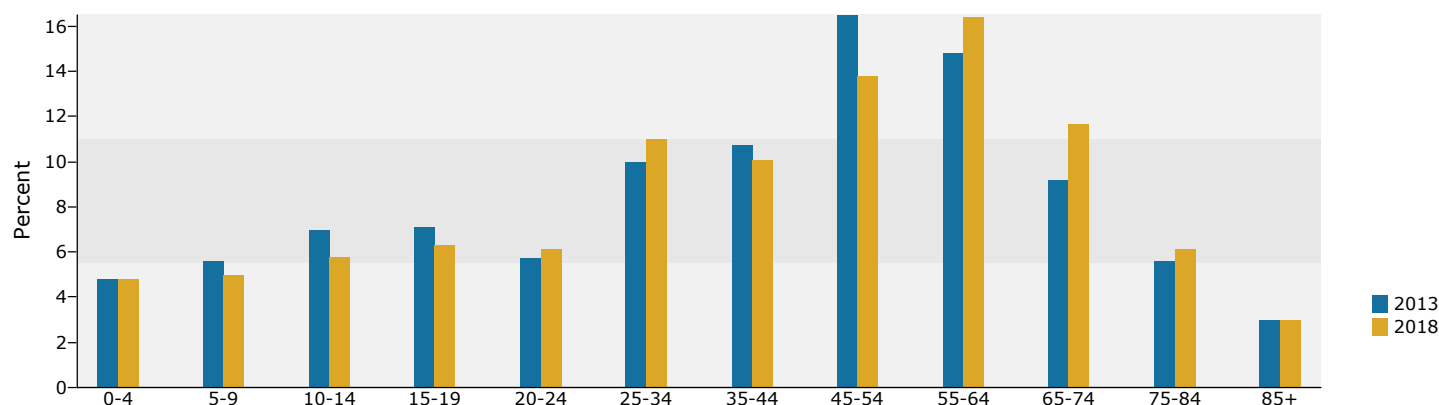
Made with Esri Business Analyst

Manlius Village, NY
 Manlius village, NY (3645018)
 Geography: Place

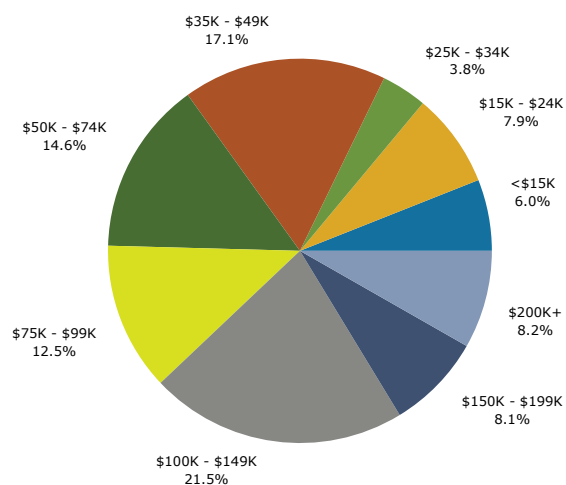
Trends 2013-2018



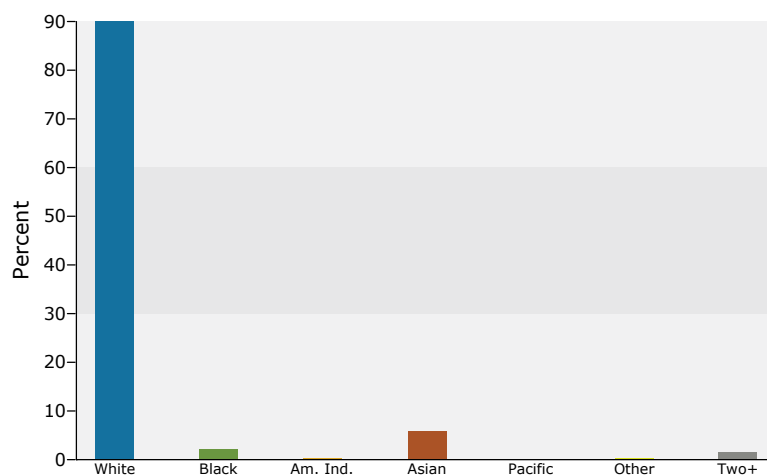
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 1.9%



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06534
Longitude: -76.07853

Summary	2013	2018	2013-2018 Change	2013-2018 Annual Rate
Population	19,363	19,384	21	0.02%
Households	9,021	9,069	48	0.11%
Median Age	39.0	40.0	1.0	0.51%
Average Household Size	2.07	2.06	-0.01	-0.10%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
Household	9,021	100%	9,069	100%
<\$15,000	1,779	19.7%	1,765	19.5%
\$15,000-\$24,999	944	10.5%	785	8.7%
\$25,000-\$34,999	1,328	14.7%	1,309	14.4%
\$35,000-\$49,999	1,610	17.8%	1,511	16.7%
\$50,000-\$74,999	1,715	19.0%	1,469	16.2%
\$75,000-\$99,999	842	9.3%	1,166	12.9%
\$100,000-\$149,999	583	6.5%	766	8.4%
\$150,000-\$199,999	137	1.5%	188	2.1%
\$200,000+	83	0.9%	109	1.2%
Median Household Income	\$38,234		\$40,441	
Average Household Income	\$49,286		\$55,548	
Per Capita Income	\$23,105		\$26,075	

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06534
Longitude: -76.07853

2013 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	418	1,541	1,427	1,838	1,661	1,039	1,098
<\$15,000	186	301	195	288	322	207	279
\$15,000-\$24,999	36	152	124	133	139	112	247
\$25,000-\$34,999	72	219	175	230	217	179	237
\$35,000-\$49,999	58	298	271	310	298	235	140
\$50,000-\$74,999	50	315	324	398	328	197	103
\$75,000-\$99,999	8	149	174	235	158	59	59
\$100,000-\$149,999	8	84	116	172	141	35	28
\$150,000-\$199,999	0	16	31	42	34	11	3
\$200,000+	0	6	16	30	24	5	2
Median HH Income	\$20,580	\$38,743	\$46,220	\$47,318	\$41,340	\$35,922	\$25,654
Average HH Income	\$27,455	\$46,859	\$56,905	\$59,456	\$54,333	\$42,554	\$32,828
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	44.5%	19.5%	13.7%	15.7%	19.4%	19.9%	25.4%
\$15,000-\$24,999	8.6%	9.9%	8.7%	7.2%	8.4%	10.8%	22.5%
\$25,000-\$34,999	17.2%	14.2%	12.3%	12.5%	13.1%	17.2%	21.6%
\$35,000-\$49,999	13.9%	19.3%	19.0%	16.9%	17.9%	22.6%	12.8%
\$50,000-\$74,999	12.0%	20.4%	22.7%	21.7%	19.7%	19.0%	9.4%
\$75,000-\$99,999	1.9%	9.7%	12.2%	12.8%	9.5%	5.7%	5.4%
\$100,000-\$149,999	1.9%	5.5%	8.1%	9.4%	8.5%	3.4%	2.6%
\$150,000-\$199,999	0.0%	1.0%	2.2%	2.3%	2.0%	1.1%	0.3%
\$200,000+	0.0%	0.4%	1.1%	1.6%	1.4%	0.5%	0.2%

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 5 minutes

Latitude: 43.06534
Longitude: -76.07853

2018 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	362	1,478	1,422	1,613	1,768	1,278	1,148
<\$15,000	168	279	181	245	337	252	303
\$15,000-\$24,999	31	113	104	93	119	116	209
\$25,000-\$34,999	61	197	164	190	219	221	257
\$35,000-\$49,999	49	263	244	247	288	279	142
\$50,000-\$74,999	37	261	270	291	295	221	93
\$75,000-\$99,999	9	210	241	279	236	103	89
\$100,000-\$149,999	8	112	155	192	197	57	46
\$150,000-\$199,999	0	29	41	46	45	20	7
\$200,000+	0	14	24	29	32	8	2
Median HH Income	\$18,536	\$42,236	\$51,172	\$51,823	\$44,829	\$36,839	\$26,724
Average HH Income	\$27,326	\$55,178	\$65,881	\$66,745	\$61,920	\$46,798	\$36,345
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	46.4%	18.9%	12.7%	15.2%	19.1%	19.7%	26.4%
\$15,000-\$24,999	8.6%	7.6%	7.3%	5.8%	6.7%	9.1%	18.2%
\$25,000-\$34,999	16.9%	13.3%	11.5%	11.8%	12.4%	17.3%	22.4%
\$35,000-\$49,999	13.5%	17.8%	17.2%	15.3%	16.3%	21.8%	12.4%
\$50,000-\$74,999	10.2%	17.7%	19.0%	18.0%	16.7%	17.3%	8.1%
\$75,000-\$99,999	2.5%	14.2%	16.9%	17.3%	13.3%	8.1%	7.8%
\$100,000-\$149,999	2.2%	7.6%	10.9%	11.9%	11.1%	4.5%	4.0%
\$150,000-\$199,999	0.0%	2.0%	2.9%	2.9%	2.5%	1.6%	0.6%
\$200,000+	0.0%	0.9%	1.7%	1.8%	1.8%	0.6%	0.2%

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06534
Longitude: -76.07853

Summary	2013	2018	2013-2018 Change	2013-2018 Annual Rate
Population	151,146	151,365	219	0.03%
Households	60,427	60,737	310	0.10%
Median Age	32.6	33.3	0.7	0.43%
Average Household Size	2.28	2.27	-0.01	-0.09%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
Household	60,427	100%	60,737	100%
<\$15,000	13,400	22.2%	13,322	21.9%
\$15,000-\$24,999	7,373	12.2%	6,043	9.9%
\$25,000-\$34,999	8,173	13.5%	8,065	13.3%
\$35,000-\$49,999	9,733	16.1%	9,201	15.1%
\$50,000-\$74,999	9,022	14.9%	7,683	12.6%
\$75,000-\$99,999	5,192	8.6%	6,854	11.3%
\$100,000-\$149,999	4,626	7.7%	5,846	9.6%
\$150,000-\$199,999	1,519	2.5%	2,022	3.3%
\$200,000+	1,389	2.3%	1,702	2.8%
Median Household Income	\$36,415		\$38,755	
Average Household Income	\$53,876		\$62,257	
Per Capita Income	\$23,204		\$26,635	

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06534
Longitude: -76.07853

2013 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	5,356	10,824	9,140	11,331	10,696	6,422	6,657
<\$15,000	2,562	2,555	1,489	2,030	2,203	1,076	1,485
\$15,000-\$24,999	728	1,312	957	995	1,021	880	1,480
\$25,000-\$34,999	726	1,533	1,179	1,301	1,224	1,040	1,169
\$35,000-\$49,999	625	1,941	1,605	1,726	1,699	1,163	973
\$50,000-\$74,999	445	1,689	1,602	1,868	1,683	1,014	721
\$75,000-\$99,999	144	928	984	1,302	989	482	364
\$100,000-\$149,999	91	625	867	1,259	1,077	448	260
\$150,000-\$199,999	26	153	264	412	392	173	100
\$200,000+	8	90	193	439	409	146	105
Median HH Income	\$16,111	\$35,068	\$42,533	\$45,743	\$41,690	\$37,006	\$27,398
Average HH Income	\$26,144	\$45,627	\$59,222	\$67,426	\$64,200	\$54,372	\$42,129
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	47.8%	23.6%	16.3%	17.9%	20.6%	16.8%	22.3%
\$15,000-\$24,999	13.6%	12.1%	10.5%	8.8%	9.5%	13.7%	22.2%
\$25,000-\$34,999	13.6%	14.2%	12.9%	11.5%	11.4%	16.2%	17.6%
\$35,000-\$49,999	11.7%	17.9%	17.6%	15.2%	15.9%	18.1%	14.6%
\$50,000-\$74,999	8.3%	15.6%	17.5%	16.5%	15.7%	15.8%	10.8%
\$75,000-\$99,999	2.7%	8.6%	10.8%	11.5%	9.2%	7.5%	5.5%
\$100,000-\$149,999	1.7%	5.8%	9.5%	11.1%	10.1%	7.0%	3.9%
\$150,000-\$199,999	0.5%	1.4%	2.9%	3.6%	3.7%	2.7%	1.5%
\$200,000+	0.1%	0.8%	2.1%	3.9%	3.8%	2.3%	1.6%

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013

Made with Esri Business Analyst



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 10 minutes

Latitude: 43.06534
Longitude: -76.07853

2018 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	5,057	10,821	8,967	10,136	11,121	7,869	6,765
<\$15,000	2,475	2,558	1,406	1,774	2,225	1,302	1,581
\$15,000-\$24,999	604	1,029	750	709	847	901	1,204
\$25,000-\$34,999	698	1,466	1,093	1,099	1,225	1,279	1,205
\$35,000-\$49,999	572	1,781	1,461	1,421	1,652	1,354	960
\$50,000-\$74,999	374	1,446	1,334	1,364	1,459	1,060	646
\$75,000-\$99,999	181	1,274	1,269	1,487	1,342	781	520
\$100,000-\$149,999	109	862	1,082	1,359	1,378	688	368
\$150,000-\$199,999	34	261	333	465	501	280	149
\$200,000+	9	144	240	459	492	224	133
Median HH Income	\$15,608	\$37,231	\$46,969	\$50,850	\$45,551	\$38,883	\$29,101
Average HH Income	\$27,437	\$53,539	\$68,681	\$78,241	\$74,620	\$62,769	\$48,843
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	48.9%	23.6%	15.7%	17.5%	20.0%	16.5%	23.4%
\$15,000-\$24,999	11.9%	9.5%	8.4%	7.0%	7.6%	11.4%	17.8%
\$25,000-\$34,999	13.8%	13.5%	12.2%	10.8%	11.0%	16.3%	17.8%
\$35,000-\$49,999	11.3%	16.5%	16.3%	14.0%	14.9%	17.2%	14.2%
\$50,000-\$74,999	7.4%	13.4%	14.9%	13.5%	13.1%	13.5%	9.5%
\$75,000-\$99,999	3.6%	11.8%	14.2%	14.7%	12.1%	9.9%	7.7%
\$100,000-\$149,999	2.2%	8.0%	12.1%	13.4%	12.4%	8.7%	5.4%
\$150,000-\$199,999	0.7%	2.4%	3.7%	4.6%	4.5%	3.6%	2.2%
\$200,000+	0.2%	1.3%	2.7%	4.5%	4.4%	2.8%	2.0%

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06534
Longitude: -76.07853

Summary	2013	2018	2013-2018 Change	2013-2018 Annual Rate
Population	283,993	284,214	222	0.02%
Households	116,032	116,581	549	0.09%
Median Age	36.2	36.9	0.7	0.38%
Average Household Size	2.31	2.30	-0.01	-0.09%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
Household	116,032	100%	116,581	100%
<\$15,000	20,310	17.5%	20,024	17.2%
\$15,000-\$24,999	13,325	11.5%	10,796	9.3%
\$25,000-\$34,999	14,834	12.8%	14,501	12.4%
\$35,000-\$49,999	18,102	15.6%	16,966	14.6%
\$50,000-\$74,999	19,316	16.6%	16,076	13.8%
\$75,000-\$99,999	12,168	10.5%	15,593	13.4%
\$100,000-\$149,999	11,664	10.1%	14,554	12.5%
\$150,000-\$199,999	3,520	3.0%	4,690	4.0%
\$200,000+	2,793	2.4%	3,380	2.9%
Median Household Income	\$41,661		\$45,552	
Average Household Income	\$59,927		\$69,021	
Per Capita Income	\$25,517		\$29,339	

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06534
Longitude: -76.07853

2013 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	7,488	19,210	17,710	22,274	21,719	13,635	13,997
<\$15,000	3,224	3,597	2,211	2,987	3,454	1,926	2,912
\$15,000-\$24,999	1,046	2,162	1,618	1,674	1,905	1,718	3,202
\$25,000-\$34,999	1,085	2,631	1,997	2,263	2,331	2,045	2,483
\$35,000-\$49,999	977	3,405	2,880	3,082	3,247	2,344	2,166
\$50,000-\$74,999	706	3,416	3,422	4,017	3,783	2,446	1,525
\$75,000-\$99,999	234	2,015	2,286	3,084	2,479	1,309	762
\$100,000-\$149,999	168	1,497	2,249	3,222	2,792	1,145	591
\$150,000-\$199,999	36	321	648	1,043	888	389	194
\$200,000+	11	166	400	903	840	313	162
Median HH Income	\$18,989	\$39,165	\$50,715	\$55,199	\$49,517	\$40,921	\$27,791
Average HH Income	\$28,473	\$50,971	\$66,476	\$75,490	\$70,367	\$58,471	\$41,216
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	43.1%	18.7%	12.5%	13.4%	15.9%	14.1%	20.8%
\$15,000-\$24,999	14.0%	11.3%	9.1%	7.5%	8.8%	12.6%	22.9%
\$25,000-\$34,999	14.5%	13.7%	11.3%	10.2%	10.7%	15.0%	17.7%
\$35,000-\$49,999	13.0%	17.7%	16.3%	13.8%	15.0%	17.2%	15.5%
\$50,000-\$74,999	9.4%	17.8%	19.3%	18.0%	17.4%	17.9%	10.9%
\$75,000-\$99,999	3.1%	10.5%	12.9%	13.8%	11.4%	9.6%	5.4%
\$100,000-\$149,999	2.2%	7.8%	12.7%	14.5%	12.9%	8.4%	4.2%
\$150,000-\$199,999	0.5%	1.7%	3.7%	4.7%	4.1%	2.9%	1.4%
\$200,000+	0.1%	0.9%	2.3%	4.1%	3.9%	2.3%	1.2%

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Household Income Profile

East Syracuse, ny
East Syracuse, New York, United States
Drive Time: 15 minutes

Latitude: 43.06534
Longitude: -76.07853

2018 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	7,012	19,193	17,336	19,816	22,285	16,580	14,360
<\$15,000	3,079	3,580	2,025	2,565	3,402	2,272	3,101
\$15,000-\$24,999	867	1,662	1,236	1,174	1,503	1,724	2,631
\$25,000-\$34,999	1,040	2,475	1,838	1,875	2,251	2,434	2,589
\$35,000-\$49,999	900	3,087	2,585	2,471	3,080	2,648	2,194
\$50,000-\$74,999	588	2,872	2,739	2,846	3,152	2,490	1,388
\$75,000-\$99,999	280	2,685	2,854	3,386	3,220	2,085	1,083
\$100,000-\$149,999	199	2,027	2,742	3,407	3,522	1,792	866
\$150,000-\$199,999	46	545	818	1,177	1,155	653	296
\$200,000+	12	260	499	916	1,001	481	210
Median HH Income	\$18,982	\$42,903	\$56,977	\$63,978	\$55,515	\$44,438	\$29,725
Average HH Income	\$29,881	\$59,680	\$77,040	\$86,823	\$81,844	\$68,100	\$47,534
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	43.9%	18.7%	11.7%	12.9%	15.3%	13.7%	21.6%
\$15,000-\$24,999	12.4%	8.7%	7.1%	5.9%	6.7%	10.4%	18.3%
\$25,000-\$34,999	14.8%	12.9%	10.6%	9.5%	10.1%	14.7%	18.0%
\$35,000-\$49,999	12.8%	16.1%	14.9%	12.5%	13.8%	16.0%	15.3%
\$50,000-\$74,999	8.4%	15.0%	15.8%	14.4%	14.1%	15.0%	9.7%
\$75,000-\$99,999	4.0%	14.0%	16.5%	17.1%	14.4%	12.6%	7.5%
\$100,000-\$149,999	2.8%	10.6%	15.8%	17.2%	15.8%	10.8%	6.0%
\$150,000-\$199,999	0.7%	2.8%	4.7%	5.9%	5.2%	3.9%	2.1%
\$200,000+	0.2%	1.4%	2.9%	4.6%	4.5%	2.9%	1.5%

Data Note: Income reported for July 1, 2018 represents annual income for the preceding year, expressed in current (2017) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2013 and 2018.

September 05, 2013



Demographic and Income Profile

Fayetteville Village, NY
Fayetteville village, NY (3625527)
Geography: Place

Summary	Census 2010	2013	2018				
Population	4,373	4,357	4,339				
Households	1,912	1,911	1,912				
Families	1,202	1,187	1,181				
Average Household Size	2.28	2.27	2.26				
Owner Occupied Housing Units	1,445	1,326	1,366				
Renter Occupied Housing Units	467	585	547				
Median Age	44.4	45.8	46.8				
Trends: 2013 - 2018 Annual Rate	Area	State	National				
Population	-0.08%	0.38%	0.71%				
Households	0.01%	0.43%	0.74%				
Families	-0.10%	0.29%	0.63%				
Owner HHs	0.60%	0.88%	0.94%				
Median Household Income	2.91%	3.36%	3.03%				
Households by Income	2013		2018				
	Number	Percent	Number	Percent			
	<\$15,000	105	5.5%	98	5.1%		
	\$15,000 - \$24,999	74	3.9%	54	2.8%		
	\$25,000 - \$34,999	209	10.9%	186	9.7%		
	\$35,000 - \$49,999	234	12.2%	205	10.7%		
	\$50,000 - \$74,999	343	17.9%	272	14.2%		
	\$75,000 - \$99,999	240	12.6%	284	14.9%		
	\$100,000 - \$149,999	392	20.5%	432	22.6%		
	\$150,000 - \$199,999	149	7.8%	181	9.5%		
\$200,000+	166	8.7%	198	10.4%			
Median Household Income	\$74,075		\$85,504				
Average Household Income	\$102,443		\$121,839				
Per Capita Income	\$44,850		\$53,478				
Population by Age	Census 2010		2013		2018		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	213	4.9%	200	4.6%	196	4.5%
	5 - 9	310	7.1%	248	5.7%	214	4.9%
	10 - 14	296	6.8%	309	7.1%	267	6.2%
	15 - 19	263	6.0%	275	6.3%	285	6.6%
	20 - 24	152	3.5%	229	5.3%	286	6.6%
	25 - 34	389	8.9%	376	8.6%	432	10.0%
	35 - 44	607	13.9%	484	11.1%	378	8.7%
	45 - 54	714	16.3%	708	16.3%	654	15.1%
	55 - 64	649	14.8%	684	15.7%	719	16.6%
	65 - 74	384	8.8%	419	9.6%	502	11.6%
	75 - 84	289	6.6%	273	6.3%	258	5.9%
	85+	107	2.4%	150	3.4%	148	3.4%
	Race and Ethnicity	Census 2010		2013		2018	
Number		Percent	Number	Percent	Number	Percent	
White Alone		4,101	93.8%	3,978	91.3%	3,927	90.5%
Black Alone		63	1.4%	85	2.0%	90	2.1%
American Indian Alone		8	0.2%	6	0.1%	6	0.1%
Asian Alone		132	3.0%	193	4.4%	209	4.8%
Pacific Islander Alone		1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone		10	0.2%	22	0.5%	26	0.6%
Two or More Races		58	1.3%	73	1.7%	80	1.8%
Hispanic Origin (Any Race)		91	2.1%	101	2.3%	127	2.9%

Data Note: Income is expressed in current dollars.

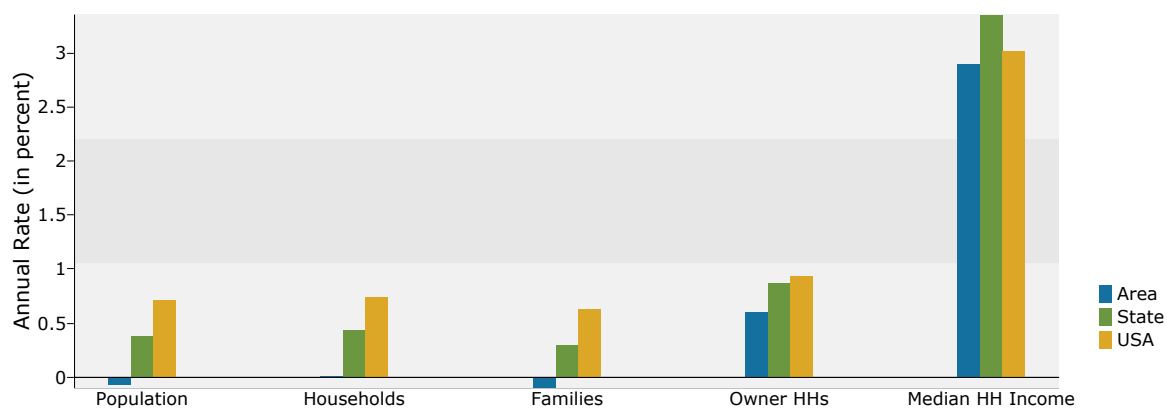
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 06, 2013

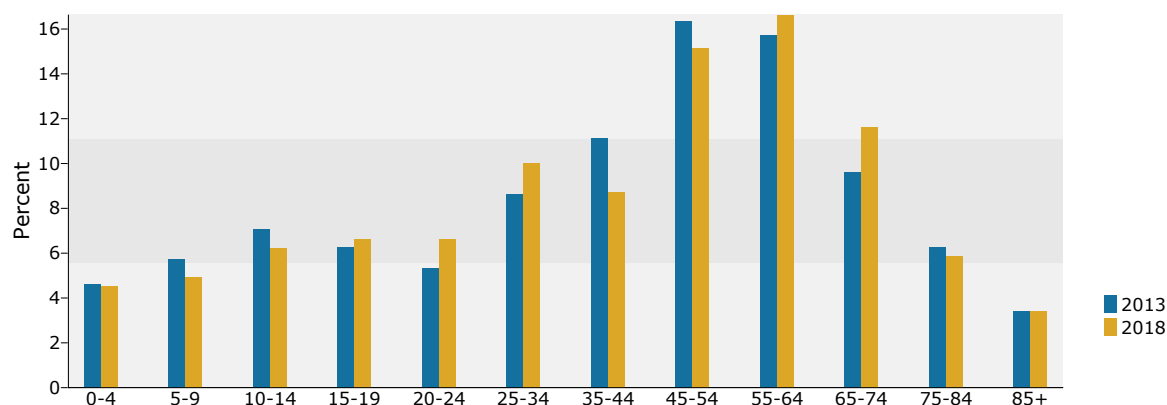
Made with Esri Business Analyst

Fayetteville Village, NY
 Fayetteville village, NY (3625527)
 Geography: Place

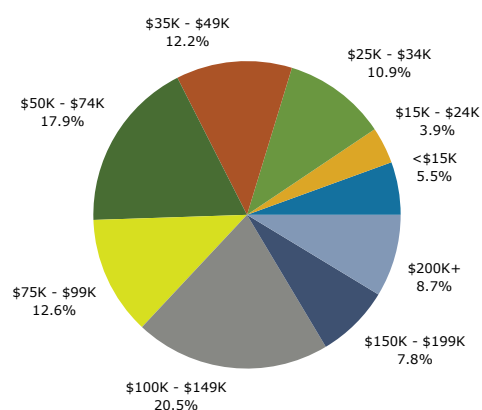
Trends 2013-2018



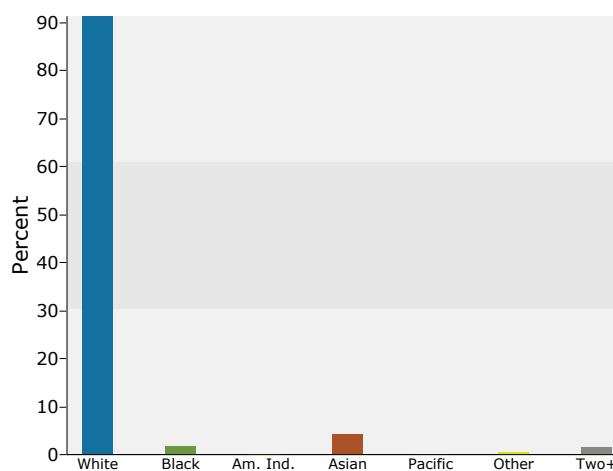
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

13078 (JAMESVILLE)
13078 (JAMESVILLE, NY)
Geography: ZIP Code

Summary	Census 2010		2013		2018		
Population	9,599		9,730		9,861		
Households	3,456		3,511		3,574		
Families	2,475		2,508		2,539		
Average Household Size	2.56		2.56		2.55		
Owner Occupied Housing Units	2,810		2,833		2,937		
Renter Occupied Housing Units	646		678		637		
Median Age	42.8		43.7		44.5		
Trends: 2013 - 2018 Annual Rate	Area		State		National		
Population	0.27%		0.38%		0.71%		
Households	0.36%		0.43%		0.74%		
Families	0.25%		0.29%		0.63%		
Owner HHs	0.72%		0.88%		0.94%		
Median Household Income	2.53%		3.36%		3.03%		
Households by Income				2013		2018	
				Number	Percent	Number	Percent
	<\$15,000			163	4.6%	137	3.8%
	\$15,000 - \$24,999			197	5.6%	138	3.9%
	\$25,000 - \$34,999			186	5.3%	157	4.4%
	\$35,000 - \$49,999			350	10.0%	281	7.9%
	\$50,000 - \$74,999			503	14.3%	367	10.3%
	\$75,000 - \$99,999			469	13.4%	550	15.4%
	\$100,000 - \$149,999			829	23.6%	976	27.3%
	\$150,000 - \$199,999			321	9.1%	403	11.3%
	\$200,000+			493	14.0%	565	15.8%
Median Household Income			\$92,693		\$105,019		
Average Household Income			\$124,724		\$150,339		
Per Capita Income			\$46,478		\$55,941		
Population by Age	Census 2010		2013		2018		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	502	5.2%	475	4.9%	467	4.7%
	5 - 9	656	6.8%	597	6.1%	553	5.6%
	10 - 14	670	7.0%	700	7.2%	675	6.8%
	15 - 19	637	6.6%	642	6.6%	671	6.8%
	20 - 24	526	5.5%	611	6.3%	632	6.4%
	25 - 34	805	8.4%	864	8.9%	961	9.7%
	35 - 44	1,332	13.9%	1,145	11.8%	1,021	10.4%
	45 - 54	1,627	16.9%	1,607	16.5%	1,478	15.0%
	55 - 64	1,195	12.4%	1,359	14.0%	1,531	15.5%
	65 - 74	732	7.6%	819	8.4%	981	9.9%
	75 - 84	534	5.6%	536	5.5%	534	5.4%
	85+	383	4.0%	375	3.9%	357	3.6%
	Race and Ethnicity	Census 2010		2013		2018	
		Number	Percent	Number	Percent	Number	Percent
White Alone		8,299	86.4%	8,360	85.9%	8,348	84.7%
Black Alone		421	4.4%	440	4.5%	477	4.8%
American Indian Alone		94	1.0%	94	1.0%	96	1.0%
Asian Alone		564	5.9%	596	6.1%	667	6.8%
Pacific Islander Alone		2	0.0%	2	0.0%	3	0.0%
Some Other Race Alone		56	0.6%	63	0.6%	73	0.7%
Two or More Races		164	1.7%	175	1.8%	197	2.0%
Hispanic Origin (Any Race)		244	2.5%	280	2.9%	352	3.6%

Data Note: Income is expressed in current dollars.

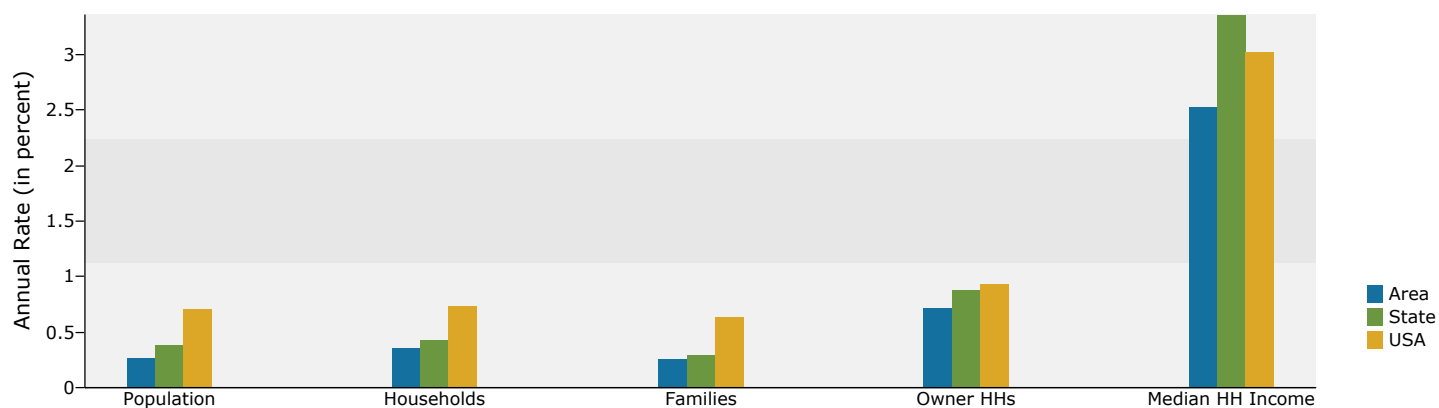
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

September 06, 2013

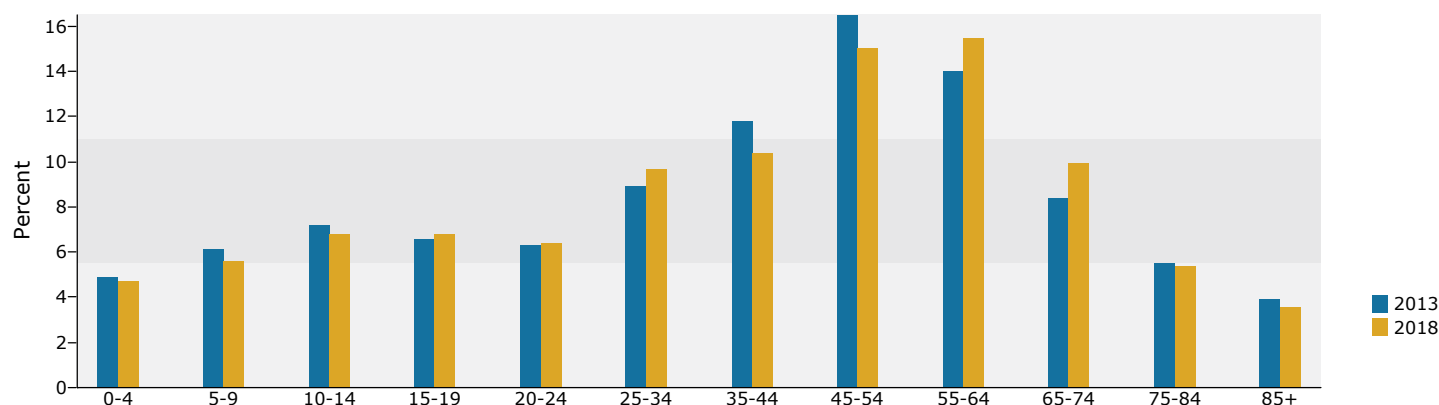
Made with Esri Business Analyst

13078 (JAMESVILLE)
 13078 (JAMESVILLE, NY)
 Geography: ZIP Code

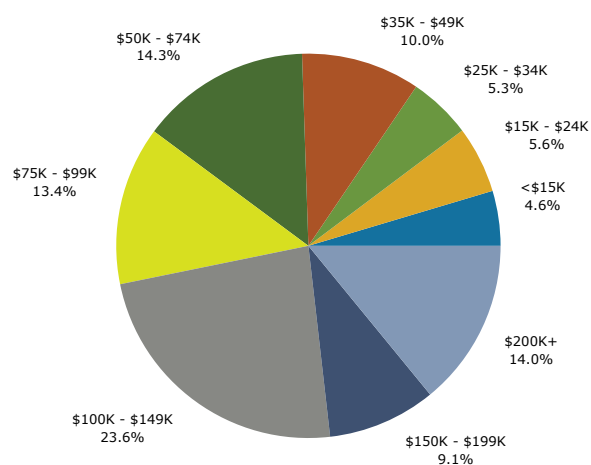
Trends 2013-2018



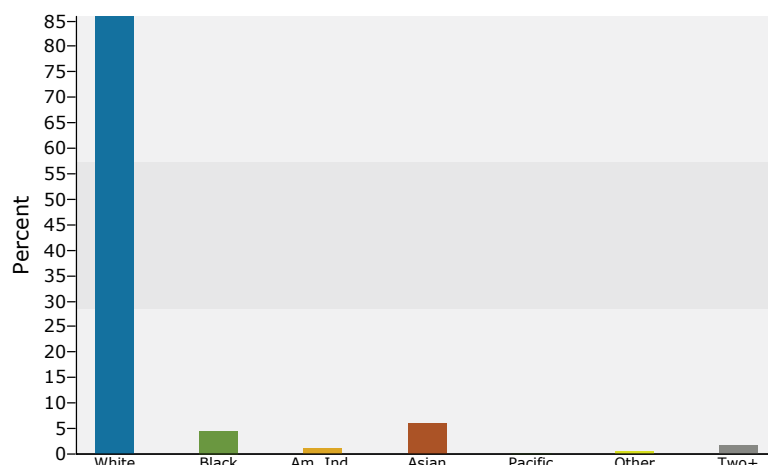
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 2.9%

Appendix 4 Descriptive Profiles

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 171
Tax Map ID: 005.-09-11.0
Name: Truck cap repair
Address: ***** E Terrace St
Owner: Martino, Michael J
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.11
Existing Buildings: (number and general condition) 1 – 1844 GFA – built 1972 – 1 story
1844 SF – body shop
Condition (Good, fair, poor) Fair
Zoning: Main Street - 433

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 347

Tax Map ID: 004.-11-06.0

Name: Former office store

Address: 221 Manlius St

Owner: Carlson, Knute B

Municipality: East Syracuse

Publicly Owned: (yes or no) No

Foreclosure List: (yes or no) No

Size (acres): 0.09

Existing Buildings: (number and general condition) 1 – 4634 GFA – built 1930 – 1 story
1554 SF – small retail
3080 SF – dstr wrhouse

Condition (Good, fair, poor) Fair

Zoning: Main Street - 484

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Underutilized – single use small building

Property Description: Currently or previously an office equipment store. Does not appear to be a fully functioning business

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known - Should try to identify past building uses and see if it was part of any past development on parcels 188 and 193

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Building façade will need to be properly maintained. Single story is underutilized.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 258
Tax Map ID: 004.-02-15.1
Name: Bowl Mor Parking
Address: 201 Highland Ave
Owner: Bowl Mor LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.38
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor) Fair
Zoning: Main Street - 438

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active

Property Description: Parking lot – used by auto repair shop and bar

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known - given location adjacent to auto repair shop and unknown past use, Phase 1 should be completed

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Parking lot for bowling alley in between bar and auto shop. At 1/3rd acre, limited opportunity to convert to a new use. If the adjacent properties were to be redeveloped, only chance for new development. Recommend continuation of use and seek to enhance Highland Ave. streetscape

Ranking Explanation: Medium - High priority for streetscape improvements along Highland Ave.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 213
Tax Map ID: 004.-13-04.0
Name: Manlius St Apts
Address: 415 E Manlius St
Owner: Klapan, Marko
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.14
1 – 2558 GFA – built 1965 – 3 story
Existing Buildings: (number and general condition) 2558 SF – 4 apartments
1066 SF – non-contrib
Condition (Good, fair, poor) Fair
Zoning: Main Street - 411

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active

Property Description: Apartment building with parking

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known.

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Could be considered an underutilized property downtown. Does provide residential use in the downtown. Prime location for a new mixed use development if the opportunity arises. Property has access to W. Terrace St which provides alternatives for rear located parking and use of Williams Street for access. With the available depth, opportunity to pull curve to permit more room for on-street parking and wider/safer sidewalks. The Village should target this area for redevelopment should the opportunity arise.

Ranking Explanation: Medium - Could be location where new development should be pulled back from Manlius street to provide wider sidewalks and more room for on-street parking. Use of W. Yates for access should also be encouraged for any new development.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 218
Tax Map ID: 005.-08-15.0
Name: Redwood Diner
Address: 121 E Manlius St
Owner: Wiethuechter, Frank G
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
1 – 900 GFA – built 1940 – 1 story
Existing Buildings: (number and general condition) 900 SF – diner
280 SF – row storage
Condition (Good, fair, poor) Fair
Zoning: Main Street - 422

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active

Property Description: Redwood Diner, active.

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known.

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Narrow lot. Adjacent to gasoline station and multifamily dwelling in need of repairs. Could be aggregated with adjacent lots for new development. Dinner is open and seems popular.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 217
Tax Map ID: 005.-08-11.1
Name: Valero gas station
Address: 125 E Manlius St
Owner: Jane C Miller Svc Inc
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.63
1 – 1400 GFA – built 1970 – 1 story
Existing Buildings: (number and general condition) 900 SF – high vol gas
500 SF – sm food mkt
Condition (Good, fair, poor) Fair
Zoning: Main Street - 432

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active

Property Description: Valero Gas station with convenience store

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known. Suspected contaminants as gasoline station

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Prime property at eastern gateway, current use is inefficient and incompatible from an aesthetic standpoint. Redevelopment of property along with improvements on the east side of Upton Street would frame the gateway nicely. Target this area for prime redevelopment in the future if the opportunity presents itself.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 213
Tax Map ID: 005.-06-07.0
Name: Vacant corner lot
Address: ---- Manlius St, corner of Hartwell
Owner: Willey, Carlton D
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.20
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor) Fair
Zoning: Main Street - 331

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant

Property Description: Vacant commercial, corner lot used for material storage

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known.

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Corner lot, currently used for storage of lumber and other materials by lumber company across Manlius Street. Future use would be residential or continue current use. On corner and sight distance may be an issue.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 211
Tax Map ID: 005.-06-08.0
Name: Vacant corner lot
Address: ---- Manlius St, corner of Hartwell
Owner: Willey, Carlton D
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.17
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor) Fair
Zoning: Main Street - 330

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant

Property Description: Vacant commercial, corner lot used for material storage

Description of Adjacent Land Uses: Main Street commercial; residential

Use and Environmental History: Not known.

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Corner lot, currently used for storage of lumber and other materials by lumber company across Manlius Street. Future use would be residential or continue current use. On corner and sight distance may be an issue.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 203

Tax Map ID: 004.-11-05.0

Name: Manlius & Division St Apartments

Address: 223 W Manlius St

Owner: Simmons, Eleanor J

Municipality: East Syracuse

Publicly Owned: (yes or no) No

Foreclosure List: (yes or no) No

Size (acres): 0.10

Existing Buildings: (number and general condition) 1 – 3333 GFA – built 1930 – 2 stories
3333 SF walk up apt.
1845 SF non-contrib.

Condition (Good, fair, poor) Fair

Zoning: Main Street - 411

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St/Burnet Ave
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active - Apartment

Property Description: Apartments

Description of Adjacent Land Uses: Main Street commercial

Use and Environmental History: Not known.

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Could be removed and made part of new development on parcels 193 and 188 or be utilized as an alley way to Manlius Street.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 199
Tax Map ID: 004.-10-06.0
Name: Vacant Mixed Use - Trinox
Address: 147 Manlius St W
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
1 – 8601 GFA – built 1950 – 3 stories
2688 SF external apt.
2688 SF row storage
Existing Buildings: (number and general condition) 2000 SF light mfg
3913 SF row retail
Condition (Good, fair, poor) Fair
Zoning: Main Street - 482

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St/Burnet Ave
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant

Property Description: Commercial first floor, residential above

Description of Adjacent Land Uses: Main Street commercial

Use and Environmental History: Recommend Initial Screening at this time. Low priority given current uses. Unsure of past.

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Redevelop as mixed use. With available depth, bring buildings back from Manlius street to widen sidewalk and allow for safer on-street parking

Ranking Explanation: Medium

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 187
Tax Map ID: 005.-11-08.1
Name: Vacant Lumber Building
Address: **** Manlius St E
Owner: Willey, Carlton D
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.71
1 – 851 GFA – built 1915
Existing Buildings: (number and general condition) 851 SF walk up off.
868 SF lumber yard
Condition (Good, fair, poor) Fair
Zoning: Main Street - 444

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St/Burnet Ave
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant building

Property Description: Former lumber yard

Description of Adjacent Land Uses: Main Street commercial

Use and Environmental History: Given proximity to railroad and past history, a phase I is recommended prior to significant change in use and/or ground disturbance

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Lot size and dimensions are likely to prohibit any significant redevelopment. Recommend future location for office or retail - may be good location for garden center.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 175
Tax Map ID: 005.-09-12.0
Name: Jones Residence
Address: 106 Center St
Owner: Jones, Robert F
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.04
Existing Buildings: (number and general condition) 1 – cottage – built 1930 – 1BR/1BA – 1.7 story – 1288 SF
Condition (Good, fair, poor) Fair
Zoning: Main Street - 433

Assessment of Overall Importance and Ranking:

High	†
Medium	†
Low	X

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St/Burnet Ave
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active residential

Property Description: Single family residence - cottage

Description of Adjacent Land Uses: Main Street commercial

Use and Environmental History: Unknown

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Lot too small to redevelop unless combined with adjacent lands. A SFD in this location is out of character with surrounding development.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	0.9 miles
Access Road	Manlius St/Burnet Ave
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active auto-related use

Property Description: Truck cap repair facility

Description of Adjacent Land Uses: Main Street commercial

Use and Environmental History: Unknown

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: No recommendation at this stage. Property too small unless integrated with a larger redevelopment.

Ranking Explanation: Low

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 173
Tax Map ID: 05.-10-01.1
Name: Thrifty Shopper Parking
(Part of Strategic Site #2)
Address: East St (adj to 112 Manlius St)
Owner: The Rescue Mission
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.22
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 401
Tax Map ID: 04.-08-11
Name: Church of the Resurrection-Andoloro
Address: Outreach Building (Part of Strategic Site #4)
Owner: 207 N Center St
Municipality: Christian Church of the Resurrection
Publicly Owned: (yes or no) East Syracuse
Foreclosure List: (yes or no) No
Size (acres): 0.18
Existing Buildings: (number and general condition) 1 – 4600 GFA – built 1940 – 3 stories
2150 SF non-contrib
2450 walk-up off
2150 walk-up off
Condition (Good, fair, poor) average
Zoning: Main Street – 620 – religious outreach
484 – single use building

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active religious

Property Description: Outreach building for Christian Church of the Resurrection (“Village Venue”)

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 366
Tax Map ID: 04.-08-14.1
Church of the Resurrection-Andoloro
Outreach Building Lot
Name: (Part of Strategic Site #4)
Address: 108 W Manlius St
Owner: Thomas, Gregory R
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.06
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor) average
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: Associated with adjacent outreach building for Christian Church of the Resurrection (“Village Venue”)

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 349
Tax Map ID: 04.-08-15
Name: Church of the Resurrection-Andoloro
Address: Manlius Street Building (Part of Strategic Site #4)
Owner: 110 W Manlius St
Municipality: Andaloro, John J
Publicly Owned: (yes or no) East Syracuse
Foreclosure List: (yes or no) No
Size (acres): 0.11
Existing Buildings: (number and general condition) 1 – 5474GFA – built 1950 –2 stories
2720 SF apt
2754 SF walk-up off/non-contrib
Condition (Good, fair, poor) average
Zoning: Main Street – 482 – detached row bldg

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: vacant

Property Description: Vacant building

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 345
Tax Map ID: 04.-09-05
Name: Kravetz residence
(Part of Strategic Site #3)
Address: 105 N Center St
Owner: Dajoto LLC C/O Michelle J. Kravetz
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.18
Existing Buildings: (number and general condition) 1 – 2165 SF – built 1900
Condition (Good, fair, poor) fair
Zoning: Main Street – 210 – single family

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:

Property Description:	Single family residence
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Description of Adjacent Land Uses:	Commercial; residential
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Use and Environmental History:

Status of Remedial Investigation:	Not known.
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Use Potential and Redevelopment Opportunities:	Potential to combine with adjacent lots for mixed-use residential/retail.
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Ranking Explanation:	High. Potential to combine with adjacent lots for gateway mixed-use redevelopment.
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Location on Map**Digital Photo(s) of Property**

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 287
Tax Map ID: 04.-14-03.1
Name: Sam's Chicken
(Part of Strategic Site #9)
Address: 601 ½ W Manlius St
Owner: Azzolina, George J
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.30
Existing Buildings: (number and general condition) 1 – 3200 GFA – built 1965 – 1 story fast food
Condition (Good, fair, poor) average
Zoning: Main Street – 421 - restaurant

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active commercial

Property Description: Fast food restaurant – Sam’s Chicken

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment – Western Gateway to Village.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 284
Tax Map ID: 04.-14-04.1
Name: Auto Repair at Burnet & Manlius
(Part of Strategic Site #9)
Address: 500 Terrace St
Owner: Cannizzo, Joseph
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.29
Existing Buildings: (number and general condition) 1 – 3200 GFA – built 1994 – 1 story warehouse
Condition (Good, fair, poor) average
Zoning: Main Street – 449 – auto related

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active commercial

Property Description: Auto-related business, one building

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment – Western Gateway to Village.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 271
Tax Map ID: 01.-13-05
Name: Featherly #2
Address: (Part of Strategic Site #6)
705 W Manlius St
Owner: Featherly, Robert I
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
Existing Buildings: (number and general condition) 1 – 6000 GFA – built 1974 – 1 story
Condition (Good, fair, poor) average
Zoning: Main Street – 449 - storage

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:

Property Description: 1 building – row storage

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 225
Tax Map ID: 05.-07-15.1
Name: Village Lanes (Bella Luna)
Address: (Part of Strategic Site #1)
201 Manlius St
Owner: Fmr: Bella Luna of E. Syr.
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.78
1 - 4180 GFA – built 1950 – 2 stories
2118 SF external apt
2062 SF non-contib
6358 SF bowling
Existing Buildings: (number and general condition) 2062 SF restaurant
(may have changed since sale/renov.)
Condition (Good, fair, poor) fair
Zoning: Main Street – 451- bowling/restaurant

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Bowling alley/restaurant

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 216
Tax Map ID: 04.-08-16
Name: Church of the Resurrection-Andoloro
Manlius Street Lot (Part of Strategic
Site #4)
Address: 112 W Manlius St
Owner: Christian Church of the Resurrection
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.10
Existing Buildings: (number
and general condition) none
Condition (Good, fair, poor) fair
Zoning: Main Street – 620 – religious vacant
lot

**Assessment of Overall
Importance and Ranking:**

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: vacant

Property Description: Vacant lot adjacent to vacant building

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 215
Tax Map ID: 05.-07-14
Name: Village Lanes (Bella Luna) Parking
(Part of Strategic Site #1)
Address: 211 Manlius St
Owner: Fmr: Bella Luna of E. Syr.
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.20
Existing Buildings: (number and general condition) None
Condition (Good, fair, poor)
Zoning: Main Street – 330 – parking

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Parking lot for bowling alley

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 214
Tax Map ID: 05.-07-13
Name: Conte Parking
Address: Adjacent to 219 Manlius St
(Part of Strategic Site #1)
Owner: Ralph Conte
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Parking lot for multi-family boarding house

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 212
Tax Map ID: 05.-07-12
Name: Conte boarding house
Address: 219 Manlius St
(Part of Strategic Site #1)
Owner: Ralph Conte
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.17
1 – 4032 GFA – built 1930 – 2 stories
Existing Buildings: (number and general condition) 2214 SF – non-contrib
4032 SF – room/dorm
Condition (Good, fair, poor) Fair
Zoning: Main Street – 418 – inns/boarding

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Multi-family boarding house

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 200
Tax Map ID: 04.-10-05
Name: Trinox - 4
Address: (Part of Strategic Site #5)
201 Manlius St
Owner: Trinox, LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.11
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Parking lot

Property Description: Parking lot

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 199
Tax Map ID: 04.-10-06
Name: Trinox - 3
(Part of Strategic Site #5)
Address: 147 Manlius St
Owner: Trinox, LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
1 –8601GFA – built 1950 – 3 stories
2688 SF – external apt
2688 SF – row storage
Existing Buildings: (number and general condition) 2000 SF – light manuf
3913 SF – row retail
Condition (Good, fair, poor) average
Zoning: Main Street – 482 – detached row bldg

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active – mixed use

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 198
Tax Map ID: 04.-10-07
Name: Stuper - 2
Address: (Part of Strategic Site #5)
143 Manlius St
Owner: Stuper, Alice
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
1 – 2023GFA – built 1940 – 2 stories
1699 SF – external apt
Existing Buildings: (number and general condition) 1059 SF – row storage
324 SF – walk-up off
Condition (Good, fair, poor) average
Zoning: Main Street – 483 – converted residence

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Residential/commercial

Property Description: Converted use - Residential/commercial

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 189
Tax Map ID: 05.-09-04.1
Name: Thrifty Shopper
(Part of Strategic Site #2)
Address: 112 Manlius St
Owner: The Rescue Mission
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.94
Existing Buildings: (number and general condition) 1 – 20179GFA - built 1950 – 1 story large retail
Condition (Good, fair, poor) Average
Zoning: Main Street – 453 – large retail

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active Thrifty shopper retail

Property Description:

Description of Adjacent Land Uses: Commercial, parking

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for gateway commercial redevelopment – library, theater, museum.

Ranking Explanation: High. Potential to combine with adjacent lots for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 185
Tax Map ID: 04.-10-20
Name: Damico Property
(Part of Strategic Site #5)
Address: ***** Terrace St
Owner: Damico, Richard S
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.16
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant

Property Description: Parking lot

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 184
Tax Map ID: 04.-10-19
Name: Damico Property #2
(Part of Strategic Site #5)
Address: --- Terrace St W
Owner: Damico, Richard S
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.10
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 - vacant

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: vacant

Property Description: Vacant commercial; no buildings

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 183
Tax Map ID: 04.-10-17
Name: Trinox - 2
Address: (Part of Strategic Site #5)
***** Terrace St
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 – vacant commercial

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 182
Tax Map ID: 04.-10-15
Name: Stuper - 1
Address: (Part of Strategic Site #5)
***** Terrace St
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.20
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 – vacant commercial

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 181
Tax Map ID: 04.-10-16
Name: Trinox - 1
Address: (Part of Strategic Site #5)
***** Terrace St
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 – vacant commercial

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 179
Tax Map ID: 04.-10-18
Name: Bersani Property
(Part of Strategic Site #5)
Address: ***** Terrace St
Owner: Bersani, David A
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 - vacant

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:	Active, underutilized parking lot for Thrifty Shopper retail
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Property Description:

Description of Adjacent Land Uses:	Commercial
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Use and Environmental History:

Status of Remedial Investigation:	Not known.
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Use Potential and Redevelopment Opportunities:	Potential to combine with adjacent lots for gateway commercial redevelopment – library, theater, museum.
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Ranking Explanation:	High. Potential to combine with adjacent lots for gateway commercial redevelopment.
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Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 173
Tax Map ID: 05.-10-01.1
Name: Thrifty Shopper Parking
(Part of Strategic Site #2)
Address: East St (adj to 112 Manlius St)
Owner: The Rescue Mission
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.22
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 401
Tax Map ID: 04.-08-11
Name: Church of the Resurrection-Andoloro
Address: Outreach Building (Part of Strategic Site #4)
Owner: 207 N Center St
Municipality: Christian Church of the Resurrection
Publicly Owned: (yes or no) East Syracuse
Foreclosure List: (yes or no) No
Size (acres): 0.18
Existing Buildings: (number and general condition) 1 – 4600 GFA – built 1940 – 3 stories
2150 SF non-contrib
2450 walk-up off
2150 walk-up off
Condition (Good, fair, poor) average
Zoning: Main Street – 620 – religious outreach
484 – single use building

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active religious

Property Description: Outreach building for Christian Church of the Resurrection (“Village Venue”)

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 366
Tax Map ID: 04.-08-14.1
Church of the Resurrection-Andoloro
Outreach Building Lot
Name: (Part of Strategic Site #4)
Address: 108 W Manlius St
Owner: Thomas, Gregory R
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.06
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor) average
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: Associated with adjacent outreach building for Christian Church of the Resurrection (“Village Venue”)

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 349
Tax Map ID: 04.-08-15
Name: Church of the Resurrection-Andoloro
Address: Manlius Street Building (Part of Strategic Site #4)
Owner: 110 W Manlius St
Municipality: Andaloro, John J
Publicly Owned: (yes or no) East Syracuse
Foreclosure List: (yes or no) No
Size (acres): 0.11
Existing Buildings: (number and general condition) 1 – 5474GFA – built 1950 –2 stories
2720 SF apt
2754 SF walk-up off/non-contrib
Condition (Good, fair, poor) average
Zoning: Main Street – 482 – detached row bldg

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

<input type="checkbox"/> NYS Empire Zone	<input type="checkbox"/> Business Improvement District
<input type="checkbox"/> NYS Environmental Zone	<input type="checkbox"/> Special Assessment District
<input type="checkbox"/> Urban Renewal Area	<input type="checkbox"/> Historic District
<input type="checkbox"/> Federal Enterprise Business Zone	<input type="checkbox"/> Archeologically Significant Area
<input type="checkbox"/> Other _____	

Utilities: (check all that apply)

<input checked="" type="checkbox"/> Municipal Water	<input checked="" type="checkbox"/> Electrical Services:
<input checked="" type="checkbox"/> Municipal Sewer	<input checked="" type="checkbox"/> Telecommunication Service
<input checked="" type="checkbox"/> Natural Gas	

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: vacant

Property Description: Vacant building

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 345
Tax Map ID: 04.-09-05
Name: Kravetz residence
(Part of Strategic Site #3)
Address: 105 N Center St
Owner: Dajoto LLC C/O Michelle J. Kravetz
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.18
Existing Buildings: (number and general condition) 1 – 2165 SF – built 1900
Condition (Good, fair, poor) fair
Zoning: Main Street – 210 – single family

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:

Property Description:	Single family residence
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Description of Adjacent Land Uses:	Commercial; residential
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Use and Environmental History:

Status of Remedial Investigation:	Not known.
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Use Potential and Redevelopment Opportunities:	Potential to combine with adjacent lots for mixed-use residential/retail.
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Ranking Explanation:	High. Potential to combine with adjacent lots for gateway mixed-use redevelopment.
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Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 287
Tax Map ID: 04.-14-03.1
Name: Sam's Chicken
(Part of Strategic Site #9)
Address: 601 ½ W Manlius St
Owner: Azzolina, George J
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.30
Existing Buildings: (number and general condition) 1 – 3200 GFA – built 1965 – 1 story fast food
Condition (Good, fair, poor) average
Zoning: Main Street – 421 - restaurant

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active commercial

Property Description: Fast food restaurant – Sam’s Chicken

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment – Western Gateway to Village.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 284
Tax Map ID: 04.-14-04.1
Name: Auto Repair at Burnet & Manlius
(Part of Strategic Site #9)
Address: 500 Terrace St
Owner: Cannizzo, Joseph
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.29
Existing Buildings: (number and general condition) 1 – 3200 GFA – built 1994 – 1 story warehouse
Condition (Good, fair, poor) average
Zoning: Main Street – 449 – auto related

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active commercial

Property Description: Auto-related business, one building

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment – Western Gateway to Village.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 271
Tax Map ID: 01.-13-05
Name: Featherly #2
Address: (Part of Strategic Site #6)
705 W Manlius St
Owner: Featherly, Robert I
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
Existing Buildings: (number and general condition) 1 – 6000 GFA – built 1974 – 1 story
Condition (Good, fair, poor) average
Zoning: Main Street – 449 - storage

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:

Property Description: 1 building – row storage

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 225
Tax Map ID: 05.-07-15.1
Name: Village Lanes (Bella Luna)
Address: (Part of Strategic Site #1)
201 Manlius St
Owner: Fmr: Bella Luna of E. Syr.
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.78
1 - 4180 GFA – built 1950 – 2 stories
2118 SF external apt
2062 SF non-contib
6358 SF bowling
Existing Buildings: (number and general condition) 2062 SF restaurant
(may have changed since sale/renov.)
Condition (Good, fair, poor) fair
Zoning: Main Street – 451- bowling/restaurant

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Bowling alley/restaurant

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 216
Tax Map ID: 04.-08-16
Name: Church of the Resurrection-Andoloro
Manlius Street Lot (Part of Strategic
Site #4)
Address: 112 W Manlius St
Owner: Christian Church of the Resurrection
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.10
Existing Buildings: (number
and general condition) none
Condition (Good, fair, poor) fair
Zoning: Main Street – 620 – religious vacant
lot

**Assessment of Overall
Importance and Ranking:**

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: vacant

Property Description: Vacant lot adjacent to vacant building

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 215
Tax Map ID: 05.-07-14
Name: Village Lanes (Bella Luna) Parking
(Part of Strategic Site #1)
Address: 211 Manlius St
Owner: Fmr: Bella Luna of E. Syr.
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.20
Existing Buildings: (number and general condition) None
Condition (Good, fair, poor)
Zoning: Main Street – 330 – parking

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Parking lot for bowling alley

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 214
Tax Map ID: 05.-07-13
Name: Conte Parking
Address: Adjacent to 219 Manlius St
(Part of Strategic Site #1)
Owner: Ralph Conte
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Parking lot for multi-family boarding house

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 212
Tax Map ID: 05.-07-12
Name: Conte boarding house
Address: 219 Manlius St
(Part of Strategic Site #1)
Owner: Ralph Conte
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.17
1 – 4032 GFA – built 1930 – 2 stories
Existing Buildings: (number and general condition) 2214 SF – non-contrib
4032 SF – room/dorm
Condition (Good, fair, poor) Fair
Zoning: Main Street – 418 – inns/boarding

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Multi-family boarding house

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Ranking Explanation: High. Potential to combine with adjacent lots to West for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 200
Tax Map ID: 04.-10-05
Name: Trinox - 4
Address: (Part of Strategic Site #5)
201 Manlius St
Owner: Trinox, LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.11
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:	Parking lot
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Property Description:	Parking lot
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Description of Adjacent Land Uses:	Commercial; residential
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Use and Environmental History:

Status of Remedial Investigation:	Not known.
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Use Potential and Redevelopment Opportunities:	Potential to combine with adjacent lots for redevelopment.
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Ranking Explanation:	Medium. Potential to combine with adjacent lots for main street redevelopment.
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Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 199
Tax Map ID: 04.-10-06
Name: Trinox - 3
(Part of Strategic Site #5)
Address: 147 Manlius St
Owner: Trinox, LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
1 –8601GFA – built 1950 – 3 stories
2688 SF – external apt
2688 SF – row storage
Existing Buildings: (number and general condition) 2000 SF – light manuf
3913 SF – row retail
Condition (Good, fair, poor) average
Zoning: Main Street – 482 – detached row bldg

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active – mixed use

Property Description:

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 198
Tax Map ID: 04.-10-07
Name: Stuper - 2
Address: (Part of Strategic Site #5)
143 Manlius St
Owner: Stuper, Alice
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.19
1 – 2023GFA – built 1940 – 2 stories
1699 SF – external apt
Existing Buildings: (number and general condition) 1059 SF – row storage
324 SF – walk-up off
Condition (Good, fair, poor) average
Zoning: Main Street – 483 – converted residence

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Residential/commercial

Property Description: Converted use - Residential/commercial

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 189
Tax Map ID: 05.-09-04.1
Name: Thrifty Shopper
(Part of Strategic Site #2)
Address: 112 Manlius St
Owner: The Rescue Mission
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.94
Existing Buildings: (number and general condition) 1 – 20179GFA - built 1950 – 1 story large retail
Condition (Good, fair, poor) Average
Zoning: Main Street – 453 – large retail

Assessment of Overall Importance and Ranking:

High	X
Medium	†
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Active Thrifty shopper retail

Property Description:

Description of Adjacent Land Uses: Commercial, parking

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for gateway commercial redevelopment – library, theater, museum.

Ranking Explanation: High. Potential to combine with adjacent lots for gateway commercial redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 185
Tax Map ID: 04.-10-20
Name: Damico Property
(Part of Strategic Site #5)
Address: ***** Terrace St
Owner: Damico, Richard S
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.16
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 438 – parking lot

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant

Property Description: Parking lot

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 184
Tax Map ID: 04.-10-19
Name: Damico Property #2
(Part of Strategic Site #5)
Address: --- Terrace St W
Owner: Damico, Richard S
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.10
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 - vacant

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: vacant

Property Description: Vacant commercial; no buildings

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 183
Tax Map ID: 04.-10-17
Name: Trinox - 2
Address: (Part of Strategic Site #5)
***** Terrace St
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 – vacant commercial

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 182
Tax Map ID: 04.-10-15
Name: Stuper - 1
Address: (Part of Strategic Site #5)
***** Terrace St
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.20
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 – vacant commercial

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 181
Tax Map ID: 04.-10-16
Name: Trinox - 1
Address: (Part of Strategic Site #5)
***** Terrace St
Owner: Trinox LLC
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 – vacant commercial

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Step 2: East Syracuse BOA Study

Descriptive Profile of Brownfield and Underutilized Properties

Property ID: 179
Tax Map ID: 04.-10-18
Name: Bersani Property
(Part of Strategic Site #5)
Address: ***** Terrace St
Owner: Bersani, David A
Municipality: East Syracuse
Publicly Owned: (yes or no) No
Foreclosure List: (yes or no) No
Size (acres): 0.12
Existing Buildings: (number and general condition) none
Condition (Good, fair, poor)
Zoning: Main Street – 330 - vacant

Assessment of Overall Importance and Ranking:

High	†
Medium	X
Low	†

Zone and/or District Status: (check all that apply)

NYS Empire Zone	<input type="checkbox"/>	Business Improvement District	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special Assessment District	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District	<input type="checkbox"/>
Federal Enterprise Business Zone	<input type="checkbox"/>	Archeologically Significant Area	<input type="checkbox"/>
Other _____	<input type="checkbox"/>		

Utilities: (check all that apply)

Municipal Water	<input checked="" type="checkbox"/>	Electrical Services:	<input checked="" type="checkbox"/>
Municipal Sewer	<input checked="" type="checkbox"/>	Telecommunication Service	<input checked="" type="checkbox"/>
Natural Gas	<input checked="" type="checkbox"/>		

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status: Vacant lot

Property Description: vacant

Description of Adjacent Land Uses: Commercial; residential

Use and Environmental History:

Status of Remedial Investigation: Not known.

Use Potential and Redevelopment Opportunities: Potential to combine with adjacent lots for redevelopment.

Ranking Explanation: Medium. Potential to combine with adjacent lots for main street redevelopment.

Location on Map

Digital Photo(s) of Property

Access:

Closest Highway:	Interstate 690
Miles to Interchange:	___ miles
Access Road	E 2 nd Street/Manlius Center Rd
Rail Service	Amtrak Station ~4 miles NW of Village
Closest Airport	Syracuse Hancock International Airport ~10 miles outside of Village

Property Status:	Active, underutilized parking lot for Thrifty Shopper retail
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Property Description:

Description of Adjacent Land Uses:	Commercial
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Use and Environmental History:

Status of Remedial Investigation:	Not known.
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Use Potential and Redevelopment Opportunities:	Potential to combine with adjacent lots for gateway commercial redevelopment – library, theater, museum.
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Ranking Explanation:	High. Potential to combine with adjacent lots for gateway commercial redevelopment.
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Location on Map

Digital Photo(s) of Property

Appendix 5

Sample Façade Improvement Program

Village of East Syracuse Step 2 Brownfield Opportunity Area Report

Sample Façade Improvement Program – Program Guidelines

Contents

Program Overview and Purpose	1
Program Objectives	1
Eligibility Criteria	2
Façade Improvement Program Administration	3
Design Guidelines (Not Included)	5
Program Steps	5
Distribution of Funds	7
Terms and Conditions	8

Program Overview and Purpose

The purpose of the Façade Improvement Program (“the Program”) is to improve the appearance of facades of commercial and mixed-use buildings located in specified districts in the Town/Village/City of _____ as indicated herein. The program works to address notably deteriorating commercial or mixed-use property conditions and encourage enhancements to the property as viewed from the public right-of-way as a means to generate additional business, improve and establish inviting downtown and mixed-use districts; and improve the overall quality of life in the Town/Village/City of _____

Program participants are eligible to receive a [rebate] upon the completion of their approved façade improvement project. The [rebate] is in the form of a [loan, forgivable over a five (5) year period.]

The Program is managed and administered by [Staff of the Town/Village/City of _____]

Program Objectives

The Town/Village/City of _____ will make funds available to the Program. The Program is intended to be used in support of conventional investment being made by an owner or developer by addressing the façade of a building. The Program also may be used in support of small façade rehabilitation projects where a small investment by the Program will substantially improve the quality of the façade and the level of building usage.

The Program funds will be used to support the following objectives:

1. Foster an inviting downtown character consistent with the [Downtown Design Guidelines/Standards]
2. Overcome barriers of building utilization
3. Improve building and neighborhood aesthetics
4. Preserving existing quality structures
5. Encourage improved cooperation between businesses and the community
6. Promote sustainable growth and reinvestment in our community
7. Increase public safety

The Town/Village/City of _____ Board may from time to time amend the provisions imposed by the policies and procedures contained within this packet

Eligibility Criteria

Eligible Districts

As indicated on the attached Eligible Districts Map (Not Included) the following projects within these Districts are eligible to apply for funds under the [Town/Village/City of _____] Façade Improvement Program.

[List Eligible Districts]

Eligible Participants

Eligible participants of the Program are property owners of commercial and mixed-use buildings within the Eligible Districts. A business owner who is leasing space must have:

- > A current lease with a minimum of [five (5)] years remaining from the date of the Application or provide evidence that the business has operated in Town/Village/City of _____ for over [five (5)] years; and
- > Written approval from the property owner to participate in the Program and consent to recordation against the subject property of a [Declaration of Covenants Affecting the Property (for projects receiving a forgivable loan of [\$5,000] or more).]

Facades are defined as the portion of a building that faces the public right-of-way and is fronted by a sidewalk or similar pedestrian-oriented pathway.

Eligible improvements include the following:

- > Signage
- > Painting
- > Lighting
- > Windows
- > Doors
- > Fascia
- > Awnings
- > Canopies
- > Trim
- > Metal work and other decorative elements
- > Restoration of historic properties and other improvements contributing to the visual enhancement of a property as it relates to the public right-of-way.

Ineligible improvements include the following:

- > Roofs that are not “part of the façade” (i.e. do not face the public way; the portion of mansard roofs, for example, facing street frontage are eligible)
- > Non-permanent fixtures
- > Security systems
- > Personal property
- > Interior window coverings
- > Equipment (unless the proposed improvements are related to screening the equipment visible from a public right-of-way)
- > Any improvements not visible from the public right-of-way
- > Any improvements deemed by [Staff] to be inconsistent with the purposes and objectives of the Program

Any significant alterations or additions to the façade and/or requests for approval of new or altered signage shall be reviewed with Staff to ensure compliance with State and local building codes and/or zoning ordinances. All necessary permits and approvals associated with the proposed projects must be obtained by the Applicant. Further, any alteration or construction on properties which are listed on the National and/or State Register of Historic Properties or within designated historic districts shall be require review by the NYS Historic Preservation Office.

Ineligible Participants of the Program include:

- > National franchises (unless they are headquartered in the [Town/Village/City of _____])
- > Occupants or owners of buildings that are not current with property taxes, water bills, or properties possessing any sort of non-mortgage lien (i.e. construction lien)
- > Buildings in excess of an [xxxx] square foot footprint
- > Churches and other religious institutions
- > Government offices and agencies (non-governmental tenants are eligible);
- > New construction, less than five (5) years old;
- > Property that has received Program funds within the past [ten (10) years] (unless change of use is significant enough to warrant a change in façade).

Façade Improvement Program Administration

The Program provides participants the opportunity to receive a [rebate/loan/matching grant] of their approved façade project, up to an approved amount, [based on the maximum amounts set forth below.]

[Alternative funding strategies for discussion:]

- > Rebate/grants: Funding could be provided during or upon project completion. The approach of providing funding upon completion may discourage some applicants to participate. A more attractive alternative would be to provide a portion of the funds in two installments during the project.
- > Loans: These could be repayable or forgivable and a portion provided prior to construction.]
- > Combination of above can be considered.

Funding Source(s) [for discussion]:

Projects will be funded through a combination of: [tax increment financing (TIF) within applicable TIF Districts, Community Development Block Grants, along with other Local, State and/or Federal sources].

Limits of Assistance

The maximum amount of funding assistance is [\$20,000] and the minimum [\$2,000]. Requests in excess of [\$20,000] may be considered when eligible repairs are considered a threat to public health, safety, or welfare.

Program funding may be awarded to selected applicants on a [dollar for dollar] basis (1\$ from the applicant can result in a grant of \$1 under the Program) up to [\$20,000].

For approved projects for which a [rebate] of \$10,000 or more is awarded (i.e. projects with eligible total improvement costs of \$20,000 or more), an applicant may request up to two payments for the project. In such cases, a schedule for the partial payment and a timeline with benchmarks for completion for each project phase must be submitted and approved by Staff. In each case, the reimbursement shall only be made after the defined work has been completed and payment has been made by the business/property owner.

The Program shall not fund work [that is already in progress or] is completed prior to the approval of the application.

Selection Criteria

The total funds available under this Program at any given time may restrict the [Town/Village/City of _____] ability to meet an Applicant's request. In the event that multiple applications are received at a time when Program funds would not permit awarding all requested funding, Staff will review and rank applications based on the following criteria:

- > The building has an existing tenant business.....10 points
- > The building is more than [50 years old].....10 points
- > The requested funds leverages more than 1:1 of applicant funds.....10 points

- > The building owner is a resident of the [Town/Village/City/County of _____]5 points
- > The building owner also owns the occupying businesses.....5 points

Estimates for Projects

Due to the fact that the Program uses public funds, Participants will be expected to get three estimates for each aspect of their project, of which one should be from a [Town/Village/City of _____] – based businesses. This allows for some assurance that the project pricing is competitive and that there is an opportunity to utilize local businesses.

Design [Guidelines/Standards]

The use of the [Town/Village/City of _____] [Guidelines/Standards is strongly encouraged/required]. Obtain a copy of the [guidelines/standards] [Town/Village/City of _____] or online at [link to material].

[Note: design documents not included in this sample document]

Program Steps

Step 1: Arrange to Meet with Program Staff. Applicants should schedule a meeting with Staff to discuss the Program, ask questions and obtain application materials.

[Insert name of Program Staff and contact information]

Step 2: Application Submission. Applications for the [Town/Village/City of _____] Façade Improvement Program may be submitted at anytime during the year. [OPTIONAL: Program applications will be reviewed quarterly by Staff.]

Submissions must include the following:

- Completed application [provide website link to application]
- Copies of three (3) estimates for each aspect of proposed work. At least one (1) of the three (3) estimates must come from a Town/Village/City of _____ – based businesses.
- Two (2) color photographs of the property.
- If tenant is the applicant, letter of support from the property owner indicating he/she is supportive of the project and has reviewed the terms and conditions of the Program.
- Non-refundable application fee of [\$-----]

Note: All application, project photos, and supporting documents shall be submitted digitally as well as in paper format.

Step 3: Staff Application Review Process. After Applications are submitted, Staff will:

- Determine if Application is complete.
- Confirm eligibility of proposed project tasks and determine total eligible project costs.
- Identify appropriate funding sources for each proposed project.
- Prepare recommendations of approval of funds to [Town/Village/City of _____ designated representative].

In addition to point-based selection criteria previously described, Staff will evaluate each Application on the following additional criteria:

- Total project budget;
- Location within an established business district, along a major street or near a transit station;
- Use of energy efficiency measures (installation of energy saving windows, doors, etc.);
- Returning unproductive uses to productive uses and/or creation of new rentable space in a building;
- Total linear feet of storefront to be improved; and
- Overall improvement/impact on neighborhood.

Step 4: Public Review and Approval Process. Staff will submit recommendation to [the Commissioner of Planning and Development]. All projects are then forwarded to the [Town/Village/City of _____ Board] for final action.

Participants are required to be present at all public meetings at which proposed façade projects will be discussed. Participants will be notified of time, date, and place of the public meeting at which the Application will be considered. Staff will outline meeting schedules for Applicants at their consultation meetings.

Step 5: Execution of Program Agreement. Following approval by the Town/Village/City of _____ Board, Participants will be required to enter into and execute a written final agreement with the Town/Village/City of _____ which will establish the terms, conditions, and requirements for participation in the program. Once the Program Agreement has been executed to the satisfaction of [Town/Village/City of _____ designated representative], a [**Notice to Proceed**] will be issued to the Participant.

Step 6 (if applicable) Project Phasing Plan. Applicants that have been approved for projects involving funding of [\$10,000 or more] may submit to Staff a written request to divide projects into two phases for the purposes of partial reimbursement of project costs. For example, if a project includes multiple components such as tuck-pointing, window and door replacement and

signage, the Applicant may propose to Staff to divide work into two phases in order to seek repayment after certain aspects of the project have been completed. Applicants shall submit to Staff a project phasing plan, which clearly defines the work to be completed in each phase along with expected completion dates. Such phasing plan must be approved by Staff in order to establish a partial payment plan.

Note: Commencement of work without an executed Program Agreement will automatically disqualify a Participant from being eligible to participate in the program, and negates the [Town/Village/City of _____] obligation to fund any portion of the work.

Distribution of Funds

Prior to releasing Program funds, the following documentation must be in place:

1. Executed Program Agreement
2. Notice to Proceed
3. Evidence of Program Expenditures. Documentation shall be provided by the businesses to evidence Program expenditures prior to the release of funds. Documentation shall include bills and invoices or receipts for materials, final bills of sale or canceled checks. All documentation shall be reviewed and approved by [the Director of Planning and Development or Designee].
4. Inspection. Staff shall perform a visual inspection to ensure that project activities were completed per the Program Agreement. Photographs of the completed work will be filed.

Terms and Conditions

In accordance with the Program Guidelines, the Town/Village/City of _____ Board will provide financial assistance up to the approved amount of a project at no more than half of the total project cost. The financial assistance will come in the form of a [grant/forgivable loan over a five (5) year (or 60 month) period, upon completion of the façade improvement project.

Any [rebates] paid by the Town/Village/City of _____ Board pursuant to this program shall not be made until all work has been completed. If a partial [rebate] payment schedule with project completion benchmarks has been established with and approved by Staff (projects eligible for \$10,000 or more), work must still be inspected and approved by the Town/Village/City of _____ Board prior to partial payment being issued.

Additionally, all payments for said work must be made to contractors, material suppliers, and vendors. Participants of the Program must submit to the Town/Village/City of _____ itemized proof of payment to all contractors, suppliers, and vendors. Documentation must be submitted within 45 days of project completion. The Participant shall also submit unconditional lien releases and other documentation as required by this Program. **The Participant is responsible for all payments to all contractors, material suppliers, and vendors.**

Any [rebates] paid by the Town/Village/City of _____ Board pursuant to this Program constitute [loans] made to the Participants. Said [loans] will be forgiven, as described in the Program Agreement, provided the property owner or successor-in-interest assumes the Participant's obligations of the Program Agreement pursuant to the Town-approved assignment and assumption agreement, and continues to own and/or occupy the rehabilitated property and maintain the façade improvements for a period ending five (5) years from the date of receipt of the rebate without removing or significantly altering the façade improvements, as determined by the Town/Village/City of _____ in its sole discretion.

[If the property owner sells the property or the businesses owner fails to occupy the property prior to the end of the fifth (5) year,] the remaining share of the loan (prorated on a monthly basis) shall become due, plus [three percent (3%) interest per annum] payable to the Town/Village/City of _____ within thirty (30) calendar days, unless the succeeding property owner or business owner (i) assumes the obligations of the Program Agreement pursuant to the Town/Village/City of _____ approved assignment and assumption agreement, and (ii) does not make any changes to the property resulting in the removal of or significant alteration to the façade improvements, and maintains the façade improvements for a period of five (5) years from the date of receipt of the rebate. The percentage obtained by dividing the number of months remaining in the five (5) year period that commences on the month that the project was recorded in the _____ County Book of Deeds (for project receiving \$5,000 or more in forgivable loans) and ends on the 5th anniversary date by 60, which is the total number of months in the loan period.

Prevailing Wages: Projects utilizing CDBG must comply with Davis-Bacon Prevailing Wages. Participants will be informed if they will have to comply with Davis-Bacon Prevailing Wages.

Project Completion: Project must be completed within ninety (90) days of approval date as specified in Section VI of the Program Agreement (extensions will be considered on a case-by-case basis).

Property Taxes and Liens: Property taxes must be current, and participants may have no debts in arrears to the Town when Commitment Letter is issued. The property must also be clear of all other non-dept related liens.

Voluntary Conditions: All completed projects will be asked and encouraged to display a sign (provided by the Town) for 24 months indicating that funds from the Town/Village/City of _____ was involved in the improvement.

Appendix 6 Example Property Maintenance Law

§ XX Property Maintenance.

§ XX-01 Purpose.

The purpose of this is to promote the general health, safety, and welfare of the residents of the Town/Village/City____, protect the value of real property in the Town/Village/City____, and to promote and perpetuate the attractive appearance of neighborhoods in the community, by requiring proper maintenance of real property within the Town/Village/City_____.

§ XX-02 Prohibited Acts.

- A.** It shall be a violation of this section for any owner, or other occupant or person having control, of real property in the Town/Village/City____, to deposit, abandon, maintain, keep or allow the accumulation on their real property, outside of any building, of any junk, trash, rubbish, garbage, refuse, debris, discarded materials, and any other waste material which, if thrown or deposited as herein prohibited, tends to create a danger to the public health, safety and welfare or creates degradation through unsightliness or noisomeness.

1. Examples of such materials are as follows:

- a.** Putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.
- b.** Putrescible and nonputrescible solid wastes, (except body wastes), such as garbage, rubbish, ashes, street cleanings, dead animals, and solid market and industrial wastes.
- c.** Nonputrescible solid wastes consisting of both combustible and noncombustible wastes, such as felled or cut trees, limbs, lumber and construction materials not actively and presently being used to construct or repair a building or make and other improvement on the premises, broken glass, discarded bedding, broken crockery and similar materials.
- d.** Any boat, snowmobile, all-terrain vehicle, or other such device, which is in a state of disrepair or is otherwise dilapidated, broken, or abandoned.
- e.** Abandoned, discarded, broken, or inoperable refrigerators, washing machines or other machinery or parts thereof. Any such

items stored on any yard or lot for a period of more than 60 days shall be presumed to be abandoned.

- f. Any automobile, truck, or other vehicle originally intended for use on the public highways which is unregistered, old, or secondhand and no longer intended or in condition for legal use on the public highways, including such vehicles which are in a state of disrepair or otherwise dilapidated, broken, or abandoned. For the purpose of this subsection a vehicle shall be presumed to be no longer intended or in condition for legal use on the public highways if it does not bear:

[1] A current registration from the State of New York or other recognized registering district; or

[2] An inspection certificate issued within the last 12 months in accordance with the laws of the State of New York or the laws of any other recognized inspecting jurisdiction.

- 2. Such list of examples is not exclusive and is not in limitation of the prohibition contained in this section.

- B. Except to the extent that a health, safety or fire hazard is found to exist, or if the storage of such items would constitute a nuisance, it shall not be a violation of this chapter to maintain on real property items of the kind and nature set for the in subsection A above if such items are stored inside a storage structure or if they are stored in such a manner that they are not visible to neighboring properties or from a highway; without limiting the foregoing, storage in a front yard as defined in the Town Zoning Ordinance, Law or Regulations is forbidden.

§ XX-03 Penalties for offenses.

A violation of this chapter shall be a violation as defined in § 10.00 of the Penal Law of the State of New York and shall be punishable by a fine not to exceed \$250 or a sentence of imprisonment not to exceed 15 days, or both.

§ XX-04 Enforcement.

- A. The Code Enforcement Officer of the Town/Village/City_____ is hereby authorized to enforce the provisions of this chapter.
- B. Upon receiving a complaint or any inspection of a property, the Code Enforcement Officer shall determine whether or not there appears to be a violation of this chapter. Upon determining that this chapter has been violated, the Code Enforcement Officer shall give the owner of the real

property or other person charged with the maintenance of the property written notice setting forth the nature and existence of the violation, and the provisions of this section violated, and directing that the violation be terminated or corrected within 14 days of the date of such notice. Such notice shall be given personally to the owner, lessee, occupant or other person required to maintain the property within Johnstown, or by posting a copy of the notice in a conspicuous place on the real property, or by mailing the same to the address of the real property or that listed by the owner for the receipt of tax bills.

- C. If the owner of the real property or other person charged with the maintenance of the property fails to terminate or correct the violation in the time provided, the Code Enforcement Officer may file a written complaint, signed by the complaining party, specifying the conditions, acts or omissions constituting a violation of this chapter, the address of the real property where the violation is taking place, the name and address of the owner, occupant, lessee, tenant and/or other party having control of the real property, with the Town Justice and shall issue and serve on the real property owner an appearance ticket requiring his or her appearance in court. The Code Enforcement Officer shall also file proof of compliance with Subsection B above. In the alternative, the Code Enforcement Officer or any complaining or aggrieved party may file a written complaint, signed by the complaining party, with the Town Justice specifying the conditions, acts, or omissions constituting a violation is taking place, the name and address of the real property owner, occupant, lessee, tenant or other party having control of the real property, and facts showing compliance with Subsection B of this section. Upon receipt of such complaint, the Town Justice may issue a written summons directing the property owner or other responsible part to appear in person before him; if such person does not appear, the Town Justice may issue a warrant for the arrest of said person based upon any complaint or information previously filed.

§ XX-05 Variance Procedure.

The Board of Appeals established pursuant to Section 84, Article XII of the Code of the Town/Village/City_____ may grant variances from the application of this section upon the following conditions:

- A. Any variance shall be prospective in its application and shall not relieve any person from the penalties for violating this chapter by conditions that existed prior to the granting of the variance.
- B. An application for a variance shall be submitted to the Town Code Enforcement Officer in a form substantially indicating the name and owner of the real property, the nature of the condition for which a variance is sought, and the reasons for which a variance is sought.

- C. The applicant shall pay a fee as set forth in _____ the Code of the Town/Village/City_____ for appeals to the Board of Appeals for variances.
- D. The Board of Appeals shall hold a public hearing on the application and shall publish notice of said public hearing at least five days prior to its date. At the option of the Board of Appeals notice of said application shall also be given to all landowners owning property adjoining the property for which a variance is sought. At the option of the Board of Appeals a notice that a variance is sought shall also be posted on the property in accordance with the posting provisions of _____ of the Code of the Town/Village/City_____.
- E. The Board of Appeals may grant a variance if it determines that the benefit to the applicant if the variance is granted outweighs the detriment to the health, safety, and welfare of the neighborhood or community by such grant. In making such determination the Board may consider, among other matters:
1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
 2. Whether the benefits sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance;
 3. Whether the requested variance is substantial;
 4. Whether the proposed variance will have an adverse effect or impacts on the physical or environmental conditions in the neighborhood or district; and
 5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.
- F. The Board of Appeals, if it chooses to grant the variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.
- G. The Board of Appeals shall, in the granting of such variance, have the authority to impose such reasonable conditions and restrictions as are directly related to incidental to the proposed use of the property and/or the period of time such variance shall be in effect. Such conditions may include a time limit on the variance including a time variance related to the occupancy of the premises by the applicant. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing

any adverse impact such variance may have on the neighborhood or community.

- H.** The variances and the procedure for obtaining same shall, except where explicitly otherwise required by this chapter, be in accordance with the provisions in _____ of the Code of the Town/Village/City_____ relating to the consideration of area variances.